



London
CANADA

COUNCIL MINUTES TWENTY-SIXTH MEETING

October 30, 2017

The Council meets in Regular Session in the Council Chambers this day at 5:27 PM.

Mayor M. Brown and Councillors M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park and J. Zaifman and C. Saunders (City Clerk).

ABSENT: Councillor P. Squire.

ALSO PRESENT: M. Hayward, A.L. Barbon, G. Barrett, B. Card, B. Coxhead, C. Crossman, S. Datars Bere, K. Dawtrey, J. Farmer Bosma, J.M. Fleming, A. Hagan, M. Henderson, G. Kotsifas, L. Livingstone, M. Marcellin, S. Mathers, D. Munteer, D. O'Brien, A. Patis, D. Popadic, L. Rowe, M. Schulthess, J. Smout, E. Soldo, S. Spring, S. Stafford, J. Stanford, B. Warner and B. Westlake-Power.

At the beginning of the Meeting all Members are present, except Councillor P. Squire.

I DISCLOSURES OF PECUNIARY INTEREST

Councillor T. Park discloses a pecuniary interest in clause 3 of the 28th Report of the Corporate Services Committee, having to do with the Tax Adjustment Agenda, specifically as it relates to Application No. 2017-14, by indicating that she owns property in the area of the subject property. Councillor T. Park further discloses a pecuniary interest in clause C-3 of the Confidential Appendix to the 28th Report of the Corporate Services Committee, by indicating that she owns a property in the area of the subject lands.

Councillor J. Morgan discloses a pecuniary interest in clause 3 of the 28th Report of the Corporate Services Committee, having to do with the Tax Adjustment Agenda, specifically as it relates to Application No. 2016-123, as he is involved in a separate property matter with the assessed party. Councillor J. Morgan further discloses a pecuniary interest in clause 12 of the 20th Report of the Planning and Environment Committee, and the related Bill No. 638, having to do with the properties located at 661-667 Talbot Street (Z-8659), by indicating that he has involvement with the applicant on a separate property matter.

Councillor V. Ridley discloses a pecuniary interest in clause 15 i) of the 16th Report of the Civic Works Committee, having to do with the Municipal Green House Gas (GHG) Challenge Fund Applications, by indicating that her spouse is employed in the energy industry, which could be directly impacted.

Councillor S. Turner discloses a pecuniary interest in clause 1 of the 24th Report of the Council, In Closed Session, having to do with a property acquisition at 28 Wellington Road South, by indicating that he owns a property in the immediate area.

II RECOGNITIONS

1. The Municipal Council recognizes Cory Crossman, London Music Office, and Chris Campbell, London Tourism, for receiving the President's Award from Music Canada.
2. The Municipal Council recognizes Jennifer Smout for being the recipient of the International Municipal Lawyers Association's Bruce A. Noble Award.

III REVIEW OF CONFIDENTIAL MATTERS TO BE CONSIDERED IN PUBLIC

None.

Motion made by Councillor H.L. Usher and seconded by Councillor P. Hubert to Approve that pursuant to section 6.4 of the Council Procedure By-law, the order of business be changed to permit consideration of clause 11 of the 20th Report of the Planning and Environment Committee at this time.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park, J. Zaifman (14)

VIII REPORTS

20th Report of the Planning and Environment Committee
Councillor A. Hopkins presents.

Motion made by Councillor A. Hopkins to Approve clause 11.

11. Properties located at 200 Albert Street, 192-196 Central Avenue and 193-197 Central Avenue (TZ-8802)

That, the application of Farhi Holdings, relating to the properties located at 200 Albert Street, 192 to 196 Central Avenue and 193 to 197 Central Avenue, BE REFERRED back to the Managing Director, Planning and City Planner, to work with the applicant to determine which two of the above-noted properties would be best suited to extend the Temporary Use (T-70) Zone for a period not exceeding three (3) years;

it being noted that the Planning and Environment Committee reviewed and received a communication dated October 15, 2017, from M. Bloxam, President, London Region Branch, Architectural Conservancy Ontario, with respect to this matter;

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 regarding these matters;

it being further noted that the Municipal Council did not approve this application for the following reasons:

- temporary parking lots are meant to be temporary and not be in place for twenty-five years;
- there are two factors that are not ready to go yet, the Parking Strategy and Rapid Transit and both of those would inform whether these renewals are appropriate or not; and,
- the Parking Strategy will identify the number of parking spots required, how are we going to accommodate them, do we accommodate those within new buildings. (2017-D09)

At 5:49 PM, His Worship the Mayor places Councillor P. Hubert in the Chair, and takes a seat at the Council Board.

At 5:53 PM, His Worship the Mayor resumes the Chair, and Councillor P. Hubert takes his seat at the Council Board.

The motion to Approve clause 11 is put.

Motion Failed

NAYS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park, J. Zaifman (14)

Motion made by Councillor S. Turner and seconded by Mayor M. Brown to Approve that, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Farhi Holdings relating to the properties located at 200 Albert Street, 192 – 196 Central Avenue and 193 – 197 Central Avenue, the proposed by-law as appended to the staff report dated October 23, 2017 BE INTRODUCED at the Municipal Council meeting on October 30, 2017 to amend Zoning By-law Z.-1, in conformity with the Official Plan, by extending the Temporary Use (T-70) Zone for a period not exceeding three (3) years;

it being noted that the Planning and Environment Committee reviewed and received a communication dated October 15, 2017, from M. Bloxam, President, London Region Branch, Architectural Conservancy Ontario, with respect to this matter;

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 regarding these matters;

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

- the recommended extension to the Temporary Use (T-70) Zone is consistent with the *Provincial Policy Statement 2014*;
- the recommended extension to the Temporary Use (T-70) Zone is in keeping with the Temporary Use policies of the 1989 Official Plan;
- the recommended extension to the Temporary Use (T-70) Zone is in keeping with the Temporary Use policies of the *London Plan*;
- the recommended extension to the Temporary Use (T-70) Zone does not compromise the ability to achieve the long-term goals of *Our Move Forward: London's Downtown Plan*;
- the recommended extension to the Temporary Use (T-70) Zone is appropriate to help maintain an adequate supply of parking to service businesses in the Downtown and on Richmond Row pending completion of the Downtown Parking Strategy Study, and the gradual transition away from the use of commercial surface parking lots as transit ridership increases and as alternative parking spaces are provided; and,
- the parking lots have existed for periods ranging from 12-25 years and have achieved a measure of compatibility with the surrounding land uses.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park, J. Zaifman (12)

NAYS: J. Helmer, M. Cassidy (2)

Motion made by Councillor B. Armstrong and seconded by Councillor J. Helmer to Approve that Council recess.

Motion Passed

The Council recesses at 6:26 PM and reconvenes at 7:06 PM with Mayor M. Brown in the Chair and all Members present except Councillors P. Squire and J. Zaifman.

IV COUNCIL, IN CLOSED SESSION

Motion made by Councillor M. van Holst and seconded by Councillor B. Armstrong to Approve that Council rise and go into Council, In Closed Session, for the purpose of considering the following matters, including the added matter g) arising from the 18th Report of the Strategic Priorities and Policy:

- a) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar

information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (C1/28/CSC)

- b) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed disposition of land; commercial and financial information supplied in confidence pertaining to the proposed disposition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed disposition. (C2/28/CSC)
- c) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (C3/28/CSC)
- d) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition or disposition of land; commercial

and financial information supplied in confidence pertaining to the proposed acquisition or disposition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition or disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition or disposition; and reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to the Corporation's associations and unions, and litigation or potential litigation affecting the municipality, and advice which is subject to solicitor client privilege, including communications necessary for that purpose. (C5/28/CSC)

- e) A matter pertaining to potential litigation with respect to the properties located on Birchwood Drive and Meadowvale Drive, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the work done on Birchwood Drive; and for the purpose of providing direction and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct litigation in connection with the properties located on Birchwood Drive and Meadowvale Drive.(C1/16/CWC)
- f) A matter pertaining to advice that is subject to solicitor-client privilege; including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation and labour relations; personal matters about identifiable individuals, including current and former municipal employees, with respect to employment related matters. (C4/28/CSC)
- g) (ADDED) A matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation. (C1/18/SPPC)

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

The Council rises and goes into the Council, in Closed Session, at 7:08 PM, with Mayor M. Brown in the Chair and all Members present, except Councillors P. Squire and J. Zaifman.

At 7:15 PM Councillor S. Turner leaves the meeting.

At 7:16 PM Councillor S. Turner returns to the meeting.

At 7:28 PM Councillor T. Park leaves the meeting.

At 7:32 PM Councillor T. Park returns to the meeting.

The Council, in Closed Session, rises at 7:55 PM and Council reconvenes at 7:57 PM, with Mayor M. Brown in the Chair and all Members present except Councillors B. Armstrong, P. Squire and J. Zaifman.

