



Council Minutes

1st Meeting of City Council
December 17, 2024, 1:00 PM

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

Also Present: S. Datars Bere, A. Barbon, C. Cooper, S. Corman, K. Dickins, D. Escobar, S. Mathers, P. Ladouceur, H. McNeely, J. Paradis, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, B. Warner

Remote Attendance: E. Bennett, J. Castillo, E. Hunt

The meeting is called to order at 1:04 PM; it being noted that Councillors P. Van Meerbergen, E. Pelozza (4:48 PM) and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor S. Stevenson discloses a pecuniary interest in item 6.1, Communications and Petitions, having to do with the Integrity Commissioner's Recommendation Report Regarding Councillor S. Stevenson by indicating that the recommendation consists of a suspension in pay.

That it BE NOTED Councillor E. Pelozza discloses a pecuniary interest in item 17, clause 3.9 of the 1st Report of the Planning and Environment Committee having to do with the property located at 1922 Highland Heights and 205 Commissioners Road East by indicating that she resides within the notification area of the subject lands.

That it BE NOTED Councillor J. Pribil discloses a pecuniary interest in item 4, clause 2.1 of the 1st Report of the Strategic Priorities and Policy Committee having to do with Film London - LEDC Purchase of Service Agreement Amendment by indicating that his son is contemplating seeking project support from Film London.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: A. Hopkins
Seconded by: P. Cuddy

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

4.1 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter being considered pertains to advice that is subject to solicitor client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to the property located at 1494 Commissioners Road West at the Ontario Land Tribunal ("OLT"),

and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/1/PEC)

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/1/ICSC)

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/1/ICSC)

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

Motion Passed (15 to 0)

That Council convenes In Closed Session from 1:12 PM to 1:19 PM.

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

Motion made by: S. Franke

Seconded by: E. Pelozza

That the Minutes of the 18th and 19th Meetings of the Municipal Council, held on November 26 and 27, 2024, respectively, BE APPROVED.

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

Motion Passed (14 to 0)

At 1:20 PM, Deputy Mayor leaves the meeting.

At 1:25 PM, Deputy Mayor enters the meeting.

6. Communications and Petitions

Motion made by: E. Pelozza

Seconded by: S. Franke

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

6.2 Request to Remove the Heritage Listed Property at 1927 Richmond Street from the Register of Cultural Heritage Resources

1. R. Finch, President, Finch Auto Group
2. K. McLeod
3. (ADDED) D. Peck and N. Macdonald

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

1. Colliers Project Leaders Inc. for the City of London
2. A. Johnson
3. (ADDED) B. Amendola, Community and Social Service Volunteer

6.4 Final Report - 2024 Ward Boundary Review

1. M. Murray, President, Westminster Township Historical Society
2. (ADDED) Ward Boundary Review – Final Option 1, as amended - M. Schulthess, City Clerk
3. (ADDED) Councillor H. McAlister

6.5 (ADDED) Upper Thames River Conservation Authority Service Level Review and Thames River Draft Floodplain Update - Status Update

1. (ADDED) T. Annett, General Manager, UTRCA

6.6 (ADDED) Site Plan Control Area By-law: Housekeeping and Council Directed Amendments

1. (ADDED) S. Rouleau on behalf of Bumble Bee Gardens

6.7 (ADDED) 21-41 Meadowlily Road North and 20 Norlan Avenue

1. (ADDED) Councillor H. McAlister

6.8 (ADDED) 415 Oxford Street West (OZ-9789)

1. (ADDED) T. Whitney, Intermediate Planner, Zelinka Priamo LTD

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

Motion Passed (15 to 0)

6.1 Integrity Commissioner's Recommendation Report Regarding Councillor Susan Stevenson

Motion made by: P. Cuddy

Seconded by: E. Pelozo

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

- a) that the Integrity Commissioner's Recommendation Report dated November 29, 2024 BE RECEIVED; and
- b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, the remuneration paid to Councillor S. Stevenson BE SUSPENDED for a period of 30 days;

it being noted that the communications on the Added Agenda, from Councillor S. Stevenson, with respect to this matter, were received.

Motion made by: S. Lewis

Seconded by: C. Rahman

That the motion be amended in part b) to read as follows:

- b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, the remuneration paid to Councillor S. Stevenson BE SUSPENDED for a period of 5 days;

Yeas: (5): S. Lewis, J. Pribil, C. Rahman, P. Van Meerbergen, and S. Hillier

Nays: (9): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Trosow, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Recuse: (1): S. Stevenson

Motion Failed (5 to 9)

Motion made by: C. Rahman
Seconded by: Mayor J. Morgan

That the Council recess at this time, for 10 minutes.

Motion Passed

The Council recesses at 2:13 PM and reconvenes at 2:26 PM.

At 2:28 PM, Deputy Mayor S. Lewis enters the meeting.

Motion made by: P. Cuddy
Seconded by: E. Pelozza

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

a) that the Integrity Commissioner's Recommendation Report dated November 29, 2024 BE RECEIVED; and

it being noted that the communications on the Added Agenda, from Councillor S. Stevenson, with respect to this matter, were received.

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

Recuse: (1): S. Stevenson

Motion Passed (14 to 0)

Motion made by: P. Cuddy
Seconded by: E. Pelozza

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, the remuneration paid to Councillor S. Stevenson BE SUSPENDED for a period of 30 days;

Yeas: (8): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Trosow, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (6): S. Lewis, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, and S. Hillier

Recuse: (1): S. Stevenson

Motion Passed (8 to 6)

Item 6.1 reads as follows:

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

a) that the Integrity Commissioner's Recommendation Report dated November 29, 2024 BE RECEIVED;

b) that in consideration of the Integrity Commissioner's Findings regarding the breach of Council's Code of Conduct in the above noted report, the remuneration paid to Councillor S. Stevenson BE SUSPENDED for a period of 30 days;

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

7. Motions of Which Notice is Given

None.

8. Reports

8.1 1st Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 1st Report of the Planning and Environment Committee BE APPROVED, , with the exception of items 14 (3.6), 17 (3.9), 18 (3.10), 20 (3.12) and 22 (3.14).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED Councillor E. Pelozza discloses a pecuniary interest in item 3.9 having to do with the property located at 1922 Highland Heights and 205 Commissioners Road East by indicating that she resides within the notification area of the subject lands.

Motion Passed

2. (2.1) Planning & Development and Building Monthly Housing Update - 2024-Year-To-Date

Motion made by: S. Lehman

That the staff report dated December 3, 2024 entitled "Planning & Development and Building Housing Update - 2024 Year-To-Date" BE RECEIVED for information.

Motion Passed

3. (2.2) Passage of Heritage Designating By-law - 247 Halls Mills Road (Relates to Bill No. 21)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated December 3, 2024 as Appendix A, to designate the property located at 247 Halls Mill Road to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024; it being noted that this matter has been considered by the Community Advisory Committee on

Planning and public notice has been completed with respect to the designation in compliance with the requirements of the Ontario Heritage Act.

Motion Passed

4. (2.3) Upper Thames River Conservation Authority Service Level Review and Thames River Draft Floodplain Update - Status Update

Motion made by: S. Lehman

That the staff report dated December 3, 2024, entitled "Upper Thames River Conservation Authority Service Level Review and Thames River Draft Floodplain Update – Status Update" BE RECEIVED for information.

Motion Passed

5. (2.4) Amendments to the Upgrade to Building Code Loan and Façade Improvement Loan Program Guidelines (Relates to Bill No.'s 10, 11, 12, 13,14 &15)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to amending the Upgrade to Building Code Loan Program and Façade Improvement Loan Program Guidelines:

- a) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to AMEND By-law C.P.-1467-175, as amended, being A By-law to establish financial incentives for the Downtown Community Improvement Project Area, by DELETING Schedule "1" and REPLACING it with Schedule "1" a revised Downtown Community Improvement Plan – Financial Incentive Program Guidelines appended to the staff report dated December 3, 2024;
- b) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to AMEND By-law C.P.-1468-176, as amended, being A By-law to establish financial incentives for the Old East Village Community Improvement Project Area, by DELETING Schedule "1" and REPLACING it with Schedule "1" a revised Old East Village Community Improvement Plan – Financial Incentive Program Guidelines appended to the staff report dated December 3, 2024;
- c) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to AMEND By-law C.P.-1521-13, as amended, being A By-law to establish financial incentives for the SoHo Community Improvement Project Area, by DELETING Schedule "1" and REPLACING it with Schedule "1" a revised SoHo Community Improvement Plan – Financial Incentive Program Guidelines appended to the staff report dated December 3, 2024;
- d) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to

AMEND By-law C.P.-1527-248, as amended, being A By-law to establish financial incentives for the Hamilton Road Area Community Improvement Project Area, by DELETING Schedule “1” and REPLACING it with Schedule “1” a revised Hamilton Road Area Community Improvement Plan – Financial Incentive Program Guidelines appended to the staff report dated December 3, 2024;

e) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix “E” BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to AMEND By-law C.P.-1539-220, as amended, being A By-law to establish financial incentives for the Lambeth Area Community Improvement Project Area, by DELETING Schedule “1” and REPLACING it with Schedule “1” a revised Lambeth Area Community Improvement Plan – Financial Incentive Program Guidelines; appended to the staff report dated December 3, 2024; and,

f) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix “F” BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to AMEND By-law C.P.-1570-330, as amended, being A By-law to establish financial incentives for the Argyle Core Area Community Improvement Project Area, by DELETING Schedule “1” and REPLACING it with Schedule “1” a revised The Argyle Core Area Community Improvement Plan – Financial Incentive Program Guidelines appended to the staff report dated December 3, 2024.

Motion Passed

6. (2.5) Limiting Distance (No Build) Agreement between The Corporation of the City of London and the owners of 2537 Bridgehaven Drive (Relates to Bill No. 3)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken in respect of a limiting distance (no-build) agreement between the Corporation of the City of London and XO Homes (2537 Bridgehaven Drive, London, Ontario):

a) the proposed limiting distance agreement appended to the staff report dated December 3, 2024 for the property at 2537 Bridgehaven Drive between The Corporation of the City of London and XO Homes BE APPROVED; and,

b) the proposed by-law appended to the staff report dated December 3, 2024 BE INTRODUCED at the Municipal Council meeting to be held on December 3, 2024, to approve the limiting distance agreement between The Corporation of the City of London and XO Homes for the property at 2537 Bridgehaven Drive, and to delegate authority to the Deputy City Manager, Environment and Infrastructure to execute the agreement on behalf of the City of London as the adjacent property owner.

Motion Passed

7. (2.6) Review of Minister's Zoning Orders

Motion made by: S. Lehman

That the staff report dated December 3, 2024 entitled "Review of Minister's Zoning Orders" BE RECEIVED for information.

