



**London**  
CANADA

## COUNCIL MINUTES 24TH MEETING

October 14, 2014

The Council meets in Regular Session in the Council Chambers this day at 5:04 PM.

**PRESENT:** Mayor J. Baechler, Councillors B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant and S.E. White and C. Saunders (City Clerk).

**ABSENT:** Councillor N. Branscombe.

**ALSO PRESENT:** A. Zuidema, J.P. Barber, J. Braam, B. Coxhead, S. Datars Bere, B. Duncan, J.M. Fleming, M. Hayward, G.T. Hopcroft, G. Kotsifas, L. Livingstone, V. McAlea Major, J. Pare, R. Paynter, M. Ribera, L. Rowe, B. Shae and B. Westlake-Power.

At the beginning of the Meeting all Members are present except Councillor N. Branscombe.

### **I DISCLOSURES OF PECUNIARY INTEREST**

Councillor P. Hubert discloses a pecuniary interest in By-law No. 494 pertaining to the assumption of works and services for Glad Tidings Assembly, by indicating that he attends that Church. Councillor P. Hubert further discloses a pecuniary interest in clause 3 of the 17th Report of the Community and Protective Services Committee pertaining to the Ontario Works Participant Profile, by indicating that he is the Executive Director of a Social Services agency that has a working relationship with Ontario Works.

Councillor J.B. Swan discloses a pecuniary interest in clause 17 of the 18th Report of the Planning and Environment Committee, specifically as it relates to the debate raised by Councillor D.G. Henderson regarding the potential for a performing arts centre on the subject site, by indicating that he is employed by Orchestra London, which has an interest in a performing arts centre.

### **II REVIEW OF CONFIDENTIAL MATTERS TO BE CONSIDERED IN PUBLIC**

None.

### **III ADDED REPORTS**

1. 19th Report of the Planning and Environment Committee

### **V RECOGNITIONS**

1. Her Worship the Mayor presents a certificate for "London's Featured Community Organization" to L'Arche London.
2. Her Worship the Mayor presents a certificate for "London's Featured Community Organization" to the London Muslim Mosque to recognize its 50th Anniversary.

### **IV COMMITTEE OF THE WHOLE, IN CAMERA**

#### **MOTION FOR IN CAMERA SESSION**

Motion made by Councillor B. Armstrong and seconded by Councillor S. Orser to Approve that Council rise and go into Committee of the Whole, in camera, for the purpose of considering a personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2015 Mayor's New Year's Honour List. (C1/17/CPSC)

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

The Council rises and goes into the Committee of the Whole, in camera, at 5:16 PM, with Mayor J. Baechler in the Chair and all Members present except Councillors N. Branscombe and S.E. White.

The Committee of the Whole rises at 5:17 PM, and Council reconvenes at 5:22 PM, with Mayor J. Baechler in the Chair and all Members present except Councillor N. Branscombe.

## **VI CONFIRMATION AND SIGNING OF THE MINUTES OF THE TWENTY-THIRD MEETING HELD ON SEPTEMBER 30, 2014**

Motion made by Councillor B. Polhill and seconded by Councillor P. Van Meerbergen to Approve the Minutes of the 23rd Meeting held on September 30, 2014.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

## **VII COMMUNICATIONS AND PETITIONS**

Motion made by Councillor S.E. White and seconded by Councillor P. Van Meerbergen to Approve receipt and referral of Communication Nos. 1 to 3, as included on the Agenda.

1. Properties located at 51 and 99 Exeter Road (OZ-8324) (Refer to the Planning and Environment Committee stage for consideration with clause 6 of the 18th Report of the Planning and Environment Committee.)
  - a) S.A. Zakem, Aird & Berlis LLP; and
  - b) R.G. Siskind, Decade Group Inc.
2. J. Jordan, 60 Blackfriars Street - Property located at 50 King Street (Z-8372) (Refer to the Planning and Environment Committee stage for consideration with clause 17 of the 18th Report of the Planning and Environment Committee.)
3. (ADDED) Properties located at 510 Central Avenue and 609 William Street (Z-8141) (Refer to the Planning and Environment Committee stage for consideration with clause 18 of the 18th Report of the Planning and Environment Committee.)
  - a) K. Rapson, Woodfield Community Association;
  - b) B. & A. Francis, 503 Central Avenue;
  - c) J. Graydon, 518 Central Avenue; and
  - d) P. Hinde, Tridon Group

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

## **VIII MOTIONS OF WHICH NOTICE IS GIVEN**

None.

## IX REPORTS

16th Report of the Civic Works Committee  
Councillor H.L. Usher presents.

Motion made by Councillor H.L. Usher to Approve clauses 1 to 10, excluding clause 6.

1. Disclosure of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 2nd Report of the LTC Long Term Growth Report Working Group

That the 2nd Report of the LTC Long Term Growth Report Working Group, from its meeting held on September 16, 2014, BE RECEIVED.

3. 4th Report of the Cycling Advisory Committee

That the 4th Report of the Cycling Advisory Committee, from its meeting held on September 17, 2014, BE RECEIVED.

4. London Wastewater Facility Update, Operating Agreement and Next Steps

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Southwestern Ontario Water Consortium – London Wastewater Facility:

- a) the proposed by-law appended to the staff report dated October 6, 2014, BE INTRODUCED at the Municipal Council meeting to be held October 14, 2014, to approve an Agreement with the University of Western Ontario for the operation of the Southwestern Ontario Water Consortium – London Wastewater Facility;
- b) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,
- c) the Civic Administration BE DIRECTED to report back with a review of the mandate and business plan of the International Water Centre of Excellence;

it being noted that the Civic Works Committee received a verbal update from J. Braam, Managing Director, Environmental and Engineering Services and City Engineer with respect to this matter. (2014-E05/LO4A)

5. Single Source Procurement Supply and Installation of Diesel Exhaust Fluid (DEF) Storage Kiosks and Dispensers

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the supply and installation of diesel exhaust fluid (DEF) storage kiosks and dispensers:

- a) the contract with MSM Group - Middlesex Supply and Maintenance to supply and install diesel exhaust fluid (DEF) storage kiosks and dispensers, at their quoted price of \$76,681.00, excluding H.S.T., and in accordance with Section 14.4 (d) and (e) of the Procurement of Goods and Services Policy, BE APPROVED;
- b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report appended to the staff report dated October 6, 2014;
- c) Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase; and,
- d) the approvals hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2014-F17)

7. Wharncliffe Road South Environmental Assessment Study-Appointment of Consulting Engineer

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a consultant for the Wharncliffe Road South Environmental Assessment from Becher Street to Commissioners Road:

- a) MMM Group Limited BE APPOINTED Consulting Engineers to complete the Environmental Assessment Study for Wharncliffe Road South, in the amount of \$546,700.00, excluding H.S.T., in accordance with Section 15.2 (e) 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 appended to the staff report dated October 6, 2014;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2014-A05)

8. Greenway Wastewater Treatment Plant Rotating Drum Thickener Engineering Project ES5084-11

That, on the recommendation of the Director, Water and Wastewater, the following actions be taken with respect to additional contract administration fees for the Greenway Wastewater Treatment Rotating Drum Thickener Project:

- a) the engineering fees for R.V. Anderson Associates Limited BE INCREASED by \$51,552.60, in accordance with the estimate, on file, to an upset limit of \$215,463.60 including 10% contingency, excluding H.S.T., based upon the Fee Guideline for Professional Engineering Services, 2006, recommended by the Ontario Society of Professional Engineers, and in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- b) the financing for the additional contract administration fees BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated October 6, 2014;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the work to be done relating to this project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2014-E05)

9. Riverside Drive and Beaverbrook Avenue Intersection Improvements

That the matter of the potential installation of traffic lights at Beaverbrook Avenue and Riverside Drive BE REFERRED back to the Civic Administration for further review and report back at a future date. (2014-T05/T07)

10. Minor Revisions to the W12A Landfill Site Community Enhancement and Mitigative Measures Program

That, on the recommendation of the Director Environment, Fleet and Solid Waste, the proposed by-law appended to the staff report dated October 6, 2014, BE INTRODUCED at the Municipal Council meeting to be held October 14, 2014 to update the W12A Landfill Site Community Enhancement and Mitigative Measures Program. (2014-E07A)

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor H.L. Usher to Approve clause 6.

