



London
CANADA

Council Minutes

7th Meeting of City Council
April 2, 2024, 1:00 PM

Present: 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. Peloza, D. Ferreira, S. Hillier

Absent: H. McAlister

Also Present: A. Barbon, M. Butlin, S. Corman, C. Cooper, D. MacRae, L. Marshall, S. Mathers, H. McNeely, J. Paradis, T. Pollitt, M. Schulthess, E. Skalski, C. Smith, J. Taylor, B. Warner

Remote Attendance: M. Hepditch, E. Hunt, K. Murray, C. Stark

The meeting is called to order at 1:00 PM; it being noted that Councillors S. Stevenson, P. Van Meerbergen, E. Peloza (6:49 PM) and S. Hillier (enters at 1:07 PM) were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: P. Cuddy

Seconded by: C. Rahman

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

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/6/CSC)

4.2 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

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. (6.2/6/CSC)

4.3 Solicitor-Client Privilege / Financial Information Supplied to the Corporation in Confidence

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and financial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization, with respect to the financial information related to the London Cares Winter Response contract. (6.1/5/CPSC)

4.4 Solicitor-Client Privileged Advice / Confidential Matter Under the ss. 239(2)(f) Municipal Act, 2001 / Confidential Matter Under the ss. 239(2)(i) Municipal Act, 2001

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose (ss. 239(2)(f) Municipal Act, 2001); and financial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (ss. 239(2)(i) Municipal Act, 2001) regarding the financial information related to the London Cares Winter Response contract.

Yeas: (13): 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: (2): Mayor J. Morgan, and H. McAlister

Motion Passed (13 to 0)

That Council convenes In Closed Session, from 1:13 PM to 3:10 PM.

At 3:19 PM, His Worship Mayor J. Morgan resumes the Chair.

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

Motion made by: P. Cuddy

Seconded by: E. Pelozza

That the Minutes of the 5th Special Meeting and 6th Meeting of the Municipal Council, held on February 29, 2024, and March 5, 2024, respectively, 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: A. Hopkins

Seconded by: S. Lehman

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

6.1 192-196 Central Avenue (Z-9695)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #6 (3.3) of the 5th Report of the Planning and Environment Committee)

1. F. Devereaux
2. A.M. Valastro

6.2 900 Jalna Boulevard (Z-9697)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #7 (3.4) of the 5th Report of the Planning and Environment Committee)

1. Fr. C. Bourdeau, Pastor, London South Catholic Family of Parishes

6.3 Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #10 (3.8) of the 5th Report of the Planning and Environment Committee)

1. C. Kaufman
2. C. Taylor
3. R. Therrien
4. B. Morrison and M.A. Hodge, Climate Action London
5. T. Bell

6.4 613 Superior Drive (Z-9691)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #11 (3.9) of the 5th Report of the Planning and Environment Committee)

1. W. Leon

6.5 3rd Report of the Community Advisory Committee on Planning

(Refer to the Planning and Environment Committee Stage for Consideration with Item #14 (5.2) of the 5th Report of the Planning and Environment Committee)

1. A.M. Valastro

6.6 Renovictions – Initial Research Report

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #9 (2.4) of the 5th Report of the Community and Protective Services Committee)

1. J. Smith, Chair, Carling-Stoneybrook Chapter of London ACORN

6.7 Business Licensing By-law and Fireworks By-law – Amendments

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #10 (2.6) of the 5th Report of the Community and Protective Services Committee)

1. A. Kanji
2. B. Groombridge
3. J. Snoeijer
4. Councillor H. McAlister and Councillor J. Pribil
5. The attached form letter has been submitted by 265 individuals. All names are on file in the City Clerk's Office.
6. L. Macklem
7. S. Deebrah
8. S. Varapuvan, President, Chinmaya Mission London
9. L. Miller
11. Hindu Legacy

Clerk's Note: communication from B. Amendola received regarding this matter.

6.8 Reduced Parking Incentive Pilot Project

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #13 (5.1) of the 5th Report of the Community and Protective Services Committee)

1. J. Recker
2. S. Mei
3. D. Carnegie
4. K. Morrison
5. N. Gurr
6. T. Arthur
7. Bella
8. B. Maly
9. Councillor D. Ferreira

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: E. Pelozza

Seconded by: S. Lehman

That the following communication BE RECEIVED, and BE REFFERRED as noted on the Agenda:

- 6.7 Business Licensing By-law and Fireworks By-law – Amendments
10. Deputy Mayor S. Lewis and Councillor S. Lehman

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. Trosow

Seconded by: D. Ferreira

That, pursuant to section 10.5 of the Council Procedure By-law, with respect to the Chair's ruling regarding personal point of privilege, "shall the ruling of the Chair BE SUSTAINED?"

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

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

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Motion made by: C. Rahman

Seconded by: E. Pelozza

That, pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda BE APPROVED, to provide for Item 8.4 in Stage 8, Reports, to be considered before Item 8.1 in Stage 8, Reports.

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

8.4 5th Report of the Community and Protective Services Committee

Motion made by: E. Pelozza

That the 5th Report of the Community and Protective Services Committee BE APPROVED, with the exception of items 4 (2.3), 10 (2.6), 12 (4.1), and 13 (5.1).

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. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): H. McAlister

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 1st Report of the Accessibility Community Advisory Committee

Motion made by: E. Pelozza

That the 1st Report of the Accessibility Community Advisory Committee, from the meeting held on February 22, 2024, BE RECEIVED.

Motion Passed

3. (2.2) 3rd Report of the Animal Welfare Community Advisory Committee

Motion made by: E. Pelozza

That the following actions be taken with respect to the 3rd Report of the Animal Welfare Community Advisory Committee, from the meeting held on March 7, 2024:

- a) the Mayor's Office BE REQUESTED to write a letter to the Pearce family thanking them for the contributions of Johnny and Gabrielle Pearce for their actions relating to wildlife; it being noted

that the attached Community Contributor article entitled "A Closer Look at the Wildlife in Our Neighbourhood" was received;

b) the Civic Administration BE INVITED to discuss the use of rodenticides and potential impacts to wildlife to a future Animal Welfare Community Advisory Committee (AWCAC) meeting; it being noted that the AWCAC held a discussion with respect to this matter;

c) the following actions be taken with respect to a potential Animal Welfare Community Advisory Committee (AWCAC) display at Go Wild, Grow Wild on May 4, 2024:

i) the Civic Administration BE ASKED if the AWCAC can join the City of London booth; and,

ii) the Environmental Stewardship and Action Community Advisory Committee BE ASKED if they are interested in attending with the AWCAC and potentially the City of London booth;

it being noted that W. Brown, A. Hames and M. Toplack volunteered to be present at the booth; and,

d) clauses 1.1, 3.1, 3.2, 4.1, 5.1 and 5.3 BE RECEIVED.

Motion Passed

5. (2.5) Inspections By-law – Housekeeping Amendments (Relates to Bill No. 101)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated March 18, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend the Inspections By-law. (2024-C01)

Motion Passed

6. (2.8) London's Newcomer Strategy: Choose London – Innovative, Vibrant and Global

Motion made by: E. Pelosa

That, on the recommendation of the Acting City Manager, the staff report dated March 18, 2024, with respect to London's Newcomer Strategy: Choose London – Innovative, Vibrant and Global, BE RECEIVED. (2024-C08)

Motion Passed

7. (2.9) Data Provision Agreement Update for HIFIS Usage (Relates to Bill No. 99)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager Social and Health Development the proposed by-law, as appended to the staff report dated March 18, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to:

- a) approve the Data Provision Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and His Majesty the King in Right of Canada, as represented by the Minister of Housing, Infrastructure and Communities;
- b) delegate authority to the Deputy City Manager, Social and Health Development, or their written designate, to undertake all administrative acts, including amendments to the agreement that are necessary in connection with the above-noted Data Provision Agreement, on the condition that no additional funding is required or if funding is required and it is provided for in the City's current budget and that there is no increase in the indebtedness or contingent liabilities of The Corporation of the City of London; and,
- c) authorize the Mayor and the City Clerk to execute the above-noted Data Provision Agreement. (2024-S14)

Motion Passed

8. (2.10) Winter Response 2022-2023 Final Report

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated March 18, 2024, with respect to the Winter Response 2022-2023 Final Report, BE RECEIVED. (2024-S14)

Motion Passed

9. (2.4) Renovictions – Initial Research Report

Motion made by: E. Pelosa

That the Civic Administration BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with respect to a Renovation License and Relocation by law; it being noted that a public participation meeting will be held with the introduction of a new By-law. (2024-S11)

Motion Passed

11. (2.7) Parks and Recreation Master Plan Annual Report

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services and Deputy City Manager, Environment and Infrastructure, the staff report dated March 18, 2024, with respect to the Parks and Recreation Master Plan Annual Report, BE RECEIVED. (2024-R04)

Motion Passed

10. (2.6) Business Licensing By-law and Fireworks By-law – Amendments (Relates to Bills No. 102, 103 and 107)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Managers, Planning and Economic Development and Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 18, 2024, related to Amendments to the Business Licensing By-law and Fireworks By-law:

- a) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Business Licensing By-law by adding a new Schedule for Consumer Fireworks Sales;
- b) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Schedule "A-5", being the Administrative Monetary Penalty System (AMPs) By-law and adding new penalties for Consumer Fireworks Sales;
- c) the proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend By-law A-59 being "A by-law to provide for Various Fees and Charges" to add Consumer Fireworks Sales Business Licence Fees;

it being noted that the communications, as appended to the Added Agenda, from B. Amendola, D. Ronson and B. Samuels, with respect to this matter, were received. (2024-C01)

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

That the motion BE AMENDED by adding a new part d) to read as follows:

"d) that the proposed by-law, as appended to the staff report dated March 18, 2024, BE INTRODUCED at the Municipal Council Meeting to be held on April 2, 2024 to amend the Fireworks By-law PW-11 by allowing for consumer and display fireworks to be discharged on four specific days; it being noted that this restores Municipal Council's approved direction to allow for discharge on Diwali and Chinese Lunar New Year."

Yeas: (12): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, and S. Hillier

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

Absent: (1): H. McAlister

Motion Passed (12 to 2)

At 4:07 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 4:11 PM, His Worship Mayor J. Morgan resumes the Chair.

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

That the motion BE AMENDED by adding a new part e) to read as follows:

"e) that Civic Administration BE DIRECTED to consult with the Toronto Fire Department with respect to their "Proposed Ontario Fire Code Amendments Regarding Fireworks" and report back to

the Community and Protective Services Committee on its status and with a recommendation regarding whether the London Fire Department should be directed to join this request."

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

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

Absent: (1): H. McAlister

Motion Failed (4 to 10)

Motion made by: S. Lehman

Seconded by: C. Rahman

That item 10, clause 2.6, as amended, BE APPROVED.

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

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

Absent: (1): H. McAlister

Motion Passed (11 to 3)

Item 10, clause 2.6, as amended, reads as follows:

That, on the recommendation of the Deputy City Managers, Planning and Economic Development and Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 18, 2024, related to Amendments to the Business Licensing By-law and Fireworks By-law:

- a) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Business Licensing By-law by adding a new Schedule for Consumer Fireworks Sales;
- b) the revised proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend Schedule "A-5", being the Administrative Monetary Penalty System (AMPs) By-law and adding new penalties for Consumer Fireworks Sales;
- c) the proposed by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to amend By-law A-59 being "A by-law to provide for Various Fees and Charges" to add Consumer Fireworks Sales Business Licence Fees; and
- d) the proposed by-law, as appended to the staff report dated March 18, 2024, BE INTRODUCED at the Municipal Council Meeting to be held on April 2, 2024 to amend the Fireworks By-law PW-11 by allowing for consumer and display fireworks to be discharged on four specific days; it being noted that this restores Municipal Council's approved direction to allow for discharge on Diwali and Chinese Lunar New Year.

it being noted that the communications, as appended to the Added Agenda, from B. Amendola, D. Ronson and B. Samuels, with respect to this matter, were received. (2024-C01)

Motion made by: P. Cuddy

Seconded by: S. Franke

That the Council recess at this time.

