



London
CANADA

COUNCIL MINUTES FIRST MEETING

December 12, 2017

The Council meets in Regular Session in the Council Chambers this day at 4:02 PM.

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

ABSENT: Councillors T. Park and J. Zaifman.

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, J. Carter, B. Coxhead, S. Datars Bere, K. Dawtrey, A. Dunbar, J. Farmer Bosma, J.M. Fleming, N. Hall, S. Khan, G. Kotsifas, L. Livingstone, P. McKague, J. Millson, K. Murray, D. O'Brien, A. Patis, D. Popadic, M. Ribera, L. Rowe, K. Scherr, J. Senese, C. Smith, J. Smout, S. Spring, S. Stafford, J. Tansley, B. Warner B. Westlake-Power and R. Wilcox.

At the beginning of the Meeting all Members are present, except Councillors P. Hubert, T. Park and J. Zaifman.

Councillor P. Hubert enters the meeting at 4:09 PM.

I DISCLOSURES OF PECUNIARY INTEREST

Councillor P. Hubert discloses a pecuniary interest in:

- a) clause 12 of the 1st Report of the Corporate Services Committee, having to do with an appointment to the Accessibility Advisory Committee, by indicating that he has a professional relationship with one of the applicants; and
- b) clause 6a)i)F) of the 20th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #6-Increased Ontario Works Administration Subsidy, by indicating that he is the Executive Director of a social services agency with a Purchase of Service Agreement with Ontario Works.

Councillor S. Turner discloses a pecuniary interest in:

- a) clause 11 of the Planning and Environment Committee, including the associated Bill No. 16, having to do with planning for non-therapeutic cannabis in retail stores, by indicating that his employer has an inspection capacity with respect to this matter;
- b) clause 12 of the 1st Report of the Community and Protective Services Committee, including the associated Bill No. 17, having to do with the Business Licensing By-law review, by indicating that his employer has an inspection capacity with respect to this matter;
- c) clause 6a)ii)A) of the 20th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #7-Proposed Minimum Wage Increases, by indicating that he has a working relationship with CUPE Local 101, as he supervises CUPE Local 101 employees;
- d) clause 6a)ii)B) of the 20th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #8-A matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation including communications for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation, by indicating that he has a working relationship with CUPE Local 101 as he supervises CUPE Local 101 employees; and

- e) clause 9 of the 1st Report of the Community and Protective Services Committee, having to do with the Community Mental Health and Addiction Strategy for London: Moving Forward Together, by indicating that his employer has an interest in this matter.

Councillor A. Hopkins discloses a pecuniary interest in:

- a) clause 6a)ii)A) of the 20th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #7-Proposed Minimum Wage Increases, by indicating that her son is an employee of the City of London; and,
- b) clause 6a)ii)B) of the 20th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #8-A matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation including communications for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation, by indicating that her son is an employee of the City of London.

II RECOGNITIONS

1. The Municipal Council recognizes the London Plan and ReThink London for receipt of the Ontario Professional Planners Institute's and Heart and Stroke Foundation's Joint Healthy Communities Award.
2. His Worship the Mayor presents the Diversity, Race Relations and Inclusivity Awards on behalf of the Municipal Council.

III REVIEW OF CONFIDENTIAL MATTERS TO BE CONSIDERED IN PUBLIC

None.