Motion Passed

8. (2.7) 11th Report of the Ecological Community Advisory Committee

Motion made by: S. Lehman

That the 11th Report of the Ecological Community Advisory Committee, from its meeting held on November 21, 2024, BE RECEIVED for information.

Motion Passed

9. (3.1) 11th Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That, the following actions be taken with respect to the 11th report of the Community Advisory Committee on Planning, from its meeting held on November 13, 2024:

- a) the Community Advisory Committee on Planning Listed Property Work Plan BE APPROVED; and,
- b) clauses 1.1, 3.1, 4.1, 5.1 to 5.3 BE RECEIVED for information; it being noted that the Planning and Environment Committee heard a verbal delegation from J.M. Metrailler, Chair, Community Advisory Committee on Planning, with respect to these matters.

Motion Passed

10. (3.2) 1472 Dundas Street (Z-9788) (Relates to Bill No. 31)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2288711 Ontario Inc., relating to the property located at 1472 Dundas Street:

- a) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 Community Shopping Area (CSA1) Zone TO a Residential R9 Special Provision (R9-7(_)*H35*D350) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) landscaping to include at minimum 50% native species, with no invasive species planted;
 - ii) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
 - iii) investigate air source heat pump options; and,
 - iv) apply bird friendly policies using the CSA standard;

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

- the presentation from K. Wahdat, Weston Consulting;

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

- R. Lamichhane, Weston Consulting;

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, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Urban Corridor Place Type policies; and,
- the recommended amendment 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.

Motion Passed

11. (3.3) 325 Southdale Road West (Z-9794) (Relates to Bill No. 32)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application of Sandhyaji Homes Inc., (c/o Zelinka Priamo Ltd.), relating to the property located at 325 Southdale Road East, the proposed by-law appended to the December 3, 2024 Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 R3 (R3-3) Zone TO a Holding Residential R5 Special Provision (*R5-6(_)) Zone;

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

- the revised by-law;

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

- A. Richards, Planner, 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, 2024 (PPS), which encourages growth in settlements areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to The London Plan, including but not limited to Key Directions, City Building policies,

and the Neighbourhoods Place Type policies;

- the recommended amendment conforms to the Southwest Area Secondary Plan, including but not limited to the North Longwoods Neighbourhood policies; and,
- the recommended amendment 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.

Motion Passed

12. (3.4) 952 Southdale Road West (Z-9787) (Relates to Bill No. 33)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application of Forest Edge Commons Inc., (c/o Monteith Brown Planning Consultants), relating to the property located at 952 Southdale Road West, the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to amend the zoning of a portion of the subject property BY AMENDING the Community Shopping Area Special Provision (CSA1(6)) Zone;

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

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit a complementary use that is considered appropriate within the surrounding context;

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.

Motion Passed

13. (3.5) 691 Fanshawe Park Road East (Z-9800) (Relates to Bill No. 34)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application of Mamdouh Ahmed, (c/o Monteith Brown Planning Consultants), relating to the property located at 691 Fanshawe Park Road East, the proposed by-law

appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 R1 (R1-9) Zone TO a Residential R5 Special Provision (R5-7()) Zone;

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

- the presentation from B. Senkevics, Monteith Brown Planning Consultants;

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

- B. Senkevics, Monteith Brown Planning Consultants; and,
- G. Bloch;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- 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; and,
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the context of 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.

Motion Passed

15. (3.7) Request to demolish the building at 93 King Street

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the application made under Section 42 of the Ontario Heritage Act seeking approval to demolish the existing building on the property at 93 King Street, within the Downtown Heritage Conservation District, BE PERMITTED subject to the term and condition that, following the demolition of the current building, decorative wrought iron fencing and all-season landscaping be installed by the property owner along the King Street frontage of the property as shown in Appendix C as an interim condition prior to the future redevelopment of the property;

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

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.

Motion Passed

16. (3.8) Site Plan Control Area By-law: Housekeeping and Council Directed Amendments (Relates to Bill No.'s 16 & 35)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to implementing house-keeping amendments and sustainability measures to the Site Plan Control By-law as follows:

a) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024 to amend By-law C.P.-1455-541, as amended, entitled the "Site Plan Control By-law", to add the following:

- i) exempt classes of development for less than 10 residential units, portables associated with school boards, colleges and universities;
- ii) remove references to mandatory pre-application consultation;
- iii) require bird-friendly standards for city facilities design standards; and,
- iv) encourage a minimum amount of native species for landscaping.

b) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to add the following:

- i) a minimum number of electric vehicle charging stations for new development;

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

- a communication dated November 27, 2024 from A. Vandersluis, Development Manager, Auburn Developments;

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

- M. Wallace, Executive Director, London Development Institute;
- B. Samuels; and,
- B. Salt, Salthaven;

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

- the proposed amendments align the Site Plan Control By-law with recent Provincial changes; and,
- the proposed sustainability measures implement The London Plan policies that encourage bird-friendly design, native planting species and future-ready developments that can accommodate electrical vehicle charging;

it being further noted that the Civic Administration will report back to the Municipal Council with an update regarding the Green Development Guidelines in Q1 2025. Staff will review the legislative framework and municipal best practices to implement sustainable building construction features, and provide a scope and timeline for the preparation of the Guidelines;

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.

Motion Passed

19. (3.11) 4040 Colonel Talbot Road (OZ-9796) (Relates to Bill No.'s 17 & 38)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the property located at 4040 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to amend the Southwest Area Plan (SWAP), for the City of London to change the designation of the subject lands FROM Low Density Residential TO Medium Density Residential on Schedule 4 Southwest Area Land Use Plan, and Schedule 6 Lambeth Residential Neighbourhood Land Use Designations;
- b) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR3) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) ensure the front face and principal unit entrances for Block D are oriented toward Colonel Talbot Road;
 - ii) explore opportunities to reduce the amount of paved area on site in favour of more landscaped area;
 - iii) provide a centrally located and adequately sized common outdoor amenity space; and,
 - iv) enhanced tree planting and landscaping;

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

- B. Wansbrough;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS), which encourages growth in settlements areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities for intensification and redevelopment;
- 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 amendments conform to the Southwest Area Secondary Plan, including but not limited to the Lambeth Residential Neighbourhood policies; and,
- the recommended amendment facilitates intensification of an

underutilized site at an intensity that is appropriate for the site and within the existing and planned context;

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.

Motion Passed

21. (3.13) City-Wide Holding Provision Symbol Review (Z-9762)
(Relates to Bill No. 39)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by The Corporation of the City of London, relating to the City-Wide Holding Provision Symbol Review, the proposed by-law appended to the December 3, 2024 Planning and Environment Committee as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to AMEND Section 3.8(2) ("Holding Zone Provisions") By-law No. Z.-1 with an updated list of holding provisions available for use and to adjust the zoning of the subject properties to reflect the revisions to Section 3.8(2);

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

- the staff presentation; and,
- the revised by-law;

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

- M. Wallace, Executive Director, London Development Institute;
- F. Feldman, on behalf of John Sivak;
- J. Johnson, on behalf of D. Matthews;
- J. Zaifman, London Home Builders Association;
- M. Moussa; and,
- B. Rosser, on behalf of Shleigel Villages;

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, 2024;
- the recommended amendment is consistent with the Planning Act; and,
- the recommended amendment supports Council's goals in the 2019-2023 Strategic Plan, to improve the delivery of service;

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.

Motion Passed

23. (4.1) Deferred Matters List
Motion made by: S. Lehman
That the Deferred List BE RECEIVED.

Motion Passed

14. (3.6) Request to remove the Heritage Listed Property at 1927 Richmond Street from the Register of Cultural Heritage Resources

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the property located at 1927 Richmond Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- a communication dated November 27, 2024 from A. Winder;
- a communication dated November 27, 2024 from D. Jordan, Executive Superintendent of Business and Corporate Services, London District Catholic School Board;
- a communication dated November 25, 2024 from A. Thompson;
- a communication dated November 28, 2024 from B. Perry;
- a communication from Dr. C. Drake;
- a communication dated November 27, 2024 from G. Cook;
- a communication dated November 27, 2024 from Jill;
- a communication dated November 27, 2024 from L. Hamilton Smit;
- a communication dated November 28, 2024 from M. Allistone;
- a communication dated November 29, 2024 from M. Thompson;
- a communication dated November 28, 2024 from M. Tucker;
- a communication dated November 28, 2024 from S. Kosar;
- a communication dated November 28, 2024 from C. Dykeman;
- a communication dated November 28, 2024 from E. Kennedy;
- a communication dated November 28, 2024 from S. Jackson;
- a communication dated November 28, 2024 from C. Ryan;
- a communication dated November 28, 2024 from D. Thompson;
- a communication dated November 28, 2024 from C. Thompson;
- a communication from J. Grainger;
- a communication dated November 29, 2024 from R. Merrison;
- a communication dated November 28, 2024 from J. Marsh; and,
- a communication dated November 30, 2024 from Dr. J. P. Stevens;

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

- M Rivard, Senior Heritage Consultant, Stantec Consulting; and,
- C. Drake;

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.

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

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

Motion Passed (13 to 2)

17. (3.9) 1922 Highland Heights and 205 Commissioners Road East
(Relates to Bill No. 36)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Highland Golf & Country Club, c/o Zelinka Priamo Ltd., relating to the property located at 1922 Highland Heights and 205 Commissioners Road East:

- a) the proposed revised, ~~attached~~, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 properties at 1922 Highland Heights and 205 Commissioners Road East FROM a Residential R1 (R1-9) Zone TO Residential R1 Special Provision (R1-9(_)) Zone and a Holding Open Space Special Provision (h-101*OS1(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) enhanced landscape buffering along the north and west property boundaries that exceed the minimum requirements of the Site Plan Control By-law;
 - ii) installation of a board-on-board fence, exceeding the height requirements of the Site Plan Control By-law, along the north property boundary;
 - iii) removal of the access between the existing single detached dwelling and west property boundary;
 - iv) the Development Agreement shall reflect the need for an easement should the parcels be placed in separate ownership in the future;

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

- a communication dated November 29, 2024 from K. Crowley, Senior Planner, Zelinka Priamo Ltd.;

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

- K. Crowley, Senior Planner, Zelinka Priamo Ltd.;
- J. Schreff;
- M. Katsmenis;
- L. Pereira;
- Y. Leong;
- A. Balassone;
- K. Beck;
- C. McLaurin; and,
- D. Doueck;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024, which promotes economic development and competitiveness by encouraging the intensification of employment uses;

- the recommended amendment conforms to the policies of The London Plan, including but not limited to, the Green Space Place Type, City Building Policies, and Our Tools; and,
- the recommended amendment facilitates the development of a maintenance building that is accessory to the existing golf course and 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.

