



London
CANADA

Council Minutes

1st Meeting of City Council
December 19, 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, K. Dickins, A. Hovius, S. Mathers, H. McNeely, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, J. Taylor

Remote Attendance: M. Barnes, E. Bennett, A. Hagan, E. Hunt, A. Kaczmarczyk, A. Kircos, V. Morgado, K. Murray, J. Paradis, L. Stewart, S. Tatavarti, B. Warner

The meeting is called to order at 1:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor S. Franke discloses a pecuniary interest in item 3, clause 2.1 of the 1st Report of the Community and Protective Services Committee having to do with Farquharson Arena Amending Agreement, by indicating that her partner is employed by the Thames Valley District School Board.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: H. McAlister
Seconded by: P. Cuddy

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

4.1 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to the Victoria Park Secondary Plan at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/1/PEC)

4.2 Solicitor-Client Privileged Advice / Litigation/Potential Litigation A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 755, 765, 785, and 815 Wonderland Road at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.2/1/PEC)

4.3 Solicitor-Client Privileged Advice / Litigation/Potential Litigation A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 3089 Singleton Avenue at the Ontario Land Tribunal (“OLT”), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.3/1/PEC)

4.4 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. (6.1/1/CSC)

4.5 Land Acquisition/Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/1/CSC)

4.6 Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice A matter pertaining to litigation or potential litigation with respect to the expropriation of property located at 71 Wharncliffe Road South including matters before administrative tribunals, affecting the municipality or local board, Ontario Land Tribunal Case No.: OLT-OLT-22-002704; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 71 Wharncliffe Road South; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation or potential litigation in connection with the expropriation of a property located at 71 Wharncliffe Road South. (6.3/1/CSC)

4.7 Personal Matters/Identifiable Individual / Employee Negotiations A matter pertaining to personnel, financial, labour relations and potential employee negotiations in regard to the Corporation’s association or unions, advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.1/1/SPPC)

4.8 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 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 (6.2/1/SPPC)

4.9 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. (6.3/1/SPPC)

4.10 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. (6.4/1/SPPC)

4.11 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 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. (6.1/2/SPPC)

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

Absent: (1): S. Trosow

Motion Passed (14 to 0)

That Council convenes In Closed Session, from 1:11 PM to 1:32 PM.

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

Motion made by: P. Van Meerbergen

Seconded by: P. Cuddy

That the Minutes of the 19th and 20th Meetings of the Municipal Council, held on November 24, 2023 and November 28, 2023 respectively, BE APPROVED.

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

Absent: (1): S. Trosow

Motion Passed (14 to 0)

6. Communications and Petitions

6.1 Principles Integrity, City of London Integrity Commissioner -
Recommendations Report to City Council: Complaints Against Councillor
Stevenson

Motion made by: D. Ferreira

Seconded by: S. Franke

That, the Integrity Commissioner's Recommendation Report regarding
Complaints against Councillor S. Stevenson, dated December 8, 2023, BE
RECEIVED.

it being noted that the communication as appended to the Added Agenda,
from Councillor S. Stevenson, with respect to this matter, was received.

Motion made by: S. Franke

Seconded by: E. Pelozza

Motion to amend by adding a part b) to read as follows:

b) that in consideration of the Integrity Commissioner's Findings
regarding the breach of Council's Code of Conduct in the above noted
report, that Councillor S. Stevenson formally BE REPRIMANDED.

Yeas: (9): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman,
A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (6): S. Stevenson, J. Pribil, S. Trosow, S. Lehman, P. Van
Meerbergen, and S. Hillier

Motion Passed (9 to 6)

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

That item 6.1, as amended, BE APPROVED and read as follows:

That, with respect to the Integrity Commissioner's Recommendation Report regarding Complaints against Councillor S. Stevenson, the following actions be taken:

a) that the Integrity Commissioner's Recommendation Report dated December 8, 2023 BE RECEIVED; and

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

At 2:46 PM, His Worship Mayor J. Morgan, places Councillor S. Lewis in the Chair.

At 2:52 PM, His Worship Mayor J. Morgan resumes the Chair.

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

That part a) and receipt of the communication from S. Stevenson BE APPROVED as follows:

a) that the Integrity Commissioner's Recommendation Report dated December 8, 2023 BE RECEIVED; and

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

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: E. Pelozza
Seconded by: S. Franke

That part b) and preamble BE APPROVED as follows:

That, with respect to the Integrity Commissioner's Recommendation Report regarding Complaints against Councillor S. Stevenson, the following actions be taken:

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED

Yeas: (9): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (6): S. Stevenson, J. Pribil, S. Trosow, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Passed (9 to 6)

Item 6.1, as amended, reads as follows:

That, with respect to the Integrity Commissioner's Recommendation Report regarding Complaints against Councillor S. Stevenson, the following actions be taken:

a) that the Integrity Commissioner's Recommendation Report dated December 8, 2023 BE RECEIVED; and

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, that Councillor S. Stevenson formally BE REPRIMANDED

it being noted that the communication as appended to the Added Agenda, from Councillor S. Stevenson, with respect to this matter, was received.