6. Hamilton Road and Highbury Avenue Intersection Improvements Environmental Assessment Study Appointment of Consulting Engineer

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a consultant for the Hamilton Road and Highbury Avenue Intersection Improvements Environmental Assessment:

- a) Dillon Consulting Limited, BE APPOINTED Consulting Engineers to complete the Environmental Assessment Study for the Hamilton Road and Highbury Avenue intersection improvements, in the amount of \$184,996.90, excluding H.S.T, in accordance with Section 15.2 (e) 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 appended to the staff report dated October 6, 2014;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2014-A05)

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

18th Report of the Planning and Environment Committee  
Councillor B. Polhill presents.

Motion made by Councillor B. Polhill to Approve clauses 1 to 20, excluding clauses 6, 13 and 17.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 9th Report of the Environmental and Ecological Planning Advisory Committee

That the 9th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on September 18, 2014, BE RECEIVED.

3. 4th Report of the Agricultural Advisory Committee

That the 4th Report of the Agricultural Advisory Committee from its meeting held on September 17, 2014, BE RECEIVED.

4. 7th Report of the Trees and Forests Advisory Committee

That the 7th Report of the Trees and Forests Advisory Committee from its meeting held on September 24, 2014, BE RECEIVED.

5. A Statistical Portrait of London - Community & Neighbourhood Profiles

That the report dated October 7, 2014, from the Managing Director, Planning and City Planner, with respect to a statistical portrait of London's community and neighbourhood profiles, BE RECEIVED. (2014-D19)

7. Property located at 1576 Richmond Street

That the Report dated October 7, 2014, from the Managing Director, Development and Compliance Services and Chief Building Official, in response to the letter of appeal to the Ontario Municipal Board dated June 3, 2014, and submitted by 1865589 Ontario Ltd., and the letter of appeal to the Ontario Municipal Board dated August 11, 2014, and submitted by Marlo Lacey relating to the minor variance applications concerning 1576 Richmond Street, BE RECEIVED for information; it being noted that the Civic Administration has reviewed the position of the City to support the applications and that no further action is required. (2014-D13)

8. Properties located at 3718, 3766 and 3812 Dingman Drive and 437 Exeter Road (39T-06504)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the draft approval extension request for the Plan of Subdivision application of Tradewinds Properties Limited and 1071730 Ontario Inc. relating to the properties located at 3718, 3766 and 3812 Dingman Drive and 437 Exeter Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-056504 prepared by Callon Dietz, certified by Jeremy Matthews OLS, File No. 614-03001, Drawing No. DP-08, dated May 17, 2010, as red-line amended, which shows a total of 19 light industrial blocks, one road widening block and several reserve blocks, served by an extension of Blakie Road, an extension of Chalkstone Drive and 3 new internal roads., SUBJECT TO the revised conditions contained in the attached Appendix "39T-06504-1";
- b) the Applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information, as appended to the staff report dated October 7, 2014 , as Appendix "A"; and,
- c) the Approval Authority BE REQUESTED to withdraw Draft Approval, if the Official Plan amendment to change the designation of the subject lands from "Light Industrial" to "Urban Reserve Community Growth" (City of London file O-8362) comes into force and effect. (2014-D12)

9. Properties located at 55 and 60 Chalkstone Drive (39T-06508)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to a draft approval extension request for the Plan of Subdivision application of Gus Rahim and Areka Kazazian, relating to the property located at 55 and 60 Chalkstone Drive:

- a) the Approval Authority BE ADVISED that Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-06508 prepared by Robert D. Stirling, FKS, Drawing No. DP-04, dated October 12, 2006, as red-line amended, which shows a total of 20 industrial lots, served by the extension of Chalkstone Drive and the extension of Blakie Road, SUBJECT TO the revised conditions contained as appended in the staff report dated October 7, 2014 as Appendix "39T-06508-1";
- b) the Applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information, as appended to the staff report dated October 7, 2014 , as Appendix "A"; and,
- c) the Approval Authority BE REQUESTED to withdraw Draft Approval, if the Official Plan amendment to change the designation of the subject lands from "Light Industrial" to "Urban Reserve Community Growth" (City of London file O-8362) comes into force and effect. (2014-D12)

10. Properties located at 3854 Dingman Drive and 4112-4432 White Oak Road (39T-05513)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to a draft approval extension request for the Plan of Subdivision application of Bluestone Properties Inc. relating to the properties located at 3854 Dingman Drive and 4112-4432 White Oak Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-05513 prepared by Holstead & Redmond, certified by David Bianchi OLS, file no. 1614-03218 drawing no. DP-9, dated April 3, 2010, as red-line amended, which shows a 18 light industrial blocks, 1 open space block and several road widening and reserve blocks, serviced by an extension of Blakie Road and 4 new internal roads, SUBJECT TO a redline amendment to the plan to remove the stormwater management block and SUBJECT TO the revised conditions contained in the attached Appendix "39T-05513-1";
- b) the Applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information, as appended to the staff report dated October 7, 2014 , as Appendix "A"; and,
- c) the Approval Authority BE REQUESTED to withdraw Draft Approval, if the Official Plan amendment to change the designation of the subject lands from "Light Industrial" to "Urban Reserve Community Growth" (City of London file O-8362) comes into force and effect. (2014-D12)

11. Parking Section 4.19 of the Z.-1 By-law and Amendments to the Site Plan Control Area By-law (Z-8331)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to addressing parking requirements for persons with disabilities in accordance with the Accessibility for Ontarians with Disabilities Act:

- a) the proposed by-law, as appended to the staff report dated October 7, 2014, as Schedule "A", BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, in conformity with the Official Plan to amend Section 4.19 to add provisions for parking spaces for persons with disabilities including: sizes of parking spaces, access aisles, and a means to calculate the number of parking spaces for persons with disabilities in Section 4.19 of By-law Z-1; and,
- b) the proposed by-law, as appended to the staff report dated October 7, 2014 as Schedule "B", BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, to amend the Site Plan Control Area By-law to include sizes of parking spaces for persons with disabilities and signage for parking spaces for persons with disabilities;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-C01)

12. Old Victoria Hospital Lands Zoning Study (Z-8344)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the zoning by-law review initiated by the City of London in response to Council's direction following approval of the Old Victoria Hospital Lands Secondary Plan:

- a) the proposed zoning by-law amendment, appended to the staff report dated October 7, 2014, as Appendix "A" BE RECEIVED for information and public feedback; it being noted that the proposed zoning would:
  - i) change the zoning applicable to lands roughly bounded by the Thames River to the south, Maitland Street to the east, Hill Street to the north and Waterloo Street to the west, as shown on the attached map comprising part of Key Map No. A107, FROM a Residential R3 (R3-1), Holding Residential R7/Residential R9/Regional Facility (h-5.R7.D150.H12/R9-3.H12/RF and h-5.R7.D150.H30/R9-7.H30/RF), Residential R3/Residential R7/Residential R9

(R3-1/R7.D150.H24/R9-7.H24), Holding Residential R9/Regional Facility (h-5.R9-7.H30/RF) and Open Space (OS4) Zones TO a Holding Residential R8 Special Provision Bonus (h- \_R8-4(\*).B-\_ ) Zone, a Holding Residential R8 Special Provision Bonus (h- \_R8-4(\*\*).B-\_ ) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision Bonus (h-\_.R4-6(\_)/R8-4(\*\*\*)B-\_ ) Zone, a Holding Residential R9 Special Provision Bonus (h-\_.R9-3(\_).B-\_ ) Zone and Open Space (OS1 and OS4) Zones;