IV COUNCIL, IN CLOSED SESSION

Motion made by Councillor A. Hopkins and seconded by Councillor S. Turner to Approve that Council rise and go into Council, In Closed Session, for the purpose of considering the following matters:

- a) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a lease amendment; 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 lease amendment; commercial and financial information supplied in confidence pertaining to the proposed lease amendment, 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 lease amendment whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed lease amendment 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 lease amendment. (C1/1/CSC)
- b) 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. (C2/1/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. (C3/1/CSC)
- d) 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. (C4/1/CSC)
- e) 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. (C5/1/CSC)

- f) 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. (C6/1/CSC)
- g) A matter pertaining to litigation or potential litigation with respect to appeals to the Ontario Municipal Board arising out of the London Plan and 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 with respect to appeals to the Ontario Municipal Board arising out of the London Plan. (C1/1/PEC)
- h) A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and directions and instructions to officers and employees or agents of the municipality(C1/1/CPSC)
- i) A matter pertaining to labour relations and employee negotiations, advice or recommendations of officers and employees of the Corporation and advice that is subject to solicitor-client privilege, including communications, reports, advice or recommendations of officers and employees of the Corporation necessary for that purpose. (C1/20/SPPC)
- j) A matter pertaining to personal matters, including information regarding identifiable individuals, with respect to employment-related matters, 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; and advice subject to solicitor-client privilege, including communications necessary for that purpose. (C2/20/SPPC)
- k) (ADDED) A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to the Corporation's associations or unions and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (C1/1/SPPC)

Motion Passed

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

At 4:58 PM, Councillor S. Turner leaves the meeting.

At 5:07 PM, Councillor S. Turner enters the meeting.

At 5:11 PM, Councillor S. Turner leaves the meeting.

At 5:13 PM, Councillor A. Hopkins leaves the meeting.

At 5:15 PM Councillors A. Hopkins and S. Turner enter the meeting.

The Council rises and goes Council, In Closed Session at 4:37 PM, with Mayor M. Brown in the Chair and all Members present except Councillors T. Park and J. Zaifman.

The Council, In Closed Session rises at 5:16 PM and Council reconvenes at 5:19 PM, with Mayor M. Brown in the Chair and all Members present except Councillors T. Park and J. Zaifman.

V CONFIRMATION AND SIGNING OF THE MINUTES OF THE TWENTY-EIGHTH MEETING HELD ON NOVEMBER 28, 2017.

Motion made by Councillor J. Morgan and seconded by Councillor P. Hubert to Approve the Minutes of the Twenty-Eighth meeting held on November 28, 2017.

Motion Passed

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

VI COMMUNICATIONS AND PETITIONS

Motion made by Councillor H.L. Usher and seconded by Councillor P. Hubert to Approve receipt and referral of the following communications as noted on the Added Agenda:

1. L. Brady, 109-2635 Bateman Trail - Properties located at 940 and 956 Wharncliffe Road South (Z-8813)

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 25 of the 1st Report of the Planning and Environment Committee)
2. D. Gray and A. Thompson, 119 Fairview Avenue - Properties located at 770 Whetter Avenue/8 Fairview Court (SPA17-046)

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 22 of the 1st Report of the Planning and Environment Committee)
3. I. B. Johnstone - Properties located at 467-469 Dufferin Avenue (OZ-8804)

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 23 of the 1st Report of the Planning and Environment Committee)
4. B. Lansink - Properties located at 467-469 Dufferin Avenue (OZ-8804)

(Note: This communication is an additional 26 signatures on the petition in support of the proposed development)

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 23 of the 1st Report of the Planning and Environment Committee)
5. (ADDED) Dr. J. Hall, Anova - Business Licensing By-law Review - New and Revised Regulations

(Refer to the Community and Protective Services Committee Stage for Consideration with Clause 12 of the 1st Report of the Community and Protective Services Committee)
6. (ADDED) J. M. Fleming, Managing Director, Planning and City Planner - Planning for Non-therapeutic Cannabis in Retail Stores

(Refer to the Planning and Environment Committee Stage for Consideration with Clause 11 of the 1st Report of the Planning and Environment Committee)

Motion Passed

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

VII MOTIONS OF WHICH NOTICE IS GIVEN

None.

VIII REPORTS

At 5:26 PM, Councillor M. Salih leaves the meeting.

1st Report of the Corporate Services Committee
Councillor J. Helmer presents.