6.2 Memo from Mayor J. Morgan - Special Strategic Priorities and Policy Committee Meeting - Change in Meeting Location

Motion made by: S. Lewis

Seconded by: S. Stevenson

That the following actions be taken with respect to a special meeting of the Strategic Priorities and Policy Committee in relation to City Manager recruitment:

a) that pursuant to section 2.6 of the Council Procedure By-law, a change in meeting location for a special meeting of the Strategic Priorities and Policy Committee to be held in January 2024 from Council Chambers to an off-site location within the City of London, to be determined, BE APPROVED; and

b) that the Municipal Council convene In Closed Session pursuant to s.239(2)(b) of the *Municipal Act, 2001* in relation to City Manager selection.

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

Absent: (1): C. Rahman

Motion Passed (14 to 0)

6.3 Councillor S. Trosow - Amendment to the Streets By-law (S-1) to Regulate the Display of Graphic Images on the Streets in the City of London

Motion made by: S. Lewis

Seconded by: S. Stevenson

That the communications related to Amendment to the Streets By-law (S-1) to Regulate the Display of Graphic Images on the Streets in the City of London BE RECEIVED and REFERRED to the Community and Protective Services Stage for Consideration with item 6, clause 5.1 of the 1st Report of the Community and Protective Services Committee.

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)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 1st Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 1st Report of the Planning and Environment Committee BE APPROVED, excluding item 11 (3.3).

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

Absent: (1): D. Ferreira

Motion Passed (14 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair for the term ending November 30, 2024

Motion made by: S. Lehman

That it BE NOTED that Councillor S. Lewis was appointed as Vice Chair to the Planning and Environment Committee by Mayoral Decision 2023-008

Motion Passed

3. (2.1) Inclusionary Zoning Review Update

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, NO FURTHER ACTION be taken with respect to the Inclusionary Zoning review;

it being noted that the Civic Administration will consider the findings of the Inclusionary Zoning feasibility analysis in related policy and program reviews to support the development of new affordable housing units, including but not limited to the review of incentive programs, policy reviews in support of the Housing Accelerator Fund (HAF) initiatives, and updates to the programs included in the Roadmap to 3,000 Affordable Units; and,

it being further noted that Inclusionary Zoning is one potential tool to encourage the development of new affordable housing units; however, the financial feasibility analysis demonstrates that IZ is

not a consistently viable mechanism to achieve this goal for all tenures of housing or for all market areas of the city;

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-D14)

Motion Passed

4. (2.2) 12th Report of the Ecological Community Advisory Committee

Motion made by: S. Lehman

That the following actions be taken with respect to the 12th Report of the Environmental Community Advisory Committee, from its meeting held on November 16, 2023:

a) the appointment of K. Lee BE RESCINDED from the Ecological Community Advisory Committee due to lack of attendance; and,

b) clauses 1.1, 2.1, 3.1 to 3.5, inclusive, 5.1 and 5.2 BE RECEIVED for information. (2023-E03)

Motion Passed

5. (2.3) Building Division Monthly Report - July 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of July, 2023 BE RECEIVED for information. (2023-A23)

Motion Passed

6. (2.4) Building Division Monthly Report - August 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of August, 2023 BE RECEIVED for information. (2023-A23)

Motion Passed

7. (2.5) Building Division Monthly Report - September 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of September, 2023 BE RECEIVED for information. (2023-A23)

Motion Passed

8. (2.6) Building Division Monthly Report - October 2023

Motion made by: S. Lehman

That the Building Division monthly report for the month of October, 2023 BE RECEIVED for information. (2023-A23)

Motion Passed

9. (3.1) 1350 Wharncliffe Road South (Z-9611) (Relates to Bill No. 13)

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 Royal Premier Homes, relating to the property located at 1350 Wharncliffe Road South:

- a) the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 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 Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone TO a Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone;
- b) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting;
- c) the Site Plan Approval Authority BE REQUESTED to consider the provision of short-term public bicycle parking in the development of each block through the site plan process; and,
- d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Royal Premier Homes (File No. 39T-23501), prepared by Stantec, Project No. 16141212, March 17th 2022, which shows a draft plan of subdivision consisting of three (3) medium density residential blocks, twenty-eight (28) single-detached lots, one (1) reserve block and one (1) road widening blocks servicing by the extension on Southbridge Avenue and a new Neighbourhood Street (Street A);

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

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

- M. Davis, Siv-ik Planning and Design;

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement 2020;
- the recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies of The London Plan;
- the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands;

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents; and,
- the proposed and recommended zoning amendments will support the proposed Draft Plan of Subdivision and facilitate an appropriate form and mix of low and medium density residential development that conforms to The London Plan;

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-D04)

Motion Passed

10. (3.2) 1680 Richmond Street (Z-9667) (Relates to Bill No. 14)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Cadillac Fairview Corporation Ltd., relating to the property located at 1680 Richmond Street, the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to amend the zoning of the subject property FROM a Regional Shopping Area Special Provision RSA1(1) TO a Regional Shopping Area Special Provision RSA1(1) Zone;

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

- S. McGaffey; WND Associates;

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 with the policies of The London Plan, including but not limited to the Key Directions and the Transit Village Place Type; and,
- the recommended amendment would provide access to automobile sales boutique in a convenient and accessible location;

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-D04)

Motion Passed

12. (3.4) 625 Mornington Avenue (1299 Oxford Street West) (Z-9589) (Relates to Bill No. 16)