V CONFIRMATION AND SIGNING OF THE MINUTES OF THE TWENTY-FIFTH MEETING HELD ON OCTOBER 17, 2017

Motion made by Councillor M. Cassidy and seconded by Councillor H.L. Usher to Approve the Minutes of the Twenty-Fifth meeting held on October 17, 2017.

Motion Passed

YEAS: M. Brown, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (12)

VI COMMUNICATIONS AND PETITIONS

Motion made by Councillor M. Cassidy and seconded by Councillor M. Salih to Approve receipt and referral of the following communications, as noted on the Added Agenda:

1. Genet Hodder, 200 Mayfair Drive - 661-667 Talbot Street (Z-8659)

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 12 of the 20th Report of the Planning and Environment Committee)
2. (ADDED) E. Di Trolio and A .M. Valastro, North Talbot Neighbourhood Association - 661-667 Talbot Street (Z-8659)

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 12 of the 20th Report of the Planning and Environment Committee)
3. (ADDED) J. Hunten, 253 Huron Street - 4100 Glanworth Drive - Request for Demolition

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 10 of the 20th Report of the Planning and Environment Committee)

Motion Passed

YEAS: M. Brown, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (12)

VII MOTIONS OF WHICH NOTICE IS GIVEN

1. Expanded London Police Services Board – Additional City Council Appointment

Motion made by Councillor M. Cassidy and seconded by Councillor S. Turner to Approve that pursuant to section 11.3 of the Council Procedure By-law, leave be given to bring forward a motion having to do with an appointment to the expanded London Police Services Board.

At 7:59 PM Councillor B. Armstrong enters the meeting.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor M. Salih and seconded by Councillor J. Helmer to Approve that Councillor Mo Salih BE APPOINTED to serve as the Municipal Council's representative on the London Police Services Board for a term commencing concurrent with the appointment of the yet-to-be-named provincial appointee, and ending on November 30, 2018.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

VIII REPORTS, CONTINUED

16th Report of the Civic Works Committee
Councillor M. van Holst presents.

Motion made by Councillor M. van Holst to Approve clauses 1 to 29, excluding clauses 6, 9 and 15.

1. Disclosures of Pecuniary Interest

That it BE NOTED that the following pecuniary interests were disclosed:

- a) Councillor V. Ridley disclosed a pecuniary interest in clause 15 i) of this Report having to do with the Municipal Green House Gas (GHG) Challenge Fund Applications, by indicating that her spouse is employed in the energy industry, which could be directly impacted.
- b) Councillor P. Squire disclosed a pecuniary interest in clause 7 of this Report, having to do with the 2017 Grosvenor Street Infrastructure Renewal Project Update, by indicating that he resides on this street.

2. Veterans Memorial Parkway Community Program for Landscape Enhancements Final Report

That the staff report dated October 24, 2017 BE REFERRED back to the Managing Director, Planning and City Planner for additional consideration and report back at a future meeting of the Civic Works Committee. (2017-T04)

3. Highway 401 Overpass at Pond Mills Road - Structure Expansion Agreement (Relates to Bill No. 628)

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Highway 401 overpass structure at Pond Mills Road:

- a) the proposed by-law appended to the staff report dated October 24, 2017 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017 to:
 - i) authorize and approve an Agreement (Schedule A) between Her Majesty the Queen In Right of the Province of Ontario, Represented by the Minister of Transportation for the Province of Ontario (MTO) and The Corporation of the City of London for the construction of Highway 401 over the City's road known as Pond Mills, substantially in the form ~~attached~~ and as approved by the City Solicitor;
 - ii) authorize the Mayor and the City Clerk to sign the agreement authorized and approved in i), above; and,
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2017-T04)

4. Wilton Grove Road Improvements - Detailed Design and Tendering - 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 Consulting Engineer for the Wilton Grove Road Improvements Project:

- a) Parsons Incorporated BE APPOINTED Consulting Engineers for the detailed design and tendering for the project at an upset amount of \$393,414.00, 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 24, 2017 as Appendix 'A';
- 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 including Hydro One Network Inc. - related agreements, if required, to give effect to these recommendations. (2017-T04)

5. Public Transit Infrastructure Fund - Project Modifications

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Public Transit Infrastructure Fund Project Modifications:

- a) the list of project values being revised under the Public Transit Infrastructure Fund (PTIF) Phase One BE RECEIVED for information; and,
- b) the Civic Administration BE AUTHORIZED to adjust the Multi-Year Capital Budget to reflect the approved PTIF modifications. (2017-T10)

7. Clean Water and Wastewater Fund - 2017 Grosvenor Street Infrastructure Renewal Project Update

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the staff report dated October 24, 2017 with respect to the Clean Water and Wastewater Fund - 2017 Grosvenor Street Infrastructure Renewal Project Update BE RECEIVED for information. (2017-E01)

8. Clean Water and Wastewater Fund - Large Diameter Watermain Inspection - Elgin Pipeline

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Large Diameter Watermain Inspection, Elgin Pipeline:

- a) the bid submitted by Echologics Engineering Limited, in the amount of \$1,093,302.00, excluding H.S.T., BE AWARDED in accordance with Section 15.2 (e) of the City of London's 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 24, 2017 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2017-E08)

10. Bulk Water Station Access Terminal Upgrades

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of contract for the Bulk Water Station Terminal Upgrades project:

- a) a proposal submitted by Flowpoint Environmental Systems, in the amount of \$218,773.84, excluding H.S.T., to supply, install, and commission eight new bulk water station access terminals BE ACCEPTED, in accordance with section 12.2(b) of The Corporation of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED from the current available budget as set out in the Sources of Financing Report appended to the staff report dated October 24, 2017 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the 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. (2017-E08)

11. Phase 1 Implementation Of Cityworks CMMS Solution For Water, Sewer and Stormwater Infrastructure

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the procurement of the Computerized Maintenance Management System (CMMS) – Cityworks - Esri Canada Ltd. to support operational activities, including field work in the City of London:

- a) the funding for Phase 1 Implementation of Cityworks CMMS Solution for Water, Sanitary and Stormwater Infrastructure, at an estimated price of \$1,985,400.00, excluding H.S.T., BE APPROVED, it being noted that:
- i) \$1,244,400.00 is for capital costs as set out in the Source of Financing Report appended to the staff report dated October 24, 2017 as Appendix 'A'; and,
 - ii) \$741,000.00 (\$247,000.00 per year) is for software licenses over three (3) years which is funded from the Operating Budget;
- b) the Civic Administration BE DIRECTED to proceed with Phase 1 of the CMMS project, in accordance with the Procurement of Goods and Services Policy;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the purchase and implementation of the Phase 1 of the CMMS project;
- d) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, service agreement(s) or having a purchase order, or contract record relating to the subject matter of this approval; and,
- e) the outcome of the Discovery Phase BE RECEIVED for information, and the Strategic Plan Dashboard BE UPDATED accordingly. (2017-E03)

12. Updates - Blue Box Program Plan Amendment and Waste Free Ontario Act

That, on the recommendation of the Director, Environment, Fleet and Solid Waste, the updates on the proposed Blue Box Program Plan Amendment and Waste Free Ontario Act BE RECEIVED for information. (2017-E07)

13. Guiding Principles – Resource Recovery and Residual Waste Disposal Strategies

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the support of the Waste Management Working Group, the following Guiding Principles for the development of London's long-term Resource Recovery Strategy and Residual Waste Disposal Strategy BE APPROVED:

- Be Socially Responsible;
- Ensure Financial Sustainability;
- Ensure Impacts of Residual Waste Disposal are Minimized;
- Ensure Responsibility for Waste Management;
- Implement more Resource Recovery Solutions;
- Make the Future System Transparent;
- Make Waste Reduction the First Priority;
- Prioritize our Community's Health and Environment;
- Support Development of Business (contractual) Partnerships;
- Support Development of Community Partnerships; and,
- Work to Mitigate Climate Change Impacts. (2017-E07)

14. Residual Waste Disposal Strategy Scope of Work as Part of the Environmental Assessment Process

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the support of the Waste Management Working Group, the following parameters that define the scope of work for the Residual Waste Disposal Strategy, including the proposed expansion to the W12A Landfill, as part of the Environmental Assessment process BE APPROVED:

- a) the study period for the Residual Waste Disposal Strategy will be 25 years beyond the current approved capacity of the W12A Landfill of 2025, ending in 2050;
- b) the maximum annual amount of waste that will be allowed to be landfilled will be reduced from the currently approved amount of 650,000 tonnes per year to 500,000 tonnes per year;
- c) the service area will include the City of London, Elgin County, Huron County, Lambton County, Middlesex County, Perth County and local First Nation Communities; it being noted that the City of London Municipal Council will have the authority to determine which, if any, municipalities or businesses outside of London are allowed to use any City residual waste disposal facility or facilities in the future; and,
- d) the W12A Landfill expansion be sized assuming the residential waste diversion rate is 60% by 2022; it being noted that this does not prevent increasing London's residential waste diversion rate above 60% between 2022 and 2050. (2017-E07)

16. Landfill Gas Utilization – Update on Feed-In Tariff (FIT) Program Application for a 500kw Landfill Gas Power Plant & Request for Authorization to Execute Feed in Tariff (FIT) Contract