Motion Passed

The Council recesses at 4:30 PM and reconvenes at 4:50 PM.

4. (2.3) Approval of Odell-Jalna End of Mortgage Exit Agreement (Relates to Bill No. 98)

Motion made by: E. Pelosa

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 March 19, 2024, related to the Approval of Odell-Jalna End of Mortgage Exit Agreement:

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to:

i) approve the Exit Agreement, as appended to the above-noted by-law, between Odell-Jalna Residences of London and The Corporation of the City of London and its Schedule "A", the Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London;

ii) authorize the Deputy City Manager, Planning and Economic Development to approve amendments to the above-noted Agreement;

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

iv) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to approve and execute future exit agreements and rent supplement agreements between The Corporation of the City of London, Odell-Jalna Residences of London and Homes Unlimited (London) Inc.; and,

b) the Civic Administration BE DIRECTED to:

i) continue discussions with Odell-Jalna Residences of London and Homes Unlimited (London) Inc. regarding exit agreements having the same framework as the Exit Agreement and Rent Supplement Agreement, being a framework, which permits Rent Geared to Income units, once vacant, to be moved within the Homes Unlimited (London) Inc. and Odell-Jalna Residences of London portfolio to create mixed income buildings, noting that the funding for each designated housing project entering into an Exit Agreement shall be based on an evaluation of the applicable building's financial plan and result in no material increase to the City's overall housing subsidy budget;

ii) to re-invest any anticipated future municipal mortgage subsidy savings in the larger social housing portfolio to address the long-term financial sustainability of the sector while maintaining existing service levels in order to retain existing rent-geared-to-income units until necessary agreements are negotiated; and,

iii) report back to Municipal Council on an overall strategy outlining the requirements to meet legislated service level

standards, to ensure an adequate local supply of social housing that is financially viable and in adequate operating condition;

it being noted that the Civic Administration are anticipating strategy reports on the financial analysis in Q2 and a service agreement report in Q3 of 2024. (2024-L04A)

Motion made by: S. Lewis

Seconded by: E. Pelozza

Motion to add a new part b) iv) to read as follows:

“iv) that Civic Administration BE DIRECTED to apply the 2022 AMR to establish the subsidy amounts in the agreement, allow rental increases to the most current AMR on future vacancies and report back on a standard approach for future agreements in the financial analysis report for Q2; it being noted that the Director of Municipal Housing Development has communicated to Municipal Council in response to correspondence from the provider’s Board of Directors that clause 5.1 with respect to the market rent units will be deleted”

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: E. Pelozza

Seconded by: S. Lewis

That item 4, clause 2.3, as amended, 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)

Item 4, clause 2.3, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the Approval of Odell-Jalna End of Mortgage Exit Agreement:

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to:

i) approve the Exit Agreement, as appended to the above-noted by-law, between Odell-Jalna Residences of London and The Corporation of the City of London and its Schedule “A”, the Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London;

ii) authorize the Deputy City Manager, Planning and Economic Development to approve amendments to the above-noted Agreement;

- iii) authorize the Mayor and the City Clerk to execute the above-noted Agreement;
 - iv) authorize the Deputy City Manager, Planning and Economic Development, or their written designate, to approve and execute future exit agreements and rent supplement agreements between The Corporation of the City of London, Odell-Jalna Residences of London and Homes Unlimited (London) Inc.; and,
- b) the Civic Administration BE DIRECTED to:
- i) continue discussions with Odell-Jalna Residences of London and Homes Unlimited (London) Inc. regarding exit agreements having the same framework as the Exit Agreement and Rent Supplement Agreement, being a framework, which permits Rent Geared to Income units, once vacant, to be moved within the Homes Unlimited (London) Inc. and Odell-Jalna Residences of London portfolio to create mixed income buildings, noting that the funding for each designated housing project entering into an Exit Agreement shall be based on an evaluation of the applicable building's financial plan and result in no material increase to the City's overall housing subsidy budget;
 - ii) to re-invest any anticipated future municipal mortgage subsidy savings in the larger social housing portfolio to address the long-term financial sustainability of the sector while maintaining existing service levels in order to retain existing rent-geared-to-income units until necessary agreements are negotiated;
 - iii) report back to Municipal Council on an overall strategy outlining the requirements to meet legislated service level standards, to ensure an adequate local supply of social housing that is financially viable and in adequate operating condition; and,
 - iv) that Civic Administration BE DIRECTED to apply the 2022 AMR to establish the subsidy amounts in the agreement, allow rental increases to the most current AMR on future vacancies and report back on a standard approach for future agreements in the financial analysis report for Q2; it being noted that the Director of Municipal Housing Development has communicated to Municipal Council in response to correspondence from the provider's Board of Directors that clause 5.1 with respect to the market rent units will be deleted.

it being noted that the Civic Administration are anticipating strategy reports on the financial analysis in Q2 and a service agreement report in Q3 of 2024. (2024-L04A)

12. (4.1) 2024 Rock the Park One-Time Policy Exemption Request (Relates to Bill No. 106)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager of Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 18, 2024, related to a 2024 Rock the Park One-Time Policy Exemption Request:

- a) the report above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to bring forward a by-law to amend CPOL.-142-394, being "Special Events Policies and Procedures Manual" to the April 2, 2024 meeting of Municipal Council should approval be given for a one-time policy exemption for the use of Harris Park for 5 consecutive days, (Tuesday July 9 through Saturday July 13, 2024) for the Rock the Park event;

it being noted that the communications, as appended to the Agenda and the Added Agenda, from B. Jones, A.M. Valastro and B. Amendola, with respect to this matter, were received. (2024-M02)

Yeas: (12): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, and S. Hillier

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

Absent: (1): H. McAlister

Motion Passed (12 to 2)

At 5:00 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.

At 5:02 PM, His Worship Mayor J. Morgan resumes the Chair.

13. (5.1) Reduced Parking Incentive Pilot Project

Motion made by: E. Pelozza

That it BE NOTED that the Community and Protective Services Committee considered the implementation of a reduced parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application.

Motion made by: D. Ferreira

Seconded by: S. Lewis

That the motion BE AMENDED by adding a new part to read as follows:

"that Civic Administration BE DIRECTED to report back to the next Community and Protective Services Committee meeting with a source of funding for issuing free 1-hour on-street parking and the ability to suspend free 1-hour on-street parking during special events in the Core Area for the 2024 calendar year"

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, A. Hopkins, P. Van Meerbergen, D. Ferreira, and S. Hillier

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Motion made by: S. Stevenson

Seconded by: J. Pribil

That the motion BE FURTHER AMENDED by adding a new part to read as follows:

"that Civic Administration BE DIRECTED to implement a parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application"

Motion made by: C. Rahman

Seconded by: S. Lewis

That pursuant to section 11.11 of the Council Procedure By-law, the Council BE PERMITTED to proceed beyond 6:00 PM.

Yeas: (12): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

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

Absent: (1): H. McAlister

Motion Passed (12 to 2)

Motion made by: A. Hopkins

Seconded by: D. Ferreira

That the motion BE FURTHER AMENDED as follows:

"That Civic Administration BE DIRECTED to report back to a future meeting of Community and Protective Services Committee regarding a source of financing for the parking incentive in Municipal Lots 1 & 2."

Yeas: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (6): S. Stevenson, J. Pribil, S. Trosow, C. Rahman, P. Van Meerbergen, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (8 to 6)

Motion made by: D. Ferreira

Seconded by: A. Hopkins

That the amendment, as amended, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, A. Hopkins, P. Van Meerbergen, D. Ferreira, and S. Hillier

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Motion made by: P. Cuddy

Seconded by: S. Lewis

That item 13, clause 5.1, as amended, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, A. Hopkins, P. Van Meerbergen, D. Ferreira, and S. Hillier

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (1): H. McAlister

Motion Passed (10 to 4)

Item 13, clause 5.1, as amended read as follows:

That it BE NOTED that the Community and Protective Services Committee considered the implementation of a parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application;

That Civic Administration BE DIRECTED to report back to the next Community and Protective Services Committee meeting with a source of funding for issuing free 1-hour on-street parking and the ability to suspend free 1-hour on-street parking during special events in the Core Area for the 2024 calendar year; and

That Civic Administration BE DIRECTED to implement a parking incentive as a pilot project until the end of Q3 2024 for Municipal Lots 1 & 2 utilizing the existing HONK mobile application and report back to Community and Protective Services Committee with a source of financing.

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

That the Council recess at this time.

Motion Passed

The Council recesses at 6:10 PM and reconvenes at 6:29 PM.

At 6:12 PM, Councillor S. Stevenson leaves the meeting.

8.1 7th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 7th Report of the Strategic Priorities and Policy Committee BE APPROVED, with the exception of item 7 (4.4).

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

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

Motion Passed (13 to 0)

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) Resignation and Appointment to the Hyde Park Business Improvement Association

Motion made by: S. Lewis

That the resignation of Kelsey Watkinson and appointment of Luke Unger, Ungers Market to the Hyde Park Business Improvement Association Board of Management for the term ending November 14, 2026 BE ACCEPTED;

it being noted that the Strategic Priorities and Policy Committee

received a communication dated February 8, 2024 from D. Szpakowski, General Manager/CEO, Hyde Park Business Improvement Association with respect to this matter.

Motion Passed

3. (2.2) City of London Community Grants Program Multi-Year Funding Allocations (2024-2027)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated March 26, 2024, titled "City of London Community Grants Program Multi-Year Funding Allocations (2024-2027)", BE RECEIVED for information.

Motion Passed

4. (4.1) Consideration of Appointment to the London & Middlesex Community Housing (Requires 1 Member) (Relates to Bill No. 100)

Motion made by: S. Lewis

That the following actions be taken with respect to the appointment to the London and Middlesex Community Housing Board of Directors:

- a) Gregory Thompson BE APPOINTED to the London and Middlesex Community Housing Board of Directors as a Second Class Tenant Member for the term ending December 31, 2024; and,
- b) the ~~attached~~ proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to ratify and confirm the Resolution of the Shareholder of the London and Middlesex Community Housing.

Motion Passed

5. (4.2) Evaluation Framework - Health & 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 following actions be taken with respect to the Evaluation Framework – Health & Homelessness Whole of Community System Response report;

- a) the Evaluation Framework – Health & Homelessness Whole of Community System Response report BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to report back annually on the data and outcomes collected through this Evaluation Framework, in addition to data that is captured through the 2023-2027 City of London Strategic Plan; and
- c) the Civic Administration BE DIRECTED to report back on the

metrics and the report format for the annual data sharing by the end of Q3 2024;

it being noted that the Strategic Priorities and Policy Committee received a presentation from M. Kunze, Manager, Forensic and Supportive Housing Programs, St. Leonard's Community Services, London & Region and M. Meyer, Senior Director LHSC and Middlesex London Ontario Health Team Assistant, Professor Western University with respect to this matter.

Motion Passed

6. (4.3) London's Health & Homelessness Whole of Community System Response Proposed Highly Supportive Housing Plan

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to London's Health & Homelessness Whole of Community System Response Proposed, Highly Supportive Housing Plan report;

a) the Saving Lives, Alleviating Suffering, & Building a Healthy, Strong, & Safe Community for All - London's Health & Homelessness Response: Highly Supportive Housing Plan as appended to the staff report dated March 26, 2024 as Schedule 1 BE ENDORSED; and

b) the staff report BE RECEIVED for information;

it being noted that the Strategic Priorities and Policy Committee received a presentation from D. Astolfi, Director, Supportive Housing - Independent & Youth, CMHA Thames Valley Addiction & Mental Health Services and the Deputy City Manager, Social and Health Development with respect to this matter;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated March 24, 2024 from Councillor S. Stevenson with respect to this matter.