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 Oxbury Centre Ltd., (c/o Westdell Development Co.), relating to the property located at 625 Mornington Avenue and 1299, 1303, 1307 and 1323 Oxford Street East:

a) the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 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 Community Shopping Area (CSA4) Zone, TO a Holding Residential R9 Special Provision (h- *R9-7() *H45) Zone and a Community Shopping Area Special Provision (CSA4()) Zone;

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

- i) the recommendations of the Noise Study be implemented;
- ii) provide an adequately sized and centrally located outdoor amenity space, either at-grade or rooftop, or a combination of both;
- iii) details regarding garbage storage and collection be determined; and,
- iv) bird friendly design;

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 special provisions to the CSA4 Zone relate to changes to existing conditions resulting from the recommended zone boundary and do not significantly alter the proposed development circulated in the Notice of Revised Application and Notice of Public Meeting;

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

- S. Rasanu, Strik Baldinelli Moniz;
- N. Perzia; and,
- M. Bartouka;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Transit Village Place Type and Protected Major Transit Station Area policies; and,
- the recommended amendment facilitates intensification of an underutilized site;

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-D04)

Motion Passed

13. (3.5) 488-492 Pond Mills Road (Z-9625) (Relates to Bill No. 17)

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 Willow Bridge Homes Ltd., c/o Zelinka Priamo Ltd., relating to the property located at 488-492 Pond Mills Road:

a) the proposed by-law appended to the staff report dated December 4, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-3) Zone TO a Residential R9 Special Provision (R9-3(_)*H15) Zone;

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

- i) the possible addition of a public pathway/easement for pedestrian access to Pond Mills Road from Glenroy Crescent;
- ii) additional landscaping to be implemented along the eastern property boundary adjacent to Glenroy Crescent and to install a privacy fence around the parking area bordering the property; and,
- iii) enhanced tree planting;

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

- L. Jamieson, Zelinka Priamo Ltd.;
- I. Klassen;
- R. Evans;
- N. Aikenhead;
- B. Martin;
- S. Shoeb;
- S. Hart; and,
- T. Staines;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and 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-D04)

Motion Passed

14. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List dated November 27, 2023 BE RECEIVED; it being noted 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

11. (3.3) 130 Southdale Road West (Z-9663) (Relates to Bill No. 15)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Alora Homes, relating to the property located at 130 Southdale Road West, the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a Residential R3 Special Provision (R3-1(_)) Zone;

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

- L. Jamieson, Zelinka Priamo Ltd.; and,
- P. McInnes;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Neighbourhoods Place Type and Key Directions; and,
- the recommended amendment facilitates the development of vacant residential lands within the Built Area Boundary and Primary Transit Area with an appropriate form of infill development that provides choice and diversity in housing options;

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-D04)

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

Nays: (1): P. Van Meerbergen

Absent: (1): D. Ferreira

Motion Passed (13 to 1)

8.2 1st Report of the Corporate Services Committee

Motion made by: H. McAlister

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

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

Absent: (1): D. Ferreira

Motion Passed (14 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair

Motion made by: H. McAlister

That it BE NOTED that Councillor P. Cuddy was appointed as Vice Chair to the Corporate Services Committee by Mayoral Decision 2023-008.

Motion Passed

3. (2.1) Demolition of City-Owned Property Buildings - 3243 Manning Drive

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned property located at 3243 Manning Drive, the following actions be taken:

a) the improvements associated with the subject City-owned property BE RECOMMENDED for demolition;

b) the Civic Administration BE DIRECTED to take all necessary steps to demolish the buildings, including completing a request for quotation for work to be completed, obtaining a demolition permit and any other activities to facilitate demolition of the improvements on the sites detailed in the report; and

c) the Civic Administration BE DIRECTED to report back to Council with the income opportunities for the interim use of this land; it being noted that existing capital accounts and operating accounts will be drawn upon as a source of financing to carry out the subject demolitions.

Motion Passed

4. (2.2) Report of the Federation of Canadian Municipalities Board of Directors - Virtual Meeting - September 14, 2023

Motion made by: H. McAlister

That the communication from Councillor S. Franke regarding the Federation of Canadian Municipalities (FCM) Board of Directors update on board activities from the virtual meeting held on November 21-24, 2023, BE RECEIVED for information.

Motion Passed

8.3 1st Report of the Community and Protective Services Committee

Motion made by: E. Pelosa

That the 1st Report of the Community and Protective Services Committee BE APPROVED, excluding items 3 (2.1) and 6 (5.1).

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

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair for the term ending November 30, 2024

Motion made by: E. Pelosa

That it BE NOTED that Councillor D. Ferreira was appointed as Vice Chair to the Community and Protective Services Committee by Mayoral Decision 2023-008.