- ii) introduce a new holding zone to ensure that development is consistent with the vision for development described in the Old Victoria Hospital Lands Secondary Plan; and,
  - iii) introduce new bonusing clauses to permit increases in height and density in return for facilities, services or matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan; and,
- (b) the Civic Administration BE DIRECTED to review and record public, agency and other feedback received with respect to the proposed zoning by-law amendment from the public meeting, public liaison process and the Request for Proposals (RFP) process for the City-owned Old Victoria Hospital lands, and to revise the zoning by-law amendment as necessary prior to a statutory public meeting before the Planning and Environment Committee in 2015;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

14. Properties located at 1643, 1649 and 1653 Richmond Street (OZ-8310)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Richmond Medical Centre Inc. relating to the properties located at 1643, 1649 and 1653 Richmond Street:

- a) the proposed revised by-law, attached hereto as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014 to amend the Official Plan to change the designation of the subject lands FROM a "Low Density Residential" designation, TO a "Multi-Family, Medium Density Residential" designation; and, to ADD a "Special Policy" to Section 3.5 – Policies for Specific Residential Areas – to the Official Plan to guide the future development of the lands; it being noted that the residential and convenience commercial uses referenced in Clause c) of the OPA in Appendix A were approved by Council on January 28, 2014;
- b) the proposed by-law as appended to the staff report as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014 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 a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5?R5-2(12)/R6-4(14)) Zone, TO Holding Residential R9 Special Provision (h-5?h-55?h-(\*)?R9-7(\*)) Zone and a Holding Residential R9 Special Provision (h-5?h-(\*)?R9-7(\*)) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) ensure all exterior signage is incorporated into the design of the building and restrict standalone exterior signage in order to maintain the residential character of the proposed building at 1653 Richmond Street to the extent possible;
  - ii) the construction of a curbed exit barrier, signage or other impediments at the site access along Hillview Boulevard to restrict left turn movements out of the site; and,
- d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN with respect to the proposed by-law as a public meeting was held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law and the amendments reflect the requests of those individuals who spoke at the Public Participation Meeting held regarding this matter;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation record made oral submissions in



connection therewith. (2014-D14)

15. Property located at 175 Fanshawe Park Road West (Z-8397)

That the following actions be taken with respect to the property located at 175 Fanshawe Park Road West:

- a) on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1841483 Ontario Inc. (Copia Developments) relating to the above-noted property the by-law appended to the staff report dated October 7, 2014 BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM a Residential R5 (R5-3) Zone TO a Restricted Office Special Provision (RO2( )) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) orient the proposed building towards Fanshawe Park Road in order to ensure that the principle entrance into the proposed building is facing the street;
  - ii) include a continuous walkway from the City sidewalk to the proposed building's principle entrance to provide a convenient and direct pedestrian access;
  - iii) locate the building close to the street edge in order to enclose the street and create an active frontage along Fanshawe Park Road; and,
  - iv) if parking in front of the building is necessary for the proposed use, it should be limited to one row and treated as a parking forecourt (using alternate paving materials and no curbs) and screened from the street using a combination of landscaping and low masonry walls; and,
- c) the Chair of the Planning and Environment Committee (PEC) and Managing Director, Planning and City Planner BE DIRECTED to respond in writing to K. Gu, 18 Derwent Road, indicating the PEC's displeasure and objection to the content of the submission related to this matter, and providing an explanation of the public and transparent planning process;

it being pointed out that at the public participation meeting associated with this matter D. Whittacker, 285 McGarrell Dr. Unit #2, made the attached submission in connection therewith. (2014-D14)

16. Property located at 7 Annadale Drive (Z-8334)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the property located at 7 Annadale Drive:

- a) the proposed by-law as appended to the staff report dated October 7, 2014 BE INTRODUCED at the Municipal Council meeting to be held on October 14th, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 7 Annadale Drive FROM a Neighbourhood Facility (NF) Zone TO a Holding Open Space (h-18\*OS1) Zone, a Holding Residential R1 Special Provision (h-18\*R1-5( )) Zone, a Residential R1 Special Provision (R1-5( )) Zone and a Holding Residential R6 Special Provision (h-5\*h-18\*R6-3( )) Zone;
- b) the Site Plan, Subdivision, and Consent Approval Authorities, BE REQUESTED to consider implementing the following design matters through the Site Plan Approval process:
  - i) development of the site which, with variations at the discretion of the Managing Director, Planning and City Planner, is generally in keeping with the conceptual site plan and conceptual entrance plan as appended to the staff report dated October 7, 2014;
  - ii) cluster dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and a high level of detail on these facades and the secondary entrances oriented toward the interior of the site;
  - iii) residential R1 dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and the secondary entrances front onto the public street. Both the park-

- facing and the street-facing facades of these dwellings shall have a high level of architectural detail;
- iv) single detached dwellings and townhouses adjacent to the public open space shall have a consistent setback from this property line in order to create a continuous building line along the park;
  - v) any new fencing provided along the park boundary shall be minimized, made of decorative material and integrated with landscaping to present a positive interface to the park. Enhanced landscaping elements shall be incorporated into the development to provide for additional buffering between the new townhouses and rear yards of properties fronting Friars Way; and,
  - vi) the design and orientation of lighting standards shall be addressed through the public site plan process to ensure safety while minimizing impacts on adjacent existing properties;

it being noted that future matters shall be addressed through a future consent or subdivision application include the deregistration of the existing registered plan prior to the sale of the subject lands;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications, with respect to these matters:

- a report dated October 7, 2014 from the Managing Director, Planning and City Planner;
- a communication dated September 22, 2014 from R. Duench, Oasis Auto Complete Systems Limited;
- a communication dated September 25, 2014 from J. & R. Walton, 10 Friars Way; and,
- a communication dated September 28, 2014 from S. Levin, Orchard Park/Sherwood Forest Ratepayers;

it being further pointed out that there were no oral submissions made at the public participation meeting associated with this matter; (2014-D14)

18. Properties located at 510 Central Avenue and 609 William Street (Z-8141)

That the application of 2353034 Ontario Limited, relating to the property located at 510 Central Avenue and 608 William Street BE REFERRED back to Civic Administration for the preparation of the necessary by-laws to incorporate: a permitted retail use, addressing parking concerns, allow for two driveways on the site and address various site plan issues, as requested, with such by-laws to be considered at a Special Meeting of the Planning and Environment Committee to be held prior to the Municipal Council meeting to be held October 14, 2014; it being noted that previous consultation had contemplated the retail use;

it being further noted that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a revised recommendation and by-law from the Managing Director, Planning and City Planner;
- a communication from B. & A. Francis, 503 Central Avenue;
- a communication from P. Hinde, Tridon Group; and,
- a communication from B. Lansink, 503 Colborne Street;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

19. Bonusing Regulations

That the attached presentation from the Managing Director, Planning and City Planner, with respect to the application of bonusing regulations, BE RECEIVED.

20. Property located at 1040 Coronation Drive (H-8376)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, based on the application of The Tricar Group relating to the property located at 1040 Coronation Drive, the proposed by-law, as appended to the staff report dated October 7, 2014, BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1040 Coronation Drive FROM a Holding Residential R5 Special

Provision (h-89•h-90•h-91•h-166•R5-4 (15)) Zone TO a Residential R5 Special Provision (R5-4 (15)) Zone to remove the holding “h-89, h-90, h-91 and h-166” provisions.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor B. Polhill to Approve clause 6.