Motion Passed

Motion made by: S. Lewis

That the Civic Administration BE DIRECTED to report back at a future meeting of the Strategic Priorities and Policy Committee with the following item:

the cost breakdowns for this new Highly Supportive Housing program (to update Schedule 1, as appended to the staff report dated March 26, 2024) and/or a Draft Operating Budget (per the new Highly Supportive Housing Plan).

Motion Passed

8. (4.5) Request for Proposals for External Auditor of the London Transit Commission - Deputy Mayor S. Lewis and Budget Chair E. Pelosa

Motion made by: S. Lewis

That the following actions be taken with respect to the London Transit Commission:

a) the Civic Administration BE DIRECTED to undertake a Request for Proposals for an external auditor to initiate a comprehensive operations and performance audit of the London Transit Commission, with the following audit scope:

i) inclusion of current routing of service in regard to best practices in major municipalities, structure of the organization, financial structuring of various passes and contracts, operational preparedness and readiness to integrate with future Rapid Transit corridors, and to other KPIs to identify strengths and weaknesses;

ii) identification of alternate service delivery model considerations and associated savings/cost implications, including but not limited to the municipality delivering the service directly; and

iii) provision of recommendations to Municipal Council at the completion of the audit with a copy of the full public report provided to the London Transit Commission;

b) the Civic Administration BE DIRECTED to identify an appropriate source of financing;

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

- a communication from M. Jones;
- a communication from M. Sheehan; and
- a communication from W. Lau, CEO, LEADS Employment Services and J. Preston, Associate Professor, King's University College.

Motion Passed

9. (4.6) Request for Accountability from the London Police Services Board -Mayor J. Morgan and Councillors S. Franke and C. Rahman

Motion made by: S. Lewis

That the Civic Administration BE DIRECTED to request a letter as an agenda item to the London Police Service Board (LPSB) to discuss and report back to Council on the planned accountability activities including:

Potential Metrics:

Metrics as proposed by LPSB in the police budget business case:

- a) Reduction in code 2 (urgent) and code 3 (non-urgent) response times;
- b) Reduction in calls for service holding in que prior to being dispatched;
- c) Crime Severity Index as tracked by Stats Can (available annually in July);
- d) Crime Rate as tracked by Stats Can (available annually in July);
- e) Increase in proactive (preventive) policing;
- f) Increase in time spent on crime prevention and high-harm initiatives;
- g) Increased traffic enforcement;
- h) Increased police visibility;

- i) Decrease in service complaints;
- j) Increased community engagement;
- k) Decrease in shootings;
- l) Decrease in fatal motor vehicle collisions;

Other potential metrics:

- m) Overall call volume;
- n) Initiatives that address violence against women and girls;
- o) Hate crimes;
- p) Response to mental health; and
- q) Impact of body worn cameras on community and officer safety, and service complaints;

it being noted that the Strategic Priorities and Policy Committee received a communication from Councillors S. Franke and C. Rahman and Mayor J. Morgan with respect to this matter.

Motion Passed

10. (4.7) 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with the 2nd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on February 8, 2024:

- a) the request to reconfigure the Terms of Reference for the Diversity, Inclusion and Anti-Oppression Community Advisory Committee (DIACAC) specifically in order to better utilize the talents, efforts and viewpoints of racialized communities within the City of London BE REFERRED to the Governance Working Group for consideration; and
- b) clauses 1.1, 1.2, 2.1, 2.2, 3.1 and 4.1 BE RECEIVED.

Motion Passed

11. (4.8) Request for an Off-Site Meeting - Mayor J. Morgan

Motion made by: S. Lewis

That, the following actions be taken with respect to a change of location for a meeting of Municipal Council of the City of London on April 17, 2024, starting at 5:00 PM:

- a) pursuant to s.236(2) of the Municipal Act, 2001, a change in meeting location from Council Chambers to the Oneida Nation of the Thames in Southwold, Ontario, for the above-noted meeting BE APPROVED;
- b) pursuant to s.2.3 of the Council Procedure By-law, the speaking limitations and protocol contained in s.9.6, s.9.7, and s.9.15; and the ceremonial mace protocols contained in s.7.1 and s.7.2, BE SUSPENDED for the duration of the above-noted meeting to facilitate dialogue between the two Councils; and
- c) pursuant to s.11.10 of the Council Procedure By-law, Council BE PERMITTED to proceed beyond the hour of 6:00 PM for the above-noted meeting.

Motion Passed

12. (2.3) 2024 Assessment Growth Funding Allocation

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2024 Assessment Growth Funding Allocation report BE RECEIVED for information.

Motion Passed

13. (5.1) Request for Support for the Thames Valley District School Board - Councillors C. Rahman and A. Hopkins

Motion made by: S. Lewis

That the Mayor BE REQUESTED to send a further communication on behalf of London City Council with particular focus on the pressing needs for approval on the West London and Southwest London schools in order to option school blocks set to expire in the near term.

Motion Passed

7. (4.4) Mobility Master Plan 2050 Mode Share Target

Motion made by: S. Lewis

That the following actions be taken with respect to the Mobility Master Plan;

a) the 2050 mode share target for the development of the Mobility Master Plan BE SET at the levels described in Option 2 (representing 32.5% Mode Share split) or greater for Transit and for Walking and Cycling; and

b) the mode share targets for the Mobility Master Plan BE REVIEWED at least every four years and adjusted appropriately. it being noted that the Strategic Priorities and Policy Committee heard delegations from the following individuals with respect to this matter:

- M. Wallace, Executive Director, London Development Institute;
- R. Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee; and
- M. A. Hodge, Climate Action London;

it being further noted that the Strategic Priorities and Policy Committee received communications from the following individuals:

- a communication from A. McClenaghan, Co-Owner, London Bicycle Café;
- a communication from J. Riedstra;
- a communication from Councillor S. Franke;
- a communication from M. Metson;
- a communication from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee;
- a communication from E. Febrey;

- a communication from L. Blumer;
- a communication from R. Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee;
- a communication from C. Evans;
- a communication from B. Morrison and M. A. Hodge on behalf of Climate Action London;
- a communication from E. Poirier, Vice President External Affairs, University Students' Council; and
- a communication from C. Taylor.

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

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

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

Motion Passed (11 to 2)

8.2 5th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 5th Report of the Planning and Environment Committee BE APPROVED, with the exception of items 4 (3.1), 6 (3.3), and 11 (3.8).

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

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

Motion Passed (13 to 0)

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) Heritage Designation for 244 Base Line Road East

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the request for designation of the property located at 244 Base Line Road East:

a) Notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property located at 244 Base Line Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 244 Base Line Road East to be of cultural heritage value or

interest for the reasons outlined in Appendix D of the associated staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared; and,

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

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. (2024-R01)

Motion Passed

3. (2.2) Building Division Monthly Report

Motion made by: S. Lehman

That the Building Division monthly reports for the months of January and February, 2024 BE RECEIVED for information. (2023-A23)

Motion Passed

5. (3.2) 6097 Colonel Talbot Road (Z-9698) (Relates to Bill No. 113)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 2803767 Ontario Inc., c/o MHBC Planning, relating to the property located at 6097 Colonel Talbot Road, the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, 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 Agricultural (AG2) Zone TO an Agricultural Special Provision (AG2(_)) and holding Agricultural Commercial Special Provision (h-17*h-18*AGC1(_)) Zone;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024, from A. Johnson, 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:

- J. Gaudet, MHBC Planning;

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

- the recommended amendment is consistent with the Provincial Policy Statement 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Farmland Place Type & Environmental Review policies; and,

- the proposed use is considered appropriate within 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. (2024-D14)

Motion Passed

7. (3.4) 900 Jalna Boulevard (Z-9697) (Relates to Bill No. 115)

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 900 Jalna GP Ltd, c/o MHBC Planning, relating to the property located at 900 Jalna Boulevard:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, 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 Commercial Recreation (CR) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the main building entrance for units fronting Southdale Road East shall be oriented to the street;
 - ii) provide a minimum parking setback of 1.5m from the western property line to allow for appropriate landscape buffering and screening;
 - iii) consider revising the right-in, right-out, access driveway to be a full access driveway instead;
 - iv) consider providing a communal paratransit layby internal to the property;
 - v) consider providing a safe and accessible pedestrian connection between the central townhouse block and the rest of the property;
 - vi) enhanced tree planting;
 - vii) consider inclusion of green roof elements, as per submitted renderings
 - viii) include 50% native species for landscaping
 - ix) larger parking setbacks and/or larger landscape islands be considered to increase tree planting in addition to the existing SPA directions
 - x) include short-term bike parking
- 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 recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson 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:

- J. Gaudet, MHBC Planning;

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 can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and
- the recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of 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. (2024-D14)

Motion Passed

8. (3.5) 300 and 306 Princess Street (OZ-9688) (Relates to Bills No. 105 and 116)

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 1000566345 Ontario Inc. & Domus Development (London) Inc., relating to the properties located at 300 and 306 Princess Street:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;
- b) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject properties FROM a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone TO a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone;

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

- C. Kulchycki, 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 London Plan, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies;
- the recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and,
- the recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit 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. (2024-D14)

Motion Passed

9. (3.6) 3010-3050 Yorkville Street (Z-9692) (Relates to Bill No. 117)

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 731675 Ontario Limited, (c/o York Developments), relating to the properties located at 3010-3050 Yorkville Street:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone TO a Residential R9 Special Provision Bonus (R9-7(*)*B-57*H68) Zone and a Holding Residential R9 Special Provision/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h-_*R9-7(**)/CC4(5)/RO2(32)*B-57*H45) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) implementation of the Urban Design Guidelines for 3080 Bostwick Road;
 - ii) implementation of the recommendations of the Noise Study;
 - iii) details regarding garbage storage and collection be finalized; and,
 - iv) consider a design for the forecourt at the principle building entrance that complements the design of the forecourt and playground at the Bostwick Community Centre;

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 recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson 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:

- J. Gaudet, MHBC Planning;

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;
- the recommended amendment conforms to the Southwest Area Secondary Plan, including, but not limited to the Bostwick Residential Neighbourhood policies and the Urban Design Guidelines for 3080 Bostwick Road; and,
- the recommended amendment facilitates the development of an appropriate form of high density, mixed-use development within the Built Area Boundary;

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. (2024-D14)

Motion Passed

10. (3.7) 460 Asher Crescent (Z-9701) (Relates to Bill No. 118)

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 Drewlo Holdings Inc., relating to the property located at 460 Asher Crescent, known legally as Block 231, 33M-826:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, 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 Residential R4/R5/R6 (h*h-54*h-71*h-100*R4-6/R5-4/R6-5) Zone TO a Residential R6 Special Provision (R6-5 (_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) locate and design the apartment and townhouse buildings to provide street-oriented development along Commissioners Road East, Jackson Road, Reardon Boulevard, and Asher Crescent;
 - ii) locate apartment building 'B' closer to Jackson Road to provide more landscaped open space between the apartment buildings 'A' and 'B';
 - iii) realign townhouse Blocks D, E, F, G, H & I to run north-south

- with townhouse buildings oriented to Jackson Road and an internal grid network of private drives;
- iv) provide pedestrian connectivity between the townhouse and apartment portions of the proposed development and to the public streets, including Commissioners Road East;
 - v) provide adequate landscaped open space and outdoor amenity areas to serve the needs of the residents of the proposed development;
 - vi) provide enhanced design of side elevations of apartment and townhouse buildings that face municipal streets;
 - vii) provide enhanced tree planting; and,
 - viii) include 40% to 50% native species for landscaping;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson with respect to these matters;

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

- C. O'Brien, Drewlo Holdings; and,
- S. Munn;

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 contributes to the 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. (2024-D14)

Motion Passed

12. (3.9) 613 Superior Drive (Z-9691) (Relates to Bill No. 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 by The Ironstone Building Company Inc., relating to the property located at 613 Superior Drive:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 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/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone TO a Residential R5 Special Provision (R5-5(_)) Zone;

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

- i) provision of direct pedestrian connections from individual units to the city sidewalk along Superior Drive, including the corner units with wrap around porches; and,
- ii) work with the applicant for park enhancements or onsite amenity that may serve the neighbourhood, including play structures etc.;

c) the Civic Administration BE DIRECTED to continue to work with the developer on the following:

- i) to ensure the road conditions in the adjacent plan of subdivision are improved and communicate with the developer on paving the unassumed streets (Kleinburg Drive and Appletree Gate) in the near term to ensure an accessible vehicular access to Sunningdale Road West; and,
- ii) Phase 4 of the subdivision to establish the east/west access on Superior with the connection to Adelaide Street;

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

- a communication dated March 10, 2024 from K. Ladd;
- a communication dated February 16, 2024 from P.V. Hinde, The Ironstone Building Company Inc.; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- C. O'Brien, The Ironstone Building Company Inc.;
- K. Ladd;
- S. Andrus;
- K. Ladd;
- R. Seshan;
- J. Chen;
- M. McGarry;
- J. Findlay; and,
- K. Stillert;

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 policies; and,
- the recommended amendment facilitates the development of a vacant parcel of land 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. (2024-D14)

Motion Passed

13. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List dated March 11, 2024, BE RECEIVED for information.