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

Nays: (5): H. McAlister, J. Pribil, S. Trosow, S. Lehman, and A. Hopkins

Recuse: (1): E. Pelosa

Motion Passed (9 to 5)

18. (3.10) 21-41 Meadowlily Road North and 20 Norlan Avenue
(Relates to Bill No. 37)

Motion made by: S. Lehman

That, the following actions be taken with respect to the application of 2812347 Ontario Inc., c/o Zelinka Priamo Ltd., relating to the property located at 21-41 Meadowlily Road North and 20 Norlan Avenue:

- a) the proposed revised, ~~attached~~, by-law BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 R5 Special Provision Bonus (h-17*h-100*R5-7(26)*B-94) Zone TO a Holding Residential R5 Special Provision (h*R5-7(26)) Zone; and,
- b) pursuant to subsection 34(17) of the Planning Act, no further notice be given;

it being noted that the applicant has committed to the following:

- i) providing new playgrounds for Ealing and Trafalgar Elementary Public Schools; and,
- ii) constructing a sewer line, at their cost, to the Urban Roots property at 21 Norlan Avenue, subject to future approvals by the Board of Urban Roots;

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

- a communication dated November 28, 2024 from Councillor H. McAlister, Ward 1 Councillor;

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

- L. Jamieson, Planner, Zelinka Priamo Ltd.;and,
- A. Badillo, Urban Roots;

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

- the requested amendment is consistent with the Provincial

Planning Statement, 2024, which directs municipalities to support the achievement of complete communities by improving social equity and overall quality of life for people of all ages, abilities, and incomes; and,

- the proposed density can be appropriately accommodated on the subject lands and is compatible with the surrounding neighbourhood;

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

Motion made by: H. McAlister

Seconded by: P. Cuddy

That the motion be amended to delete part b) ii) "constructing a sewer line, at their cost, to the Urban Roots property at 21 Norlan Avenue, subject to future approvals by the Board of Urban Roots;" and replace it with a new part b) ii) to read as follows:

b) ii) a donation to Urban Roots by Royal Premier Homes, the amount and specific project allocation to be determined by the respective parties at a later date.

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

Nays: (2): C. Rahman, and S. Hillier

Motion Passed (13 to 2)

At 3:16 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.

At 3:17 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: A. Hopkins

Seconded by: H. McAlister

That item 18, clause 3.10, as amended, BE APPROVED in part as follows:

That, the following actions be taken with respect to the application of 2812347 Ontario Inc., c/o Zelinka Priamo Ltd., relating to the property located at 21-41 Meadowlily Road North and 20 Norlan Avenue:

- a) the proposed revised, ~~attached~~, by-law BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 R5 Special Provision Bonus (h-17*h-100*R5-7(26)*B-94) Zone TO a Holding Residential R5 Special Provision (h*R5-7(26)) Zone; and,
- b) pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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

- a communication dated November 28, 2024 from Councillor H. McAlister, Ward 1 Councillor;

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

- L. Jamieson, Planner, Zelinka Priamo Ltd.;and,
- A. Badillo, Urban Roots;

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

- the requested amendment is consistent with the Provincial Planning Statement, 2024, which directs municipalities to support the achievement of complete communities by improving social equity and overall quality of life for people of all ages, abilities, and incomes; and,
- the proposed density can be appropriately accommodated on the subject lands and is compatible with the surrounding neighbourhood;

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

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

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

Motion Passed (11 to 4)

Motion made by: A. Hopkins

Seconded by: H. McAlister

That item 18, clause 3.10, as amended, BE APPROVED in part as follows:

it being noted that the applicant has committed to the following:

- i) providing new playgrounds for Ealing and Trafalgar Elementary Public Schools; and,
- ii) a donation to Urban Roots by Royal Premier Homes, the amount and specific project allocation to be determined by the respective parties at a later date.

Yeas: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, and S. Franke

Nays: (4): C. Rahman, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (11 to 4)

Item 18, clause 3.10, as amended, reads as follows:

That, the following actions be taken with respect to the application of 2812347 Ontario Inc., c/o Zelinka Priamo Ltd., relating to the property located at 21-41 Meadowlily Road North and 20 Norlan Avenue:

- a) the proposed revised, ~~attached~~, by-law BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 R5 Special Provision Bonus

(h-17*h-100*R5-7(26)*B-94) Zone TO a Holding Residential R5 Special Provision (h*R5-7(26)) Zone; and,

b) pursuant to subsection 34(17) of the Planning Act, no further notice be given;

it being noted that the applicant has committed to the following:

- i) providing new playgrounds for Ealing and Trafalgar Elementary Public Schools; and,
- ii) a donation to Urban Roots by Royal Premier Homes, the amount and specific project allocation to be determined by the respective parties at a later date.

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

- a communication dated November 28, 2024 from Councillor H. McAlister, Ward 1 Councillor;

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

- L. Jamieson, Planner, Zelinka Priamo Ltd.;and,
- A. Badillo, Urban Roots;

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

- the requested amendment is consistent with the Provincial Planning Statement, 2024, which directs municipalities to support the achievement of complete communities by improving social equity and overall quality of life for people of all ages, abilities, and incomes; and,
- the proposed density can be appropriately accommodated on the subject lands and is compatible with the surrounding neighbourhood;

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

20. (3.12) 415 Oxford Street West (OZ-9789)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of RAND Developments, (c/o Zelinka Priamo Ltd.), relating to the property located at 415 Oxford Street West:

a) the request to amend the Official Plan, The London Plan, by AMENDING an existing policy in the Specific Policies for the Neighbourhoods Place Type of the Official Plan, BE REFUSED for the following reasons:

- i) the requested amendment does not satisfy the criteria for adoption of Specific Area Policies;
- ii) the requested amendment does not facilitate an appropriate form of residential intensification that is sensitive to existing (and future) neighbourhoods and does not represent a good fit, as required by the intensity and residential intensification policies for the Neighbourhoods Place Type; and,
- iii) the requested amendment does not conform to Policy 86_ of The London Plan that directs the most intense forms of development to the Downtown, Transit Villages and along the

Rapid Transit Corridors in which the requested height permissions better align;

b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Commercial Recreational (CR) Zone and Open Space (OS4) Zone TO a Residential R10 Special Provision/ Community Shopping Area Special Provision (R10-3(_)/CSA1(_)) Zone and Open Space (OS4) Zone, BE REFUSED for the following reasons:

- i) the requested amendment is not consistent with the Provincial Planning Statement, 2024, which directs municipalities to support the achievement of complete communities by improving social equity and overall quality of life for people of all ages, abilities, and incomes;
- ii) the requested amendment is not in conformity with The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- iii) the requested amendment is not appropriate within the existing and planned context; and,
- iv) the requested amendment is considered premature as it is contingent upon the outcome of the ultimate floodplain limits following the Mud Creek Realignment, and development is dependent on servicing and access from the adjacent Draft Plan of Subdivision;

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

- a communication dated November 29, 2024 from T. Whitney, Intermediate Planner, Zelinka Priamo Ltd.;

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

- T. Whitney, Intermediate Planner, Zelinka Priamo Ltd.;

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

- the requested amendment does not satisfy the criteria for adoption of Specific Area Policies;
- the requested amendment does not facilitate an appropriate form of residential intensification that is sensitive to existing (and future) neighbourhoods and does not represent a good fit, as required by the intensity and residential intensification policies for the Neighbourhoods Place Type; and,
- the requested amendment does not conform to Policy 86_ of The London Plan that directs the most intense forms of development to the Downtown, Transit Villages and along the Rapid Transit Corridors in which the requested height permissions better align;
- the requested amendment is not consistent with the Provincial Planning Statement, 2024, which directs municipalities to support the achievement of complete communities by improving social equity and overall quality of life for people of all ages, abilities, and incomes;
- the requested amendment is not in conformity with The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the requested amendment is not appropriate within the existing and planned context; and,
- the requested amendment is considered premature as it is

contingent upon the outcome of the ultimate floodplain limits following the Mud Creek Realignment, and development is dependent on servicing and access from the adjacent Draft Plan of Subdivision;

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.

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

That the motion be amended to read as follows:

That the staff report with respect to the application of RAND Developments, (c/o Zelinka Priamo Ltd.), relating to the property located at 415 Oxford Street West BE RECEIVED.

it being noted that Civic Administration received a withdrawal of application request from the applicant.

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

Motion Passed (15 to 0)

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

That item 20, clause 3.12, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Item 20, clause 3.12, as amended, reads as follows:

That the staff report with respect to the application of RAND Developments, (c/o Zelinka Priamo Ltd.), relating to the property located at 415 Oxford Street West BE RECEIVED.

it being noted that Civic Administration received a withdrawal of application request from the applicant.

22. (3.14) Land Needs Assessment - Official Plan Review of The London Plan (O-9595)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Section 26 Official Plan Review of The London Plan:

- a) the Land Needs Assessment (Community Growth) appended to the staff report dated December 3, 2024 as Appendix "A" BE ADOPTED for use as part of Phase 1B of the Section 26 Review of The London Plan;

- b) the Civic Administration BE DIRECTED to initiate an Urban Growth Boundary Review for inclusion of approximately 1,476 hectares of developable land to accommodate planned growth, consistent with the Land Needs Assessment (Community Growth) using a 30 year planning horizon;
- c) the Housing Supply Marketplace Analysis, appended to the staff report dated December 3, 2024 as Appendix "B", dated November 2024 prepared by Colliers Project Leaders Inc. for the City of London BE RECEIVED;
- d) the Province BE REQUESTED to support an Urban Growth Boundary expansion of approximately 2,000 hectares of developable land to accelerate London's new housing supply, considering the Housing Supply Marketplace Analysis and the Land Needs Assessment (Community Growth);
- e) the Civic Administration BE DIRECTED to develop an alternate scenario of approximately 2,000 hectares of developable land to be used if Provincial support is received;
- f) the Civic Administration BE DIRECTED to receive landowner requests for candidate properties to be evaluated for potential inclusion within the urban area of the city as part of the Urban Growth Boundary Review; and,
- g) the staff report dated December 3, 2024 entitled "Final Land Needs Assessment (Community Growth: Official Plan Review of The London Plan" BE RECEIVED for information;

it being noted that the findings of the Urban Growth Boundary Review, including evaluation of landowner requests and blocks identified for evaluation by Civic Administration, is to be brought forward to a future meeting of the Planning and Environment Committee for Council adoption and circulation to the Ministry of Municipal Affairs and Housing for Ministry Approval;

it being further noted that the development of lands within the Urban Growth Boundary Review expansion area will proceed as approved by Council through future planning approvals and the annual Growth Management Implementation Strategy process;

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

- the staff presentation;
 - a communication from J-M. Metrailler;
 - a communication dated December 2, 2024 from A. Johnson;
- and,
- a communication dated December 2, 2024 from P. Maschellin, Senior Vice President, Neighbourhood Development, Sifton Properties Ltd.;

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

- M. Wallace, Executive Director, London Development Institute;
- S. Levin;
- J. Zaifman, London Home Builders Association;
- M. Moussa;
- B. Samuels;
- L. Blumer;
- J. Novik, London Home Builders Association;

- M. A. Hodge; and,
- B. Wansbrough;

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

- the Land Needs Assessment is a component of an Official Plan review, required to be undertaken by municipalities;
- consistent with Section 26 of the Planning Act, the Land Needs Assessment (Community Growth) under Appendix 'A' of the December 3rd report, conforms to provincial plans, has regard for matters of Provincial interest, and is consistent with the new Provincial Planning Statement 2024 (PPS); and,
- the Land Needs Assessment under Appendix A also conforms with policies of The London Plan and is consistent with Terms of Reference approved by City Council in April 2023;

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.