Motion Passed

4. (2.2) SS#2023-333 - Single Source Award – Life Stabilization Short-Term Counselling (Relates to Bill No. 4)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated December 5, 2023, related to a Single Source Award for Life Stabilization Short-Term Counselling (SS#2023-333):

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023, to:
 - i) approve the Purchase of Service Agreement, as appended to the above-noted by-law, for the delivery of specialized individual services to Ontario Works Participants, between The Corporation of the City of London and Daya Counselling Centre;
 - ii) authorize the Mayor and the City Clerk to execute the above-noted Purchase of Service Agreement;

- iii) delegate the Deputy City Manager, Social and Health Development and the City Manager the authority and power to:
 - A) represent the City (City Representative) with respect to the Purchase of Service Agreement; and,
 - B) approve and execute amending agreements and approve additional one-year terms to the Purchase of Service Agreement that are consistent with the requirements contained in the Purchase of Service Agreement and that do not require additional funding or are provided for in the City's current budget and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London; and,
- b) the Civic Administration BE AUTHORIZED to undertake all other administrative acts necessary in connection with this agreement. (2023-S04)

Motion Passed

- 5. WITHDRAWN - Winter Response Contract Between The Corporation of the City of London and London Cares

Motion made by: E. Pelosa

That it BE NOTED that item 2.3, entitled Winter Response Contract Between The Corporation of the City of London and London Cares, was withdrawn from the agenda at the direction of the Deputy City Manager, Social and Health Development and the Deputy City Manager, Legal Services.

Motion Passed

- 3. (2.1) Farquharson Arena Amending Agreement (Relates to Bill No. 3)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report, dated December 5, 2023, BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023, to:

- a) approve the Farquharson Arena Amending Agreement, as appended to the above-noted by-law, between the Thames Valley District School Board (TVDSB) and The Corporation of the City of London;
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement; and,
- c) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to authorize and execute any administrative actions in connection with this matter. (2023-R05A)

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

Recuse: (1): S. Franke

Motion Passed (14 to 0)

6. (5.1) Councillor Trosow – Amendment to the Streets By-law (S-1) to Regulate the Display of Graphic Images on the Streets in the City of London

Motion made by: E. Pelozza

That the Civic Administration BE DIRECTED to prepare a by-law amending the Streets By-law (S-1) to regulate the display of graphic images in the City of London with a report back at a future meeting of the Community and Protective Services Committee and a public participation meeting on the proposed by-law amendment by the end of Q1 2024; it being noted that the communications, as appended to the Added Agenda, from Councillors S. Trosow and H. McAlister and K. Dean, with respect to this matter, were received;

it being further noted that the following communications as appended to the Added Agenda, with respect to this matter, was received:

- A. Polizogopoulos, The Acacia Group
- K. Dean, Co-Founder, Viewer Discretion Legislation Coalition
- N. Wakim, Co-Founder, View Discretion Legislation Coalition
- J. Saunders (2023-C01)

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

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

Motion Passed (11 to 4)

- 8.4 1st Report of the Civic Works Committee

Motion made by: A. Hopkins

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

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

Motion Passed (15 to 0)

Motion made by: E. Pelozza

Seconded by: S. Lewis

That the Council recess at this time.

Motion Passed

The Council recesses at 3:28 PM and reconvenes at 3:54 PM.

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair for the term ending November 30, 2024

Motion made by: A. Hopkins

That it BE NOTED that Councillor S. Trosow was appointed as Vice Chair to the Civic Works Committee by Mayoral Decision 2023-008.

Motion Passed

3. (2.1) 12th Report of the Integrated Transportation Community Advisory Committee

Motion made by: A. Hopkins

That the following actions be taken with respect to the 12th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on November 15, 2023:

a) the following actions be taken with respect to the presentation, as appended to the Agenda, related to the Oxford Street West Municipal Class Environmental Assessment:

i) that the above-noted presentation BE REFERRED to the Mobility Master Plan Sub-Committee, the Environment Sub-Committee and the Vision Zero Sub-Committee for review and a report back at the December meeting of the Integrated Transportation Community Advisory Committee; and,

ii) the above-noted presentation BE RECEIVED;

b) clauses 1.1, 3.1, 4.1, 4.2 and 5.1 BE RECEIVED.

Motion Passed

4. (2.2) RFP-2023-207 River Road Pavement Rehabilitation Detailed Design and Construction Administration Appointment of Consulting Engineer

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to RFP-2023-207 River Road Pavement Rehabilitation Detailed Design and Construction Administration Appointment of Consulting Engineer:

a) the proposal submitted by Stantec Consulting Ltd. BE ACCEPTED to provide consulting engineering services to complete the detailed design, tendering, and construction administration services at an upset amount of \$313,076.50 (excluding HST), as per Section 15.2 (e) of the Procurement of Goods and Services Policy;

b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

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

d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2023-T04)

Motion Passed

5. (2.3) White Oaks Complete Corridor Design from Wharncliffe to Exeter Road Consulting Services Award - Irregular Result

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to the White Oaks Complete Corridor Design from Wharncliffe to Exeter Road Consulting Services Award Irregular Result:

a) Matrix Solutions Inc. BE APPOINTED Consulting Engineers in the amount of \$499,445.00, including contingency (excluding HST), in accordance with Section 19.4 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-M11)

Motion Passed

6. (2.4) Emergency Procurement of Replacement Pumps for Hazeldon Pumping Station

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to the Emergency Procurement of Replacement Pumps for Hazeldon Pumping Station:

a) the purchase order issued for replacement pumps at Hazeldon Pumping Station under Section 14.2 of the Procurement of Goods and Services Policy at a projected total price of \$54,594.00 (HST excluded) BE CONFIRMED;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

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

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2023-E08)