Motion Passed

14. (5.2) 3rd Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on March 13, 2024 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from S. Bergman, Chair, Community Advisory Committee, with respect to these matters.

Motion Passed

4. (3.1) Amendment to the Industrial Lands Community Improvement Plan (O-9647) (Relates to Bill No. 104)

Motion made by: S. Lehman

That, on the recommendation of the Director, Economic Services and Supports, the following actions be taken with respect to amending the Industrial Lands Community Improvement Plan:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to AMEND By-law C.P.-1494-217, as amended, being "A By-law to adopt the Community Improvement Plan for Industrial Land uses", by:

- i) DELETING Schedule "2", the Industrial Lands Community Improvement Plan and REPLACING it with Schedule "2" as appended to the staff report dated March 19, 2024;
- ii) DELETING Schedule "3", the revised Industrial Lands Development Charges Grant - Incentive Program Guidelines and REPLACING it with Schedule "3" as appended to the staff report dated March 19, 2024; and,
- iii) DELETING Schedule "4", the Industrial Corridor Enhancement Grant - Incentive Program Guidelines, from By-law C.P.-1494-217;

it being noted that the Planning and Environment Committee received a communication dated March 14, 2024 from C. Butler, with respect to these matters;

it being further noted that no individuals spoke at the public participation meeting associated with these matters;

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

- implement Municipal Council direction following the 5-Year Community Improvement Plans and Financial Incentives Review;
- an Industrial Lands Community Improvement Plan that aligns with the latest policies outlined in relevant City of London documents, such as the City's Strategic Plan 2023-2027, the Industrial Land Development Strategy and other Community

Improvement Plans; and,

- remove outdated Community Improvement Plan goals and replace them with update Community Improvement Plan goals and objectives; it being noted that this action will result in an Industrial Lands Community Improvement Plan that aligns with current City policies and Municipal Council strategic directions;

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. (2024-D19)

Motion made by: S. Lehman

Seconded by: S. Lewis

Motion to amend clause 3.1 to read as follows:

"That, on the recommendation of the Director, Economic Services and Supports, the following actions be taken with respect to amending the Industrial Lands Community Improvement Plan:

a) the proposed attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to AMEND By-law C.P.-1494-217, as amended, being "A By-law to adopt the Community Improvement Plan for Industrial Land uses", by:

i) DELETING Schedule "2", the Industrial Lands Community Improvement Plan and REPLACING it with Schedule "2" as appended to the staff report dated March 19, 2024;

ii) DELETING Schedule "3", the revised Industrial Lands Development Charges Grant - Incentive Program Guidelines and REPLACING it with Schedule "3" as appended to the staff report dated March 19, 2024; and,

iii) DELETING Schedule "4", the Industrial Corridor Enhancement Grant - Incentive Program Guidelines, from By-law C.P.-1494-217;

it being noted that the Planning and Environment Committee received a communication dated March 14, 2024 from C. Butler, with respect to these matters;

it being further noted that no individuals spoke at the public participation meeting associated with these matters;

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

- implement Municipal Council direction following the 5-Year Community Improvement Plans and Financial Incentives Review;
- an Industrial Lands Community Improvement Plan that aligns with the latest policies outlined in relevant City of London documents, such as the City's Strategic Plan 2023-2027, the Industrial Land Development Strategy and other Community Improvement Plans; and,
- remove outdated Community Improvement Plan goals and replace them with update Community Improvement Plan goals and objectives; it being noted that this action will result in an Industrial Lands Community Improvement Plan that aligns with current City policies and Municipal Council strategic directions;

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. (2024-D19) (3.1/5/PEC)"

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

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

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: S. Lewis

That item 4, clause 3.1, as amended, BE APPROVED.

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

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

Motion Passed (13 to 0)

Item 4, clause 3.1, as amended, reads as follows:

That, on the recommendation of the Director, Economic Services and Supports, the following actions be taken with respect to amending the Industrial Lands Community Improvement Plan:

a) the proposed attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to AMEND By-law C.P.-1494-217, as amended, being "A By-law to adopt the Community Improvement Plan for Industrial Land uses", by:

- i) DELETING Schedule "2", the Industrial Lands Community Improvement Plan and REPLACING it with Schedule "2" as appended to the staff report dated March 19, 2024;
- ii) DELETING Schedule "3", the revised Industrial Lands Development Charges Grant - Incentive Program Guidelines and REPLACING it with Schedule "3" as appended to the staff report dated March 19, 2024; and,
- iii) DELETING Schedule "4", the Industrial Corridor Enhancement Grant - Incentive Program Guidelines, from By-law C.P.-1494-217;

it being noted that the Planning and Environment Committee received a communication dated March 14, 2024 from C. Butler, with respect to these matters;

it being further noted that no individuals spoke at the public participation meeting associated with these matters;

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

- implement Municipal Council direction following the 5-Year Community Improvement Plans and Financial Incentives Review;
- an Industrial Lands Community Improvement Plan that aligns with the latest policies outlined in relevant City of London documents, such as the City's Strategic Plan 2023-2027, the Industrial Land Development Strategy and other Community Improvement Plans; and,
- remove outdated Community Improvement Plan goals and replace them with update Community Improvement Plan goals and objectives; it being noted that this action will result in an Industrial

Lands Community Improvement Plan that aligns with current City policies and Municipal Council strategic directions;

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. (2024-D19) (3.1/5/PEC)

6. (3.3) 192-196 Central Avenue (Z-9695) (Relates to Bill No. 114)

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 Farhi Holdings Corporation, relating to the property located at 192-196 Central Avenue:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, 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 R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone TO a Residential R10 Special Provision (R10-4(_)) Zone

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

- i) ensure the landscape plan is implemented;
- ii) ensure a west interior side yard setback of 1.5 metres for 3rd floor amenity space encroachment;
- iii) ensure a minimum setback of 1.5 metres from all property lines to the underground parking structure;
- iv) demonstrate that the recommendations included within Section 9 of the Heritage Impact Assessment are implemented;
- v) consultation with the Municipal Housing Development division for the provision of affordable units be undertaken as part of the Site Plan process;

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

- D. Galbraith, up consulting; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- D. Galbraith, up consulting;
- F. Devereaux;
- M. O'Dwyer;
- P. Cullimore; and,
- A.-M. Valastro;

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 amendments conform 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 conforms to the High-Density Residential overlay, Near-Campus Neighbourhoods and Talbot Mixed-Use Area policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and 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. (2024-D14)

Motion made by: S. Lehman

Seconded by: S. Lewis

That the motion BE AMENDED with the following new parts:

"Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Farhi Holding Corporation relating to the property located at 192-196 Central Avenue:

(a) the proposed by-law attached hereto BE INTRODUCED at the Municipal Council meeting on April 2, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property FROM a Residential R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone TO Residential R10 Special Provision (R10-4(_)) Zone;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) 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;
- ii) The recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies;
- iii) The recommended amendment conforms to the High-Density Residential overlay, Near-Campus Neighbourhoods and Talbot Mixed-Use Area policies;
- iv) The recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood".

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

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

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: S. Lewis

That item 6, clause 3.3, as amended, BE APPROVED.

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

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

Motion Passed (13 to 0)

Item 6, clause 3.3, as amended, reads as follows:

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Farhi Holding Corporation relating to the property located at 192-196 Central Avenue:

(a) the proposed by-law attached hereto BE INTRODUCED at the Municipal Council meeting on April 2, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property FROM a Residential R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone TO Residential R10 Special Provision (R10-4(_)) Zone;

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

- i) ensure the landscape plan is implemented;
- ii) ensure a west interior side yard setback of 1.5 metres for 3rd floor amenity space encroachment;
- iii) ensure a minimum setback of 1.5 metres from all property lines to the underground parking structure;
- iv) demonstrate that the recommendations included within Section 9 of the Heritage Impact Assessment are implemented;
- v) consultation with the Municipal Housing Development division for the provision of affordable units be undertaken as part of the Site Plan process;

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

- D. Galbraith, up consulting; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- D. Galbraith, up consulting;
- F. Devereaux;
- M. O'Dwyer;
- P. Cullimore; and,
- A.-M. Valastro;

it being noted that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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 amendments conform 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 conforms to the High-Density Residential overlay, Near-Campus Neighbourhoods and Talbot Mixed-Use Area policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and 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. (2024-D14)

11. (3.8) Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan Review with Land Needs Assessment:

- a) the Civic Administration BE DIRECTED to reinstate the Official Plan Review which is consistent with Section 26 of the Planning Act, noting the review will be phased to prioritize a Land Needs Assessment in support of the City's housing supply initiatives;
- b) the Civic Administration BE DIRECTED to incorporate the industrial conversions into the City's land supply of the Land Needs Assessment, with the exception of 2496 Dundas Street;
- c) the property located at 2496 Dundas Street BE RE-EVALUATED for consideration of possible industrial conversion and for possible amendment to The London Plan, noting that additional background materials are being submitted for evaluation;
- d) the staff report dated March 19, 2024, entitled "Official Plan Review of The London Plan and Land Needs Assessment update" BE RECEIVED for information.
- e) that, notwithstanding the recommendation of the Director, Planning and Development, Civic Administration BE DIRECTED to incorporate the industrial conversion for 2251, 2253 and 2257 Trafalgar Street into the City's land supply of the Land Needs Assessment;
- f) the Civic Administration BE DIRECTED to review development opportunities on lands to be converted within the Hyde Park Commercial Industrial Area and consider specific area policies to ensure future development includes a mix of commercial uses and other neighbourhood amenities.
- g) the Civic Administration BE DIRECTED to apply the 25-year planning horizon to the Land Needs Assessment;
- h) the Civic Administration BE DIRECTED to bring forward associated recommended amendments to The London Plan Amendment on clauses c), d), e) and f), above, to a future public meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee

received the following communications with respect to these matters:

- the staff presentation;
- a revised recommendation;
- a communication dated March 11, 2024, from J.M. Fleming, City Planning Solutions;
- a communication dated March 15, 2024, from P.V. Hinde, Tanfield Consulting Ltd.; and,
- a communication dated March 18, 2024, from L. Clark, Sifton Properties Limited;

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

- M.A. Hodge, Climate Action London;
- P. Hinde, Tanfield Consulting Ltd.;
- J.M. Fleming, City Planning Solutions on behalf of York Developments, S. Copp and 3C Holdings;
- M. Wallace, London Development Institute; and,
- M. Cory, Malone Given Parsons Ltd. on behalf of Dancor Construction Limited;

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

- Municipal Council approval of the reinitiation of the Official Plan Review of The London Plan is consistent with the provisions of the Planning Act, section 26; and,
- the recommended changes to the Planning Horizon of The London Plan and conversion of Industrial lands to other non-Industrial Place Types in the London Plan is consistent with the policies of the Provincial Policy Statement, 2020, and conforms with the policies of The London Plan. (2024-D14)

Motion made by: S. Franke

Seconded by: D. Ferreira

That the motion BE AMENDED to include the following parts:

"i) the Civic Administration BE DIRECTED to undertake a future growth management implementation strategy for the built-area including a higher intensification target to align with the 32.5% mode share target;

j) the Civic Administration BE DIRECTED to undertake a review of Sewer and Water Servicing capacity within the Built Area Boundary to meet the 2028 DC Bylaw deadlines; and

k) the Civic Administration BE DIRECTED to undertake review of policy changes within The London Plan that would be needed to support increased intensification opportunities within the Urban Growth Boundaries."