Motion made by Councillor J. Helmer to Approve clauses 1 to 11, excluding clauses 4, 7 and 10.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor P. Hubert disclosed a pecuniary interest in clause 12 of this Report, having to do with appointments to the Accessibility Advisory Committee, by indicating that he has a working relationship with one of the applicants.

2. Election of Vice-Chair for the term ending November 30, 2018

That Councillor J. Morgan BE ELECTED Vice Chair of the Corporate Services Committee for the term ending November 30, 2018.

3. Asset Review: Class C - Major Venues, Non-Core Services and Assets

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

- a) the staff report dated December 5, 2017, entitled "Asset Review: Class C – Major Venues, Non-Core Services and Assets", BE RECEIVED for information;
- b) the Guiding Principles for the review BE AMENDED to incorporate the following additional Guiding Principle:

"6. Revenue Generation: Has the potential to generate revenue for the City of London"; and
- c) the Civic Administration BE DIRECTED to investigate opportunities to find alternative space in the city for community groups that are currently using space within the T-Block building, noting that the London Community Grants Program 2020 - 2023 multi-year granting process provides an opportunity for the affected groups to apply for funding if required.

5. Canada 150 Community Infrastructure Program - Amending Agreements (Relates to Bill Nos. 2 and 3)

That, on the recommendation of the Director of Community and Economic Innovation, the following actions be taken with respect to the execution of the Canada 150 Community Infrastructure Program Amending Agreements for the Kiwanis Park and Harris Park Pavilion projects:

- a) the proposed by-law included in the staff report dated December 5, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to:
 - i) authorize and approve the Canada 150 Community Infrastructure Program Amending Agreement #1, regarding the Kiwanis Park project, (Schedule "A" to the by-law) between The Corporation of the City of London and Her Majesty the Queen in Right of Canada hereby represented by the Minister responsible for the Federal Economic Development Agency for Southern Ontario;

- ii) authorize the Mayor and the City Clerk to execute the Amending Agreement authorized and approved in a) i), above;
- b) the proposed by-law included in the staff report dated December 5, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to:
- i) authorize and approve the Canada 150 Community Infrastructure Program Amending Agreement #4, regarding the Harris Park Pavilion, (Schedule "B" to the by-law) between The Corporation of the City of London and Her Majesty the Queen in Right of Canada hereby represented by the Minister responsible for the Federal Economic Development Agency for Southern Ontario;
 - ii) authorize the Mayor and the City Clerk to execute the Amending Agreement authorized and approved in b) i), above.

6. Understanding the City's Procurement Process and Practices

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated December 5, 2017, entitled "Understanding the City's Procurement Process and Practices", BE RECEIVED for information.

8. Tax Adjustment Agenda

That the recommendations contained in the Tax Adjustment Agenda dated December 5, 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.

9. Ontario Good Roads Association Campaign Expenses

That Councillor V. Ridley BE REIMBURSED for the following expenditures associated with the Ontario Good Roads Association (OGRA):

- a) expenses Councillor Ridley may incur related to campaign material for her bid for re-election to the OGRA Board, up to a maximum of \$250.00, outside of her annual expense allocation, subject to annual budget approval, and in accordance with the Council's Travel and Business Expense Policy; and
- b) in the event Councillor Ridley is re-elected to the OGRA Board, expenses over and above those which the OGRA Board covers, related to her attendance at the 2018/20 Board meetings, outside of her annual expense allocation, subject to annual budget approval, and in accordance with the Council's Travel and Business Expense Policy.

11. Confirmation of Appointment to the Cycling Advisory Committee

That Rebecca Henderson BE APPOINTED as a Voting Representative from London Cycle Link, to the Cycling Advisory Committee, for the term ending February 28, 2019.

Motion Passed

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

At 5:26 PM, Councillor M. Salih enters the meeting.

Motion made by Councillor J. Helmer to Approve clause 10.