Motion Passed

7. (2.5) Overflow Notification Website - Single Source Procurement

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 5, 2023, related to the Overflow Notification Website Single Source Procurement:

a) supply and implementation of an online overflow monitoring and notification system BE AWARDED to Blue Siren Inc. for the total price of US\$24,000.00 (estimated at CDN\$35,000.00) (excluding HST), in accordance with Section 14.4 (e) of the City of London's Procurement of Goods and Services Policy;

b) supply of hosting services for the website created in item a) for one (1) year BE AWARDED to Blue Siren Inc. for the total price of US\$17,000.00 (estimated at CDN\$25,000.00) (excluding HST), in accordance with Section 14.4 (e) of the City of London's Procurement of Goods and Services Policy;

c) supply of wastewater flow monitoring equipment BE AWARDED to Blue Siren Inc. with a total expenditure approved under this report not to exceed the available provincial funding, in accordance with Sections 14.4 (e) and 14.4 (f) of the City of London's Procurement of Goods and Services Policy;

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-M10)

Motion Passed

8.5 1st Special Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 1st Report of the Strategic Priorities and Policy Committee BE APPROVED.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Recruitment, Retention and Accommodation of Planning & Development and Building Staff

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the Deputy City Manager, Enterprise Supports, and the Deputy City Manager, Finance Supports, the following actions be taken:

- a) the Planning & Development and Building Services area BE PRIORITIZED for workplace modernization subject to multi-year budget deliberation and approval of the Master Accommodation Plan;
- b) the source of financing for the additional staff accommodation costs BE APPROVED as set out in the Source of Financing Report as appended to the staff report as Appendix "A"; and
- c) the report entitled Recruitment, Retention, and Accommodation of Planning & Development and Building Staff BE RECEIVED for information.

Motion Passed

- 8.6 2nd Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 2nd Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding items 6 (2.4), 7 (2.5), 8 (2.6), and 11 (4.1).

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

Motion Passed (15 to 0)

1. Disclosure of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) 2023 Resident Satisfaction Survey

Motion made by: S. Lewis

That on the recommendation of the City Manager, the report dated December 12, 2023, including the 2023 Resident Satisfaction Survey, BE RECEIVED for information.

Motion Passed

3. (2.3) December Progress Update - Health and Homelessness Whole of Community System Response

Motion made by: S. Lewis

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

Motion Passed

4. (2.7) 8th Report of the Governance Working Group (Relates to Bill No. 8)

Motion made by: S. Lewis

That the following actions be taken with respect to the 8th Report of the Governance Working Group from its meeting held on November 27, 2023:

a) the following actions be taken with respect to the "Council Members' Expense Policy":

i) the City Clerk's Office BE DIRECTED to bring forward a by-law to be introduced at the Municipal Council meeting to be held on December 19, 2023 to amend By-law No. CPOL.-228-480, as amended, being "Council Members' Expense Account" to update various provisions of the policy as indicated in the staff report dated November 27, 2023;

ii) the Civic Administration BE DIRECTED to report back on funding travel-related expenses for the annual general conference of Federation of Canadian Municipalities (FCM) and Association of Municipalities of Ontario (AMO) for Members outside the annual expense account allotment; and

iii) the revised "Council Members' Expense Policy" BE REFERRED to the next meeting of Governance Working Group for consideration of community engagement expenses;

b) on the recommendation of the City Clerk, the following actions be taken with respect to the Governance Working Group Meeting Schedule:

i) the report dated November 27, 2023, entitled "Governance Working Group 2024 Meeting Schedule", BE RECEIVED for information;

ii) the following dates BE ESTABLISHED as meeting dates for Governance Working Group (GWG):

Monday, January 22, 2024;

Monday, March 25, 2024;

Monday, May 13, 2024;

Monday, June 24, 2024;

Monday, September 23, 2024; and

Monday, November 25, 2024;

it being noted that the meeting times will be at 10:00 AM;

c) clauses 1.1 and 4.1 BE RECEIVED.

Motion Passed

5. (2.8) 11th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the 11th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from the meeting held on November 30, 2023, BE RECEIVED.

Motion Passed

9. (2.1) 2023-2027 Implementation Plan

Motion made by: S. Lewis

That on the recommendation of the City Manager, the report dated December 12, 2023, including the 2023-2027 Implementation Plan, BE RECEIVED for information.

Motion Passed

10. (3.1) Release of the Draft 2024 - 2027 Multi-Year Budget

Motion made by: S. Lewis

That the following actions be taken with respect to the Draft 2024-2027 Multi-Year Budget, including the Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets:

a) the Draft Budget documents BE REFERRED to the 2024-2027 Multi-Year Budget process; and

b) the overview presentation by the Deputy City Manager, Finance and Supports with respect to the 2024-2027 Multi-Year Budget process BE RECEIVED;

it being noted that the following document was provided to the Members, and is available on the City website: Draft Property Tax Supported, Water and Wastewater & Treatment 2024-2027 Multi-Year Budgets.

Motion Passed

6. (2.4) London Economic Development Corporation Purchase of Services Agreement 2024-2027 (Relates to Bill No. 5)

Motion made by: S. Lewis

That items 6 (2.4), 7 (2.5), and 8 (2.6) BE APPROVED.