Motion made by: S. Franke

Seconded by: A. Hopkins

That the motion be amended to include new part g) to read as follows:

g) the Civic Administration BE DIRECTED to develop an alternate scenario of approximately 1,130 hectares of developable land to accommodate planned growth;

Yeas: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelosa, and D. Ferreira

Nays: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Motion Failed (7 to 8)

Motion made by: S. Franke

Seconded by: A. Hopkins

That the motion be amended to include new part h) to read as follows:

h) the Civic Administration BE DIRECTED to demonstrably utilize the climate emergency screening tool as part of the Urban Growth Boundary Review;

Yeas: (6): H. McAlister, S. Trosow, A. Hopkins, S. Franke, E. Pelosa, and D. Ferreira

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

Motion Failed (6 to 9)

At 3:52 PM, Councillor S. Stevenson leaves the meeting.

At 3:55 PM, Councillor S. Stevenson enters the meeting.

Motion made by: S. Franke

Seconded by: A. Hopkins

That the motion be amended to include new part i) to read as follows:

i) that the Mayor, BE REQUESTED to engage in a discussion with local Southwestern Ontario Mayors and Wardens regarding regional growth; and

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That item 20, clause 3.14, as amended, BE APPROVED, with the exception of parts b), d) and e).

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

At 4:18 PM, Deputy Mayor S. Lewis leaves the meeting.

At 4:19 PM, Deputy Mayor S. Lewis enters the meeting.

At 4:22 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.

At 4:27 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

Seconded by: P. Cuddy

That part b) of Item 22, clause 3.14, as amended, BE APPROVED.

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

Nays: (5): S. Trosow, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Motion Passed (10 to 5)

Motion made by: S. Lehman

Seconded by: P. Cuddy

That parts d) and e) of item 22, clause 3.14, as amended, BE APPROVED.

Yeas: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (7): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Motion Passed (8 to 7)

Item 22, clause 3.14, 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 Section 26 Official Plan Review of The London Plan:

- a) the Land Needs Assessment (Community Growth) appended to the staff report dated December 3, 2024 as Appendix "A" BE ADOPTED for use as part of Phase 1B of the Section 26 Review of The London Plan;
- b) the Civic Administration BE DIRECTED to initiate an Urban Growth Boundary Review for inclusion of approximately 1,476 hectares of developable land to accommodate planned growth, consistent with the Land Needs Assessment (Community Growth) using a 30 year planning horizon;
- c) the Housing Supply Marketplace Analysis, appended to the staff report dated December 3, 2024 as Appendix "B", dated November 2024 prepared by Colliers Project Leaders Inc. for the City of London BE RECEIVED;
- d) the Province BE REQUESTED to support an Urban Growth Boundary expansion of approximately 2,000 hectares of developable land to accelerate London's new housing supply, considering the Housing Supply Marketplace Analysis and the Land Needs Assessment (Community Growth);
- e) the Civic Administration BE DIRECTED to develop an alternate scenario of approximately 2,000 hectares of developable land to be used if Provincial support is received;
- f) the Civic Administration BE DIRECTED to receive landowner requests for candidate properties to be evaluated for potential inclusion within the urban area of the city as part of the Urban Growth Boundary Review;
- g) the Mayor, BE REQUESTED to engage in a discussion with local Southwestern Ontario Mayors and Wardens regarding regional growth; and
- h) the staff report dated December 3, 2024 entitled "Final Land Needs Assessment (Community Growth: Official Plan Review of The London Plan" BE RECEIVED for information;

it being noted that the findings of the Urban Growth Boundary Review, including evaluation of landowner requests and blocks identified for evaluation by Civic Administration, is to be brought forward to a future meeting of the Planning and Environment Committee for Council adoption and circulation to the Ministry of Municipal Affairs and Housing for Ministry Approval;

it being further noted that the development of lands within the Urban Growth Boundary Review expansion area will proceed as approved by Council through future planning approvals and the annual Growth Management Implementation Strategy process;

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

- the staff presentation;
 - a communication from J-M. Metrailler;
 - a communication dated December 2, 2024 from A. Johnson;
- and,
- a communication dated December 2, 2024 from P. Maschellin,

Senior Vice President, Neighbourhood Development, Sifton Properties Ltd.;

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

- M. Wallace, Executive Director, London Development Institute;
- S. Levin;
- J. Zaifman, London Home Builders Association;
- M. Moussa;
- B. Samuels;
- L. Blumer;
- J. Novik, London Home Builders Association;
- M. A. Hodge; and,
- B. Wansbrough;

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

- the Land Needs Assessment is a component of an Official Plan review, required to be undertaken by municipalities;
- consistent with Section 26 of the Planning Act, the Land Needs Assessment (Community Growth) under Appendix 'A' of the December 3rd report, conforms to provincial plans, has regard for matters of Provincial interest, and is consistent with the new Provincial Planning Statement 2024 (PPS); and,
- the Land Needs Assessment under Appendix A also conforms with policies of The London Plan and is consistent with Terms of Reference approved by City Council in April 2023;

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.

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

That the Council recess at this time, for 15 minutes.

Motion Passed

The Council recesses at 4:30 PM and reconvenes at 4:48 PM.

8.2 1st Report of the Infrastructure and Corporate Services Committee

Motion made by: C. Rahman

That the 1st Report of the Infrastructure and Corporate Services Committee BE APPROVED, with the exception of item 11 (2.7).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Appointment of Consulting Engineer: RFP-2024-241 The Queen's Bridge Rehabilitation

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the appointment of a consulting engineer for the detailed design and tendering of The Queen's Bridge Rehabilitation:

- a) the proposal submitted by AECOM Canada Ltd. BE ACCEPTED to provide consulting engineering services to complete the detailed design and tendering for the rehabilitation of The Queen's Bridge at an upset amount of \$635,037.70, excluding HST, as per Section 15.2 (e) of the Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated December 9, 2024 as Appendix "A";
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

Motion Passed

3. (2.2) Service Level Agreement Renewal with London Hydro for Water Meter Reading and Water and Sewer Billing (Relates to Bill No. 4)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the Service Level Agreement Renewal with London Hydro Inc:

- a) the proposed by-law as appended to the staff report dated December 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024 to approve a Service Level Agreement between The Corporation of the City of London and London Hydro Inc., substantially in the form appended as Schedule "A" to the proposed by-law, for the management and operation of the meter reading, billing, collections and customer service for the City's water and sewer accounts by London Hydro Inc.;
- b) the Deputy City Manager, Environment and Infrastructure BE DELEGATED the authority to execute the Agreement approved in a), above; and

c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with the Agreement approved in a) above, including any future related documents and/or agreement with London Hydro Inc. that are consistent with the requirement contained in the Agreement approved in a) above.

Motion Passed

4. (2.3) Increase to Single Source Appointment to Support City-Wide LiDAR Mapping

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the Increase of the Approved Single Source Purchase of City-wide LiDAR data acquisition under Section 14.4(f) of the City's Procurement of Goods and Services Policy:

a) the Single Source appointment for Airborne Imaging Inc. BE INCREASED in accordance with the estimate on file, by \$3,600, excluding HST, from \$48,755 to a total upset amount of \$52,355, in accordance with Section 14.5 (ii) of the Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated December 9, 2024 as Appendix "A";

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

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.

Motion Passed

5. (2.4) Closing Part of Road Widening Block 180 on Plan 33M799 (Relates to Bill No. 24)

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to road widening Block 180 plan 33M799:

a) the closing of part of the road widening Block 180 Registered Plan 33M799, designated as Parts 5 and 6 on Plan 33R-21184 BE APPROVED; and

b) the proposed by-law as appended to the staff report dated December 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, for the purpose of closing that part of Block 180.

Motion Passed

6. (2.5) 2023-2024 Transport Canada Rail Safety Improvement Program Agreement for Grade Crossing Improvements (Relates to Bill No. 5)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken:

- a) the proposed by-law as appended to the staff report dated December 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held December 17, 2024 to:
- i) approve the Agreement, appended as Schedule "A" to the proposed by-law, for the Rail Safety Improvement Program (the "Agreement") between His Majesty the King in Right of Canada as represented by the Minister of Transport ("Canada") and The Corporation of the City of London;
 - ii) authorize the Mayor and the City Clerk to execute the Agreement;
 - iii) delegate authority to the Deputy City Manager, Environment and Infrastructure, or their written delegate, to approve further amending agreements to the above-noted Agreement;
 - iv) authorize the Mayor and the City Clerk to execute any amending agreements approved by the Deputy City Manager, Environment and Infrastructure; and
 - v) authorize the Deputy City Manager, Environment and Infrastructure, or their written delegate, to execute any financial reports required under this Agreement and to undertake all administrative, financial, and reporting acts necessary in connection with the Agreement;
- b) authorize the Mayor and the City Clerk to execute an additional Agreement related to the Rail Safety Improvement Program, appended as Appendix "B" to the staff report for the closure of an abandoned rail crossing; and
- c) the Civic Administration BE DIRECTED to undertake all administrative acts that are necessary in connection with this matter.

Motion Passed

7. (2.6) Closing Part of Medway Park Drive (Relates to Bill No. 25)

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to closing part of Medway Park Drive:

- a) the closing of part of the southerly Medway Park Drive on Registered Plan 33M-248 BE APPROVED; and
- b) the proposed by-law as appended to the staff report dated December 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, for the purpose of closing part of Medway Park Drive.

Motion Passed

8. (2.8) 2025 Authorization for Temporary Borrowing (Relates to Bill No. 6)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated December 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to authorize the temporary borrowing of certain sums to meet current expenditures of The Corporation of the City of London for the year 2025.

Motion Passed

9. (2.9) SS-2024-355 Single Source Procurement of Collection Agency Services for Provincial Offences and Municipal Collections

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the single source procurement of collection agency services:

a) approval BE GIVEN to execute single source procurements for collection agency services with the following collection agencies, for a three (3) year term, with an option to renew the agreements for an additional two (2) years, in accordance with Section 14.4 (g) of the Corporation of the City of London's ("the Corporation") Procurement of Goods and Services Policy:

- i. CBV Collection Services
- ii. A-1 Credit Recovery & Collection Services
- iii. CBS (Credit Bureau Services)
- iv. Gatestone & Co. Inc.