6. Properties located at 51 and 99 Exeter Road (OZ-8324)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Greenhills Shopping Centres Ltd. (Greenhills) relating to the property located at 51 and 99 Exeter Road:

- a) the proposed by-law, appended to the staff report dated October 7, 2014, BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, to amend the Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM an Urban Reserve (UR6) Zone, TO a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(\*)•h-(\*\*)\*h-(\*\*\*)•h-(\*\*\*\*)\*h-(\*\*\*\*)\*ASA8( ) Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to implement the following design issues through the site plan process:
  - i) preparation of a sustainability/green development report shall be required to identify how the applicant has endeavoured to incorporate any, or all, of the sustainable design principles identified in Section 20.5.3.2.ii) of the Southwest Area Secondary Plan (SWAP);
  - ii) the organizing structure for development shall be based on a modified grid system of internal driveways or local streets to provide for a pedestrian oriented character and to easily accommodate future redevelopment and reformatting of commercial areas to more intense mixed-use communities;
  - iii) internal driveways or local street connections should be established perpendicular to Wonderland Road South and Exeter Road for the full width of the development blocks, including through future mixed-use phases, to reinforce the organizing grid structure;
  - iv) internal driveways should be designed with sufficient rights-of-way to accommodate the future upgrading and conveyance of such areas to the City of London as public streets and should be designed as local streets to include wide sidewalks, landscaping, street trees, on-street parking in dedicated aisles and accessible and enhanced crossings at intersections where possible;
  - v) commercial development shall occur in a “main street” format where retail and commercial uses are oriented toward the street, whether in standalone buildings or on the ground floor of mixed-use buildings to enhance and animate the pedestrian experience;
  - vi) ensure that continuous walkways are constructed between buildings as well as direct walkways connecting buildings to the sidewalk to provide for continuous pedestrian connections across the site;
  - vii) building heights and forms should relate to the width and hierarchy of the streets and/or internal driveways they front, where possible, in order to provide for a sense of enclosure;
  - viii) the amount of parking area abutting the street, particularly Wonderland Road South and Exeter Road, should be minimized and the amount of built form at the street maximized in order to implement the “main street” intent of the Southwest Area Secondary Plan Urban Design policies to create an attractive pedestrian oriented environment;
  - ix) where commercial uses abut a public street:
    - the principal public entrance shall provide direct access to the public sidewalk;
    - the primary entrances, windows and signage shall face the street;
    - buildings facing the street shall incorporate awnings, canopies, arcades or front porches to provide weather protection; and,
    - buildings should maintain a consistent setback along the street;

- x) consider wrapping the sides of any large format commercial buildings with smaller store fronts in order to prevent large blank walls. Alternatively, windows, architectural details and articulation shall be provided on building elevations where they are exposed to the public realm;
  - xi) ensure building footprints and development blocks are sized appropriately to allow comfortable pedestrian circulation around buildings;
  - xii) pedestrian cut through connections should be considered at intersections and other prominent locations in order to provide convenient access to the streets and front entrances of stores from rear parking lots;
  - xiii) landscaped islands, bump-outs and enhanced hardscape treatments should be integrated throughout the site. Pedestrian areas such as bicycle parking areas, internal street right-of-ways and open spaces should be of a high quality design with a focus on coordinated pedestrian amenities including street furniture and public art to enhance and reinforce the pedestrian experience;
  - xiv) tree planting should be maximized throughout the development in accordance with 20.5.3.6 iii) of SWAP; and,
  - xv) provide integrated pedestrian connections across the site, including between any preliminary phases of development and future phases of development as well as adjacent properties and public streets to ensure a high level of connectivity;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Urban Reserve (UR6) Zone, TO an Associated Shopping Area Special Provision (ASA8(\_)) Zone and an Open Space (OS1) Zone, BE REFUSED for the following reasons:
- i) the requested amendment would allow for commercial development beyond the maximum commercial gross floor area (GFA) of 100,000m<sup>2</sup> for the Wonderland Road Community Enterprise Corridor Designation outlined in Section 20.5.6.1 v) of the Southwest Area Secondary Plan;
  - ii) the requested amendment does not include sufficient holding provisions to ensure the orderly development of the subject lands;
  - iii) the requested amendment contemplates the application of an Associated Shopping Area Special Provision (ASA8(\_)) Zone within 50 metres of the Pincombe Drain which is identified as a Significant Stream Corridor on Schedule B1 of the Official Plan. The policies of the Official Plan preclude the application of the proposed ASA8(\_) Zone in such areas in the absence of the submission of detailed EIS;
  - iv) the requested amendment includes special regulations which would allow for 4-storey residential housing forms whereas the Wonderland Road Community Enterprise Corridor Designation policies outlined in Section 20.5.6.1 vii) state that building heights for residential development shall not be less than 6 storeys;
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the prescribed notification requirements have previously been met, a statutory public participation meeting was held on July 22, 2014, and no changes to the by-law have been proposed; and,
- e) IT BEING NOTED THAT a comprehensive planning evaluation with respect to the recommended amendments outlined in clauses (a) to (c) above is provided in the July 22, 2014 Staff Report to the Planning and Environment Committee;

it being noted that the Planning and Environment Committee communications from J. Paul and D.W. Stewart, Stantec Consulting Ltd., and heard a brief verbal presentation from T. Pierce, Smart Centres, on behalf of Greenhills, with respect to this matter. (2014-D14)

Motion made by Councillor B. Polhill and seconded by Councillor S.E. White to Approve that consideration of clause 6 BE POSTPONED to a later time in the meeting, following an additional in camera session to receive related legal advice.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (13)

NAYS: P. Hubert (1)

Motion made by Councillor B. Polhill to Approve clause 13.

13. Property located at 946 Longworth Road (Z-8293)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the application of Highland Ridge Land Corporation relating to the property located at 946 Longworth Road, the proposed by-law, as appended to the staff report dated October 7, 2014, BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM an Open Space (OS4) Zone which permits conservation lands and works, golf courses without structures, private and public parks without structures, sports fields without structures, and the cultivation or use of land for agricultural/horticultural purposes, TO a Holding Residential R1 (h-\_\_\_\*R1-8) Zone to permit single detached dwellings with a minimum lot area of 600 m<sup>2</sup> and a minimum lot frontage of 15 m;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor B. Polhill to Approve clause 17.

17. Property located at 50 King Street (Z-8372)

That the application by the Corporation of the County of Middlesex relating to the property located at 50 King Street BE REFERRED back to Civic Administration for further review and work and discussion with the area residents and the applicant, and to incorporate additional details into the application, with a report back at a future meeting of the Planning and Environment Committee; it being noted that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a Report dated October 7, 2014 from the Managing Director, Planning and City Planner;
- a communication from Dr. J. Berry & Dr. D.B. Berry; and,
- a communication from B. Tomassini;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

19th Report of the Planning and Environment Committee  
Councillor B. Polhill presents.

Motion made by Councillor B. Polhill to Approve clause 1 and, pursuant to section 18.6 of the Council Procedure By-law, submit clause 2 to the Municipal Council for its disposition.

Councillor B. Polhill moves that, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2353034 Ontario Limited relating to the property located at 510 Central Avenue and 609 William Street:

- a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on October 14, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone TO a Holding Residential R3 Special Provision (h-5•h-\_\_\_•R3-2(\_)) Zone and a Holding Residential R9 Special Provision/Restricted Office Special Provision (h-\_\_\_•R9-3(\_))•H15/RO1(\_)) Zone.