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

Nays: (1): J. Pribil

Motion Passed (14 to 1)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, in accordance with the City of London Procurement of Goods and Services Policy, Section 14.4 Single Source, the following actions be taken:

- a) the proposed by-law as appended to the staff report dated December 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023;
- b) a Purchase of Services Agreement between The Corporation of the City of London (Corporation) and the London Economic Development Corporation (LEDC) BE APPROVED;
- c) the Mayor and City Clerk BE AUTHORIZED to execute the Agreement;
- d) the Deputy City Manager, Planning and Economic Development, and their written designates, if any, BE AUTHORIZED the power to administer the Agreement; and
- e) a one-time allocation of \$300,000 BE AUTHORIZED and BE APPROVED from the Economic Development Reserve Fund to LEDC for 2024 for services to implement London's Film Strategy, as set out in section 3(g) of the Agreement as appended to the staff report, noting that additional funding beyond 2024 is subject to the City of London annual budget approval and subject to the prior written annual request of the Deputy City Manager, Planning and Economic Development as directed by Council.

Motion Passed

- 7. (2.5) Small Business Centre 2024-2027 Grant Agreement (Relates to Bill No. 6)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken:

- a) the proposed by-law as appended to the staff report dated December 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023;
- b) a Grant Agreement with the London Community Small Business Centre from 2024 to 2027 BE APPROVED;
- c) the Mayor and City Clerk BE AUTHORIZED to execute the Agreement; and
- d) the Deputy City Manager, Planning and Economic

Development, or written designate BE AUTHORIZED to act as the City Representative purposes of the Agreement.

Motion Passed

8. (2.6) TechAlliance 2024-2027 Grant Agreement (Relates to Bill No. 7)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken:

a) the proposed by-law as appended to the staff report dated December 12, 2023 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2023;

b) a Grant Agreement with the TechAlliance of Southwestern Ontario from 2024 to 2027 BE APPROVED;

c) the Mayor and City Clerk BE AUTHORIZED to sign the Agreement; and

d) the Deputy City Manager, Planning and Economic Development, or written designate BE AUTHORIZED to act as the City Representative purposes of the Agreement.

Motion Passed

11. (4.1) Deputy Mayor S. Lewis and Councillor S. Franke - Submission Regarding Progress Update - Health and Homelessness Whole of Community System Response

Motion made by: S. Lewis

That pursuant to section 13.3 of the Council Procedure By-law reconsideration of clause 4.1 of the 10th Report of the Strategic Priorities and Policy Committee regarding Health and Homelessness Summits - Proposed Whole of Community System Response, as approved at the March 7, 2023 meeting of the Municipal Council BE RECONSIDERED, in order to allow for alternate direction on reporting.

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. Pelosa, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Motion made by: S. Lewis

Seconded by: S. Franke

That Civic Administration BE DIRECTED to adjust the frequency of the overall comprehensive "Progress Update - Health & Homelessness Whole of Community System Response" to quarterly; it being noted that Council, via the Strategic Priorities and Policy Committee, will continue to receive reports on matters for its decision-making related to the Whole of Community System

Response as necessary;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated December 8, 2023 from B. Brock with respect to this matter.

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

Nays: (2): S. Stevenson, and E. Pelozza

Motion Passed (13 to 2)

9. Added Reports

Motion made by: S. Lehman

1. Lease of Office Space – Renewal Agreement – 1275 Highbury Avenue North – Northland Mall

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with the concurrence of the Deputy City Manager, Social and Health Development, with respect to the Lease Renewal Agreement, for the lease of office space at Northland Mall, the Lease Renewal Agreement between the City and Capital City Shopping Centre Limited (the “Landlord”) attached as Appendix “A”, for the lease of approximately 17,355 square feet of Rentable Area, located at Store No. 107 in the project known as the Northland Mall, located at 1275 Highbury Avenue North, in the City of London, for an extension period of five (5) years commencing September 1, 2024 and ending on August 31, 2029 BE APPROVED.

That progress was made with respect to items 4.1 to 4.11, as noted on the public agenda (6.1/1/PEC), (6.2/1/PEC), (6.3/1/PEC), (6.2/1/CSC), (6.3/1/CSC), (6.1/1/SPPC), (6.2/1/SPPC), (6.3/1/SPPC), (6.4/1/SPPC) and (6.1/2/SPPC).

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)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Bill No.’s 1 to the Added Bill No. 18, excluding Bill No. 3, Bill No. 5, Bill No. 6, Bill No. 7, and Bill No. 15, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Second Reading of Bill No.'s 1 to the Added Bill No. 18, excluding Bill No. 3, Bill No. 5, Bill No. 6, Bill No. 7, and Bill No. 15, BE APPROVED.

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

Motion Passed (15 to 0)

Motion made by: S. Stevenson
Seconded by: C. Rahman

That Third Reading and Enactment of Bill No.'s 1 to the Added Bill No. 18, excluding Bill No. 3, Bill No. 5, Bill No. 6, Bill No. 7, and Bill No. 15, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Introduction and First Reading of Bill No. 3, BE APPROVED.

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

Recuse: (1): S. Franke

Motion Passed (14 to 0)

Motion made by: E. Pelozo
Seconded by: D. Ferreira

That Second Reading of Bill No. 3, BE APPROVED.

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

Recuse: (1): S. Franke

Motion Passed (14 to 0)

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

That Third Reading and Enactment of Bill No.3, BE APPROVED.

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

Recuse: (1): S. Franke

Motion Passed (14 to 0)

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

That Introduction and First Reading of Bill No.'s 5 to Bill No. 7, BE APPROVED.