10. Council and Standing Committee Meetings - Daytime

That the Governance Working Group BE REQUESTED to investigate and report back on the implications of changing the Council and Standing Committee meeting schedule in terms of time of day and day of week.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, V. Ridley (9)

NAYS: P. Hubert, A. Hopkins, S. Turner, H.L. Usher (4)

Motion made by Councillor J. Helmer to Approve clause 4.

4. Crowd Control Procedures at Meetings

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the staff report dated December 5, 2017, entitled "Crowd Control Procedures at Meetings", BE RECEIVED for information.

Motion made by Councillor M. Salih and seconded by Councillor M. Cassidy to Approve that clause 4 be amended to read as follows:

"That the staff report dated December 5, 2017, entitled "Crowd Control Procedures at Meetings", BE REFERRED back to the Civic Administration to incorporate additional procedures with respect to the entry doors into the Chambers Gallery during Council and Standing Committee meetings."

Motion Passed

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

Clause 4, as amended reads as follows:

That the staff report dated December 5, 2017, entitled "Crowd Control Procedures at Meetings", BE REFERRED back to the Civic Administration to incorporate additional procedures with respect to the entry doors into the Chambers Gallery during Council and Standing Committee meetings.

Motion made by Councillor J. Helmer to Approve clause 12.

12. Consideration of Appointment to the Accessibility Advisory Committee

That the following individuals BE APPOINTED to the Accessibility Advisory Committee for the term ending February 28, 2019:

Wendy Lau (Voting Member-at-Large)
Katie Schmidt (Voting Member - Person with a Disability)

it being noted that the appointments were made in accordance with the ~~attached~~ ranked ballots.

Motion made by Councillor J. Helmer and seconded by Councillor H.L. Usher to Approve that clause 12 be amended by replacing the name Wendy Lau, with the name Kendra Ramer.

Motion Passed

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

RECUSED: P. Hubert (1)

Motion made by Councillor J. Helmer and seconded by Councillor H.L. Usher to Approve clause 12, as amended.

Motion Passed

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

RECUSED: P. Hubert (1)

Clause 12, as amended, reads as follows:

That the following individuals BE APPOINTED to the Accessibility Advisory Committee for the term ending February 28, 2019:

Kendra Ramer (Voting Member-at-Large)
Katie Schmidt (Voting Member - Person with a Disability)

it being noted that the appointments were made in accordance with the ~~attached~~ ranked ballots.

Motion made by Councillor J. Helmer to Approve clause 7.

7. Amendments to the Council Procedure By-law A-50, As Amended, Resulting from the Modernizing Ontario's Municipal Legislation Act, 2017 (Relates to Bill No. 9)

That, on the recommendation of the City Clerk and the Solicitor II, the following actions be taken with respect to proposed amendments to the Council Procedure By-law A-50, as amended:

- a) the staff report dated December 5, 2017 entitled "Amendments to the Council Procedure By-law A-50, as amended, Resulting from the Modernizing Ontario's Municipal Legislation Act, 2017" BE RECEIVED; and,
- b) the proposed by-law appended to the staff report dated December 5, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend the Council Procedure By-law A-50, as amended, to replace the definition of the term "meeting" and to provide for four additional reasons a meeting may be closed to the public, all of which are in keeping with recent amendments to the Municipal Act, 2001;

it being noted that there were no members of the public in attendance at the public participation meeting associated with this matter, to speak before the Corporate Services Committee.

Motion made by Councillor J. Morgan and seconded by Councillor J. Helmer to Approve that clause 7 be amended by adding a new part c), as follows:

- "c) the City Clerk BE DIRECTED to report back with the necessary steps that would be required to allow Council Members to participate in meetings in accordance with recent changes to the provisions of the *Municipal Act, 2001*, as amended."