- b) the Site Plan Approval Authority BE REQUESTED to consider the following issues through the site plan process:
- i) configuration of the proposed building in manner that is in keeping with the existing buildings in the neighbourhood by incorporating the following design principles:
    - A) if the proposed building's Central Avenue façade is wider than the average width of the buildings on this block of Central Avenue then ensure any portion beyond the average is set back to break up the massing of the building in order for the building to be in keeping with existing massing rhythm found along the street;
    - B) incorporate articulation in the proposed roof (such as but not limited to: gables, step backs, varied heights, etc...) in order break up the massing of the roof;
    - C) lower the height of the roof on the portion of the building that does not include a habitable unit in the attic space in order to decrease the overall mass of the building;
    - D) incorporate a sizable and usable covered front porch in the proposed building design that is equal to or larger than the average size of porches on this block of Central Avenue to promote an active street edge and be in keeping with the majority of the buildings on the street;
    - E) provide window style(s) and sizes are in keeping with the architectural style proposed for the building as well as being consistent with the existing buildings in the neighbourhood in order to ensure architectural continuity;
    - F) permit a maximum total height of two and half storeys for the proposed building from ground level to the tip of the roof in order to respect the scale of the neighbouring buildings and to be in keeping with the majority of buildings within the neighbourhood;
    - G) locate the portion of the building with a lower roof height toward the east side of the property to respect the one-storey cottage to the immediate east;
    - H) include a high level of architectural detail in the Central Avenue façade (including but not limited to: gables, wood trim detailing, triangular knee brackets, barge boards, window sills, keystones, stone and brick detailing, etc...) in order to be in keeping with the majority of the existing buildings in the neighbourhood; and,
    - I) incorporate brick cladding on the majority of the proposed building in order to ensure a high quality finish in keeping with the existing buildings in the neighbourhood.
  - ii) ensure appropriate consideration is given to detailed site design issues identified by the surrounding property owners by:
    - A) providing for one-way on-site traffic circulation with the entrance on Central Avenue and the exit on William Street;
    - B) maximizing safety where possible, between the driveways at 510 and 518 Central Avenue;
    - C) locating any outdoor garbage storage facilities away from existing dwellings and outdoor amenity areas on adjacent properties;
    - D) maintaining the tree on the Central Avenue boulevard;
    - E) maintaining the maple tree to the rear of 518 Central Avenue;
    - F) accurately locating new privacy fencing on the property line behind existing dwellings on Central Avenue, if site plan approval in accordance with Section 41 of the Planning Act is required for 609 William Street;
    - G) providing safe lighting of the parking area while respecting possible lighting impacts on neighbouring properties;
    - H) reserving off-site parking at 609 William Street for residential use by the occupants of 510 Central Avenue; and,
    - I) directing all vehicular access to the site via the existing driveway access from Central Avenue to 609 William Street.
  - iii) ensure Canadian Pacific Railway requirements are met, it being noted that Canadian Pacific Railway has indicated it will not require a noise study but requested that its standard warning clause for development within 300 metres of the railway be included in the development agreement;

- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone TO a Residential R8 Special Provision (R8-1( \_)) Zone and Residential R9 Special Provision/Restricted Office Special Provision (R9-3( )•H15/RO1( )) Zone, BE REFUSED for the following reasons:
- i) a Residential R3 Special Provision (R3-2( )) Zone is recommended instead of the Residential R8 Special Provision (R8-1( )) Zone, to achieve the same development proposal;
  - ii) holding provisions are recommended in addition to the requested zoning to ensure that the Public Site Plan process is followed and to ensure that appropriate arrangements are made for off-site parking for the residential uses at 510 Central Avenue, on the adjacent property at 609 William Street;
  - iii) the full range of office uses requested by way of special provisions are being recommended within the standard Restricted Office (RO1) Zone and a special provision to permit these uses is not required;
  - iv) the requested retail store use is not supported by Official Plan policies; and
  - v) special provisions other than lot frontage and north interior side yard at 609 William Street should be considered when a new development proposal is available for review.
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the Notice of Public Meeting stated that “as a result of ongoing discussions regarding the final massing and design of the proposed building, different or additional special provisions may be required”, and all of the modifications arise from those further discussions.

Motion made by Councillor J.P. Bryant and seconded by Councillor P. Hubert to Approve clause 1 and that the application by 2353034 Ontario Limited (formerly Treadstone Group) related to the properties located at 510 Central Avenue and 609 William Street (Z-8141) BE REFERRED back to the Civic Administration for further public consultation related to the proposed changes.

Motion Passed

YEAS: J. Baechler, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (11)

NAYS: B. Polhill, D.G. Henderson, P. Van Meerbergen (3)

17th Report of the Community and Protective Services Committee  
Councillor M. Brown presents.

Motion made by Councillor M. Brown to Approve clauses 1,2, 4, 6, and 7.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 4th Report of the Child Care Advisory Committee

That the 4th Report of the Child Care Advisory Committee from, its meeting held on September 24, 2014, BE RECEIVED.

4. 5th Report of the London Diversity and Race Relations Advisory Committee

That the following actions be taken with respect to the 5th Report of the London Diversity and Race Relations Advisory Committee (LDRRAC) from its meeting held on September 18, 2014:

- a) the following actions be taken with respect to the communication dated September 3, 2014, from K. Edgar, Thames Valley District School Board, related to the appointment of an alternate member by the TVDSB:
  - i) the Terms of Reference of the LDRRAC BE AMENDED to permit an Alternate Member for the Non-Voting Resource Member representing the TVDSB;

- ii) the appointment of Jessica Hill for the above-noted Alternate Member position BE APPROVED, for the term ending February 28, 2015; and,
  - iii) the LDRRAC BE DIRECTED to send a letter of thanks to J. Robinson, TVDSB, for his past work and dedication with the LDRRAC; and,
- b) clauses 1 to 7, and 9 to 13 BE RECEIVED.

6. 8th Report of the Accessibility Advisory Committee

That the following actions be taken with respect to the 8th Report of the Accessibility Advisory Committee ACCAC, from its meeting held on September 25, 2014:

- a) the following actions be taken with respect to the Built Environment and Facilities Sub-Committee report, from its meeting held on August 13, 2014:
- i) the Civic Administration BE REQUESTED to continue to include the ACCAC in an advisory role, as the final working model of the playground survey is developed;
  - ii) the Education Sub-Committee BE REQUESTED to consider the playground survey as a future Lunch and Learn topic for the Spring of 2015;
  - iii) the Civic Administration BE REQUESTED to provide further clarification to the ACCAC with respect to an accessible housing subsidy program including, but not limited to, what criteria is being used for acceptance in the program; and,
  - iv) the Civic Administration BE INVITED to a BEFSC meeting in order to provide further clarification with respect to the protocol for providing temporary paths of travel during road/sidewalk construction; and,

- b) clauses 1 to 5 and 7 to 12 BE RECEIVED.

7. Taxicab and Limousine Licensing By-law Fare Review

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, a public participation meeting be held to receive comments on a proposed amendment to the Taxicab and Limousine Licensing By-law to introduce an annually adjusted fare increase based on the Consumer Price Index. (2014-P09A)

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor M. Brown to Approve clause 3.

3. Ontario Works Participant Profile - July 2014

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated October 6, 2014, with respect to the Ontario Works participant profile for July 2014, BE RECEIVED. (2014-S04)

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (13)

RECUSED: P. Hubert (1)

Motion made by Councillor M. Brown to reconsider the terms of reference for the Community Safety and Crime Prevention Advisory Committee in order to provide for the ability to make a grant or donation to community initiatives.



Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor M. Brown to Approve clause 5.

5. 5th Report of the Community Safety and Crime Prevention Advisory Committee

That the following actions be taken with respect to the 5th Report of the CSCP, from its meeting held on September 25, 2014:

- a) the Terms of Reference for the CSCP BE AMENDED to include the ability for the CSCP to make a grant or donation to community initiatives which meet the mandate of the CSCP, such as, but not limited to:
  - i) injury prevention;
  - ii) pedestrian safety;
  - iii) traffic safety;
  - iv) bicycle safety;
  - v) water safety; and
  - vi) fire prevention;
- b) a \$1,000 contribution from the approved 2014 Budget of the CSCP, towards the purchase of London Fire Services colouring books, BE APPROVED; it being noted that the colouring books will be distributed to students in JK to Grade 1 who attend the YMCA Children's Safety Village; and,
- c) clauses 1, 2 and 4 to 12 BE RECEIVED.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

24th Report of the Corporate Services Committee  
Councillor J.P. Bryant presents.