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

Nays: (1): J. Pribil

Motion Passed (14 to 1)

Motion made by: D. Ferreira
Seconded by: S. Franke

That Second Reading of Bill No.'s 5 to Bill No. 7, BE APPROVED.

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

Nays: (1): J. Pribil

Motion Passed (14 to 1)

Motion made by: H. McAlister
Seconded by: C. Rahman

That Third Reading and Enactment of Bill No.'s 5 to Bill No. 7, BE APPROVED.

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

Nays: (1): J. Pribil

Motion Passed (14 to 1)

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

That Introduction and First Reading of Bill No. 15, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

Motion made by: D. Ferreira

Seconded by: P. Cuddy

That Second Reading of Bill No. 15, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

Motion made by: S. Stevenson

Seconded by: J. Pribil

That Third Reading and Enactment of Bill No. 15, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

Bill No. 1	By-law No. A.-8438-1 - A by-law to confirm the proceedings of the Council Meeting held on the 19th day of December, 2023. (City Clerk)
Bill No. 2	By-law No. A-50-24010 - A by-law to amend By-law No. A.-50 being "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London, and to repeal By-law A-45" to reflect amendments to the regular council and standing committee meeting schedule and that no meeting of council or standing committee shall extend beyond 6:00 PM. (2.9/27/SPPC) (4.1/7/GWG)
Bill No. 3	By-law No. A.-8439-2 - A by-law to approve the Farquharson Arena Amending Agreement between the Thames Valley District School Board and The Corporation of the City of London. (2.1/1/CPSC)
Bill No. 4	By-law No. A.-8440-3 - A by-law to approve a Purchase of Service Agreement for Ontario Works Specialized Individual Services between The Corporation of the City of London and Daya Counselling Centre. (2.2/1/CPSC)
Bill No. 5	By-law No. A.-8441-4 - A by-law to authorize a Purchase of Services Agreement between The Corporation of the City of London and the London Economic Development Corporation; and to authorize the Mayor and City Clerk to execute the Agreement. (2.4/2/SPPC)
Bill No. 6	By-law No. A.-8442-5 - A by-law to approve a Grant Agreement with London Community Small Business Centre, Inc. (2.5/2/SPPC)
Bill No. 7	By-law No. A.-8443-6 - A by-law to approve a Grant Agreement with TechAlliance of Southwestern Ontario. (2.6/2/SPPC)
Bill No. 8	By-law No. CPOL.-228(d)-7 - A by-law to amend By-law No. CPOL.-228-480, as amended, being "Council Members' Expense Account" to update various provisions of the policy. (2.7/2/SPPC)
Bill No. 9	By-law No. S.-6298-8 - A by-law to permit James Alexander Loring to maintain and use a boulevard parking area upon the road allowance for 731 William Street, in the City of London. (Manager, Licensing & Customer Service)
Bill No. 10	By-law No. S.-6299-9 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gore Road, east of Veterans Memorial Parkway) (Chief Surveyor – for road dedication purposes pursuant to SP13-026561)
Bill No. 11	By-law No. S.-6300-10 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to James Street, west of Campbell Street North) (Chief Surveyor – for road widening purposes pursuant to SPA23-071)
Bill No. 12	By-law No. S.-6301-11 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Crumlin Side Road, north of Gore Road) (Chief Surveyor – for road dedication purposes pursuant to SPA23-012)
Bill No. 13	By-law No. Z.-1-243165 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1350 Wharncliffe Road South (3.1/1/PEC)

Bill No. 14	By-law No. Z.-1-243166 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1680 Richmond Street (3.2/1/PEC)
Bill No. 15	By-law No. Z.-1-243167 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 130 Southdale Road West (3.3/1/PEC)
Bill No. 16	By-law No. Z.-1-243168 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East (3.4/1/PEC)
Bill No. 17	By-law No. Z.-1-243169 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 488-492 Pond Mills Road (3.5/1/PEC)
Bill No. 18	By-law No. A.-8444-12 - A by-law to authorize and approve a Lease Renewal Agreement between The Corporation of the City of London and Capital City Shopping Centre Limited, for the lease of commercial office space, located at Northland Mall, 1275 Highbury Avenue North, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/1/CSC)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:21 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk

Appendix A – Lease Renewal Agreement

RENEWAL AGREEMENT

THIS AGREEMENT is made as of the 13th day of **November, 2023**.

B E T W E E N:

CAPITAL CITY SHOPPING CENTRE LIMITED

(hereinafter called the "Landlord")

OF THE FIRST PART;

- and -

THE CORPORATION OF THE CITY OF LONDON

(hereinafter called the "Tenant")

OF THE SECOND PART;

WHEREAS by a lease dated the 11th day of **December, 2013** as amended by a renewal agreement dated the 17th day of **April, 2019** (collectively, the "Lease") made between the Landlord and the Tenant, the Landlord did demise and lease unto the Tenant certain premises (the "Store") designated as Store No. **107** comprising a certified area of **Seventeen Thousand, Three Hundred and Fifty-Five (17,355)** square feet, in the project known as **Northland Mall** (the "Project") in the City of **London**, Province of **Ontario**, for a term (the "Term") of **Ten (10)** years, commencing on the 1st day of **September, 2014** to and including the 31st day of **August, 2024**, subject to the terms and conditions contained therein;

AND WHEREAS pursuant to the Tenant's notice dated the 17th day of November, 2023, the Tenant exercised its second option to renew the Lease in accordance with Section 12.22 of the Lease.