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, on the advice of the Director, Environment, Fleet and Solid Waste, the following actions be taken with respect to the development of a 500 kilowatt (kW) Power Plant at the W12A Landfill:

- a) the proposed by-law appended to the staff report dated October 24, 2017 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held October 30, 2017 to:
 - i) authorize and approve the standard Feed-In Tariff Contract (FIT Contract) substantially in the form of as approved by the City Solicitor;
 - ii) authorize the Mayor and the City Clerk to execute the Agreement on the City's behalf once the official offer notice is received from the Independent Electricity System Operator; and,
 - iii) delegate authority to the Managing Director, Environmental and Engineering Services and City Engineer, or their written designate, to execute all documents as required as part of obtaining a Renewable Energy Approval and a Connection Agreement with the local power distribution company (London Hydro);
- b) the Director, Environment, Fleet and Solid Waste BE AUTHORIZED to issue a Request for Proposals (RFPs) for the Design, Build and Operation of a 500 kW Power Plant at the W12A Landfill Site; it being noted that the revenue over the life of the Power Plant will cover all costs (e.g., technical consultant, City project manager, capital costs, operating costs) and generate a surplus;
- c) the Managing Director, Environmental and Engineering Services and City Engineer BE AUTHORIZED to allocate \$75,000.00 per year for four years to partially offset the cost of a senior contract employee to manage the development, approval and implementation of the 500 kW Power Plant and related capital projects;
- d) the financing for the work identified in c), above, BE APPROVED in accordance with the Sources of Financing Report appended to the staff report dated October 24, 2017 as Appendix 'B'; and,
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work. (2017-E17)

17. Appointment of Consulting Engineer - Mornington Area Storm Drainage Servicing Environmental Assessment

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 consulting engineer for the Mornington Area Storm Drainage Servicing Environmental Assessment project:

- a) Stantec Consulting BE APPOINTED consulting engineers in accordance with the estimate, on file, at an upset amount of \$129,467.00, including 10% contingency, excluding H.S.T., based upon the Fee Guideline for Professional Engineering Services, recommended by the Ontario Society of Professional Engineers; and in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report appended to the staff report dated October 24, 2017 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2017-E03)

18. Vauxhall Wastewater Treatment Plant Flood Protection Construction Tender Award

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the tender award for the construction of the Vauxhall Wastewater Treatment Plant (WWTP) Flood Protection;

- a) the price submitted by H.I.R.A. Limited, of \$4,315,844.00, excluding H.S.T., to construct the Vauxhall Wastewater Treatment Plant flood protection measures and effluent pumping station BE ACCEPTED;
- b) the financing for these acquisitions BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated October 24, 2017 as Appendix 'A';
- 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 or issuing a purchase order for the work to be done with respect 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. (2017-E03)

19. Basement Flooding Grant Program By-Law Amendment (Relates to Bill No. 630)

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law appended to the staff report dated October 24, 2017 as Appendix 'A' BE INTRODUCED at the Municipal Council Meeting to be held on October 30, 2017 to amend the Basement Flooding Grant Program By-law (By-law A.-7562-160), by deleting Schedule 'A' and replacing it with the updated Schedule 'A'. (2017-D03/F11A)

20. Emergency Work - Birchwood Drive & Meadowvale Drive - Sanitary Sewer and Private Drain Connection Failures

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the sanitary sewer and private drain connection failures on Birchwood Drive and Meadowvale Drive:

- a) the staff report dated October 24, 2017, with respect to emergency work on the sanitary sewer and private drain connection on Birchwood Drive and Meadowvale Drive, BE RECEIVED for information; and,
- b) the Managing Director, Environmental and Engineering Services and City Engineer BE DIRECTED to reimburse those property owners on Birchwood Drive and Meadowvale Drive who have incurred costs to date related to the inspection of their private drain connection or the replacement of their private drain connection through the City's subsidy program. (2017-E12)

21. 7th Report of the Rapid Transit Implementation Working Group

That the 7th Report of the Rapid Transit Implementation Working Group, from its meeting held on October 12, 2017, BE RECEIVED.

22. National Zero Waste Council

That the following actions be taken in connection with the National Zero Waste Council (NZWC):

- a) the NZWC BE ADVISED that the Municipal Council supports the City of London's participation in the work of the NZWC as the Vision, Mission, Guiding Principles and Strategic Directions of NZWC are consistent with the programs, policies and actions being undertaken in the City of London with respect to waste reduction, resource recovery and minimizing final disposal of waste; and,
- b) the Director, Environment, Fleet and Solid Waste BE DIRECTED to submit a copy of the Municipal Council resolution noted in a), above, together with an overview of how the City of London demonstrates a commitment to waste prevention and reduction, to the NZWC, in order to fulfill the requirements for the City of London's participation in the work of the NZWC.

23. Motion to Lift Watering Restrictions

That it BE NOTED that a motion to direct staff to report back at a future meeting of the Civic Works Committee with a proposed amendment to By-law W-8 "Regulation of Water Supply in the City of London" to remove limitations on the external use of water during the months of June, July and August failed. (2017-P01)

24. 8th Report of the Transportation Advisory Committee

That the following actions be taken with respect to the 8th Report of the Transportation Advisory Committee (TAC) from its meeting held September 26, 2017:

- a) that support in the amount of \$150.00 from the 2017 TAC budget for the Advisory Committee on the Environment (ACE) Resilient Cities Conference BE APPROVED; it being noted that the communication dated September 14, 2017 from S. Ratz, Chair of the ACE, was received; and,
- b) clauses 1 to 5 and 7 to 14, BE RECEIVED.

25. 3rd Report of the Waste Management Working Group

That the following actions be taken with respect to the 3rd Report of the Waste Management Working Group (WMWG) from its meeting held September 28, 2017:

- a) that, on the recommendation of the Director, Environment, Fleet and Solid Waste, the following Guiding Principles for the development of London's Resource Recovery Strategy and Residual Waste Disposal Strategy BE SUPPORTED:
 - i) Be Socially Responsible;
 - ii) Ensure Financial Sustainability;
 - iii) Ensure Impacts of Residual Waste Disposal are Minimized;
 - iv) Ensure Responsibility for Waste Management;
 - v) Implement More Resource Recovery Solutions;
 - vi) Make the Future System Transparent;
 - vii) Make Waste Reduction the First Priority;
 - viii) Prioritize our Community's Health and Environment;

- ix) Support Development of Business (contractual) Partnerships;
- x) Support Development of Community Partnerships; and,
- xi) Work to Mitigate Climate Change Impacts;

it being noted that the ~~attached~~ presentation from the Director, Environment, Fleet and Solid Waste, was received;

- b) that, on the recommendation of the Director, Environment, Fleet and Solid Waste, the following key parameters that define the scope of work for the Residual Waste Disposal Strategy as part of the Environmental Assessment process BE SUPPORTED:
 - i) the study period for the Residual Waste Disposal Strategy will be 25 years beyond the current approved capacity of the W12A Landfill of 2025, ending in 2050;
 - ii) the maximum annual amount of waste that will be allowed to be landfilled be reduced from the currently approved amount of 650,000 tonnes per year to 500,000 tonnes per year;
 - iii) the service area include the City of London, Elgin County, Huron County, Lambton County, Middlesex County, Perth County and local First Nation Communities; it being noted that the City of London Council will have the authority to determine which, if any, municipalities or businesses outside of London are allowed to use any City residual waste disposal facility or facilities in the future;
 - iv) the W12A Landfill expansion be sized assuming the residential waste diversion rate is 60% by 2022 noting this does not prevent increasing London's residential waste diversion rate above 60% between 2022 and 2050;

it being noted that the ~~attached~~ presentation from the Director, Environment, Fleet and Solid Waste, was received.; and,

- c) clauses 1 and 4 to 8, BE RECEIVED.

26. 9th Report of the Cycling Advisory Committee

That the 9th Report of the Cycling Advisory Committee from its meeting held on September 20, 2017, BE RECEIVED.

27. Deferred Matters List

That the following actions be taken with respect to the Civic Works Committee (CWC) Deferred Matters List, as at October 3, 2017:

- a) Item 2 BE REMOVED; it being noted that this Item was dealt with at the Planning and Environment Committee held September 25, 2017;
- b) Item 7 BE REMOVED; it being noted that this Item was dealt with at the Civic Works Committee held September 26, 2017;
- c) Items 3, 9 and 15 BE AMENDED to reflect the expected reply date of the 1st Quarter of 2018;
- d) Items 7, 8, 10, and 11 BE AMENDED to reflect the expected reply date of the 2nd Quarter of 2018; and,
- e) the Deferred Matters List, as amended above, BE RECEIVED.