Motion Passed

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

Motion made by Councillor J. Helmer and seconded by Councillor J. Morgan to Approve clause 7, as amended

Motion Passed

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

Clause 7, as amended, reads as follows:

That, on the recommendation of the City Clerk and the Solicitor II, the following actions be taken with respect to proposed amendments to the Council Procedure By-law A-50, as amended:

- a) the staff report dated December 5, 2017 entitled "Amendments to the Council Procedure By-law A-50, as amended, Resulting from the Modernizing Ontario's Municipal Legislation Act, 2017" BE RECEIVED;
- b) the proposed by-law appended to the staff report dated December 5, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend the Council Procedure By-law A-50, as amended, to replace the

definition of the term “meeting” and to provide for four additional reasons a meeting may be closed to the public, all of which are in keeping with recent amendments to the Municipal Act, 2001; and,

- c) the City Clerk BE DIRECTED to report back with the necessary steps that would be required to allow Council Members to participate in meetings in accordance with recent changes to the provisions of the Municipal Act, 2001, as amended.

it being noted that there were no members of the public in attendance at the public participation meeting associated with this matter, to speak before the Corporate Services Committee.

1st Report of the Civic Works Committee
Councillor V. Ridley presents.

Motion made by Councillor V. Ridley to Approve clauses 1 to 13, excluding clause 10.

- 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

- 2. Election of Vice Chair for the Term Ending November 30, 2018

That Councillor T. Park BE ELECTED Vice Chair of the Civic Works Committee for the term ending November 30, 2018.

- 3. Veterans Memorial Parkway – Community Program for Landscape Enhancements - Final Report

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken regarding the community program for enhancements along the Veterans Memorial Parkway:

- a) the staff report dated December 4, 2017, satisfying the termination clauses of the Agreement with Landscape Ontario, BE RECEIVED;
- b) Landscape Ontario BE THANKED for their participation in the Veterans Memorial Parkway Community Enhancement Program;
- c) the volunteers who supported the Program as Executive Committee members, advisors, planting day technical support and the public BE THANKED for their efforts to make the Program a success;
- d) as per the conditions of the Agreement, a request BE MADE to Landscape Ontario to transfer the remaining funding in the amount of approximately \$28,000 from the reserve held by Landscape Ontario to the City of London, to be utilized to fund the on-going monitoring of new trees along the Veterans Memorial Parkway;
- e) \$50,000 of the remaining funding in the City’s capital account PD1142, which was set up to support the enhancement of the Veterans Memorial Parkway, BE UTILIZED to support the extension of the Veterans Memorial Parkway south of Highway 401, with additional tree planting similar to that done north of Highway 401;
- f) in accordance with Section 14.4 (e) of the City’s Procurement Policy, the not-for-profit organization “Trees for ...” BE RETAINED by the City in the amount of up to \$37,500 of the remaining approved funding in the City’s capital account PD1142 to support the administration of a similar Program to enhance portions of Highbury Avenue, adjacent to Commissioners Road East, and;
- g) the balance of the remaining approved funding of \$105,000 in capital account PD1142 for Veterans Memorial Parkway BE TRANSFERRED to a new capital account to support the creation of a permanent Vimy Ridge Park in recognition of London’s veterans; it being noted that the permanent location of this Park will be the subject of a separate report and decision of Council. (2017-T04)

4. Updates - Proposed Food and Organic Waste Framework - Blue Box Program Plan Amendment and Waste Free Ontario Act - Update

That on the recommendation of the Director, Environment, Fleet & Solid Waste, the staff report dated December 4, 2017, entitled "Proposed Food and Organic Waste Framework, Blue Box Program Plan Amendment and Waste Free Ontario Act" BE RECEIVED for information. (2017-E07)

5. Amendments To The Traffic And Parking By-Law (Relates to Bill No. 22)

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the proposed by-law included as Appendix A to the staff report dated December 4, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 for the purpose of amending the Traffic and Parking By-law (PS-113). (2017-T08)