Motion made by Councillor J.P. Bryant to Approve clause 1, and clauses 3 to 6.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor B. Polhill disclosed a pecuniary interest in clause 2 of this report, specifically as it relates to the matter of expensing car repairs, by indicating that he provides automobile mechanic services for Councillor H.L. Usher.

3. Reserve Funds Housekeeping

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken:

- a) the Storybook Gardens Reserve Fund BE CLOSED and the remaining projected balance of approximately \$27,000 BE TRANSFERRED to the City Facilities Reserve Fund;
- b) the by-law, as appended to the staff report dated October 7, 2014 in Appendix A, to repeal the by-law establishing the Storybook Gardens Reserve Fund BE APPROVED;
- c) the Canterbury Estates Reserve Fund BE CLOSED and the Civic Administration BE AUTHORIZED to utilize the approximately \$906,000 remaining in the Canterbury Estates Reserve Fund as a source of financing for the payment of uncollected water and sewer charges for four properties on Hyde Park Road;

- d) the following by-laws, as appended to the staff report dated October 7, 2014 in Appendix B, BE APPROVED to establish new reserve funds or update out-dated reserve fund by-laws:
- i) Industrial DC Incentive Program Tax Supported Reserve Fund;
  - ii) Industrial DC Incentive Program Water Reserve Fund;
  - iii) Industrial DC Incentive Program Wastewater Reserve Fund;
  - iv) Institutional DC Incentive Program Reserve Fund;
  - v) Commercial DC Incentive Program Reserve Fund;
  - vi) Residential DC Incentive Program Reserve Fund; and
  - vii) Non-Growth Works Arising From Development Agreements Reserve Fund
- e) of the \$1.5M of funds remaining in the capital projects (see Table 1), \$900,000 BE TRANSFERRED to the new Non-Growth Works Arising from Development Agreements Reserve Fund;
- f) the by-law, as appended to the staff report dated October 7, 2014 in Appendix B, BE APPROVED to establish the Social Services Reserve Fund; it being noted that this by-law will also authorize:
- i) the closure of the Consolidated Verification Process Reserve Fund and the transfer of the balance of approximately \$2.1M to the Social Services Reserve Fund; and
  - ii) that \$1.4M currently residing in the Ontario Works subsidy allowance accounts on the balance sheet BE TRANSFERRED to the Social Services Reserve Fund;
- g) the by-law, as appended to the staff report dated October 7, 2014 in Appendix B, BE APPROVED to establish the Police Vehicle and Equipment Replacement Reserve Fund; it being noted that this by-law will also authorize both the closure of the London Police Service Vehicle Replacement Fund and the transfer of the balance remaining to the Police Vehicle and Equipment Replacement Reserve Fund.

4. Report of the Federation of Canadian Municipalities Board of Directors Meeting - Saguenay, Quebec, September 3-6, 2014

That the communication dated September 16, 2014 from Councillor H.L. Usher and Councillor D. Brown regarding the Federation of Canadian Municipalities Board of Directors meeting held on September 3-6, 2014 in Saguenay, Quebec BE RECEIVED for information.

5. Apportionment of Taxes

That, on the recommendation of the Deputy City Treasurer, the taxes on the blocks of land described in the Schedules, as appended to the staff report dated October 7, 2014, BE APPORTIONED as indicated on the Schedules pursuant to Section 356 of the Municipal Act, 2001; it being noted that there were no members of the public in attendance at the public hearing associated with this matter, to speak before the Corporate Services Committee.

6. Amendments to Council Procedure By-law

That the following actions be taken with respect to By-law No. A-45 entitled "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London":

- a) the attached revised proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting on October 14, 2014 for the purpose of amending By-law No. A-45 entitled "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London" to accommodate the annual meeting calendar coming into effect December 1, 2014 and adjust the timing of recognitions at Council meetings; and
- b) the City Clerk BE REQUESTED to report back at a future meeting of the Corporate Services Committee with potential wording that provides additional clarity as to the purpose of tabling a motion.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P.

Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor J.P. Bryant to Approve clause 2.

2. Amendment to Council Policy 28(2) - Council Members' Expense Account and Mayor's Expenses Policy 28(3)

That the following actions be taken with respect to amendments to Council Policies 28(2) and 28(3):

- a) the attached revised proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting on October 14, 2014 to repeal Council Policy 28(2), "Council Members' Expense Account" and replace it with a revised Council Policy 28(2), in order to incorporate the following amendments to the Council policy to:
  - i) provide for the quarterly reporting of Council Members' expenses on the City of London's website;
  - ii) include, as a permissible expense, costs associated with educational forums related to the business of the Municipal Council, hosted by Members of Council, for the benefit of the public;
  - iii) provide for additional guidelines related to single item purchases exceeding \$750, excluding HST, from the Council Members' annual expense allocation;
  - iv) provide for the return to the City Clerk of single purchase items exceeding \$750, excluding HST, at the time of purchase, upon the conclusion of the Members' term;
  - v) incorporate an annual maximum expenditure for advertising;
  - vi) provide for additional clarification and guidelines for the use of the Expense Account, in order to ensure that expenditures are in support of the Councillors in carrying out their roles;
  - vii) increase the maximum annual expenditure for gifts and souvenirs to \$1,200; and
  - viii) accommodate various administrative updates; and,
- b) the attached revised proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting on October 14, 2014 to repeal Council Policy 28(3), "Mayor's Expenses" and replace it with a revised Council Policy 28(3), in order to incorporate a provision for the return of single purchase items exceeding \$750, excluding HST.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (13)

NAYS: S. Orser (1)

4th Report of the Audit Committee  
Councillor M. Brown presents.

Motion made by Councillor M. Brown to Approve clauses 1 to 3.

1. Disclosures of Pecuniary Interest

That it BE NOTED no pecuniary interests were disclosed.

2. Internal and External Audit Services

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to consideration of future processes to be undertaken to retain internal and external audit services:

- a) the staff report dated September 25, 2014 BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to bring forward the staff report noted in a) above, to the 2014 to 2018 Audit Committee for further consideration of processes it would recommend to Municipal Council to be undertaken to retain future external and internal audit services.

3. Municipal Performance Measurement Program (MPMP) Three-Year Comparative Values 2011-2013

That, on the recommendation of the Deputy City Treasurer, the staff report dated September 25, 2014 outlining the Municipal Performance Measurement Program (MPMP) and providing comparative measures for the three years ending December 31, 2011, 2012 and 2013 BE RECEIVED for information.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

Motion made by Councillor D. Brown and seconded by Councillor S. Orser to Approve that Council rise and go into Committee of the Whole, in camera, for the purpose of considering a matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to the Application by Greenhills Shopping Centres Ltd. for the properties located at 51 and 99 Exeter Road.

Motion Passed

YEAS: J. Baechler, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (13)

NAYS: P. Hubert (1)

The Council rises and goes into the Committee of the Whole, in camera, at 6:15 PM, with Mayor J. Baechler in the Chair and all Members present except Councillors N. Branscombe and S.E. White.

Councillor B. Armstrong leaves the meeting at 6:20 PM.

The Committee of the Whole rises at 6:20 PM, and Council reconvenes at 6:25 PM, with Mayor J. Baechler in the Chair and all Members present except Councillors B. Armstrong, N. Branscombe and S.E. White.

18th Report of the Planning and Environment Committee (Continued)  
Councillor B. Polhill presents.

Motion made by Councillor B. Polhill to Approve clause 6.