28. Springbank Dam: Status of Funding and Legal Settlement Money

That the communication dated October 23, 2017 from the Director, Water and Wastewater, with respect to Springbank Dam and the status of funding and legal settlement money, BE RECEIVED. (2017-F11/E21)

29. Damage to Irrigation Systems

That it BE NOTED that Councillor V. Ridley enquired about the process for providing notice to homeowners for construction, tree planting, etc. in order to avoid future damage to irrigation systems. The Director of Roads and Transportation advised that they will review current practices and make an effort to be more consistent in the written notice process.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor M. van Holst to Approve clause 6.

6. Amendments to the Traffic and Parking By-law (Relates to Bill No. 633)

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law appended to the staff report dated October 24, 2017 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017, for the purpose of amending the Traffic and Parking By-law (PS-113). (2017-T08)

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor M. van Holst to Approve clause 9.

9. Intelligent Transportation System - 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 Intelligent Transportation System project:

- a) LEA Consulting Limited, BE APPOINTED consulting engineers to complete the project, in the amount of \$135,860.00, 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 in accordance with the Sources of Financing Report appended to the staff report dated October 24, 2017 as Appendix 'A';
- 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. (2017-A05)

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor M. van Holst to Approve clause 15.

15. Municipal Greenhouse Gas (GHG) Challenge Fund Proposed Applications

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Municipal Greenhouse Gas (GHG) Challenge Fund:

- a) the information about the Province of Ontario's Municipal GHG Challenge Fund BE RECEIVED;

- b) the applications for the following five projects BE ENDORSED for submission to the Municipal GHG Challenge Fund:
- i) the renewable natural gas (RNG) production from the landfill gas collection system at the W12A landfill;
 - ii) the Vehicle fleet greening, specifically refueling and vehicle maintenance facility infrastructure required to support future compressed natural gas waste fleet vehicles;
 - iii) the building energy retrofits and asset renewal, including building automation and lighting retrofits;
 - iv) the wastewater treatment plant process upgrades, including waste heat recovery for power generation, sludge thickening to reduce transportation fuel use, and aeration blower replacement;
 - v) the bike share system for London, including capital costs for bicycles, bike share stations, and program marketing and promotion; and,
- c) the Managing Director, Environmental and Engineering Services and City Engineer BE DIRECTED to report back to the Civic Works Committee on the outcome of the Municipal GHG Challenge Fund applications including, where applicable, final business cases or other financial or environmental benefit details prior to final approval of the projects. (2017-F11)

The motion to Approve clause 15, excluding part b) ii) is put.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

The motion to Approve part b) ii) is put.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H.L. Usher, T. Park (12)

RECUSE: V. Ridley (1)

20th Report of the Planning and Environment Committee (continued)
Councillor T. Park presents.

Motion made by Councillor T. Park to Approve clauses 1 to 5, and clauses 8 and 9.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 9th Report of the Advisory Committee on the Environment

That, the following actions be taken with respect to the 9th Report of the Advisory Committee on the Environment from its meeting held on October 4, 2017:

- a) the Acting Division Manager, Stormwater Engineering BE ADVISED that the Advisory Committee on the Environment (ACE) strongly recommends that the Springbank Dam not be reinstated based on information the ACE received in the presentation with respect to the One River Master Plan Environmental Assessment Study from A. Rammeloo, Acting Division Manager, Stormwater Engineering;
- b) J. Ramsay, Project Manager, Rapid Transit, BE ADVISED that Robyn Harvey will represent the Advisory Committee on the Environment (ACE) on the Municipal Advisory Group related to Rapid Transit; it being noted that M. Bloxam will act as an alternate representative for the ACE on the Advisory Group;
- c) the proposed contribution from the Advisory Committee on the Environment (ACE) to the Resilient Cities Conference BE INCREASED from \$1000.00 to up to \$1500.00; it being noted that there are sufficient funds within the 2017 ACE budget to accommodate this; and,

d) clauses 1, 3, 4, 6 to 9 and 11, BE RECEIVED.

3. 12th Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 12th Report of the London Advisory Committee on Heritage from its meeting held on October 11, 2017:

- a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to erect a new building on the property located at 471-473 Elizabeth, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated October 11, 2017 with respect to this matter, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed and subject to consideration of the added condition that the front vent be replaced with a faux window in keeping with the streetscape; it being noted that the ~~attached~~ presentation from L. Dent, Heritage Planner, with respect to this matter was received;
- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request by the Roman Catholic Diocese of London to repeal By-law No. L.S.P.-3319-198, being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, and for the passage of a new designating by-law:
 - i) Notice of Municipal Council's intention to pass a by-law to Repeal By-law No. L.S.P.-3319-198, being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, BE GIVEN in accordance with the requirements of Sections 32(2) of the Ontario Heritage Act, R.S.O. 1990, c.O. 18;
 - ii) Notice of Municipal Council's intention to designate the property located at 1040 Waterloo Street to be of cultural heritage value or interest as outlined in appendix D of the staff report dated October 11, 2017 with respect to this matter BE GIVEN in accordance with the requirements of Sections 29(1) of the Ontario Heritage Act, R.S.O. 1990, c.O. 18; and,
 - iii) Aquinas House (1071 Colborne Street) and the London Diocesan Centre (1070 Waterloo Street) BE ADDED to the Register (Inventory of Heritage Resources);

it being noted that, should no objections be received, the repeal of the existing designating by-law and passage of the new designating by-law will occur when the legal description of the new property is finalized; it being further noted that the presentations appended to the 12th Report of the LACH from J. Yanchula, Manager, Urban Regeneration and R. Zelinka and H. Garrett, Zelinka Priamo Ltd., with respect to this matter were received;

- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for demolition of a heritage listed property located at 4100 Glanworth Drive:
 - i) 4100 Glanworth Drive BE REMOVED from the *Inventory of Heritage Resources* (the Register); and,
 - ii) the Chief Building Official BE ADVISED that the Municipal Council consents to the requested demolition of this property; and,

it being noted that the presentation appended to the 12th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received; and,

d) clauses 1, 4 to 7, 9 to 12, BE RECEIVED.

4. Revised Land Acquisition Terms - North Lambeth P9 Stormwater Management Facility (39T-12503)

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 land acquisition terms for the North Lambeth P9 Stormwater Management Facility:

- a) the applicant BE ADVISED that Development Finance has revised the land acquisition terms for the North Lambeth P9 Stormwater Management Facility appended to the staff

report dated October 23, 2017, as Appendix 'A'; and,

- b) the financing for land acquisition associated with the North Lambeth P9 Stormwater Management Facility 39T-12503 BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 23, 2017, as Appendix 'D';

it being noted that the subdivision agreement approved on May 8, 2017 will be amended to reflect the changes identified above. (2017-L07)

5. Property located at 379 Sunningdale Road East - Appeals to the Ontario Municipal Board (39T-16504/OZ-8639)

That, on the recommendation of the Senior Planner, Development Services, in response to appeals to the Ontario Municipal Board, dated May 24, 2017 submitted by Corlon Properties (Dave Schmidt on behalf of Sunningdale Golf & Country Ltd.), on the basis of a non-decision by the City of London Approval Authority within 180 days relating to a draft plan of subdivision application and a non-decision by the Municipal Council within 120 days relating to an Official Plan Amendment and Zoning By-law Amendment applications concerning a portion of lands located at 379 Sunningdale Road:

- a) the Ontario Municipal Board BE ADVISED that the Municipal Council recommends that the request to amend the Official Plan from Multi-Family Medium Density Residential to Multi-Family, High Density Residential BE REFUSED as the requested change for Multi-Family, High Density designation over the entire site is unwarranted and generally not consistent with the policies within the Plan;
- b) the Ontario Municipal Board BE ADVISED that the Municipal Council supports draft approval (as red-lined amended) of the proposed plan of subdivision and the draft conditions appended to the staff report dated October 23, 2017 as Appendix "A", submitted by Sunningdale Golf & Country Ltd. (File No. 39T-16504), which shows four residential blocks (Blocks 1, 2, 3 and 4), an open space block (Block 5) and office/residential block (Block 6) with local public streets (including the extensions of Callaway Road to the west and Meadowlands Way to the north);
- c) the Ontario Municipal Board BE ADVISED that the Municipal Council recommends that the proposed by-law appended to the staff report dated October 23, 2017 as Appendix "B" for the Official Plan BE AMENDED to add a Specific Area Policy(Chapter 10) to permit a maximum density of 35 units per hectare on Blocks 1,2 and 6; a maximum density of 150 units per hectare and maximum height of ten(10) stories on blocks 3 and 4; street oriented development to be encouraged to provide for a strong street edge and to eliminate the need for noise walls; a graduated "step down" of the building height for Block 3; surface parking discouraged along Sunningdale Road with street frontages to establish a strong building/street interface; and holding provisions to guide the layout and form of future development;
- d) the Ontario Municipal Board BE ADVISED that the Municipal Council recommends that the proposed by-law appended to the staff report dated October 23, 2017 as Appendix "C" of Zoning By-law No. Z.-1 BE AMENDED in conformity with the Official Plan as amended in part c) above FROM an Open Space (OS1) Zone, a holding Open Space (h-4.OS1) Zone and an Urban Reserve (UR4) Zone TO:
- a Holding Residential R9 Special Provision (h.h-100.h-53.R9-7()) Zone to permit apartment buildings with ten (10) storeys at a maximum density of 150 units per hectare;
 - a Holding Residential R5/R6 Special Provision (h.h-100.h-53.R5-3()/R6-5()) Zone to facilitate vacant land condominiums and to support medium density residential uses such as cluster single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and senior citizen apartment buildings at a maximum density of 35 units per hectare, and a maximum building height of 13 metres (42.6 feet);
 - a Holding Office/Residential Special Provision (h.h-100.h-53.R5-3()/R6-5()/OF1) Zone to permit an office building and or medium density residential uses at a maximum density of 35 units per hectare, and a maximum building height of 13 metres (42.6 feet);
 - an Open Space OS1 Special Provision (OS1()) Zone to permit a block for access to the golf course to the north with a reduced lot frontage and lot area; and,
 - an Open Space (OS4) Zone for the Medway Valley lands being dedicated to the