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

c) approval hereby given BE CONDITIONAL upon the Corporation entering a formal agreement with each of CBV Collection Services; A-1 Credit Recovery & Collection Services; CBS (Credit Bureau Service); Gatestone & Co. Inc for collection agency services; and

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

Motion Passed

10. (2.10) Canada Life Place: Facility Licence Agreement

Motion made by: C. Rahman

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

- a) the report entitled Canda Life Place: Facility Licence Agreement BE RECEIVED for information; and
- b) the Civic Administration BE DIRECTED to provide consent in writing for the Facility Licence Agreement between the London Civic Centre Corporation and the London Knights.

Motion Passed

11. (2.7) Expropriation of Lands - Wellington Gateway Project - Civil Works - Phase 2 (Relates to Bill No. 22)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, approval BE GIVEN to the expropriation of land as may be required for the Wellington Gateway Project, and that the following actions be taken in connection therewith:

- a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority, for the approval to expropriate land required for Phase 2 of the Wellington Gateway project;
- b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the Expropriations Act;
- c) The Corporation of the City of London forward to the Ontario Land Tribunal any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and
- d) the proposed by-law as appended to the staff report dated December 9, 2024 as Schedule "B" BE INTRODUCED at the Council meeting to be held on December 17, 2024 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

- 8.3 1st Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

That the 1st Report of the Community and Protective Services Committee BE APPROVED, with the exception of items 14 (2.10) and 15 (2.14).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 11th Report of the Animal Welfare Community Advisory Committee

Motion made by: D. Ferreira

That the following actions be taken with respect to the 11th Report of the Animal Welfare Community Advisory Committee, from the meeting held on November 7, 2024:

- a) the Civic Administration BE REQUESTED to provide an update to the Animal Welfare Community Advisory Committee (AWCAC) on the motion that was made at the AWCAC meeting held on September 5, 2024, with respect to limiting rodenticides; and,
- b) clauses 1.1, 3.1 to 3.3, 3.5, 3.6, 4.1, 4.2 and 5.1 to 5.3 BE RECEIVED.

Motion Passed

3. (2.2) 11th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: D. Ferreira

That the 11th Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on November 6, 2024, BE RECEIVED.

Motion Passed

4. (2.3) Contract Amendment - RFP20-68 Boler Road Cycling Improvements

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 2, 2024, related to a Contract Amendment for the Boler Road Cycling Improvements:

- a) the contract with Arcadis Professional Services (Canada) Inc. BE INCREASED by \$116,946.85 to a total agreement value of \$422,176.55 (excluding HST) to complete the detailed design and tendering for the Boler Road Cycling Improvements in accordance with Section 20.3 (e) of the City's Procurement of Goods and Services Policy;

- b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2024-T05)

Motion Passed

- 5. (2.4) Amendments to the Traffic and Parking By-law (Relates to Bill No. 23)

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated December 2, 2024, BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, for the purpose of amending the Traffic and Parking By-law (PS-114). (2024-C01A)

Motion Passed

- 6. (2.5) Urban Forestry Strategy Monitoring Report

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated December 2, 2024, related to the Urban Forestry Strategy and Monitoring Report:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to provide an annual Urban Forest Strategy Monitoring Report to update the community on actions and outcomes that advance the implementation directions of the Urban Forest Strategy; and,
- c) the Civic Administration BE DIRECTED to complete the requisite technical studies and background research to update the Urban Forest Strategy, with finalized recommendations presented no later than Q1 2027;

it being noted that the linked 2025-2029 Tree Planting Strategy will be submitted for Council consideration in February 2025. (2024-E04)

Motion Passed

- 7. (2.7) Dundas Place Traffic Management

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure and the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report, dated December 2, 2024, with respect to Dundas Place Traffic Management, BE RECEIVED; it being noted that the actions described herein can be implemented administratively. (2024-T08)

Motion Passed

8. (2.8) NG 9-1-1 Hosted Call Handling Solution Amending Agreement to the Bell Authority Service Agreement (Relates to Bill No. 2)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Enterprise Supports, and the concurrence of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated December 2, 2024, related to the NG 9-1-1 Hosted Call Handling Solution Amending Agreement to the Bell Authority Service 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 December 17, 2024, to:
 - i) approve the Amending Agreement, as appended to the above-noted by-law, being the Next Generation 9-1-1 Authority Service Amending Agreement between The Corporation of the City of London and Bell Canada, amending the agreement entered into between The Corporation of the City of London and Bell Canada on February 14, 2023;
 - ii) authorize the Mayor and the City Clerk to execute the above-noted Amending Agreement;
 - iii) authorize the Deputy City Manager, Neighbourhood and Community-Wide Services, or their designate, to approve and execute any further amending agreements to the above-noted Agreement;
 - iv) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or their designate, to undertake any administrative actions that are necessary in connection with section 1 of the above-noted by-law;
- b) the above-noted staff report BE RECEIVED; and,
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with part a) above. (2024-P16)

Motion Passed

9. (2.9) Civic Administration Key Learnings and Update Regarding the April 21, 2024 CPKC Train Fire in London, Ontario

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, and the concurrence of the Deputy City Manger, Enterprise Supports, the staff report, dated December 2, 2024, with respect to the Civic Administration Key Learnings and Update Regarding the April 21, 2024, CPKC Train Fire in London, Ontario, BE RECEIVED. (2024-P16)

Motion Passed

10. (2.11) Life Stabilization Purchase of Service Agreements - Single Source Procurements

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated December 2, 2024, related to Life Stabilization Purchase of Service Agreements – Single Source Procurements:

- a) a Single Source Procurements BE APPROVED at a total estimated cost of \$700,000 (\$350,000 of municipal costs and \$350,000 utilization of provincial funds) (excluding HST) for the period of October 1, 2024 to December 31, 2025, with the opportunity to extend for four (4) additional one (1) year terms, to administer Life Stabilization programs, as per the Corporation of the City of London Procurement Policy Section 14.4 d) and e); to the following providers:
 - i) to allocate \$300,000 to London Cares Homeless Response Services – “The Commons” (SS-2024-356)
 - ii) to allocate \$400,000 to VHA Home Healthcare - Extreme Clean/Hoarding Program (SS-2024-357);
- b) the Deputy City Manager, Social and Health Development, or their written designate, BE DELEGATED authority to approve amendments to existing agreements authorized and approved above;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project and;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreements with each program. (2024-S04)

Motion Passed

11. (2.12) Update on the Alignment of Rent Supplement and Housing Allowances Programs to a Portable Benefit System

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager of Social and Health Development, the following actions be taken with respect to the staff report, dated December 2, 2024, related to an Update on the Alignment of Rent Supplement and Housing Allowances Programs to a Portable Benefit System:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee annually about the Municipal Rent Assistance Program progress as part of the annual Housing Stability Action Plan. (2024-S14)

Motion Passed

12. (2.13) 2023 Ontario Works Participant and Service Delivery Profile

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated December 2, 2024, related to the 2023 Ontario Works Participant and Service Delivery Profile BE RECEIVED. (2024-S04)

Motion Passed

13. (2.6) Publicly Accessible Washrooms - Parks and Facilities

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure and the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report, dated December 2, 2024, with respect to Publicly Accessible Washrooms – Parks and Facilities, BE RECEIVED; it being noted that park washroom facility service provision will be a matter reviewed with the Parks and Recreation Master Plan Update; it being further noted that a communication, as appended to the Added Agenda, from S. Lewkowitz, with respect to this matter, was received. (2024-R04)

Motion Passed

16. (3.1) Hamilton Road - Fairmont Neighbourhood Connectivity Plan

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the Hamilton Road Neighbourhood Connectivity Plan, as appended to the staff report dated December 2, 2024, BE APPROVED to inform the annual Renew London Construction Program and New Sidewalk Program;

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

it being further noted that the communication, as appended to the Agenda, from A. Harding, with respect to this matter, was received. (2024-T04)

Motion Passed

14. (2.10) Property Standards By-law CP-24 - Amendments Related to Minimum Headroom and Information Regarding the Tenant-Landlord Forum (Relates to Bill No. 18)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated December 2, 2024, related to Property Standards By-law CP-24 Amendments Related to Minimum Headroom and Information Regarding the Tenant-Landlord Forum:

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

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to amend By-law CP-24, being the Property Standards By-law, to reduce minimum headroom requirements in conjunction with amendments to the National Building Code and the Ontario Building Code. (2024-C01A)

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

15. (2.14) Special Events Policy Update (Relates to Bill No. 19)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated December 2, 2024, related to the Special Events Policy:

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council Meeting to be held on December 17, 2024, to amend By-law No. CPOL.-142-394, as amended, being "Special Events Policies and Procedures Manual", by deleting and replacing Schedule "A"; and,

b) the above-noted staff report BE RECEIVED.

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

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

Motion Passed (13 to 2)

8.4 1st Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 1st Report of the Strategic Priorities and Policy Committee BE APPROVED, with the exception of items 4 (2.1) and 5 (3.1).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED Councillor J. Pribil discloses a pecuniary interest in item 2.1, having to do with Film London - LEDC Purchase of Service Agreement Amendment by indicating that his son is contemplating seeking project support from Film London.

Motion Passed

2. (2.2) 10th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the 10th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on November 14, 2024 BE RECEIVED.

Motion Passed

3. (2.3) 12th Report of the Integrated Transportation Community Advisory Committee

Motion made by: S. Lewis

That the 12th Report of the Integrated Transportation Community Advisory Committee from its meeting held on November 20, 2024 BE RECEIVED.

Motion Passed

6. (4.1) London Convention Centre Corporation (RBC Place London) By-law Update and Appointments (Relates to Bill No. 7)

Motion made by: S. Lewis

That the following actions be taken with respect to London Convention Centre Corporation (RBC Place) By-law Update and Appointments:

- a) the proposed by-law appended as Appendix 'B' to the staff report dated December 10, 2024 A by-law to amend By-law No. A-6866-270, as amended, respecting the London Convention Centre Corporation BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, to update references to the Board, section 4, and section 5(2) term;
- b) the following appointments to the Board of Directors BE CONFIRMED:
 - i) Mary Lynn Stuckey (Health Care) as a Class 2 Board member for the term ending November 30, 2026;
 - ii) Ryan Bennett (Finance) as a Class 1 Board member for the term ending November 30, 2025;
 - iii) Kara Heddle (Communications) as a Class 1 Board member for the term ending November 30, 2025;
 - iv) Sara De Candido (Health Care) as a Class 2 Board member for the term ending November 30, 2026;
 - v) Jeffrey Floyd (Music/Business) as a Class 3 Board member for the term ending November 30, 2026; and
- c) on the recommendation of the City Clerk, the report dated December 10, 2024 respect to the London Convention Centre Corporation (RBC Place) By-law Update and Appointments, BE RECEIVED.