6. Properties located at 51 and 99 Exeter Road (OZ-8324)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Greenhills Shopping Centres Ltd. (Greenhills) relating to the property located at 51 and 99 Exeter Road:

- a) the proposed by-law, appended to the staff report dated October 7, 2014, BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, to amend the Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM an Urban Reserve (UR6) Zone, TO a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(\*)•h-(\*\*)\*h-(\*\*\*)•h-(\*\*\*\*)\*h-(\*\*\*\*\*)\*ASA8(□) Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to implement the following design issues through the site plan process:
  - i) preparation of a sustainability/green development report shall be required to identify how the applicant has endeavoured to incorporate any, or all, of the sustainable design principles identified in Section 20.5.3.2.ii) of the Southwest Area Secondary Plan (SWAP);
  - ii) the organizing structure for development shall be based on a modified grid system of internal driveways or local streets to provide for a pedestrian oriented character and to easily accommodate future redevelopment and reformatting of commercial areas to more intense mixed-use communities;

- iii) internal driveways or local street connections should be established perpendicular to Wonderland Road South and Exeter Road for the full width of the development blocks, including through future mixed-use phases, to reinforce the organizing grid structure;
  - iv) internal driveways should be designed with sufficient rights-of-way to accommodate the future upgrading and conveyance of such areas to the City of London as public streets and should be designed as local streets to include wide sidewalks, landscaping, street trees, on-street parking in dedicated aisles and accessible and enhanced crossings at intersections where possible;
  - v) commercial development shall occur in a "main street" format where retail and commercial uses are oriented toward the street, whether in standalone buildings or on the ground floor of mixed-use buildings to enhance and animate the pedestrian experience;
  - vi) ensure that continuous walkways are constructed between buildings as well as direct walkways connecting buildings to the sidewalk to provide for continuous pedestrian connections across the site;
  - vii) building heights and forms should relate to the width and hierarchy of the streets and/or internal driveways they front, where possible, in order to provide for a sense of enclosure;
  - viii) the amount of parking area abutting the street, particularly Wonderland Road South and Exeter Road, should be minimized and the amount of built form at the street maximized in order to implement the "main street" intent of the Southwest Area Secondary Plan Urban Design policies to create an attractive pedestrian oriented environment;
  - ix) where commercial uses abut a public street:
    - the principal public entrance shall provide direct access to the public sidewalk;
    - the primary entrances, windows and signage shall face the street;
    - buildings facing the street shall incorporate awnings, canopies, arcades or front porches to provide weather protection; and,
    - buildings should maintain a consistent setback along the street;
  - x) consider wrapping the sides of any large format commercial buildings with smaller store fronts in order to prevent large blank walls. Alternatively, windows, architectural details and articulation shall be provided on building elevations where they are exposed to the public realm;
  - xi) ensure building footprints and development blocks are sized appropriately to allow comfortable pedestrian circulation around buildings;
  - xii) pedestrian cut through connections should be considered at intersections and other prominent locations in order to provide convenient access to the streets and front entrances of stores from rear parking lots;
  - xiii) landscaped islands, bump-outs and enhanced hardscape treatments should be integrated throughout the site. Pedestrian areas such as bicycle parking areas, internal street right-of-ways and open spaces should be of a high quality design with a focus on coordinated pedestrian amenities including street furniture and public art to enhance and reinforce the pedestrian experience;
  - xiv) tree planting should be maximized throughout the development in accordance with 20.5.3.6 iii) of SWAP; and,
  - xv) provide integrated pedestrian connections across the site, including between any preliminary phases of development and future phases of development as well as adjacent properties and public streets to ensure a high level of connectivity;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Urban Reserve (UR6) Zone, TO an Associated Shopping Area Special Provision (ASA8(\_)) Zone and an Open Space (OS1) Zone, BE REFUSED for the following reasons:
- i) the requested amendment would allow for commercial development beyond the maximum commercial gross floor area (GFA) of 100,000m<sup>2</sup> for the Wonderland Road Community Enterprise Corridor Designation outlined in Section 20.5.6.1 v) of the Southwest Area Secondary Plan;
  - ii) the requested amendment does not include sufficient holding provisions to ensure the orderly development of the subject lands;
  - iii) the requested amendment contemplates the application of an Associated Shopping Area Special Provision (ASA8(\_)) Zone within 50 metres of the

Pincombe Drain which is identified as a Significant Stream Corridor on Schedule B1 of the Official Plan. The policies of the Official Plan preclude the application of the proposed ASA8( ) Zone in such areas in the absence of the submission of detailed EIS;

- iv) the requested amendment includes special regulations which would allow for 4-storey residential housing forms whereas the Wonderland Road Community Enterprise Corridor Designation policies outlined in Section 20.5.6.1 vii) state that building heights for residential development shall not be less than 6 storeys;
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the prescribed notification requirements have previously been met, a statutory public participation meeting was held on July 22, 2014, and no changes to the by-law have been proposed; and,
- e) IT BEING NOTED THAT a comprehensive planning evaluation with respect to the recommended amendments outlined in clauses (a) to (c) above is provided in the July 22, 2014 Staff Report to the Planning and Environment Committee;

it being noted that the Planning and Environment Committee communications from J. Paul and D.W. Stewart, Stantec Consulting Ltd., and heard a brief verbal presentation from T. Pierce, Smart Centres, on behalf of Greenhills, with respect to this matter. (2014-D14)

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, W.R. Monteith, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant (10)

NAYS: B. Armstrong, S. Orser, P. Hubert (3)

19th Report of the Committee of the Whole  
Councillor P. Hubert presents.

Council Hubert advises that the Committee of the Whole made progress with respect to the two matters for which it went in camera.

## **X DEFERRED MATTERS**

None.

Councillor P. Van Meerbergen leaves the meeting at 6:35 PM.

## **XI ENQUIRIES**

Councillor D.G. Henderson enquires about the potential for the installation of a cenotaph in the west-end of Springbank Park at the north-end turnabout. The Chair advises that this matter is already being looked into and that there are a number of issues to consider.

Councillor H.L. Usher enquired about the possibility for issuing variances under the Fence By-law PS-6.

Motion made by Councillor H.L. Usher and seconded by Councillor D. Brown to Approve leave for Councillor H.L. Usher to introduce a motion to request staff to report back at a future meeting of the Community and Protective Services Committee with respect to the potential for granting variances under the Fence By-law PS-6.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (11)

Motion made by Councillor H.L. Usher and seconded by Councillor S. Orser to Approve that the Managing Director Development and Compliance Services and Chief Building Official BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with respect to the potential for granting variances under the Fence By-law PS-6.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, H.L. Usher, J.P. Bryant (10)

NAYS: D. Brown (1)

## **XII EMERGENT MOTIONS**

None.

## **XIII BY-LAWS**

BY-LAWS TO BE READ A FIRST, SECOND AND THIRD TIME:

Motion made by Councillor D. Brown and seconded by Councillor B. Polhill to Approve Introduction and First Reading of Bill No.s 471 to 505, excluding Bill No. 494.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (11)

Motion made by Councillor B. Polhill and seconded by Councillor S. Orser to Approve Second Reading of Bill No.s 471 to 505, excluding Bill No. 494.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (11)

Motion made by Councillor D. Brown and seconded by Councillor J.P. Bryant to Approve Third Reading of Bill No.s 471 to 505, excluding Bill No. 494.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (11)

Motion made by Councillor B. Polhill and seconded by Councillor H.L. Usher to Approve Introduction and First Reading of Bill No. 494.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (10)

RECUSED: P. Hubert (1)

Motion made by Councillor B. Polhill and seconded by Councillor D. Brown to Approve Second Reading of Bill No. 494.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (10)

RECUSED: P. Hubert (1)

Motion made by Councillor B. Polhill and seconded by Councillor H.L. Usher to Approve Third Reading of Bill No. 494.