Motion made by: S. Franke

Seconded by: D. Ferreira

Motion TO AMEND by adding part i) as follows:

"i) the Civic Administration BE DIRECTED to undertake a future growth management implementation strategy for the built-area including a higher intensification target to align with the 32.5% mode share target;"

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

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

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

Motion Passed (9 to 4)

Motion made by: S. Franke

Seconded by: D. Ferreira

Motion TO AMEND by adding parts i)and j) as follows:

"j) the Civic Administration BE DIRECTED to undertake a review of Sewer and Water Servicing capacity within the Built Area Boundary to meet the 2028 DC Bylaw deadlines; and"

"k) the Civic Administration BE DIRECTED to undertake review of policy changes within The London Plan that would be needed to support increased intensification opportunities within the Urban Growth Boundaries."

Yeas: (6): A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (7): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, and S. Lehman

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

Motion Failed (6 to 7)

At 7:15 PM, Councillor E. Pelozza leaves the meeting.

Motion made by: S. Franke

Seconded by: A. Hopkins

That item 11, clause 3.8, as amended, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Franke, and D. Ferreira

Nays: (3): S. Trosow, P. Van Meerbergen, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Item 11, clause 3.8, as amended, reads as follows:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan Review with Land Needs Assessment:

a) the Civic Administration BE DIRECTED to reinstate the Official Plan Review which is consistent with Section 26 of the Planning Act, noting the review will be phased to prioritize a Land Needs Assessment in support of the City's housing supply initiatives;

b) the Civic Administration BE DIRECTED to incorporate the industrial conversions into the City's land supply of the Land Needs Assessment, with the exception of 2496 Dundas Street;

- c) the property located at 2496 Dundas Street BE RE-EVALUATED for consideration of possible industrial conversion and for possible amendment to The London Plan, noting that additional background materials are being submitted for evaluation;
- d) the staff report dated March 19, 2024, entitled “Official Plan Review of The London Plan and Land Needs Assessment update” BE RECEIVED for information.
- e) that, notwithstanding the recommendation of the Director, Planning and Development, Civic Administration BE DIRECTED to incorporate the industrial conversion for 2251, 2253 and 2257 Trafalgar Street into the City’s land supply of the Land Needs Assessment;
- f) the Civic Administration BE DIRECTED to review development opportunities on lands to be converted within the Hyde Park Commercial Industrial Area and consider specific area policies to ensure future development includes a mix of commercial uses and other neighbourhood amenities.
- g) the Civic Administration BE DIRECTED to apply the 25-year planning horizon to the Land Needs Assessment;
- h) the Civic Administration BE DIRECTED to bring forward associated recommended amendments to The London Plan Amendment on clauses c), d), e) and f), above, to a future public meeting of the Planning and Environment Committee; and
- i) the Civic Administration BE DIRECTED to undertake a future growth management implementation strategy for the built-area including a higher intensification target to align with the 32.5% mode share target;

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

- the staff presentation;
- a revised recommendation;
- a communication dated March 11, 2024, from J.M. Fleming, City Planning Solutions;
- a communication dated March 15, 2024, from P.V. Hinde, Tanfield Consulting Ltd.; and,
- a communication dated March 18, 2024, from L. Clark, Sifton Properties Limited;

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

- M.A. Hodge, Climate Action London;
- P. Hinde, Tanfield Consulting Ltd.;
- J.M. Fleming, City Planning Solutions on behalf of York Developments, S. Copp and 3C Holdings;
- M. Wallace, London Development Institute; and,
- M. Cory, Malone Given Parsons Ltd. on behalf of Dancor Construction Limited;

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

- Municipal Council approval of the reinitiation of the Official Plan Review of The London Plan is consistent with the provisions of the Planning Act, section 26; and,
- the recommended changes to the Planning Horizon of The London Plan and conversion of Industrial lands to other non-Industrial Place Types in the London Plan is consistent with the

policies of the Provincial Policy Statement, 2020, and conforms with the policies of The London Plan. (2024-D14)

8.3 6th Report of the Corporate Services Committee

Motion made by: P. Cuddy

That the 6th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: P. Cuddy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) City of London Days at Budweiser Gardens - United Way Elgin and Middlesex

Motion made by: P. Cuddy

That, on the recommendation of the City Clerk and in accordance with Council's City of London Days at Budweiser Gardens Policy, the request from the United Way Elgin & Middlesex to host the annual Stairclimb on November 13, 2024, BE APPROVED as a City of London Day at Budweiser Gardens, notwithstanding Council's policy which restricts groups from having more than two event days over a consecutive five-year period.

Motion Passed

3. (2.2) 2024 Debenture Issuance

Motion made by: P. Cuddy

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

a) the Civic Administration BE AUTHORIZED to proceed with the issuance of debentures in the capital markets upon suitable market conditions to provide permanent financing for capital works in an amount not to exceed \$30,000,000; and

b) the Civic Administration BE INSTRUCTED to schedule and convene an appropriately timed Special Corporate Services Committee meeting upon successful placement of the City's debt in the capital markets to ensure adequate time for Council approval while adhering to the necessary financial settlement requirements.

Motion Passed

4. (2.3) Hyde Park Business Improvement Association Request for Five-Year Payment Plan for Amounts Owing

Motion made by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Finance Supports, in accordance with section 6.2 (b) of Municipal By-Law No. C.P.-1519-490, the following actions be taken with respect to the Hyde Park Business Improvement Association (BIA):

a) the request from the Hyde Park Business Improvement Association (appended to the staff report dated March 25, 2024 as Appendix "A") to repay their amounts owing due to tax reductions in the net amount of \$155,423 over a period of five years, from 2024 to 2028, in equal installments BE APPROVED; and

b) interest on the outstanding amounts owing due to tax reductions BE WAIVED during the period of the repayment plan;

it being noted that the Corporate Services Committee received a communication dated February 29, 2024 from D. Szpakowski, CEO & General Manager and T. Delaney, Chair, Hyde Park Business Improvement Association with respect to this matter.

Motion Passed

5. (2.4) Elected Officials and Appointed Citizen Members 2024 Remuneration

Motion made by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated March 25, 2024 regarding Elected Officials and Appointed Citizen Members 2024 Remuneration BE RECEIVED for information.

Motion Passed

6. (2.5) Employee Attendance 2023

Motion made by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Enterprise Supports, the report dated March 25, 2024 regarding Employee Attendance 2023 BE RECEIVED for information purposes.

Motion Passed

7. (4.1) Application - Issuance of Proclamation - World Press Freedom Day

Motion made by: P. Cuddy

That based on the application dated February 23, 2024 from Ink Stained Wretches, May 3, 2024 BE PROCLAIMED World Press Freedom Day.

Motion Passed

8. (4.2) Application - Issuance of Proclamation - Apraxia Awareness Day

Motion made by: P. Cuddy

That based on the application from Apraxia Kids Canada, May 14, 2024 BE PROCLAIMED Apraxia Awareness Day.

Motion Passed

9. (4.3) Application - Issuance of Proclamation - National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirited People

Motion made by: P. Cuddy

That based on the application dated March 4, 2024 from The City of London's Indigenous Employee Resource Group (ERG), May 5, 2024 BE PROCLAIMED National Day of Awareness for Missing & Murdered Indigenous Women & Girls & Two-Spirit People.

Motion Passed

10. (4.4) Application - Issuance of Proclamation - GBS and CIDP Awareness Month

Motion made by: P. Cuddy

That based on the application dated March 7, 2024 from GBS-CIDP Foundation of Canada, the month of May 2024 BE PROCLAIMED GBS and CIDP Awareness Month.

Motion Passed

11. (4.5) Application - Issuance of Proclamation - World Sickle Cell Awareness Day, Ontario Sickle Cell Awareness Day

Motion made by: P. Cuddy

That based on the application dated March 8, 2024 from Sickle Cell Awareness Group of Ontario (SCAGO), June 19, 2024 BE PROCLAIMED World Sickle Cell Awareness Day, Ontario Sickle Cell Awareness Day.

Motion Passed

12. (4.6) Application - Issuance of Proclamation - National British Home Child Day

Motion made by: P. Cuddy

That based on the application dated March 11, 2024 from Home Children Canada, September 28, 2024 BE PROCLAIMED National British Home Child Day.

Motion Passed

13. (4.7) Consideration of Appointment to the Animal Welfare Community Advisory Committee (Requires up to 6 New Members)

Motion made by: P. Cuddy

That Michael Rist BE APPOINTED as a voting member to the Animal Welfare Community Advisory Committee for the term ending March 31, 2025.

Motion Passed

8.5 5th Report of the Civic Works Committee

Motion made by: A. Hopkins

That the 5th Report of the Civic Works Committee BE APPROVED, with the exception of item 12 (2.12)

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelosa

Motion Passed (12 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) SS-2024-090 Single Source Contract - Telematics Services

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report, dated March 19, 2024, related to the Single Source Contract for Telematics Services (SS-2024-090):

a) approval BE GIVEN to exercise the single source provisions of the Procurement of Goods and Services Policy under sections 14.4 (d) and (g) to contract with AdvantageOne Technology Inc. for the supply and delivery of telematic services for a two (2) year contract with an option to renew for two (2) additional two (2) year periods;

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

c) 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. (2024-V01)

Motion Passed

3. (2.2) Award of Consulting Engineering Services for Detailed Design, Tendering Assistance, Construction Oversight and Contract Administration for Expansion of Landfill Gas Collection System W12A Landfill Site

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 March 19, 2024, related to the Award of Consulting Engineering Services for Detailed Design, Tendering Assistance, Construction Oversight and Contract Administration for Expansion of Landfill Gas Collection System W12A Landfill Site:

- a) Comcor Environmental Ltd. BE APPOINTED to carry out detailed design, tendering assistance, construction oversight, and contract administration consulting services for the expansion of the landfill gas collection system at the W12A Landfill site, in the total amount of \$176,640, including a contingency of \$23,040 (excluding HST), in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the work identified in (a), above, 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 work; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-F18)

Motion Passed

4. (2.3) W12A Landfill Community Mitigative Measures Fund - Glanworth Tennis Court

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, and based on the approved motion of the W12A Landfill Public Liaison Committee, funding of \$35,000 BE APPROVED from the W12A Landfill Community Mitigative Measures Fund for the Glanworth Tennis Court Improvement Project. (2024-F11)

Motion Passed

5. (2.5) Contract Price Increase - Victoria Bridge Replacement Consulting Services

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 March 19, 2024, related to a Contract Increase for Victoria Bridge Replacement Consulting Services:

- a) the Victoria Bridge Replacement contract for resident inspection and contract administration with AECOM Canada Limited BE INCREASED by \$225,000 to \$1,965,991 (excluding HST) in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;
- b) the financing for these projects 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 these projects; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-T06)

Motion Passed

6. (2.6) 2024 Watermain Cleaning and Lining Contract Award

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 March 19, 2024, related to the 2024 Watermain Cleaning and Lining Contract Award:

- a) the bid submitted by Fer-Pal Construction Ltd at its tendered price of \$6,282,196.17 (excluding HST) for Watermain Cleaning and Lining Services BE ACCEPTED; it being noted that this is the second year of a five year contract submitted by Fer Pal Construction Ltd. and where unit prices were carried over from the original tendered contract plus an increase in line with the Consumer Price Index;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project; 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. (2024-F18)

Motion Passed

7. (2.7) Appointment of Consulting Engineers for the Infrastructure Renewal Program

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 March 19, 2024, related to the

Appointment of Consulting Engineers for the Infrastructure Renewal Program:

- a) The following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy:
 - i) GM BluePlan Engineering Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2024 Infrastructure Renewal Program Leonard Street and Second Street project in accordance with the estimate, on file, at an upset amount of \$358,072.00, including 10% contingency (excluding HST); and,
 - ii) Spriet Associates London Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration, including a detailed design fee increase, for the 2024-2025 Infrastructure Renewal Program Charles Street, West Lions Park and Paul Street project in accordance with the estimate, on file, at an upset amount of \$606,032.90, including 10% contingency (excluding HST);
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval 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. (2024-T04)

Motion Passed

- 8. (2.8) Contract Award-RFT 2024-700 - 2024-2025 Infrastructure Renewal Program - Cavendish Crescent, Riverside Park and Mitchell A. Baran Park

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 Contract Award RFT 2024-700 for the 2024-2025 Infrastructure Renewal Program for Cavendish Crescent, Riverside Park and Mitchell A. Baran Park:

- a) the bid submitted by J-AAR Excavating Limited at its tendered price of \$7,264,752.80 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by J-AAR Excavating Limited was the lowest of nine bids received and meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT-2024-700); 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. (2024-T04)

Motion Passed

- 9. (2.9) Contract Award RFT-2023-265 - 2024-2025 Infrastructure Renewal Program Downtown Sewer Separation Phase 4 - York Street and Wellington Street

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 March 19, 2024, related to Contract Award RFT-2023-265 for the 2024-2025 Infrastructure Renewal Program for the Downtown Sewer Separation Phase 4 for York Street and Wellington Street:

- a) the bid submitted by L82 Construction Ltd at its tendered price of \$15,630,086.52 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by L82 Construction Ltd was the lowest of four bids received and meets the City's specifications and requirements in all areas;
- b) AECOM Canada Limited, BE AUTHORIZED to carry out the resident inspection and contract administration for the 2024-2025 Infrastructure Renewal Program Downtown Sewer Separation Phase 4 project in accordance with the estimate, on file, at an upset amount of \$1,418,789.00, including 10% contingency (excluding HST), in accordance with Section 15.2 (g) 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 Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT-2023-265); and,
- f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-T04)

Motion Passed

- 10. (2.10) Amendments to the Traffic and Parking By-law (Relates to Bill No. 108)

Motion made by: A. Hopkins

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated March 19, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, for the purpose of amending the Traffic and Parking By-law (PS-114). (2024-C01)

Motion Passed

11. (2.11) 2023 Administrative Amendments to the Traffic and Parking By-Law (Relates to Bill No. 109)

Motion made by: A. Hopkins

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated March 19, 2024, BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, for the purpose of amending the Traffic and Parking By-law (PS-114) with respect to the 2023 Administrative Amendments. (2024-C01)

Motion Passed

13. (2.4) 2024 Renew London Infrastructure Construction Program and 2023 Review

Motion made by: A. Hopkins

That the following actions be taken with respect to the staff report, dated March 19, 2024, related to the 2024 Renew London Infrastructure Construction Program and 2023 Review:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to provide options for ongoing traffic diversion for Dundas Place between Wellington St. and Ridout St., and to report back to Civic Works with an operational plan in Q4 2024. (2024-T04)

Motion Passed

14. (3.1) 3rd Report of the Integrated Transportation Community Advisory Committee

Motion made by: A. Hopkins

That the following actions be taken with respect to the 3rd Report of the Integrated Transportation Community Advisory Committee (ITCAC), from the meeting held on February 21, 2024:

- a) the above-noted 3rd Report of the ITCAC BE RECEIVED; and,
- b) the four recommendations contained within the ITCAC Last Term (2022-2023) Report, as appended to the above noted 3rd Report of the ITCAC, BE FORWARDED to the Governance Working Group for review and consideration;

it being noted that a verbal delegation from T. Khan, Chair, ITCAC, with respect to this matter, was received.

Motion Passed

15. (3.2) 4th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: A. Hopkins

That the following actions be taken with respect to the 4th Report of the Environmental Stewardship and Action Community Advisory Committee (ESACAC), from the meeting held on March 6, 2024:

- a) the expenditure of \$1,000 from the 2024 Environmental Stewardship and Action Community Advisory Committee Budget BE ALLOCATED to printing the attached yard signs for naturalized lawns;
- b) the following actions be taken with respect to the City of London Tree Protection By-law:
 - i) the Civic Administration BE ASKED to review opportunities to enforce the Tree By-law within the Provincial Offenses Act window of enforcement; and,
 - ii) this matter BE INCLUDED on the appropriate Standing Committee Deferred List;
- c) the Committee Clerk BE REQUESTED to add the following matters to future Agendas:
 - i) the Tree Protection By-law related to aerial mapping; and,
 - ii) Neighbourhood Decision Making Grants related to climate related projects; it being noted that a Sub-Committee consisting of B. Samuels, A. Hames and M.A. Hodge was created to discuss these matters; and
- d) clauses 1.1, 3.1, 4.1 and 5.2 BE RECEIVED;

it being noted that a verbal delegation from B. Samuels, Chair, ESACAC, with respect to this matter, was received.

Motion Passed

16. (4.1) Harris Park Shoreline Reconstruction

Motion made by: A. Hopkins

That the communication, as appended to the Added Agenda, and the verbal delegation from A.M. Valastro, with respect to Harris Park Shoreline Reconstruction, BE RECEIVED. (2024-T04)

Motion Passed

12. (2.12) Vendor of Record Contract Award - Rapid Transit Shelters Amenities - Request for Proposal Submissions - RFP-2023-271 Station Lighting, RFP-2023-272 Obelisks and RFP-2023-273 Station Furniture

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 March 19, 2024, related to Vendor of Record Contract Award for Rapid Transit Shelters Amenities and Request for Proposal Submissions – RFP-2023-271 Station Lighting, RFP-2023-272 Obelisks and RFP-2023-273 Station Furniture:

- a) with respect to the following rapid transit shelter amenity request for proposal submissions:
 - i) the bid submitted by J-AAR Excavating of \$683,896.22 (excluding HST), for the future design completion, supply and installation of Rapid Transit Shelter – Station Lighting (RFP-2023-271) BE ACCEPTED in accordance with the Procurement of Goods and Services Policy; it being noted that the proposal submitted by J-AAR Excavating was the highest scoring of two (2) proposal submissions received and meets the City’s specifications and requirements in all areas;
 - ii) the bid submitted by Enseicom of \$882,461.00 (excluding HST), for the future design completion, supply, and installation of Rapid Transit Shelter – Obelisks (RFP-2023-272) BE ACCEPTED in accordance with the Procurement of Goods and Services Policy; it being noted that the proposal submitted by Enseicom was the highest scoring of two (2) proposal submissions received and meets the City’s specifications and requirements in all areas; and,
 - iii) the bid submitted by Enseicom of \$430,033.00 (excluding HST), for the future design completion, supply and installation of Rapid Transit Shelter – Station Furniture (RFP-2023-273) BE ACCEPTED in accordance with the Procurement of Goods and Services Policy; it being noted that the proposal submitted by Enseicom was the highest scoring of three (3) proposal submissions received and meets the City’s specifications and requirements in all areas;
- b) the Civic Administration BE AUTHORIZED to appoint J-AAR Excavating and Enseicom as Vendors of Record for the supply and installation of shelter amenities in connection with these purchases for a period three (3) years with the option of four (4) one (1) year periods for renewal based on positive performance and cost noting cost escalation may be negotiable;
- c) the Civic Administration BE AUTHORIZED to undertake all additional administrative acts that are necessary in connection with these purchases;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with J-AAR Excavating and Enseicom for this work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-F18)

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelosa

Motion Passed (12 to 0)

9. Added Reports

Motion made by: D. Ferreira

That the 7th Report of the Council, In Closed Session BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

That clause 1 of the 7th Report of the Council, In Closed Session, read as follows:

Grant of Easement and Temporary Easement Agreements – Part of 1035 Sarnia Road – Hyde Park Stormwater Infrastructure Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, on the advice of the Director, Realty Services, with respect to a permanent and temporary easement agreements over the property owned by the Greek-Canadian Community of London City and Vicinity, legally described as Part 6, Plan 33R-21517 (permanent easement) and Parts 1, 2, 3, 4, and 5, Plan 33R-21517 (temporary easement), in the City of London, known municipally as 1035 Sarnia Road, the following actions be taken:

- a) the Grant of Easement Agreement between the City and the Greek-Canadian Community of London City and Vicinity granting the City a permanent multi-purpose municipal easement BE APPROVED, subject to the terms and conditions as set out in the agreement attached as Appendix “C” for the sum of \$267,300.00;
 - b) the Temporary Easement Agreement between the City and the Greek-Canadian Community of London City and Vicinity granting the City a temporary access easement BE APPROVED, subject to the terms and conditions as set out in the agreement attached as Appendix “D” for the sum of \$127,700.00; and
- the financing for this easement acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”.

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: S. Lewis

Seconded by: J. Pribil

That Introduction and First Reading of Bill No. 97 to Bill No. 120, excluding Bill No. 102, Bill No. 103, Bill No. 106, Bill No. 107, and including Revised Bill No's. 104 and 114 and Added Bill No. 121, BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: S. Lehman

Seconded by: S. Franke

That Second Reading of Bill No. 97 to Bill No. 120, excluding Bill No. 102, Bill No. 103, Bill No. 106, Bill No. 107, and including Revised Bill No's. 104 and 114 and Added Bill No. 121, BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: C. Rahman
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No. 72, Bill No. 97 to Bill No. 120, excluding Bill No. 102, Bill No. 103, Bill No. 106, Bill No. 107, and including Revised Bill No's. 104 and 114 and Added Bill No. 121, BE APPROVED.