Motion Passed

7. (4.2) Growth Management Implementation Strategy and Municipal Service and Financing Agreements Policy Amendments (Relates to Bill No. 20)

Motion made by: S. Lewis

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

- a) the proposed by-law as appended to the staff report dated December 10, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council Meeting to be held on December 17, 2024, to amend By-law No. CPOL.-391-152, being A by-law to enact a new Council policy entitled "Municipal Service and Financing Agreements" by deleting and replacing Schedule "A";
- b) the Civic Administration BE DIRECTED to identify and incorporate eligible growth infrastructure projects located within priority intensification areas of the Built Area Boundary into the Growth Management Implementation Strategy upon the completion of the 2028 Development Charges Background Study, it being noted that until approval of the 2028 DC Background Study, the Built Area Works program can continue to be availed of for the delivery of eligible municipal infrastructure works within the Built Area;
- c) the changes to the 2008 Growth Management Implementation Strategy principles to align with amendments in clause b) above and growth policies of The London Plan BE APPROVED by Municipal Council;
- d) the correspondence from Zelinka Priamo regarding 3095 and 3105 Bostwick Road (Talbot Village) BE REFERRED for consideration during the 2026 Growth Management Implementation Strategy process; and
- e) the report BE RECEIVED for information;

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

Motion Passed

8. (4.3) Housing Accelerator Fund - First Annual Update

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the report regarding the Housing Accelerator Fund - First Annual Update BE RECEIVED for information;

it being noted that the Strategic Priorities and Policy Committee received a communication dated December 5, 2024 from C. Kulchycki, Senior Associate, Zelinka Priamo Ltd. with respect to this matter;

it being further noted that the Strategic Priorities and Policy Committee heard a verbal delegation from M. Wallace, Executive Director, London Development Institute.

Motion Passed

4. (2.1) Film London - LEDC Purchase of Service Agreement Amendment (Relates to Bill No. 8)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed amending by-law as appended to the staff report dated December 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024 to amend By-law No. A.-8441-4 being "A by-law to authorize a Purchase of Services Agreement between The Corporation of the City of London and the London Economic Development Corporation; and to authorize the Mayor and the City Clerk to execute the Agreement" to:

a) an amending agreement (Schedule "A2") BE AUTHORIZED and BE APPROVED between The Corporation of the City of London and the London Economic Development Corporation for the purpose of extending funding for Film London; and

b) the Mayor and the City Clerk BE AUTHORIZED to execute the amending agreement.

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

Nays: (1): S. Stevenson

Recuse: (1): J. Pribil

Motion Passed (13 to 1)

5. (3.1) Final Report - 2024 Ward Boundary Review

Motion made by: S. Lewis

That with respect to the 2024 Ward Boundary Review, the following actions be taken:

a) the boundaries for the fourteen (14) electoral wards detailed in Final Option 1, with the following amendments, BE APPROVED for the City of London, effective November 15, 2026:

i. the fifteen (15) homes on the north side of Springbank Drive — between The Coves Environmentally Significant Area, Greenside Avenue, and the Canadian National Railway to be retained with proposed Ward 11 as a minor amendment to retain a community of interest;

ii. the area contained between Wellington Road South and the Canadian National Railway adjacent to Adelaide Street South (Rowntree Area) south to Commissioners Road East be incorporated into proposed Ward 11 to better reflect communities of interest and balancing population;

iii. the area contained within Oxford Street East, to Highbury Avenue North, to Canadian Pacific Railway, to Adelaide Street North be incorporated into proposed Ward 4 to better reflect communities of interest and balancing population;

b) the proposed by-law, attached, BE INTRODUCED at the Municipal Council meeting to be held on December 17, 2024, for the purpose of redividing the wards in the City of London;

c) the Final Report – 2024 Ward Boundary Review, dated December 10, 2024 and the Watson & Associates Economists Ltd. Final Report BE RECEIVED.

it being noted that the Strategic Priorities and Policy Committee received a presentation from Watson & Associates Economists Ltd. with respect to this matter;

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

- a communication dated October 17, 2024 from B. Mejia, Executive Director, Argyle BIA;
- a communication dated December 1, 2024 from R. Van Overberghe;
- a communication from J. Boyce;
- a communication dated December 10, 2024 from Councillor S. Franke;
- a communication dated December 9, 2024 from S. Levin, President, Orchard Park/Sherwood Forest Neighbourhood Association;
- a communication from G. Faul; and
- a communication dated December 9, 2024 from Councillor A. Hopkins;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting with respect to this matter:

- D. Boyce;
- J. Boyce;
- G. Faul; and
- G. Warren.

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

Nays: (1): C. Rahman

Motion Passed (14 to 1)

9. Added Reports

9.1 1st Report of Council In Closed Session

Motion made by: C. Rahman

Seconded by: P. Cuddy

That the 1st Report of Council, In Closed Session BE APPROVED.

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

Motion Passed (15 to 0)

That clause 1 and 2 of the 1st Report of Council, In Closed Session, reads as follows:

1. Offer to Purchase Industrial Land – His Majesty the King in Right of the Province of Ontario, represented by the Minister of Transportation for

the Province of Ontario – Part of Lot 16, Concession 2, in the Geographic Township of Westminster PIN 08404-0071 (LT) shown as Part 1 on the Ministry Plan P-3052-273

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned industrial land legally described as Part of Lot 16, Concession 2, in the Geographic Township of Westminster PIN 08404-0071 (LT), shown as Part 1 on the Ministry Plan P-3052-273, as outlined in red on the plan attached hereto as Appendix “A”, the Agreement of Purchase and Sale (the “Agreement”), attached as Appendix “B”, submitted by His Majesty the King, Represented by the Ministry of Transportation (the Purchaser), to purchase from the City the subject land, containing an area of approximately 0.361 acres, at a purchase price of \$99,220.00 BE ACCEPTED, subject to the conditions and terms as set out in the Agreement.

2. Disposition of Surplus City-owned Land – Part of 50 Rollingwood Circle

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned vacant land municipally known as part of 50 Rollingwood Circle and legally described as Part of Block B in Registered Plan 837 (subject to Final Reference Plan), as outlined in red on the plan attached hereto as Appendix “A”, the Agreement of Purchase and Sale (the “Agreement”), attached as Appendix “B”, submitted by Dorothy Pol and William Pol (the Purchaser), to purchase from the City the subject property, containing an area of approximately 3,745 square feet (subject to final reference plan), at a purchase price of \$38,500.00 BE ACCEPTED, subject to the conditions and terms as set out in the Agreement.

That progress was made with respect to item 4.3 as noted on the public agenda, (6.1/1/PEC).

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: P. Cuddy

Seconded by: S. Trosow

That Introduction and First Reading of Bill No.'s 1 to Bill No. 39, including Added Bill No.'s 40 and 41, BE APPROVED with the exception of Bill No.'s 8, 18, 19, 22, 36 and 37.

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

Motion Passed (15 to 0)

Motion made by: P. Cuddy

Seconded by: S. Trosow

That Second Reading of Bill No.'s 1 to Bill No. 39, including Added Bill No.'s 40 and 41, BE APPROVED with the exception of Bill No.'s 8, 18, 19, 22, 36 and 37.

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

Motion Passed (15 to 0)

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

That Third Reading and Enactment of Bill No.'s 1 to Bill No. 39, including Added Bill No.'s 40 and 41, BE APPROVED with the exception of Bill No.'s 8, 18, 19, 22, 36 and 37.

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

Motion Passed (15 to 0)

Motion made by: S. Lewis
Seconded by: S. Trosow

That Introduction and First Reading of Bill No. 8 BE APPROVED.

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

Nays: (1): S. Stevenson

Recuse: (1): J. Pribil

Motion Passed (13 to 1)

Motion made by: S. Lewis
Seconded by: S. Trosow

That Second Reading of Bill No. 8 BE APPROVED.

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

Nays: (1): S. Stevenson

Recuse: (1): J. Pribil

Motion Passed (13 to 1)

Motion made by: S. Lewis
Seconded by: S. Trosow

That Third Reading and Enactment of Bill No. 8 BE APPROVED.

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

Nays: (1): S. Stevenson

Recuse: (1): J. Pribil

Motion Passed (13 to 1)

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

That Introduction and First Reading of Bill No. 18 BE APPROVED.

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

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

That Second Reading of Bill No. 18 BE APPROVED.

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

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

That Third Reading and Enactment of Bill No. 18 BE APPROVED.

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

Nays: (1): S. Trosow

Motion Passed (14 to 1)

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

That Introduction and First Reading of Bill No. 19 BE APPROVED.

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

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

Motion Passed (13 to 2)

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

That Second Reading of Bill No. 19 BE APPROVED.

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

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

Motion Passed (13 to 2)

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No. 19 BE APPROVED.

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

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

Motion Passed (13 to 2)

Motion made by: D. Ferreira

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 22 BE APPROVED.

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

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

Motion Passed (13 to 2)

Motion made by: D. Ferreira

Seconded by: A. Hopkins

That Second Reading of Bill No. 22 BE APPROVED.

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

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

Motion Passed (13 to 2)

Motion made by: A. Hopkins

Seconded by: D. Ferreira

That Third Reading and Enactment of Bill No. 22 BE APPROVED.

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

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

Motion Passed (13 to 2)

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

That Introduction and First Reading of Bill No. 36 BE APPROVED.

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

Nays: (5): H. McAlister, S. Stevenson, J. Pribil, S. Trosow, and A. Hopkins

Recuse: (1): E. Pelozza

Motion Passed (9 to 5)

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

That Second Reading of Bill No. 36 BE APPROVED.

Yeas: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, C. Rahman, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (6): H. McAlister, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, and A. Hopkins

Recuse: (1): E. Pelozza

Motion Passed (8 to 6)

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

That Third Reading and Enactment of Bill No. 36 BE APPROVED.

Yeas: (8): Mayor J. Morgan, S. Lewis, P. Cuddy, C. Rahman, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (6): H. McAlister, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, and A. Hopkins

Recuse: (1): E. Pelozza

Motion Passed (8 to 6)

Motion made by: H. McAlister
Seconded by: S. Lewis

That Introduction and First Reading of Bill No. 37 BE APPROVED.

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

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

Motion Passed (11 to 4)

Motion made by: H. McAlister
Seconded by: S. Lewis

That Second Reading of Bill No. 37 BE APPROVED.

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

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

Motion Passed (11 to 4)

Motion made by: H. McAlister

Seconded by: S. Lewis

That Third Reading and Enactment of Bill No. 37 BE APPROVED.

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

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

Motion Passed (11 to 4)

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 42 BE APPROVED.

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

Nays: (1): C. Rahman

Motion Passed (14 to 1)

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Second Reading of Bill No. 42 BE APPROVED.

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

Nays: (1): C. Rahman

Motion Passed (14 to 1)

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No. 42 BE APPROVED.