6. Public Education And Communication Program: Toilets Are Not Garbage Cans

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the staff report dated December 4, 2017, entitled "Public Education and Communication Program: Toilets Are Not Garbage Cans", BE RECEIVED for information. (2017-E07)

7. Flooding Matters Weeping Tile Connection Charge Feasibility Analysis

That the following actions be taken with respect to the staff report dated December 4, 2017 entitled "Flooding Matters: Weeping Tile Connection Charge Feasibility Analysis":

- a) the Managing Director, Environmental and Engineering Services and City Engineer BE DIRECTED to report back, at the February 6, 2018 meeting of the Civic Works Committee, with what steps could be undertaken to implement a public communication campaign targeted at homes with suspected weeping tile connections to the sanitary sewer system; it being understood that the purpose of the campaign would be to inform homeowners, in neighbourhoods upstream of areas historically impacted by basement flooding, of the City's weeping tile disconnection grant program; and
- b) the staff report dated December 4, 2017 BE RECEIVED.(2017-E13)

8. Local Improvement Policy Review

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Local Improvement process:

- (a) the Civic Administration BE DIRECTED to implement the revised local improvement initiation process; and
- (b) the Civic Administration BE DIRECTED to create educational materials in the form of web content and a brochure to assist in communicating the local improvement process and regulation. (2017-E17)

9. 2017 External Audit of London's Drinking Water Quality Management System and 2017 Management Review

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the staff report dated December 4, 2017, entitled "2017 External Audit of London's Drinking Water Quality Management System and 2017 Management Review, BE RECEIVED for information. (2017-F03)

11. Report on Private Works Impacting the Transportation Network

That the Managing Director, Environmental and Engineering Services and City Engineer BE DIRECTED to:

- a) review, either through Lean Six Sigma or more generally, the process of issuing permits for approved works, including consultation with key stakeholders such as the Utilities

Coordinating Committee, emergency services, the London Development Institute, business improvement associations and others who are likely to apply for permits for approved works on major roads; and

- b) report back to the Civic Works Committee, by the end of March 2018, on:
- i) ways to improve communication with affected business, organizations and residents about the timing, duration and impacts of permits for approved works, including unexpected developments;
 - ii) ways to improve the scheduling and coordination of private and public projects affecting roadways and sidewalks that carry significant pedestrian, cyclist, transit and auto traffic;
 - iii) resources required to implement these improvements; and
 - iv) any other improvements identified through the review. (2017-T04)

12. 10th Report of the Transportation Advisory Committee

That the 10th Report of the Transportation Advisory Committee, from its meeting held on November 28, 2017, BE RECEIVED.

13. Deferred Matters List

That the Deferred Matters List for the Civic Works Committee, as at November 30, 2017, BE RECEIVED.

Motion Passed

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

Motion made by Councillor V. Ridley to Approve clause 10.

10. 11th Report of the Cycling Advisory Committee

That the 11th Report of the Cycling Advisory Committee, from its meeting held on November 22, 2017, BE RECEIVED.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (12)

NAYS: S. Turner (1)

1st Report of the Planning and Environment Committee
Councillor S. Turner presents.

Motion made by Councillor S. Turner to Approve clauses 1 to 30, excluding clauses 11 and 28.

1. Disclosures of Pecuniary Interest

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

- a) Councillor S. Turner disclosed a pecuniary interest in clause 11 of this Report having to do with planning for non-therapeutic Cannabis in retail stores, by indicating that his employer, the Middlesex-London Health Unit, provided comments.
- b) Councillor T. Park disclosed a pecuniary interest in clause 15 of this Report having to do with the property located at 391 South Street (Colborne Building), by indicating that her family owns property in the area of the subject property.

2. Election of Vice-Chair for term ending November 30, 2018.

That Councillor A. Hopkins BE ELECTED Vice Chair of the Planning and Environment Committee for the term ending November 30, 2018.