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (12 to 0)

Motion made by: P. Cuddy
Seconded by: C. Rahman

That Introduction and First Reading of Bill No's. 102, 103, 107, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: C. Rahman
Seconded by: J. Pribil

That Second Reading of Bill No's. 102, 103, 107, BE APPROVED

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: C. Rahman
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No's. 102, 103, 107, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: C. Rahman

Seconded by: Mayor J. Morgan

That Introduction and First Reading of Added Bill No. 122, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Second Reading of Added Bill No. 122, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That Third Reading and Enactment of Added Bill No. 122, BE APPROVED.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (9 to 3)

Motion made by: P. Cuddy

Seconded by: S. Lewis

That Introduction and First Reading of Bill No. 106, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

Motion made by: P. Cuddy

Seconded by: S. Franke

That Second Reading of Bill No. 106, BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (11 to 1)

Motion made by: C. Rahman

Seconded by: S. Franke

That Third Reading and Enactment of Bill No. 106, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (3): H. McAlister, S. Stevenson, and E. Pelozza

Motion Passed (10 to 2)

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

Bill No. 97	By-law No. A.-8479-69 - A by-law to confirm the proceedings of the Council Meeting held on the 2nd day of April, 2024. (City Clerk)
Bill No. 98	By-law No. A.-8480-70 - A by-law to approve an Exit Agreement between The Corporation of the City of London and Odell-Jalna Residences of London and a Rent Supplement Agreement between Odell-Jalna Residences of London, Homes Unlimited (London) Inc. and The Corporation of the City of London and to authorize the Mayor and Clerk to execute same. (2.3a/5/CPSC)
Bill No. 99	By-law No. A.-8481-71 - A by-law to approve The Data Provision Agreement between The Corporation of the City of London and His Majesty the King in Right of Canada as represented by the Minister of Housing, Infrastructure and Communities, and to authorize the Mayor and City Clerk to execute this Agreement. (2.9/5/CPSC)
Bill No. 100	By-law No. A.-8482-72 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (4.1/7/SPPC)
Bill No. 101	By-law No. A-30-24002 - A by-law to amend By-law No. A-30, as amended, being the "Inspections By-law". (2.5/5/CPSC)
Bill No. 102	By-law No. A-54-24016 - 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" to provide for an amended Penalty Schedule "A-5" for the Business Licensing By-law for the categories of Consumer Fireworks Sales Business. (2.6b/5/CPSC)
Bill No. 103	By-law No. A-59-24001 - A by-law to amend By-law A-59 being "A by-law to provide for Various Fees and Charges" to add Consumer Fireworks Sales Business Licence Fees. (2.6d/5/CPSC)

Bill No. 104	By-law No. C.P.-1494(a)-73 - A by-law to amend C.P.-1494-217, as amended, being “A by-law to adopt the Community Improvement Plan for Industrial land uses” (3.1/5/PEC)
Bill No. 105	By-law No. C.P.-1512(cz)-74 - A by-law to amend The Official Plan for The City of London, 2016 relating to 300 and 306 Princess Avenue (3.5a/5/PEC)
Bill No. 106	By-law No. CPOL.-142(e)-75 - A by-law to amend By-law No. CPOL.-142-394 being “Special Events Policies and Procedures Manual”, to provide for the “Rock the Park 20 – July 2024” event use of Harris Park for 5 consecutive days. (4.1b/5/CPSC)
Bill No. 107	By-law No. L.-131(k)-76 - A by-law to amend By-law No. L.-131-16, as amended, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”. (2.6a/5/CPSC)
Bill No. 108	By-law No. PS-114-24013 - 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.” (2.10/5/CWC)
Bill No. 109	By-law No. PS-114-24014 - 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.” (2.11/5/CWC)
Bill No. 110	By-law No. S.-6310-77 - A by-law to assume certain works and services in the City of London. (Warbler Woods West Subdivision, Plan 33M-638 – Stage 2) (Deputy City Manager, Environment and Infrastructure)
Bill No. 111	By-law No. S.-6311-78 - A by-law to assume certain works and services in the City of London. (Creekview Phase 3 – Stage 1, Plan 33M-767) (Deputy City Manager, Environment and Infrastructure)
Bill No. 112	By-law No. W.-5700-79 - A by-law to authorize project ES5234 - Adelaide WWTP Flood Protection. (2.5/4/CWC)
Bill No. 113	By-law No. Z.-1-243195 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 6097 Colonel Talbot Road (3.2/5/PEC)
Bill No. 114	By-law No. Z.-1-243196 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 192-196 Central Avenue (3.3a/5/PEC)
Bill No. 115	By-law No. Z.-1-243197 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 900 Jalna Boulevard (3.4a/5/PEC)
Bill No. 116	By-law No. Z.-1-243198 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 300 and 306 Princess Avenue (3.5b/5/PEC)
Bill No. 117	By-law No. Z.-1-243199 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3010-3050 Yorkville Street (3.6a/5/PEC)
Bill No. 118	By-law No. Z.-1-243200 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 460 Asher Crescent (3.7a/5/PEC)

Bill No. 119	By-law No. Z.-1-243201 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 613 Superior Drive (3.9a/5/PEC)
Bill No. 120	By-law No. C.P.-1584-80 - A by-law to approve and authorize the use of the Office-to-Residential Conversion Loan Agreement template between The Corporation of the City of London (the "City") and a Registered Owner (the "Borrower") to encourage the conversion of vacant office space into residential units, and to delegate the authority to enter into such Agreements to the Director, Economic Services and Supports or delegate. (Mayor)
Bill No. 121	By-law No. A.-8483-82 - A by-law to authorize and approve a Grant of Easement Agreement and Temporary Easement Agreement between The Corporation of the City of London and the Greek-Canadian Community of London City and Vicinity, for the acquisition of a permanent easement and a temporary easement over a portion of property located at 1035 Sarnia Road, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/6/CSC)
Bill No. 122	By-law No. PW-11-24003 - A by-law to amend By-law PW-11 entitled, "A by-law to provide for the sale of fireworks and the setting off of fireworks and pyrotechnics within the City of London, and for requiring a permit and imposing conditions". (2.6c/5/CPSC)
Bill No. 72	By-law No. DR-108-81 - A by-law to provide for Drainage Works in the City of London (Construction of the Jenkins Municipal Drain). (Court of Revision / 3.1/3/CWC) (Third Reading only)

14. Adjournment

Motion made by: A. Hopkins
 Seconded by: D. Ferreira

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 7:45 PM.

 Josh Morgan, Mayor

 Michael Schulthess, City Clerk

Appendix C - Grant of Easement Agreement

THIS GRANT OF EASEMENT made this _____ day of _____ 2024 ,

B E T W E E N:

GREEK-CANADIAN COMMUNITY OF LONDON CITY AND VICINITY
(Hereinafter called the "Transferor")

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF LONDON
(Hereinafter called the "Transferee")

OF THE SECOND PART

WHEREAS the Transferor is seized of the lands and premises herein described, and has agreed to transfer to the Transferee a multi-purpose easement for municipal services in, over and upon the said Lands;

AND WHEREAS Section 91(2) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that an easement of a public utility provided by a municipality does not have to be appurtenant or annexed to or for the benefit of any specific parcel of land to be valid;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of TWO HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED DOLLARS CDN (\$267,300.00), of lawful money of Canada now paid by the Transferee to the Transferor (the receipt and sufficiency of which is hereby acknowledged). The Transferee agrees to pay the Transferor's reasonable legal costs, including fees, disbursements and applicable taxes, subject to assessment to a maximum of \$8,500.00 plus HST. The Transferee agrees to pay the Transferor's reasonable appraisal costs, including fees, disbursements and applicable taxes, subject to assessment to a maximum of \$7,900 plus HST. The Transferor DOTH GRANT unto the Transferee, its successors and assigns, forever, the full, free and uninterrupted right, liberty, privilege and easement in gross to install, construct, reconstruct, repair, clean, maintain, inspect and use as part of the Municipal Services system of the City of London and as appurtenant thereto, and for all times hereafter, sewers, watermains, electrical cables, communications cables, conduits and other municipal services of such kind, size, type and number as the Transferee may from time to time determine necessary, in, through, over, on and under that part of the lands of the Transferor more particularly described as part of PART OF LOT 24 CONCESSION 3 LONDON TOWNSHIP, DESIGNATED AS PART 6 on PLAN 33R-21517 CITY OF LONDON (the "Lands") as shown on Schedule .

TOGETHER WITH the full right, liberty, privilege and easement unto the Transferee, its successors and assigns, and its and their servants, agents, work people, contractors and others designated by it and them, from time to time and at all times forever hereafter, to enter upon the said Lands, with or without tools, machinery, equipment and vehicles, for the purposes aforesaid and to enter as aforesaid upon the adjoining lands of the Transferor in order to obtain access to and from the said Lands.

AND TOGETHER WITH the full right, liberty, privilege and easement unto the Transferee, its successors and assigns, and its and their servants, agents, work people, contractors and others designated by it and them, from time to time and at all times forever hereafter, to enter upon the said Lands, with or without tools, machinery, equipment and vehicles, for the purpose of obtaining access to abutting lands owned by the Transferee or to abutting lands in which Municipal Services are installed.

IT SHALL BE LAWFUL for the Transferee and its successors and assigns to exercise and enjoy the rights, liberties and privileges hereby granted without being liable for any interference, loss of use or loss of profit which shall or may be thereby caused to the said lands or to the owners and occupiers thereof from time to time, and the Transferee shall have the right to cut down or remove any brush, trees, shrubs, fences, pavements, ramps, curbs and other objects or structures as may be necessary or convenient in the exercise of the rights and privileges hereby granted and likewise to excavate and remove the soil and surfacings for the purposes aforesaid.

THE TRANSFEEE COVENANTS with the Transferor that it will restore the said Lands to the approximate condition which existed immediately prior to each and every entry upon the said Lands, excluding the replacement of brush and trees and structures. Restoration of hard surfaces will be at the sole discretion of the Transferee unless the surface predated the acquisition of this easement or was subsequently constructed as part of a development approved by the Transferee.

THE TRANSFEROR COVENANTS that no buildings or other structures shall be erected on or over the Lands described herein without the written consent of the Engineer of the Transferee or his designate.

THE TRANSFEROR FURTHER COVENANTS that it has the right to convey the rights, liberties, privileges and easements hereby granted and will execute such further assurances as may be requisite to give full effect to this indenture.

IT IS HEREBY AGREED that the covenants and agreements on the part of the Transferor shall run with


the Lands of the Transferor, and these shall enure to the benefit of and be binding upon the respective successors, heirs, executors, administrators and assigns of the parties hereto.

WHERE THE context requires, the masculine shall be construed as feminine or neuter and the singular shall be construed as plural.

GREEK-CANADIAN COMMUNITY OF LONDON CITY
AND VICINITY

Witness:

Name


Paraskevas Diamantopoulos

Title

President

I/We Have the Authority to Bind the Corporation

THE CORPORATION OF THE CITY OF LONDON

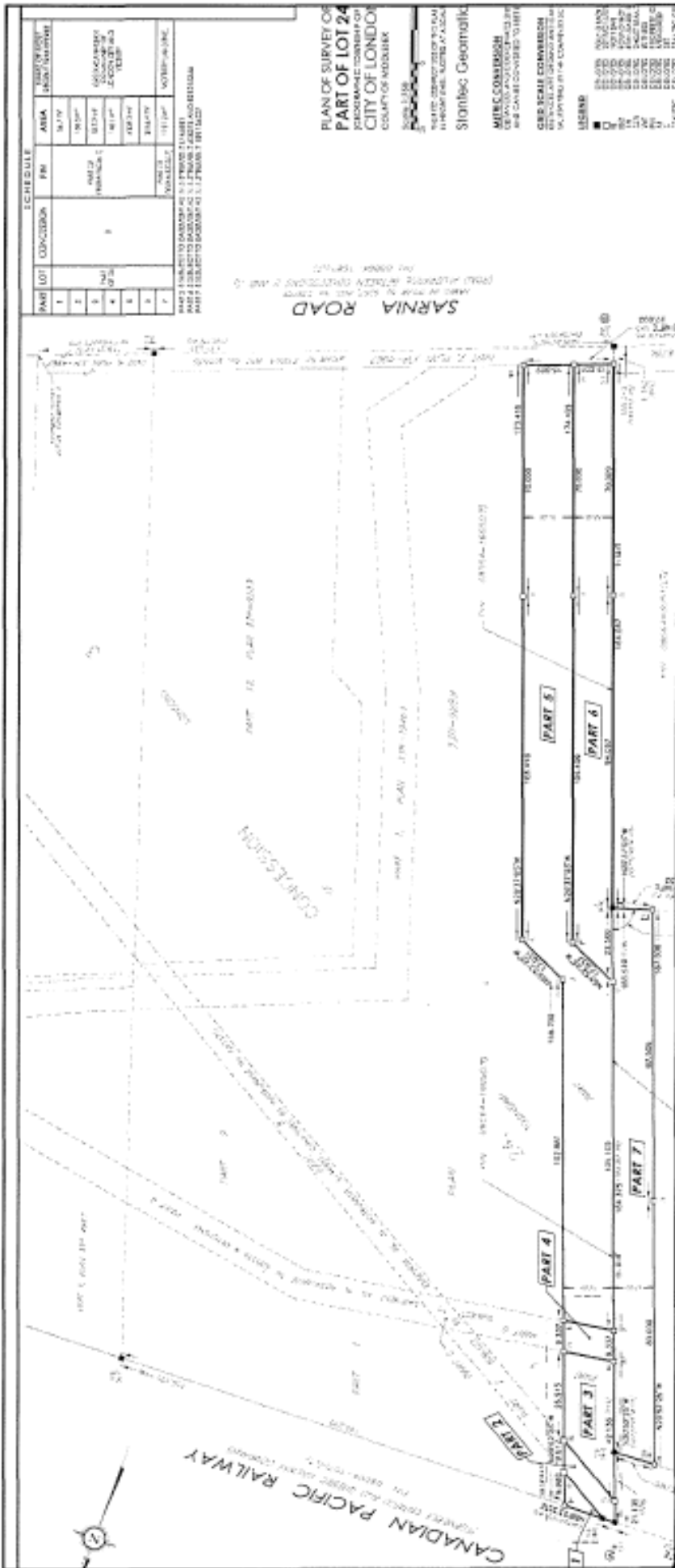
Josh Morgan, Mayor

Michael Schulthess, City Clerk

SCHEDULE "A" the Lands

LEGAL DESCRIPTION: PART 6 PLAN 33R-21517

Part of PIN: #08064 1605



Appendix D - Temporary Easement Agreement

TEMPORARY EASEMENT AGREEMENT

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON
(the "City")

And

GREEK-CANADIAN COMMUNITY OF LONDON CITY AND VICINITY
(the "Owner")

WHEREAS the Owner is the owner of the lands municipally known as 1035 Sarnia Rd and more particularly described as part 1, 2, 3, 4, and 5 on plan 33R-21517 shown in the attached Schedule "A1" (the "Easement Lands").