AND WHEREAS the parties have agreed to renew the Lease for a period of **Five (5)** years, upon the terms and conditions hereinafter set forth.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the sum of Two Dollars (\$2.00) now paid by each of the parties to the other and for other good and valuable consideration (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree with each other as follows:

1. The parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact.
2. The Lease in respect of the Store is hereby renewed for a further period of **Five (5)** years (the "Renewal Term"), to be computed from the 1st day of **September, 2024** and to be fully completed and ended on the 31st day of **August, 2029**.
3. The Renewal Term shall be upon the same terms and conditions as are contained in the Lease, save and except for the following:
 - (a) The parties acknowledge that with respect to such Renewal Term, the Landlord shall have no obligation to pay or provide to the Tenant any allowance, concession or inducement of any nature, or provide any fixturing period, or do or perform any Landlord's Work in or for the Store.
 - (b) The Tenant shall pay to the Landlord as Basic Rent, without demand and without deduction, abatement, set-off or compensation, during the period commencing on the 1st day of **September, 2024** up to and including the 31st day of **August, 2029**, the annual sum of **Two Hundred and Twenty-Three Thousand, Eight Hundred and Seventy-Nine Dollars and Fifty Cents (\$223,879.50)**, payable in equal consecutive monthly instalments of **Eighteen Thousand, Six Hundred and Fifty-Six Dollars and Sixty-Two Cents (\$18,656.62)**, each in advance on the first day of each calendar month during the Renewal Term, based on a rate of **Twelve Dollars and Ninety Cents (\$12.90)** per square foot of the Gross Leasable Area of the Store per annum.
 - (c) There shall be no further right to renew or extend the Term, **save and except as set out in Section 3(d)(iv) below**.

Appendix A Cont'd

- (d) The parties further agree to amend the Lease as follows:
- (i) **Key Data Item 18 – Landlord Name and Address** is hereby amended by deleting the address for notice therein and replacing therewith as follows:

“For purposes of Section 12.1 of this lease:

- (a) All notices, including notices of default, other than invoices, shall be served on the Landlord as follows:

c/o Cushman & Wakefield Asset Services ULC, 161 Bay Street, Suite 1500, P.O. Box 602, Toronto, Ontario M5J 2S1.

A courtesy copy may be sent by e-mail at LegalNotices@cushwake.com, provided a copy is also (i) delivered personally; or (ii) sent by courier in accordance with this lease, receipt signature required.

- (b) For all matters relating to rent, vendors and utility suppliers, other than notices of default, shall be served on the Landlord at the following address:

c/o Cushman & Wakefield Asset Services ULC, 1 Prologis Boulevard, 3rd Floor, Mississauga, Ontario L5W 0B3.”

- (ii) **Key Data Item 21 – Manager** is hereby amended by deleting reference to “20 VIC Management Inc.” and replacing it with “Cushman & Wakefield Asset Services ULC”.

(iii) **Section 12.22 – Second Option to Renew** is hereby deleted in its entirety and is of no further force or effect.

(iv) **Section 12.23 – Third Option to Renew** is hereby added to the Lease as follows:

“12.23 – **THIRD OPTION TO RENEW**:

So long as the Tenant is The Corporation of City of London, and:

- (a) a Transfer of this lease has not occurred;
- (b) this lease has not previously been terminated, and
- (c) Tenant is not in default of any of its covenants in this lease, and
- (d) Tenant gives to Landlord written notice of its intention to renew this lease not more than nine (9) months nor less than six (6) months prior to the expiration of the initial Term of this lease,

Tenant shall have the right to renew this lease for a further period of **Five (5)** years upon the same terms and conditions as contained in this lease, except as otherwise expressly provided in this lease, and there shall be no further right of renewal, no rent concessions, no Landlord's Work required, no fixturing period, and no tenant allowance or any other amount payable by Landlord to Tenant, and annual Basic Rent shall be negotiated at the time Tenant exercises this option to renew.”

4. The parties confirm that, in all other respects, the terms, covenants and conditions of the Lease remain unchanged, unmodified and in full force and effect, except as modified by this Agreement. It is understood and agreed that all terms and expression when used in this Agreement, unless a contrary intention is expressed herein, have the same meaning as they have in the Lease.

5. The Tenant acknowledges that Cushman & Wakefield Asset Services ULC has executed this Agreement solely in its representative capacity as agent and manager for the Landlord and that Cushman & Wakefield Asset Services ULC shall have no personal liability under the provisions of this Agreement.

6. Time, in all respects, shall be of the essence hereof.

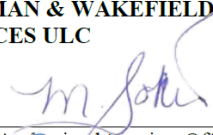
Appendix A Cont'd

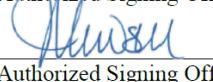
7. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

LANDLORD:

CAPITAL CITY SHOPPING CENTRE LIMITED
by its agent and manager,
CUSHMAN & WAKEFIELD ASSET
SERVICES ULC

Per: 
Authorized Signing Officer

Per: 
Authorized Signing Officer

I/We have the authority to bind the Corporation

TENANT:

THE CORPORATION OF THE CITY OF
LONDON

Per: _____
Name:
Title:

c/s

Per: _____
Name:
Title:

I/We have the authority to bind the Corporation