City;

it being noted that the holding provisions will address the following:

- (h) - holding provision is implemented to address servicing, including sanitary, stormwater and water, to the satisfaction of the City Engineer, and the entering of a subdivision agreement;
 - (h-100) - holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the City Engineer; and,
 - (h-53) - to encourage street oriented development and discourage noise attenuation walls along arterial roads;
- e) the City Solicitor BE DIRECTED to provide legal and planning or expert witness representation at the Ontario Municipal Board hearing in support of Municipal Council's position; and,
- f) the delegation request dated October 19, 2017, by D.R. Schmidt, Development Manager, Sunningdale, with respect to this matter BE DENIED. (2017-L01)
8. Property located at a portion of 2350 Dundas Street (H-8823) (Relates to Bill No. 637)

That, on the recommendation of the Senior Planner, Development Services, based on the application of 2298342 Ontario Inc., relating to the property located on a portion of 2350 Dundas Street, the proposed by-law appended to the staff report dated October 23, 2017 BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Highway Service Commercial/Restricted Service Commercial (h-11*HS1/HS4/RSC2/RSC3/RSC4/RSC5) Zone TO a Highway Service Commercial/Restricted Service Commercial (HS1/HS4/RSC2/RSC3/RSC4/RSC5) Zone to remove the "h-11" holding provision. (2019-D09)

9. Building Division Monthly Report for August 2017

That the Building Division Monthly Report for the month of August, 2017 BE RECEIVED.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor T. Park to approve clause 6.

6. Property located at 420 Fanshawe Park Road East - Notice of Appeal to the Ontario Municipal Board

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, received July 4, 2017, submitted by Lorrie Bristol, relating to the Official Plan and Zoning By-law Amendment OZ-8624 concerning 420 Fanshawe Park Road East, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2017-D09)

Motion made by Councillor T. Park and seconded by Councillor J. Helmer to Approve that clause 6 be amended to read as follows:

"That the report of the Managing Director, Planning and City Planner, dated October 23, 2017 and entitled "Property located at 420 Fanshawe Park Road East – Notice of Appeal to the Ontario Municipal Board", in response to the letter of appeal to the Ontario Municipal Board received July 4, 2017, submitted by Lorrie Bristol, relating to the Official Plan and Zoning By-law Amendment OZ-8624 concerning 420 Fanshawe Park Road East, BE RECEIVED for information; it being noted that the appeals to the Ontario Municipal Board regarding these matters have been withdrawn."

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor T. Park and seconded by Councillor J. Helmer to Approve clause 6, as amended.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Clause 6, as amended, reads as follows:

That the report of the Managing Director, Planning and City Planner, dated October 23, 2017 and entitled "Property located at 420 Fanshawe Park Road East – Notice of Appeal to the Ontario Municipal Board", in response to the letter of appeal to the Ontario Municipal Board received July 4, 2017, submitted by Lorrie Bristol, relating to the Official Plan and Zoning By-law Amendment OZ-8624 concerning 420 Fanshawe Park Road East, BE RECEIVED for information; it being noted that the appeals to the Ontario Municipal Board regarding this matter has been withdrawn.

Motion made by Councillor T. Park to Approve clause 7.

7. Property located at 1635 Brayford Avenue (H-8832) (Relates to Bill No. 636)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Nicola Vecchio, relating to lands located at 1635 Brayford Avenue, comprising Lot 18 Registered Plan No. 33M-714:

- a) the proposed by-law appended to the staff report dated October 23, 2017 BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the lands FROM a Holding Residential R1 (h-37•R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the holding (h-37) provision; and,
- b) the Managing Director, Planning and City Planner, BE DIRECTED to initiate an amendment to the Zoning By-law to remove the holding (h-37) provision from the remaining lots (Lots 1-17) within Registered Plan No. 33M-714;

it being noted that the Planning and Environment Committee reviewed and received a communication dated October 17, 2017, from N. Sharma, ENG Plus, with respect to this matter. (2017-D09)

Motion made by Councillor T. Park and seconded by Councillor A. Hopkins to Approve that clause 7 be amended to read as follows:

"That, on the recommendation of the Senior Planner, Development Services, with respect to the application by Nicola Vecchio, relating to lands located at 1635 Brayford Avenue, comprising Lot 18, Plan No. 33M-714, the proposed by-law appended to the staff report dated October 23, 2017 BE INTRODUCED at the Municipal Council Meeting to be held on October 30, 2017 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the lands FROM a Holding Residential R1 (h-37•R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the holding (h-37) provision; it being noted that the Planning and Environment Committee reviewed and received a communication dated October 17, 2017, from N. Sharma, ENG Plus, with respect to this matter. (2017-D09)"

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Motion made by Councillor T. Park and seconded by Councillor M. Cassidy to Approve clause 7, as amended

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park (13)

Clause 7, as amended, reads as follows:

That, on the recommendation of the Senior Planner, Development Services, with respect to the application by Nicola Vecchio, relating to lands located at 1635 Brayford Avenue, comprising Lot 18, Plan No. 33M-714, the proposed by-law appended to the staff report dated October 23, 2017 BE INTRODUCED at the Municipal Council Meeting to be held on October 30, 2017 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the lands FROM a Holding Residential R1 (h-37*R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the holding (h-37) provision; it being noted that the Planning and Environment Committee reviewed and received a communication dated October 17, 2017, from N. Sharma, ENG Plus, with respect to this matter. (2017-D09)

Motion made by Councillor T. Park to Approve clause 10.

10. Property located at 4100 Glanworth Drive - Request for Demolition

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 4100 Glanworth Drive, the following actions be taken:

- a) 4100 Glanworth Drive BE REMOVED from the Inventory of Heritage Resources (the Register); and,
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the requested demolition on this property;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the ~~attached~~ public participation meeting record made an oral submission regarding these matters. (2017-R01)

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, T. Park (9)

NAYS: A. Hopkins, V. Ridley, S. Turner, H.L. Usher (4)

Motion made by Councillor M. Cassidy to Approve clause 12.

12. Properties located at 661-667 Talbot Street (Z-8659) (Relates to Bill No. 638)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Drewlo Holdings Inc., relating to the properties located at 661 and 667 Talbot Street:

- a) the proposed by-law appended to the Planning and Environment Committee Added Agenda dated October 23, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017, 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/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone TO a Residential R3/Residential R10 Bonus (R3-1/R10-3*H30*B(_)) Zone and an Open Space (OS4) Zone;

it being noted that the Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-storey residential apartment building, with an increased building height of up to sixteen (16) storeys (49.5m) and a maximum of 236 dwelling units (403 units per hectare), which substantively implements the Site Plan, Elevations, and Renderings ~~attached~~ as Schedule "1" to the amending by-law in return for the provision of the following services, facilities and matters:

- i) Exceptional Building Design
specifically the building design shown in the various illustrations contained in Schedule "1" of the amending by-law, is being bonused for features which serve to support the City's objectives of promoting a high standard of design for buildings;
- ii) Overall Design
a contemporary architectural design that uses a coordinated palette of high quality materials to be further refined through the site plan approval process, including the use of brick along the Talbot Street frontage of the building for the first 3-storeys to ensure the building is in keeping with the character of the area;
- iii) Podium Base Design
 - A) a podium base up to 3-storeys in height to provide a pedestrian-friendly scale at ground-level and a continuous street-wall façade along the easterly (Talbot Street) façade;
 - B) a stepback after the first 3-storeys along Talbot Street providing a pedestrian scale that is in keeping with the character of the buildings to the south and east.
- iv) Tower Design
a building design that breaks up the massing of the building by providing multiple height variations and architectural details to respond to the surrounding community; and,
- v) Parking Strategy
the provision of two levels of underground parking;
- b) the Site Plan Approval Authority BE REQUESTED to consider the implementation of the facilities, services and matters described in clause a) above through the site plan approval process, as well as ensuring that the proposal provides for an adequate amenity area that is appropriately shaped, configured and located to provide respite for the occupants;
- c) the proposed by-law appended to the staff report dated October 23, 2017 as Appendix "B" BE INTRODUCED at a future Council meeting, to amend The London Plan by ADDING new policies to the Neighbourhoods Place Type and ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan and that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect; and,
- 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 regulation for building height:
 - i) is minor in nature, and;
 - ii) continues to implement a building design that is consistent with the development design circulated with the Notices of Application and Public Meeting;