AND WHEREAS the City requires a temporary easement over the Easement Lands for the purposes described herein and the Owner is agreeable to providing same, subject to certain terms and conditions;

NOW THEREFORE in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Construction Access Easement: The Owner hereby grants to the City, its employees, servants, agents, contractors, successors, agents and assigns, a temporary easement in gross, free and uninterrupted, for access upon, over, in, under and across the Easement Lands for all purposes related to construction activities (the "Temporary Easement").
2. Consideration: The City shall pay the Owner the total amount of ONE HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS CDN (\$127,700.00) as payment for the Temporary Easement, payable in cash or cheque concurrent with the associated payment for the permanent easement registration over Part 6, Plan 33R-21517.
3. Term: The parties agree that this Temporary Easement shall be in effect from July 1st 2024 to June 30th 2025 or for such further period as the parties may agree (the "Term").
4. Extension of Term: The Owner hereby grants the City an option to extend the Term of this Temporary Easement up to two (2) times, each for an additional period of six (6) months (each to be referred to as an "Extension Term"). Each extension shall commence at the end of the existing Term and shall take effect upon:
 - a. Written notice being provided by the City to the Owner exercising the option to extend; AND
 - b. The City providing an additional payment to the Owner in the total amount of \$63,850.00,all to be provided prior to the commencement of each extension of the Term.
5. Deferral of Term: The City may, at its sole option, defer the commencement of the Term to July 1st, 2025 provided a minimum 30 days' notice is provided to the Owner. If the commencement of the Term is deferred by the City, the following conditions apply:
 - a. any consideration previously paid for the original Term shall be credited towards the amended Term of this Agreement and no further payment shall be required for the Term, unless an option to extend is exercised in accordance with Section 4 above;
 - b. The deferral of the commencement date of the Term shall not extend the total time period contemplated by this Agreement for the initial Term and Extension Terms. For clarity, a deferral shall be deemed to be a waiver by the City of both of the 6-month renewal options to extend available under Section 4 above; and
 - c. The Owner shall notify any subsequent owners of the Easement Lands of any deferral of the Term exercised by the City, including whether the

consideration for the deferred Term of the Agreement has already been paid by the City, prior to any transfer of the Easement Lands.

6. Additional Terms:

- a. The City shall make best efforts to restore the Easement Lands to its original condition prior to entry prior to the expiry of the Term.
- b. The Easement Lands will not be used for the storage of any construction vehicles, or construction materials, or the placement of any work trailers, at any time during the Term.
- c. The proposed use of the Temporary Easement has been reviewed by the Owner and the sum set out as the consideration in this Agreement is intended to include the payment for any reduction in market value suffered to the Owner's lands, if any, as a result of the City's use thereof, but excludes any physical damage to any portion of the Owner's lands which may occur during the construction period.

7. Indemnity: The City shall indemnify, defend with counsel and save harmless the Owner from and against any and all claims, liabilities, demands, and cause of action of every kind and character, including claims of creditors of the City, liability on account of injury to, or death of, persons or damage of property and all costs and expenses of investigation and defence and all fines, fees, penalties, interest, judgements, compromises, settlements, other costs and legal fees incurred by the Owner in defence of same, reasonably caused by the use of the Temporary Easement by the City's employees, agents and contractors, pursuant to this Agreement, except those claims, demands, suits, or causes of action arising out of the negligence of the Owner.

8. Successor & Assigns:

- a. The Owner acknowledges that this Temporary Easement reflects an interest in the Easement Lands to the extent described herein and shall enure to the benefit of and be binding up the heirs, executors, administrators, successors and assigns of the undersigned.
- b. The City may, at its option and cost, take steps to register this Agreement against title to the Easement Lands. The Owner agrees to execute any and all documentation necessary to effect the registration of the Temporary Easement on title to the Easement Lands. For clarity, the City hereby agrees to pay the Owner's reasonable legal costs of reviewing and administering the Agreement, subject to assessment.
- c. In the event that a transfer in ownership of the Easement Lands in whole or part is contemplated prior to the expiry of the term of this Agreement (or any renewal thereof), the Owner shall provide written notice to the City a minimum of thirty (30) days' prior to said transfer and obtain a covenant from any and all transferees of the Easement Lands, in a form prescribed by the City, to abide by the terms of this Agreement and assume all obligations of the Owner herein, at no additional cost to the City.

DATED at London this 23 day of February 2024,

GREEK-CANADIAN COMMUNITY OF LONDON CITY AND VICINITY


Name: Panagiotis Diavolitsis
Title: President

I/We Have the Authority to Bind the Corporation

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-Law A-1 of the Council of The Corporation of the City of London passed the 15th day of November, 1993, as amended.

THE CORPORATION OF THE CITY OF LONDON

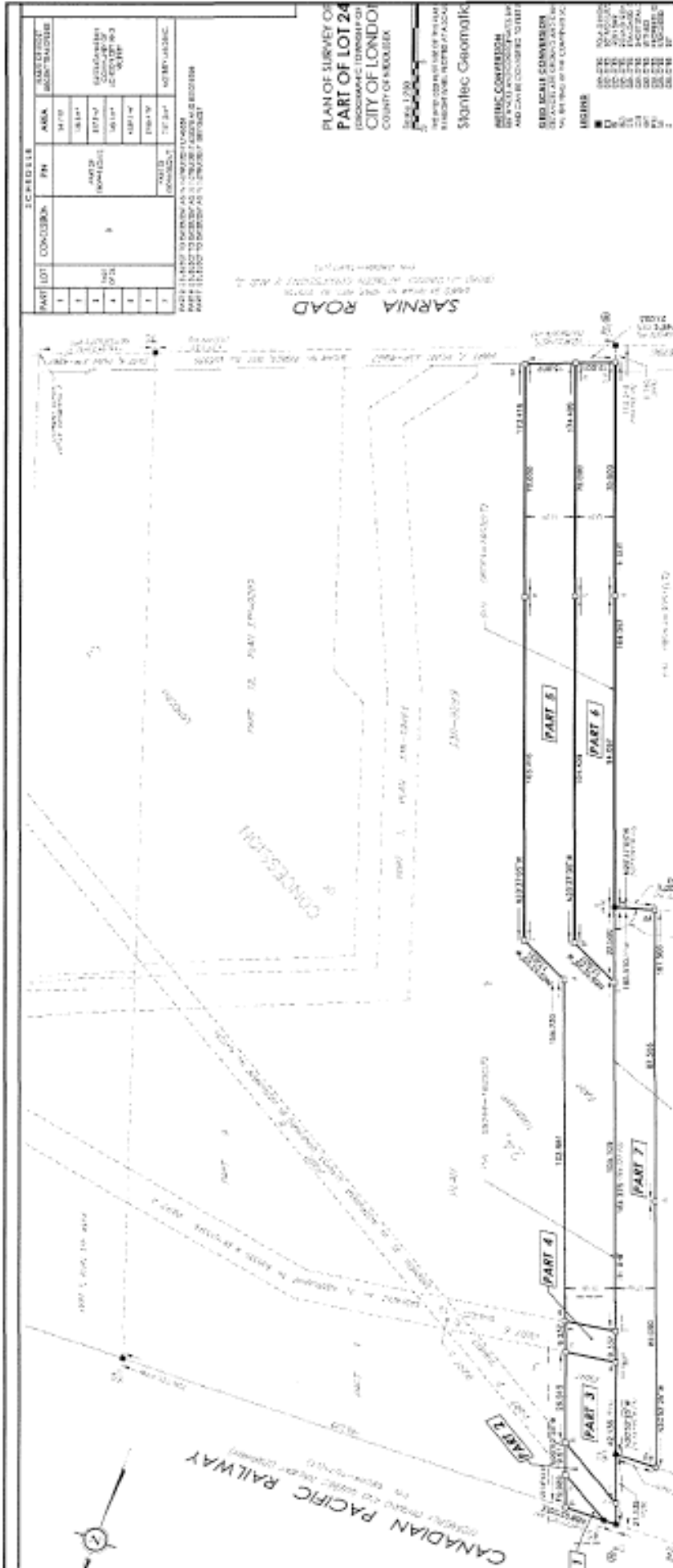
Josh Morgan, Mayor

Michael Schulthess, City Clerk

SCHEDULE "A1" Easement Lands

LEGAL DESCRIPTION: PART 1, 2, 3, 4, and 5 on plan 33R-21517

Part of PIN: #08064 1605



Appendix "A"
CONFIDENTIAL

#24050

March 25, 2024
(Property Easement)

Chair and Members
Corporate Services Committee

RE: Part of 1035 Sarnia Road
Hyde Park Stormwater Infrastructure Project
(Subledger LD230083)
Capital Project ES3021 - Land (Expropriation Negotiations)
Capital Project ES3203 - Hyde Park-Stanton Drain Phase II
Greek Canadian Community of London City and Vicinity

Finance Supports Report on the Sources of Financing:

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

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
ES3021 - Land (Expropriation Negotiations)				
Engineering	4,614	4,614	0	0
Land Acquisition	895,386	573,253	322,133	0
ES3021 Total	900,000	577,867	322,133	0
ES3203 - Hyde Park-Stanton Drain Phase II				
Engineering	44,793	4,070	0	40,723
Land Acquisition	235,207	0	235,207	0
City Related Expenses	7,500	0	0	7,500
ES3203 Total	287,500	4,070	235,207	48,223
Total Expenditures	\$1,187,500	\$581,937	\$557,340	\$48,223

Sources of Financing

ES3021 - Land (Expropriation Negotiations)

Drawdown from City Services - Stormwater Reserve Fund (Development Charges) (Note 1)	900,000	577,867	322,133	0
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ES3203 - Hyde Park-Stanton Drain Phase II

Drawdown from City Services - Stormwater Reserve Fund (Development Charges) (Note 1)	287,500	4,070	235,207	48,223
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Total Financing	\$1,187,500	\$581,937	\$557,340	\$48,223
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Financial Note:

Permanent Easement	\$267,300
Temporary Easement	\$255,400
Add: Legal and Appraisal Fees	25,000
Add: HST @13%	71,201
Less: HST Rebate	-61,561
Total Purchase Cost	\$557,340

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

Jason Davies
Manager, Financial Planning and Policy