Motion Passed

YEAS: J. Baechler, B. Polhill, J.B. Swan, S. Orser, W.R. Monteith, M. Brown, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (10)

RECUSED: P. Hubert (1)

The following Bills are introduced and enacted as by-laws of The Corporation of the City of London:

Bill No. 471 By-law No. A.-7182-338	A by-law to confirm the proceedings of the Council Meeting held on the 14 <sup>th</sup> day of October, 2014. (City Clerk)
Bill No. 472 By-law No. A.-7183-339	A by-law to authorize and approve that a corporation with share capital be incorporated under the name "Housing Development Corporation, London". (5/17/SPPC)
Bill No. 473 By-law No. A.-7184-340	A by-law to repeal and replace Council Policy 28(2) being the "Council Members' Expense Account" Policy. (2/24/CSC)
Bill No. 474 By-law No. A.-7185-341	A by-law to repeal and replace Council Policy 28(3) being the "Mayor's Expenses" Policy. (2/24/CSC)
Bill No. 475 By-law No. A.-7186-342	A by-law to repeal By-law No. A.-5636-96 entitled "A by-law to establish the Storybook Gardens Reserve Fund". (4/24/CSC)
Bill No. 476 By-law No. A.-7187-343	A by-law to establish the Industrial DC Incentive Program Tax-Supported Reserve Fund. (4/24/CSC)
Bill No. 477 By-law No. A.-7188-344	A by-law to establish the Industrial DC Incentive Program Water Reserve Fund. (4/24/CSC)
Bill No. 478 By-law No. A.-7189-345	A by-law to establish the Industrial DC Incentive Program Wastewater Reserve Fund. (4/24/CSC)
Bill No. 479 By-law No. A.-7190-346	A by-law to establish the Institutional DC Incentive Program Reserve Fund. (4/24/CSC)
Bill No. 480 By-law No. A.-7191-347	A by-law to establish the Commercial DC Incentive Program Reserve Fund. (4/24/CSC)
Bill No. 481 By-law No. A.-7192-348	A by-law to establish the Residential DC Incentive Program Reserve Fund. (4/24/CSC)
Bill No. 482 By-law No. A.-7193-349	A by-law to establish the Non-Growth Works Arising from Development Agreements Reserve Fund. (4/24/CSC)
Bill No. 483 By-law No. A.-7194-350	A by-law to establish the Social Services Reserve Fund and to repeal the Consolidated Verification Process Reserve Fund, By-law A.-5955-26. (4/24/CSC)
Bill No. 484 By-law No. A.-7195-351	A by-law to establish the Police Vehicle and Equipment Replacement Reserve Fund and to repeal the London Police Services Vehicle Replacement Reserve Fund, By-law No. A.-6391-237. (4/24/CSC)
Bill No. 485 By-law No. A-45-14001	A by-law to amend By-law No. A-45 entitled, "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London". (6/24/CSC)
Bill No. 486 By-law No. A.-7196-352	A By-law to authorize an Agreement between The Corporation of the City of London and The University of Western Ontario with respect to the Southwestern Ontario Water Consortium – London Wastewater Facility and to authorize the Mayor and City Clerk to execute the Agreement. (4/16/CWC)
Bill No. 487 By-law No. A.-7197-353	A By-law to repeal and replace By-law A.-6440-330 entitled "A By-law respecting the approval of the W12A Landfill Site Community Enhancement and Mitigative Measures Program". (10/16/CWC)



Bill No. 488 By-law No. C.P.-1284(uy)-354	A by-law to amend the Official Plan for the City of London, 1989 relating to 1300 Fanshawe Park Road East. (11/17/PEC)
Bill No. 489 By-law No. C.P.-1284(uz)-355	A by-law to amend the Official Plan for the City of London, 1989 relating to 1643, 1649 and 1653 Richmond Street. (14/18/PEC)
Bill No. 490 By-law No. C.P.-1455(k)-356	A by-law to amend By-law C.P.-1455-541 entitled, "A By-law to designate site plan control area and delegate Council's power under Section 41 of the Planning Act." (11/18/PEC)
Bill No. 491 By-law No. C.P.-1498-357	A by-law to exempt from Part Lot Control, lands located on the north side of Silverfox Crescent, at Denview Avenue, legally described as part of Block 81 in Registered Plan 33M-622, more particularly described as Parts 1-6 in Plan 33R18982 in the City of London and County of Middlesex. (5/12/PEC)
Bill No. 492 By-law No. PH-3-14013	A By-law to amend By-law PH-3 entitled, "A by-law to provide for the regulation, restriction and prohibition of the keeping of animals in the City of London". (7/16/CPSC)
Bill No. 493 By-law No. PH-4-14026	A By-law to amend By-law PH-4, as amended, entitled "A by-law to provide for the regulation, restriction and prohibition of the keeping and the running at large of dogs in the City of London". (7/16/CPSC)
Bill No. 494 By-law No. S.-5682-358	A by-law to assume certain works and services in the City of London. (890 Sarnia Road – Blue Grass Drive - SP-05-122206 – Glad Tidings Assembly) (City Engineer)
Bill No. 495 By-law No. S.-5683-359	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Highbury Avenue North, north of Florence Street; as widening Dundas Street, west of Florence Street; as widening to Florence Street, south of Dundas Street). (Chief Surveyor)
Bill No. 496 By-law No. S.-5684-360	A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Green Gables Road, north of Evans Boulevard; as widening to Evans Boulevard, west of Green Gables Road). (Chief Surveyor)
Bill No. 497 By-law No. W.-5567-361	A by-law to authorize the "ESSWM-SB – SWM Facility – Wickerson No. S-B". (3/15/CWC)
Bill No. 498 By-law No. Z.-1-142351	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1300 Fanshawe Park Road East. (11/17/PEC)
Bill No. 499 By-law No. Z.-1-142352	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 51 and 99 Exeter Road. (6/18/PEC)
Bill No. 500 By-law No. Z.-1-142353	A by-law to amend Section 4.19, Parking Section of Zoning By-law No. Z.-1. (11/18PEC)
Bill No. 501 By-law No. Z.-1-142354	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 946 Longworth Road. (13/18PEC)
Bill No. 502 By-law No. Z.-1-142355	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1643, 1649 and 1653 Richmond Street. (14/18/PEC)
Bill No. 503 By-law No. Z.-1-142356	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 175 Fanshawe Park Road West. (15/18/PEC)
Bill No. 504 By-law No. Z.-1-142357	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 7 Annadale Drive. (16/18/PEC)

Bill No. 505 By-law No. Z.-1-142358	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the lands located at 1040 Coronation Drive. (20/18/PEC)
Bill No. 506 By-law No. Z.-1-14_____ <b>REFERRED BACK</b>	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 510 Central Avenue and 609 William Street. (2/19/PEC)

Her Worship the Mayor and Members of Council recognize the following City of London Employees who have achieved 25 years of service during 2014:

Environmental and Engineering Services

Shawn D. Barnes  
Chris Busuttil  
Gary Chambers  
Heather Chapman  
Eric Drost  
Stevan Fazekas  
Terry Fisher  
Neal Fitzgerald  
Geordie Gauld  
Darryl Gelderland  
Ross A. Hall  
Sharon R. Heidrich  
Anthony Krieger  
Jim Lane  
Steven McAllister  
Gary McDonald  
Heather E. McNeely  
Wayne W. Milmine  
Richard Oliver  
Dennis Reed  
Tim Romard  
Richard Roobroeck  
Dave Senay  
Bill Sneekes  
Tina Squire  
Owen Sullivan  
Laura Taylor  
Doug Thatcher  
Frank Zoula

Finance and Corporate Services

José Ferreira  
Chris Ginty  
Nancy Lane  
Jim Logan  
Sheila McKenzie  
John William Murray  
Marta Semeniuk  
Rob Skinner  
Janice L. Verhaeghe  
Tim Wellhauser  
Jeff Wilson

Legal and Corporate Services

Geoffrey P. Belch  
Louanne Foster

**XIV ADJOURNMENT**

Motion made by Councillor M. Brown and seconded by Councillor H.L. Usher to Adjourn.

Motion Passed

The meeting adjourns at 6:45 PM.

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J. Baechler  
Mayor

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Catharine Saunders  
City Clerk