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

- a communication dated October 20, 2017 from AM. Valastro, 1-133 John Street; including a petition signed by approximately 268 individuals;
- a communication dated August 29, 2016 from R. Heacock, 169 John Street; and,
- a communication dated August 29, 2016 from T. and H Chapman, 152 Albert Street;

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 regarding 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 Policy Statement 2014;
- the recommended amendment is consistent with the City of London Official Plan policies;
- the recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide for an enhanced design standard; and,
- the proposed use is contemplated through the London Plan with a minor variation in height being required. (2017-D09)

Motion made by Councillor M. Cassidy and seconded by Councillor S. Turner to Approve clause 12 a) be amended to read as follows:

- “a) the proposed ~~attached~~ revised by-law BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017, 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/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone TO a Residential R3/Residential R10 Bonus (R3-1/R10-3*H30*B(_)) Zone and an Open Space (OS4) Zone;

it being noted that the Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-storey residential apartment building, with an increased building height of up to sixteen (16) storeys (49.5m) and a maximum of 236 dwelling units (403 units per hectare), which substantively implements the Site Plan, Elevations, and Renderings ~~attached~~ as Schedule “1” to the amending by-law in return for the provision of the following services, facilities and matters:

i) Exceptional Building Design

specifically the building design shown in the various illustrations contained in Schedule “1” of the amending by-law, is being bonused for features which serve to support the City’s objectives of promoting a high standard of design for buildings;

ii) Overall Design

a contemporary architectural design that uses a coordinated palette of high quality materials to be further refined through the site plan approval process, including the use of brick along the Talbot Street frontage of the building for the first 3-storeys to ensure the building is in keeping with the character of the area;

iii) Podium Base Design

- A) a podium base up to 3-storeys in height to provide a pedestrian-friendly scale at ground-level and a continuous street-wall façade along the easterly (Talbot Street) façade;
- B) a stepback after the first 3-storeys along Talbot Street providing a pedestrian scale that is in keeping with the character of the buildings to the south and east.

iv) Tower Design

a building design that breaks up the massing of the building by providing multiple height variations and architectural details to respond to the surrounding community; and,

v) Parking Strategy

the provision of two levels of underground parking;”

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

NAYS: T. Park (1)

RECUSED: J. Morgan (1)

Motion made by Councillor M. Cassidy and seconded by Councillor J. Helmer to Approve clause 12, as amended.

At 8:45 PM Councillor M. Salih leaves the meeting.

At 8:54 PM, His Worship the Mayor places Councillor P. Hubert in the Chair, and takes a seat at the Council Board.

At 8:57 PM, His Worship the Mayor resumes the Chair, and Councillor P. Hubert takes his seat at the Council Board.

The motion to approve clause 12, as amended, is put.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, V. Ridley, H.L. Usher (8)

NAYS: A. Hopkins, S. Turner, T. Park (3)

RECUSED: J. Morgan (1)

Clause 12, as amended, reads as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Drewlo Holdings Inc., relating to the properties located at 661 and 667 Talbot Street:

- a) the proposed ~~attached~~ revised by-law BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017, 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/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone TO a Residential R3/Residential R10 Bonus (R3-1/R10-3*H30*B(_)) Zone and an Open Space (OS4) Zone;

it being noted that the Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-storey residential apartment building, with an increased building height of up to sixteen (16) storeys (49.5m) and a maximum of 236 dwelling units (403 units per hectare), which substantively implements the Site Plan, Elevations, and Renderings ~~attached~~ as Schedule "1" to the amending by-law in return for the provision of the following services, facilities and matters:

- i) Exceptional Building Design

specifically the building design shown in the various illustrations contained in Schedule "1" of the amending by-law, is being bonused for features which serve to support the City's objectives of promoting a high standard of design for buildings;

- ii) Overall Design

a contemporary architectural design that uses a coordinated palette of high quality materials to be further refined through the site plan approval process, including the use of brick along the Talbot Street frontage of the building for the first 3-storeys to ensure the building is in keeping with the character of the area;

- iii) Podium Base Design

- A) a podium base up to 3-storeys in height to provide a pedestrian-friendly scale at ground-level and a continuous street-wall façade along the easterly (Talbot Street) façade;
- B) a stepback after the first 3-storeys along Talbot Street providing a pedestrian scale that is in keeping with the character of the buildings to the south and east.

iv) Tower Design

a building design that breaks up the massing of the building by providing multiple height variations and architectural details to respond to the surrounding community; and,

v) Parking Strategy

the provision of two levels of underground parking;

- b) the Site Plan Approval Authority BE REQUESTED to consider the implementation of the facilities, services and matters described in clause a) above through the site plan approval process, as well as ensuring that the proposal provides for an adequate amenity area that is appropriately shaped, configured and located to provide respite for the occupants;
- c) the proposed by-law appended to the staff report dated October 23, 2017 as Appendix "B" BE INTRODUCED at a future Council meeting, to amend The London Plan by ADDING new policies to the Neighbourhoods Place Type and ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan and that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect; and,
- 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 regulation for building height:
- i) is minor in nature, and;
 - ii) continues to implement a building design that is consistent with the development design circulated with the Notices of Application and Public Meeting;

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

- a communication dated October 20, 2017 from AM. Valastro, 1-133 John Street; including a petition signed by approximately 268 individuals;
- a communication dated August 29, 2016 from R. Heacock, 169 John Street; and,
- a communication dated August 29, 2016 from T. and H Chapman, 152 Albert Street;

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 regarding 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 Policy Statement 2014;
- the recommended amendment is consistent with the City of London Official Plan policies;
- the recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide for an enhanced design standard; and,
- the proposed use is contemplated through the London Plan with a minor variation in height being required. (2017-D09)

At 8:58 PM, His Worship the Mayor places Councillor V. Ridley in the Chair, and leaves the meeting.

28th Report of the Corporate Services Committee
Councillor P. Hubert presents

Motion made by Councillor P. Hubert to Approve clauses 1, 4, 6 and 7.

At 9:00 PM Councillor T. Park leaves the meeting.

1. Disclosures of Pecuniary Interest

That it BE NOTED that the following pecuniary interests were disclosed:

- a) Councillor T. Park disclosed a pecuniary interest in clause 3 of this Report having to do with the Tax Adjustment Agenda, specifically as it relates to Application No. 2017-14, by indicating that she owns property in the area of the subject property.
- b) Councillor J. Morgan disclosed a pecuniary interest in clause 3 of this Report having to do with the Tax Adjustment Agenda, specifically as it relates to Application No. 2016-123, as he is involved in a separate property matter with the assessed party.

4. Tribunal - Development Charge Complaint - 1030 Elias Street

That, after convening as a tribunal under section 27 of Part IV of By-law C.P.-1496-244 to hear a complaint under section 20 of the Development Charges Act, by Junction Climbing Centre Inc., the operator of a portion of the building situated at 1030 Elias Street, regarding the development charges imposed by The Corporation of the City of London in connection with development on the land known as 1030 Elias Street, as detailed in the ~~attached~~ Record of Proceeding, the complaint BE DISMISSED on the basis that the Tribunal finds that the calculation of the applicable development charges was made in accordance with the Development Charges By-law and the complainant has not demonstrated that the complaint meets the grounds articulated in Section 28 of the Development Charges By-law.

6. London I Heart Beer Holiday Festival - Request for Designation as a Municipally Significant Event

That the London I Heart Beer Holiday Festival, to be held on November 25, 2017 at the London Convention Centre from 2:00 PM to 10:00 PM, BE DESIGNATED as an event of municipal significance in the City of London.

7. Corporate Services Committee Deferred Matters List

That the revised Corporate Services Committee Deferred Matters List, as of October 11, 2017, BE RECEIVED; it being noted that Item 1.3 was removed as the Governance Working Group is also looking at this matter.

Motion Passed

YEAS: M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

At 9:04 PM, His Worship the Mayor resumes the Chair, and Councillor V. Ridley takes her seat at the Council Board.

Motion made by Councillor P. Hubert to Approve clause 2.

2. Proposed Election Sign By-law (Relates to Bill No.632)

That the ~~attached~~ revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017 to repeal By-law No. E-180-305, being the "Election Campaign Sign By-law" and to replace it with a new Election Sign By-law which reflects the direction of the Municipal Council; it being noted that the revised by-law includes an extension to the sign removal period from 72 hours to 96 hours.

Motion made by Councillor M. van Holst and seconded by Councillor H.L. Usher to Approve Clause 2, related to the Election Campaign Sign By-law, BE REFERRED back to the Corporate Services Committee for additional consideration.

Motion Passed

YEAS: M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, V. Ridley, H.L. Usher (7)

NAYS: M. Brown, P. Hubert, A. Hopkins, S. Turner (4)

Motion made by Councillor P. Hubert to Approve clause 3.