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

Nays: (1): C. Rahman

Motion Passed (14 to 1)

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

Bill No. 1	By-law No. A.-8555-1 - A by-law to confirm the proceedings of the Council Meeting held on the 17th day of December 2024. (City Clerk)
Bill No. 2	By-law No. A.-8556-2 - A by-law to authorize and approve the Next Generation 9-1-1 Authority Service Amending Agreement between The Corporation of the City of London and Bell Canada and to authorize the Mayor and City Clerk to execute the Amending Agreement. (2.8/1/CPSC)
Bill No. 3	By-law No. A.-8557-3 - A by-law to approve a limiting distance agreement between the Corporation of the City of London and XO Homes for the property at 2537 Bridgehaven Drive and to delegate authority to the Deputy City Manager, Environment and Infrastructure to execute the agreement on behalf of the City of London as the adjacent property owner. (2.5/1/PEC)
Bill No. 4	By-law No. A.-8558-4 - A by-law to approve a Service Level Agreement between The Corporation of the City of London ("City") and London Hydro Inc. ("London Hydro") for the management and operation of the meter reading, billing, collections and customer service for the City's water and sewer accounts by London Hydro Inc. and to authorize the City Engineer to undertake all administrative acts that are necessary in connection with the Agreement. (2.2/1/ICSC)
Bill No. 5	By-law No. A.-8559-5 - A by-law to approve and authorize the execution of the Agreement between His Majesty the King in right of Canada, as represented by the Minister of Transport ("Canada") and The Corporation of the City of London for the provision of funding under the Railway Safety Improvement Program. (2.5/1/ICSC)
Bill No. 6	By-law No. A.-8560-6 - A by-law to authorize the City Treasurer or Deputy Treasurer of The Corporation of the City of London to borrow certain sums to meet current expenditures of the Corporation for the year 2025. (2.8/1/ICSC)
Bill No. 7	By-law No. A.-6866(c)-7 - A by-law to amend By-law No. A-6866-270, as amended, respecting the London Convention Centre Corporation. (4.1/1/SPPC)
Bill No. 8	By-law No. A.-8441(a)-8 - A by-law to amend By-law No. A.-8441-4 being "A by-law to authorize a Purchase of Services Agreement between The Corporation of the City of London and the London Economic Development Corporation; and to authorize the Mayor and City Clerk to execute the Agreement", to approve the Amending Agreement and authorize the Mayor and the City Clerk to execute the Amending Agreement. (2.1/1/SPPC)
Bill No. 9	By-law No. A-61-25001 - A by-law to amend By-law No. A-61 being "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London" to amend sections 3.1, 11.14, 28, 33, and 33.5 (4.6/17/SPPC - 2024)
Bill No. 10	By-law No. C.P.-1467(n)-9 - A by-law to amend C.P.-1467-175, as amended, being "A by-law to establish financial incentives for the Downtown Community Improvement Project Area". (2.4a/1/PEC)

Bill No. 11	By-law No. C.P.-1468(g)-10 - A by-law to amend C.P.- 1468-176, as amended, being "A by-law to establish financial incentives for the Old East Village Community Improvement Project Area". (2.4b/1/PEC)
Bill No. 12	By-law No. C.P.-1521(b)-11 - A by-law to amend C.P.-1521-13 as amended, being "A by-law to establish financial incentives for the SoHo Community Improvement Project Area" (2.4c/1/PEC)
Bill No. 13	By-law No. C.P.-1527(b)-12 - A by-law to amend C.P.-1527-248, as amended, being "A by-law to establish financial incentives for the Hamilton Road Community Improvement Project Area". (2.4d/1/PEC)
Bill No. 14	By-law No. C.P.-1539(b)-13 - A by-law to amend C.P.-1539-220, as amended, being "A by-law to establish financial incentives for the Lambeth Area Community Improvement Project Area". (2.4e/1/PEC)
Bill No. 15	By-law No. C.P.-1570(a)-14 - A by-law to amend C.P.-1570-330, as amended, being "A by-law to establish financial incentives for the Argyle Core Area Community Improvement Project Area". (2.4f/1/PEC)
Bill No. 16	By-law No. C.P.-1455(r)-15 - A by-law to amend C.P.-1455-541, as amended, to clarify development exempt from Site Plan Control and to incorporate sustainability measures, entitled "Site Plan Control By-law" (3.8a/1/PEC)
Bill No. 17	By-law No. C.P.-1512(eb)-16 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 4040 Colonel Talbot Road (3.11a/1/PEC)
Bill No. 18	By-law No. CP-24-25003 - A by-law to amend By-law No. CP-24, being "A by-law to provide standards for the maintenance and occupancy of property and to repeal By-law CP-16" to amend s. 4.8.5. (2.10/1/CPSC)
Bill No. 19	By-law No. CPOL.-142(f)-17 - A by-law to amend By-law CPOL.- 142-394, as amended, being "Special Events Policies and Procedures Manual", by deleting and replacing Schedule "A". (2.14/1/CPSC)
Bill No. 20	By-law No. CPOL.-391(a)-18 - A by-law to amend By-law CPOL.-391-152 being a by-law to enact a new Council Policy entitled "Municipal Service and Financing Agreements Policy", by deleting and replacing Schedule "A". (4.2/1/SPPC)
Bill No. 21	By-law No. L.S.P.-3522-19 - A by-law to authorize the designation of real property located at 247 Halls Mill Road, London, as the property of cultural heritage value or interest under Section 29, Part IV, of the Ontario Heritage Act, R.S.O. 1990, c. O.18. (2.2/1/PEC)
Bill No. 22	By-law No. L.S.P.-3523-20 - A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for Phase 2 of the Wellington Gateway Project Civil Works. (2.7/1/ICSC)
Bill No. 23	By-law No. PS-114-25016 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.4/1/CPSC)
Bill No. 24	By-law No. S.-6366-21 - A by-law to stop up and close part of road widening Block 180, Plan 33M799. (2.4/1/ICSC)

Bill No. 25	By-law No. S.-6367-22 - A by-law to stop up and close part of Medway Park Drive. (2.6/1/ICSC)
Bill No. 26	By-law No. S.-6368-23 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Bruce Street and Cathcart Street) (City Surveyor – for road widening purposes pursuant to Consent File B.018/23)
Bill No. 27	By-law No. S.-6369-24 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Colonel Talbot Road) (City Surveyor – for road widening purposes pursuant to file SPA23-052)
Bill No. 28	By-law No. S.-6370-25 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as Part of Evans Boulevard; and as Part of Evans Boulevard, Maguire Drive and Avonlea Trail) (City Surveyor – registration of 33M-845 requires 0.3m reserves on abutting registered plans to be dedicated as public highway to permit unobstructed legal access to the subdivision)
Bill No. 29	By-law No. W.-5708-26 - A by-law to authorize Project TS1472-2 (Oxford Street West Improvements from Westdel Bourne to Commissioners Road) (2.2/15/CWC - 2024)
Bill No. 30	By-law No. W.-5709-27 - A by-law to authorize Project TS1330 (Intersection Improvements – Hamilton Road-Commissioners Road East - Roundabout) (2.3/15/CWC - 2024)
Bill No. 31	By-law No. Z.-1-253271 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1472 Dundas Street (3.2/1/PEC)
Bill No. 32	By-law No. Z.-1-253272 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 325 Southdale Road East (3.3/1/PEC)
Bill No. 33	By-law No. Z.-1-252373 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 952 Southdale Road West. (3.4/1/PEC)
Bill No. 34	By-law No. Z.-1-252374 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 691 Fanshawe Park Road East (3.5/1/PEC)
Bill No. 35	By-law No. Z.-1-252375 - A by-law to amend By-law No. Z.-1 to incorporate the requirement for Electric Vehicle charging stations. (3.8b/1/PEC)
Bill No. 36	By-law No. Z.-1-252376 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1922 Highland Heights and 205 Commissioners Road East (3.9/1/PEC)
Bill No. 37	By-law No. Z.-1-252377 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 21-41 Meadowlily Road North & 20 Norlan Avenue (3.10/1/PEC)
Bill No. 38	By-law No. Z.-1-252378 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4040 Colonel Talbot Road. (3.11b/1/PEC)

Bill No. 39	By-law No. Z.-1-252379 - A by-law to amend By-law No. Z.-1 to replace Section 3.8(2) Holding “h” Zone provisions with a new list of holding provisions available for use and to adjust the zoning of the subject properties to reflect the revisions to Section 3.8(2). (3.13/1/PEC)
Bill No. 40	By-law No. A.-8561-28 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and His Majesty the King, Represented by The Ministry of Transportation, for the sale of the City owned land which is legally described as Part of Lot 16, Concession 2, in the Geographic Township of Westminster PIN 08404-0071 (LT) shown as Part 1 on the Ministry Plan P-3052-273 deposited in the Land Registry Office as Plan 33R-21856, being part of PIN 08404-0071 (LT) in the City of London, County of Middlesex, containing an area of approximately 0.361 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/1/ICSC)
Bill No. 41	By-law No. A.-8562-29 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Dorothy Pol and William Pol, for the sale of the City owned land being Part of Block B, Registered Plan 837, municipally known as part of Rollingwood Circle Park, in the City of London, County of Middlesex and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/1/ICSC)
Bill No. 42	By-law No. E.-193-30 - A by-law to redivide the wards in the City of London and to repeal By-law E.-184-180 being “A by-law to redivide the wards in the City of London”. (3.1/1/SPPC)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 5:39 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk

Appendix A – Location Map & Aerial of Property

Location Map



Aerial of Property



REFERENCE DRAWING AERIAL PHOTOGRAPHY <small>P.R. No. 3032-11-00-PR-03</small>	SCHEDULE "C" PROPERTY REQUEST PLAN		
	<small>DATE: 2023-11-03</small>	<small>SCALE: 1:2500</small>	<small>Ontario</small>
	<small>COORDINATE SYSTEM: NAD 83 UTM ZONE 18 QUN</small>		
	<small>DATE: 2023-11-03</small>	<small>SHEET 2 OF 2</small>	<small>HIGHWAY 401</small>

Subject property shown highlighted in red (approx. area shown)

Appendix B – Agreement of Purchase and Sale



For Internal Use Only
W.P. No.: 3032-11-00
Highway No.: 401
Property Section: West
P-Plan: P-3053-273
Agent: Brian Campeau

PROPERTY PURCHASE AGREEMENT

I/we, The Corporation of the City of London

Of 300 Dufferin Avenue, London ON N6B 1Z2

In the Province of Ontario

Hereinafter referred to as "Owner(s)", agree to sell to His Majesty the King in right of the Province of Ontario, represented by the Minister of Transportation for the Province of Ontario (referred to as the "Minister") in fee simple free from all tenancies and encumbrances except as to any registered restrictions or covenants that run with the land provided that such are complied with, my/our land in

City of London
(Township, City, Town, etc.)