3. 12th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 12th Report of the Trees and Forests Advisory Committee from its meetings held on November 22, 2017:

- a) the following actions be taken with respect to the site plan approval process and tree planting and landscape plans:
 - i) E. Conway, Landscape Planner, BE REQUESTED to report back at the January meeting of the Trees and Forests Advisory Committee (TFAC) with respect to the site plan approval process for tree planting and landscape plans; and,
 - ii) J. Spence, Manager, Urban Forestry, BE REQUESTED to report back at a future meeting of the TFAC with a verbal update on the 2018 recommendations to the Design Guidelines, as they relate to tree planting;

it being noted that the TFAC received a handout from A. Van Damme, London Hydro, from the report "London Hydro's Review of Vegetation Management", with respect to this matter; and,

- b) clauses 1 to 8, BE RECEIVED.

4. White Oak/Dingman Secondary Plan - Terms of Reference for Project Initiation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Secondary Plan for the White Oak/Dingman area:

- a) the staff report dated December 4, 2017, entitled "White Oak/Dingman Secondary Plan - Terms of Reference for Project Initiation" BE RECEIVED; and,
- b) the White Oak/Dingman Secondary Plan Terms of Reference appended to the above-noted report as Appendix "A" BE CIRCULATED to stakeholders, agencies and the public for the purposes of initiating the Secondary Plan for the White Oak/Dingman area, noting that draft Official Plan policies will be brought forward for consideration at a future meeting of the Planning and Environment Committee, following consultations with stakeholders, agencies and the public. (2017-D09)

5. Lands located on the north side of Bradley Avenue between Jackson Road and Meadowgate Boulevard (39T-07508)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Greengate Village Limited, relating to the property located on the north side of Bradley Avenue, between Jackson Road and Meadowgate Boulevard, legally described as Part of Lots 13 and 14, Concession 1 (geographic Township of Westminster) and Part of Asima Drive and Part of Block 116 and all of Lots 60 to 73, both inclusive, and all of Lots 113 and 114 on Plan 33M-533:

- a) the Approval Authority BE REQUESTED to approve a three (3) year extension to Draft Plan Approval for the residential plan of subdivision File No. 39T-07508, SUBJECT TO the revised conditions contained in Schedule "A" 39T-07508 appended to the staff report dated December 4, 2017; and,
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated December 4, 2017 as Schedule "B" 39T-07508. (2017-D12)

6. Michael Street Subdivision - Subdivision Special Provisions (39T-16506)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Wastell Builders (London) Inc., for the subdivision of land over Block 'C', Registered Plan No. 795 and Part of Lot 7, Concession 2, (Geographic Township of London), City of London, County of Middlesex, situated on the north side of Michael Street, municipally known as 1245 Michael Street:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Wastell Builders (London) Inc., for the Michael Street Subdivision (39T-16506) appended to the staff report dated December 4, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated December 4, 2017 as Schedule "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

7. Properties located at 2313 and 2373 Callingham Drive (P-8830)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Town and Country Developments (2005) Inc., to exempt the properties located at 2313 and 2373 Callingham Drive from Part Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed revised by-law appended to the December 4, 2017 Planning and Environment Committee Added Agenda BE INTRODUCED at a future Council meeting, to exempt Block 2 and 3, Plan 33M-664, from the Part Lot Control provisions of subsection 50(5) of the said Act, for a period not to exceed three (3) years;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control By-law for Block 2 and 3, Plan 33M-664 as noted in clause a) above:
 - i) the submission by the Applicant of a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;
 - ii) the submission by the Applicant to Development Services of a digital copy, together with a hard copy, of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iii) the submission by the Applicant of each draft reference plan to London Hydro showing driveway locations and to obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the Land Registry Office;
 - iv) the submission by the Applicant to the City for review and approval prior to the reference plan being deposited in the Land Registry Office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
 - v) the Applicant entering into any amending subdivision agreement with the City, if necessary;
 - vi) the Applicant agreeing to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
 - vii) the Applicant obtaining confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited;
 - viii) the Applicant obtaining approval from Development Services for each reference plan to be registered, prior to the reference plan being registered in the Land Registry Office;
 - ix) the Applicant submitting to the City confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office; and,
 - x) the Applicant obtaining clearance from the City that requirements iii), iv) and v) inclusive, outlined above, have been satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan; and,
- c) the Applicant BE ADVISED that the cost of registration of the above-noted by-law is to be borne by the Applicant, in accordance with City policy. (2017-D25)