3. Tax Adjustment Agenda

That the recommendations contained in the Tax Adjustment Agenda dated October 24, 2017 BE APPROVED; it being noted that there were no members of the public in attendance to speak before the Corporate Services Committee, at the public hearing associated with the Tax Adjustment Agenda.

At 9:15 PM Councillor Armstrong leaves the meeting.

The motion to Approve all applications except Application No. 2016-123 is put.

Motion Passed

YEAS: M. Brown, M. van Holst, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

At 9:17 PM Councillor Armstrong returns to the meeting.

The motion to Approve Application No. 2016-123 is put.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

RECUSED: J. Morgan (1)

Motion made by Councillor P. Hubert to Approve clause 5.

5. Council Policy - Use of Corporate Resources During a Municipal Election Year (Relates to Bill No.631)

That, on the recommendation of the City Clerk, the revised by-law appended to the memorandum dated September 27, 2017, from the City Clerk, BE INTRODUCED at the Municipal Council meeting to be held on October 30, 2017 to implement a Council Policy regarding the use of City of London resources for Municipal Election purposes.

Motion Passed

YEAS: M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (9)

NAYS: M. van Holst, J. Morgan (2)

IX ADDED REPORTS

18th Report of Strategic Priorities and Policy Committee
Councillor H.L. Usher presents.

Motion made by Councillor H.L. Usher to Approve clauses 1 and 2.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor P. Hubert disclosed a pecuniary interest in those matters related to Ontario Works.

2. Tabling of the 2018 Budget (Tax Supported, Water and Waste Water Treatment)

That the following actions be taken with respect to the 2018 Annual Update of the 2016-2019 Multi-Year Budget:

- a) the ~~attached~~ overview presentation by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE RECEIVED;

- b) the draft Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets, as well as the related Business Cases, BE REFERRED to the 2018 Annual Update process for the 2016-2019 Multi-Year Budget; and
- c) the City Manager BE REQUESTED to report back with potential adjustments to the City of London's Strategic Initiatives, as well as any other potential adjustments, that might offset the 2018 Budget.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

24th Public Report of the Council, In Closed Session
Councillor P. Hubert presents.

PRESENT: Mayor M. Brown and Councillors M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher and T. Park and C. Saunders (City Clerk).

ABSENT: Councillors P. Squire and J. Zaifman.

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, B. Coxhead, K. Dawtrey, M. Henderson, D. Munteer, L. Rowe and B. Warner.

Motion made by Councillor P. Hubert to Approve clauses 2 and 3.

- 2. Offer to Purchase Industrial Lands – 10401471 Canada Inc. – Part of Lots 8 and 9, Concession 3, London/Westminster and being a Portion of Pin 08200-0079(LT) and Part of Lot 8, Concession 3, London/Westminster and being a Portion of Pin 082000-0081(LT)

That, as a procedural matter pursuant to Section 239(6) of the Municipal Act, 2001, the following recommendation be forwarded to Council for deliberation and a vote in public session:

That, on the recommendation of the City Manager, with concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City-owned industrial land located on the south side of Wilton Grove Road, containing an area of approximately 79.2 acres, being comprised of Part of Lots 8 and 9, Concession 3, London/Westminster and being a portion of PIN 08200-0079(LT), municipally known as 1577 Wilton Grove Road; and Part of Lot 8, Concession 3, London/ Westminster, and being a portion of PIN 08200-0081(LT), municipally known at 1687 Wilton Grove Road, together as outlined on the sketch attached hereto as Schedule "A", the offer submitted by 10401471 Canada Inc. (the "Purchaser") to purchase the subject property from the City, at a purchase price of \$3,801,600.00 (reflecting a sale price of \$48,000.00 per acre), BE ACCEPTED.

- 3. Glengowan Dam and Reservoir Project Update

That, as a procedural matter pursuant to Section 239(6) of the Municipal Act, 2001, the following recommendation be forwarded to Council for deliberation and a vote in public session:

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, the following actions be taken with respect to respect to the Glengowan Dam and Reservoir Project and the transfer of the properties located at 1536 Hamilton Road, SoHo lands, and 13 King Street:

- a) the Memorandum of Understanding ("MOU"), attached as Schedule A, that sets the terms and understanding between the Upper Thames River Conservation Authority (UTRCA) and the City of London for the termination of the Glengowan Project BE APPROVED;
- b) the offer submitted by the Upper Thames River Conservation Authority (the "Vendor") to sell to the City lands municipally known as 1536 Hamilton Road (Property 1), located on the east side of Hamilton Road and south of River Road, further described as, Part

of Lot 3 and 4, Concession A; Lots 4 and 5, south side of Patrick Street; Part of Lot 5, north side of Patrick Street, Plan 38; and Part of Lot 2, Concession A, as in 309575, 319852 and 320269, Geographic Township of London, City of London, County of Middlesex, being all of PIN 08132-0039 containing an area of approximately 120 acres, attached as Schedule "B", for the sum of \$1,800,000.00, BE ACCEPTED;

- c) the offer submitted by the Upper Thames River Conservation Authority (the "Vendor") to sell to the City land known as the SoHo lands (Property 2), located on the east side of Wellington Street, west of Waterloo Street and north of the Thames River, further described as Part of Lot 3, northeast of Nelson Street, as in LC176553; Part of Lot 2, northeast of Nelson Street designated as Part 1 on 32R-75 & as in LC186768 and 563726; Part of Lot 2, northeast of Nelson Street and Part of Lot 2, southeast of South Street designated as Part 1, Plan 33R-1289; and Part of Lot 1, northeast of Nelson Street as in LC187359, 416462 and 478620, City of London, County of Middlesex, being all of PIN 08330-0016, containing an area of approximately 0.97 acres, attached as Schedule C, for the sum of \$44,000.00, BE ACCEPTED;
- d) the offer submitted by the Upper Thames River Conservation Authority (the "Vendor") to sell to the City land municipally known as 13 King Street (Property 3), located on the south side of King Street, north side of York Street and east of Thames Street, further described as Part of Lot 25, southwest of King street as in 581543; and Part of Lot 25, northwest of York Street as in LC178598, LC180523, LC185430, 413673 and 581543, City of London, County of Middlesex, being all of PIN 08322-0020, containing an area of approximately 0.94 acres, attached as Schedule D, for the sum of \$47,000.00, BE ACCEPTED; and
- e) the financing for the acquisitions BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A."

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

Motion made by Councillor P. Hubert to Approve clause 1.

- 1. Property Acquisition – 28 Wellington Road South – Shift Rapid Transit Project

That, as a procedural matter pursuant to Section 239(6) of the Municipal Act, 2001, the following recommendation be forwarded to Council for deliberation and a vote in public session:

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director of Environmental and Engineering Services and City Engineer, the Director, Roads and Transportation and the Project Director, Rapid Transit Implementation, on the advice of the Manager of Realty Services, the following actions be taken with respect to the property located at 28 Wellington Road, further described as Part Lot 19, Plan 11, designated as Part 1, Reference Plan 33R-16388, having a lot size of approximately 33.33' x 133', as shown on the location maps attached, for the purpose of future road improvements to accommodate SHIFT:

- a) the offer submitted by Cameron Alexander McCallum to sell the subject property to the City, for the sum of \$185,000.00, BE ACCEPTED subject to the following conditions:
 - i) the City having the right to view the property two further times prior to closing;
 - ii) the City assuming the rental contracts for the furnace, air conditioner and hot water tank;
 - iii) the City assuming the existing tenancies;
 - iv) the transaction including all of the existing appliances; and
- b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (10)

RECUSED: S. Turner (1)

X DEFERRED MATTERS

1. Property located at 6188 Colonel Talbot Road (Z-8795)
Deferred from Council October 17, 2017

At 9:31 PM, His Worship the Mayor places Councillor P. Hubert in the Chair, and takes a seat at the Council Board.

Motion made by Mayor M. Brown and seconded by Councillor A. Hopkins to Approve that, the application of Mainline Planning Services Inc., relating to the property located at 6188 Colonel Talbot Road, BE REFERRED back to the Managing Director, Planning and City Planner, to report back to the November 6, 2017 Planning and Environment Committee with the appropriate by-law to facilitate the creation of a new lot having a lot area of 4.0 hectares and a lot frontage of 100 metres; it being noted that the following communications were received with respect to this matter:

- a) Jodie Lucente, Ministry of Transportation - Property located at 6188 Colonel Talbot Road (Z-8795)
- b) (ADDED) Jodie Lucente, Ministry of Transportation - Property located at 6188 Colonel Talbot Road (Z-8795)

At 9:39 PM, His Worship the Mayor resumes the Chair, and Councillor P. Hubert takes his seat at the Council Board.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

XI ENQUIRIES

None.