County of Middlesex
(County, District, Regional or District Municipality)

being in Part of Lot 16, Concession 2, Geographic Township of Westminster,
PIN 08404-0071 (LT)

(Lot, Block – Concession and Township – or – Registered Plan)

shown as Part(s) 1

on Ministry Plan P-3053-273

deposited in the Land Registry Office as 33R-21856

for the sum of Ninety-Nine Thousand Two Hundred Twenty Dollars (\$99,220.00)

It is understood and agreed the above sum includes payment of \$99,220.00 for the above-mentioned lands.

There is no fencing (or gates) required in this matter.

There are no entrances required in this matter.

It is understood and agreed that trees cut from the above lands become the property of the Ministry of Transportation and the disposal of same shall be the Minister's responsibility.

The Owner shall provide a copy of the resolution or the bylaw authorizing the execution of this Agreement prior to the Ministry accepting this agreement for execution.

Upon acceptance of this agreement the Minister and/or Agents of the Minister shall have the right to enter upon the above lands for the purpose of utility relocation (hydro, telephone, gas, etc.) and/or construction purposes.

It is acknowledged that the proposed use of and construction on the lands being acquired has been discussed with me/us and the sum set out as the consideration in this agreement includes payment for any reduction in market value of my/our remaining lands, if any, but excludes any physical damages to any remaining lands which may occur during the construction period.

Appendix B – Agreement of Purchase and Sale

THIS AGREEMENT IS TO REMAIN OPEN FOR ACCEPTANCE by the Minister or the Minister's representative up to and including **30 days from the date of receipt of the offer, including applicable council resolution or bylaw, from the Owner(s)** and may be accepted by a letter delivered or mailed by prepaid registered post addressed to the Owner(s) and deposited in a post office or by email on or before the aforesaid date. Notices shall be deemed to have been given: (a) in the case of postage-prepaid envelope, five (5) Business Days after such notice is mailed; or (b) in the case of personal delivery or e-mail one (1) Business Day after such notice is received by the other Party. In the event of postal disruption, notices must be given by personal delivery or e-mail.

The Minister is to be allowed **30 days** from the date of acceptance to examine the title at the expense of the Minister. If within that time any valid objection to title is made to the Owner(s) which the Owner(s) is/are unable or unwilling to remove and which the Minister will not waive, the Agreement is void.

THE SALE OF THE PROPERTY IS TO BE COMPLETED on or before **60 days from acceptance**. Upon acceptance of this Agreement by the Minister or the Minister's representative, the Minister shall have an immediate right to enter upon and take possession of the lands without prejudice to the rights herein. Where buildings are located on the real property being purchased by the Minister, **VACANT POSSESSION SHALL BE GIVEN ON CLOSING.**

Rentals and mortgage interest, if any, and taxes including local improvements are to be adjusted at closing, and utilities and fuels, if any, are to be paid by the Owner(s) up to closing.

Tenant(s): None

Mortgagee(s): None

HST No.: R119420883

All buildings and equipment, if any, on the real property shall be and remain at the risk of the Owner(s) until closing. The Minister does not require assignment(s) of the fire insurance. However, the Owner(s) agree(s) in the event of damage to hold any fire insurance policies or proceeds in trust with the right of the Minister to demand the proceeds and complete the purchase.

Any adjustment of assessment of any remaining lands of the Owner(s) shall be the responsibility of the Owner(s).

This Agreement, when accepted shall constitute a binding Contract of Purchase and Sale.

The Owner(s) covenant(s) and agree(s) to do nothing, after the execution of the Agreement by the Owner(s) and while this Agreement remains in effect, to encumber the property agreed herein to be sold and conveyed.

If in the opinion of the Minister expropriation of the above lands is necessary to clear title or to meet deadlines for the Minister's work, the Minister may acquire the lands by expropriation and the Owner(s) agree(s) that payment of the above sum, together with any services and materials to be provided by the Minister in this Agreement, represents compensation in full for the lands and all entitlements as stated in the Expropriations Act.

This Agreement shall be deemed to have satisfied all Section 25 requirements of the Expropriations Act in the event that the Minister proceeds by way of expropriation as provided for in this Agreement.

Any Deed or Transfer is to be prepared at the expense of the Minister and any tender, pursuant to this Agreement, of documents and/or money may be made upon the Owner(s) or the Owner(s) solicitor, or the Minister, and the money may be tendered by a Province of Ontario negotiable cheque or electronic fund transfer.

Appendix B – Agreement of Purchase and Sale

Each party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

The Purchaser acknowledges and agrees that the Property is being purchased on an "as is" basis. The Purchaser further acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations, warranties or conditions of any kind with respect to zoning or building bylaw compliance, encumbrance, description, fitness for purpose, the existence or non-existence of contaminants, hazardous materials, environmental compliance, condition, or in respect of any other matter or thing whatsoever concerning the Property. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damages or loss whatsoever arising out of or pursuant to any claims in respect to the foregoing, including but not limited to any claims of non-compliance with applicable environmental laws, regulations and orders, or suitability for any specific use including and without limitation to any construction or development. The Purchaser acknowledges that it has not relied upon any representation or warranty or upon any offering material or other information furnished to the Purchaser by the Vendor or the Vendor's agent or any other person or entity including, without limitation, any reports, studies or assessments provided to the Purchaser by or on behalf of the Vendor.

I/we acknowledge that this Agreement is not made subject to any promises by any agent of the Minister of Transportation and I/we understand that this Agreement shall not bind the Minister of Transportation until accepted in writing by or on behalf of the Minister of Transportation.

Dated at _____ this ____ day of _____, 2024

The Corporation of the City of London

Josh Morgan, Mayor
I have authority to bind the Corporation

Michael Schulthess, City Clerk
I have authority to bind the Corporation

Appendix A – Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE

VENDOR: THE CORPORATION OF THE CITY OF LONDON

PURCHASER: DOROTHY POL & WILLIAM POL

REAL PROPERTY:

Address: Part of 50 Rollingwood Circle

Location: North east corner of Rollingwood Circle Park

Measurements +/- 3,745 sq. ft. / 348 sq. m. (subject to final reference plan)

Legal Description: Part of Block B in Registered Plan 837, and further shown highlighted in red on Schedule "A" and to be further described in a new reference plan (the "Subject Property").

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be THIRTY-EIGHT THOUSAND & FIVE HUNDRED DOLLARS (\$38,500.00) payable as follows:
 - a) a deposit of Two DOLLARS (\$2.00) cash or cheque on the date hereof as a deposit; and
 - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:
 - Schedule "A" Description of the Property
 - Schedule "B" Additional Terms and Conditions
 - Schedule "C" Tree Planting Requirements
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Purchaser until considered by Council of the Corporation of the City of London at a meeting to be held no later than January 31, 2025, after which date, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on May 30th, 2025, (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on June 20th, 2025. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all encumbrances, subject to the remaining terms of this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property .

Appendix A – Agreement of Purchase and Sale

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
19. **CLOSING ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
20. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
21. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.


Appendix A – Agreement of Purchase and Sale

The Corporation of the City of London hereby accepts the above Agreement of Purchase and Sale and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF The Corporation of the City of London agrees to the above Agreement of Purchase and Sale and has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in _____ of the Council of The Corporation of the City of London passed the _____ day of _____, 2025.

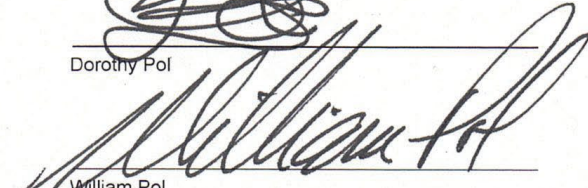
SIGNED, SEALED AND DELIVERED this 29 day of November, 2024.
In the Presence of


Witness:


Witness:

PURCHASER:

Dorothy Pol


William Pol

ACCEPTANCE

The Vendor accepts the above Agreement.

THE CORPORATION OF THE CITY OF LONDON

Josh Morgan, Mayor

Michael Schulthess, City Clerk

VENDOR'S LAWYER: Sachit Tatavarti, Solicitor, 519-854-9820 (CITY) Fax: 519-661-5530

PURCHASER'S LAWYER: Laird French, Carlyle Peterson, 519-432-0632, FAX: 519-432-0634

Appendix A – Agreement of Purchase and Sale

SCHEDULE "A"

The Property



The Property is shown highlighted in red (subject to new reference plan)

Appendix A – Agreement of Purchase and Sale

SCHEDULE "B"

1. **LEGAL COSTS:** The Purchasers and Vendor agree to pay their own legal costs, including fees, disbursements and applicable taxes, as required, to complete this transaction.
2. **ENVIRONMENTAL CLAUSE:** The Purchaser acknowledges that the Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the Property is suitable for any specific use including and without limitation to any construction or development. The Purchaser acknowledges and agrees to indemnify and hold harmless the Vendor from any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing.
3. **REFERENCE PLAN:** The Vendor agrees to prepare and deposit on title, on or before closing and at the Purchaser's expense, a reference plan describing the Property. In the event that the reference plan has not yet been deposited upon the Completion Date, the Purchaser agrees to consent to extend the closing for a period of up to three (3) months, without condition, to facilitate the deposit of the reference plan prior to closing. The cost of the reference plan shall be adjusted for in addition to the Purchase Price on closing.
ADJUSTMENTS: If the actual size of the Property to be conveyed (as shown in the deposited reference plan) is different by a minimum of 50 square feet more or less than approximated under this Agreement being 3,745 square feet, then the Purchase Price for the Property shall be adjusted to reflect a price equal to the actual area of the Property multiplied by \$10.33 dollars per square foot.
4. **ZONING:** The Purchaser shall have until **May 30th, 2025**, to obtain, at its expense, the appropriate amendments to the Zoning By-Law necessary for the Purchaser to rezone for residential purposes, it being acknowledged that the current zoning of the lands is for parkland. The Purchaser agrees to proceed diligently to procure such amendments.

If the Purchaser is unable to obtain the aforesaid Zoning By-Law amendment, it shall within the time limited deliver written notice to the effect to the Vendor and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction; failing delivery of written notice, the condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limited period.
5. **TREE PLANTING:** The Purchaser acknowledges and agrees that the Purchaser would be responsible, at its expense, the purchase and planting of three (3) native deciduous trees on the Property bearing no less than 50 mm in diameter (the "Tree Planting"). The location for the Tree Planting is generally shown in Schedule "C" attached. The trees are to be planted within twelve (12) months of the completion date for this transaction and record shall be provided to the Vendor showing completion. This condition shall survive and not merge on the completion of the transaction.

Appendix A – Agreement of Purchase and Sale

SCHEDULE "C"

42 Rollingwood Circle



Conceptual sketch showing the approximate area of the Tree Planting.

Appendix B – Location Map and Aerial

Location Map



Aerial