XII EMERGENT MOTIONS

1. (ADDED) Emergent Motion – Expense Request – National Zero Waste Council – November 1, 2017 and Annual General Meeting November 2, 2017

Motion made by Councillor H.L. Usher and seconded by Councillor J. Helmer to Approve that pursuant to section 20.2 of the Council Procedure By-law, leave be given for the introduction of an emergent motion to consider the request from Councillor H.L. Usher for approval of reimbursement of costs related to travel and hotel expenses to attend the National Zero Waste Council Conference and Annual General Meeting to be held on November 1, 2017 and November 2, 2017, respectively, in Vancouver, British Columbia.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

Motion made by Councillor H.L. Usher and seconded by Councillor J. Helmer to Approve that the request from Councillor H.L. Usher for the reimbursement of costs in the amount of approximately \$2,200.00, for travel and hotel expenses related to attendance at the National Zero Waste Council Conference and Annual General Meeting to be held on November 1, 2017 and November 2, 2017, respectively in Vancouver, British Columbia BE APPROVED; it being noted that Councillor H.L. Usher was appointed by the Federation of Canadian Municipalities as of their two representatives on the National Zero Waste Council.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A.

Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

XIII BY-LAWS

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

Motion made by Councillor H.L. Usher and seconded by Councillor B. Armstrong to Approve Introduction and First Reading of Bill No.'s 627 to 637, excluding Bill No.'s 631 and 632, and the Added Bill No.'s 640 to 645, inclusive.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

Motion made by Councillor H.L. Usher and seconded by Councillor M. Cassidy to Approve Second Reading of Bill No.'s 627 to 637, excluding Bill No.'s 631 and 632, and the Added Bill No.'s 640 to 645, inclusive.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

Motion made by Councillor M. van Holst and seconded by Councillor J. Helmer to Approve Third Reading and Enactment of Bill No.'s 627 to 637, excluding Bill No.'s 631 and 632, and the Added Bill No.'s 640 to 645, inclusive.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (11)

Motion made by Councillor S. Turner and seconded by Councillor J. Helmer to Approve Introduction and First Reading of Bill No. 631.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

NAYS: J. Morgan (1)

Motion made by Councillor M. van Holst and seconded by Councillor M. Cassidy to Approve Second Reading of Bill No. 631.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

NAYS: J. Morgan (1)

Motion made by Councillor M. van Holst and seconded by Councillor A. Hopkins to Approve Third Reading and Enactment of Bill No. 631.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (10)

NAYS: J. Morgan (1)

Motion made by Councillor H.L. Usher and seconded by Councillor M. Cassidy to Approve Introduction and First Reading of the revised Bill No. 638.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, V. Ridley, H.L. Usher (8)

NAYS: A. Hopkins, S. Turner (2)

RECUSED: J. Morgan (1)

Motion made by Councillor H.L. Usher and seconded by Councillor J. Helmer to Approve Second Reading of the revised Bill No. 638.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, V. Ridley, H.L. Usher (8)

NAYS: A. Hopkins, S. Turner (2)

RECUSED: J. Morgan (1)

Motion made by Councillor J. Helmer and seconded by Councillor M. Cassidy to Amend Third Reading and Enactment of the revised Bill No. 638.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, V. Ridley, H.L. Usher (8)

NAYS: A. Hopkins, S. Turner (2)

RECUSED: J. Morgan (1)

Motion made by Councillor J. Helmer and seconded by Councillor M. Cassidy to Approve Introduction and First Reading of Bill No. 639.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (10)

RECUSED: S. Turner (1)

Motion made by Councillor J. Helmer and seconded by Councillor A. Hopkins to Approve Second Reading of Bill No. 639.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (10)

RECUSED: S. Turner (1)

Motion made by Councillor J. Helmer and seconded by Councillor M. Cassidy to Approve Third Reading and Enactment of Bill No. 639.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (10)

RECUSED: S. Turner (1)

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

Bill No. 627 By-law No. A.-7632-515	A by-law to confirm the proceedings of the Council Meeting held on the 30 th day of October, 2017. (City Clerk)
Bill No. 628 By-law No. A.-7633-516	A by-law to authorize and approve an Agreement between The Corporation of the City of London and Her Majesty the Queen in Right of Ontario represented by the Minister of Transportation (MTO) for the Highway 401 Overpass Structure construction at Pond Mills Road; and to authorize the Mayor and City Clerk to execute the Agreement. (3/16/CWC)
Bill No. 629 By-law No. A.-7634-517	A by-law to approve and authorize the execution of an agreement between the City of London (City) and the Independent Electricity System Operator (IESO), under the Feed-In Tariff (FIT) Program with respect to development of a 500 kilowatt landfill gas fuelled power plant at the City of London's W12A Landfill and to delegate authority to the General Manager of Environmental & Engineering Services & City Engineer, or their written designate, to execute all documents required as part of obtaining a Renewable Energy Approval and a Connection Agreement with the local power distribution company (London Hydro) as they relate to development of a 500 kilowatt landfill gas fuelled power plant. (16/16/CWC)
Bill No. 630 By-law No. A.-7562(a)-518	A by-law to amend By-law No. A.-7562-160, being the "Basement Flooding Grant Program By-law". (19/16/CWC)
Bill No. 631 By-law No. CPOL.-230-519	A by-law to revoke and repeal Council policy entitled "Use of Corporate Resources During a Municipal Election Year" and replace it with a new Council policy entitled "Policy for the Use of City of London Resources for Municipal Election Purposes". (5/28/CSC)
Bill No. 632 By-law No. E.-_____ REFERRED BACK	A by-law to repeal By-law No. E.-180-305, being the "Election Campaign Sign By-law", and to enact a new "Election Sign By-law". (2/28/CSC)
Bill No. 633 By-law No. PS-113-17010	A by-law to amend By-law No. PS-113 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (6/16/CWC)
Bill No. 634 By-law No. S.-5891-520	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to York Street, west of Ridout Street) (Chief Surveyor - pursuant to Site Plan SPA17-064 and in accordance with Zoning By-law Z-1)
Bill No. 635 By-law No. W.-5598(a)-521	A by-law to amend By-law No. W.-5598-54 entitled, "A by-law to authorize the East London Multi-Purpose Recreation Centre (Project RC2756)." (6/14/CPSC)
Bill No. 636 By-law No. Z.-1-172620	A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning of lands located at 1635 Brayford Avenue; comprising Lot 18 Registered Plan No. 33M-714. (7/20/PEC)
Bill No. 637 By-law No. Z.-1-172621	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located on a portion of 2350 Dundas Street. (8/20/PEC)
Bill No. 638 By-law No. Z.-1-172622	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 661 and 667 Talbot Street. (12/20/PEC)
Bill No. 639 By-law No. A.-7635-522	A By-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Cameron Alexander McCallum, for the acquisition of 28

	Wellington Road and to authorize the Mayor and City Clerk to execute the Agreement. (C-1/28/CSC)
Bill No. 640 By-law No. A.-7636-523	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 10401471 Canada Inc., for the sale of the City owned industrial land Part of Lots 8 and 9, Concession 3, London/Westminster, and being a portion of PIN 08200-0079(LT), municipally known as 1577 Wilton Grove Road & Part of Lot 8, Concession 3, London/Westminster, and being a portion of PIN 08200-0081(LT), municipally known as 1687 Wilton Grove, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (C-2/28/CSC)
Bill No. 641 By-law No. A.-7637-524	A by-law to authorize and approve Memorandum of Understanding (“MOU”) that sets the terms and understanding between the Upper Thames River Conservation Authority (UTRCA) and the City of London for the termination of the Glengowan Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (C-3/28/CSC)
Bill No. 642 By-law No. A.-7638-525	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and the Upper Thames River Conservation Authority, for the acquisition of property located at 13 King Street, City of London, County of Middlesex, being all of PIN 08322-0020, City of London, County of Middlesex, being all of PIN 08330-0016 and to authorize the Mayor and the City Clerk to execute the Agreement. (C-3/28/CSC)
Bill No. 643 By-law No. A.-7639-526	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and the Upper Thames River Conservation Authority, for the acquisition of property located at Part of Lot 3, northeast of Nelson Street, Part of Lot 2, northeast of Nelson Street designated as Part 1 on 32R-75; Part of Lot 2, northeast of Nelson Street and Part of Lot 2, southeast of South Street designated as Part 1 on 33R-1289; and Part of Lot 1, northeast of Nelson Street, City of London, County of Middlesex, being all of PIN 08330-0016 and to authorize the Mayor and the City Clerk to execute the Agreement. (C-3/28/CSC)
Bill No. 644 By-law No. A.-7640-527	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and the Upper Thames River Conservation Authority, for the acquisition of property located at 1536 Hamilton Road, City of London, County of Middlesex, being all of PIN 08132-0039, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (C-3/28/CSC)
Bill No. 645 By-law No. Z.-1-172623	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 200 Albert Street, 192 – 196 Central Avenue and 193 – 197 Central Avenue. (11/20/PEC)

XIV ADJOURNMENT

Motion made by Councillor M. Cassidy and seconded by Councillor M. van Holst to Approve that the meeting adjourn.

The meeting adjourned at 10:02 PM.

Matt Brown, Mayor

Catharine Saunders, City Clerk