8. Property located at 1357 Hyde Park Road (P-8821)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Adrian Plante, to exempt 1357 Hyde Park Road from Part Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed revised by-law appended to the December 4, 2017 Planning and Environment Committee Added Agenda BE INTRODUCED at a future Council meeting, to exempt PART OF LONDON CON 3 PT 27 RP further described as Part 1, 33R-19095 from the Part Lot Control provisions of subsection 50(5) of the said Act, for a period not to exceed three (3) years;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control By-law for PART OF LONDON CON 3 PT 27 RP, further described as Part 1, 33R-19095, as noted in clause a) above:
 - i) the submission by the Applicant of a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;
 - ii) the submission by the Applicant to Development Services of a digital copy, together with a hard copy, of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iii) the submission by the Applicant of each draft reference plan to London Hydro, showing driveway locations and obtaining approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the Land Registry Office;
 - iv) the submission by the Applicant to the City for review and approval, prior to the reference plan being deposited in the Land Registry Office; any revised lot grading and servicing plans, in accordance with the final lot layout to divide the blocks, should there be further division of property contemplated as a result of the approval of the reference plan;
 - v) the Applicant entering into any amending subdivision agreement with the City, if necessary;
 - vi) the Applicant agreeing to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
 - vii) the Applicant obtaining confirmation from Development Services, that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited;
 - viii) the Applicant obtaining approval from Development Services for each reference plan to be registered prior to the reference plan being registered in the Land Registry Office;
 - ix) the Applicant submitting to the City confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
 - x) the Applicant obtaining clearance from the City that requirements iii), iv) and v) inclusive, outlined above, have been satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan;
 - xi) the receipt of a letter from Minister of Environment & Climate Change confirming acceptance of Record of Site Condition;
 - xii) the receipt of a letter from Owner's engineer or surveyor certifying all existing buildings and structures have been removed from the Block;
 - xiii) confirmation that the 0.3 metre reserve on Findlay Drive has been removed to the satisfaction of the City Surveyor;
 - xiv) confirmation that Zoning By-law amendment (Z-8816) be completed and be in full force and effect that permits street townhouse development;
 - xv) confirmation that Consent application (B.036/17) be completed and be in full force and effect that creates the separate parcel that permits the development of street townhouse; and,
- c) the Applicant BE ADVISED that the cost of registration of this by-law is to be borne by the applicant in accordance with City policy. (2017-D09)

9. Hunt Lands Subdivision - Subdivision Special Provisions (39T-12503)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Colonel Talbot Developments Inc., for the subdivision of land over Part of Lot 72 and 73, Concession East of the North Branch of the Talbot Road, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the east side of Colonel Talbot Road, north of Lambeth:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Colonel Talbot Developments Inc., for the Hunt Lands Subdivision (39T-12503) appended to the staff report dated December 4, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated December 4, 2017 as Schedule "B",
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated December 4, 2017 as Schedule "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

10. Foxhollow North Kent Subdivision Phase 2 (39T-04510-2)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the Foxhollow North Kent Subdivision, Phase 2 (39T-04510-2) appended to the staff report dated December 4, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated December 4, 2017, as Schedule "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated December 4, 2017 as Schedule "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

12. Property located at 1880 Phillbrook Drive (H-8824) (Relates to Bill No. 26)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Adelaide and Phillbrook Centre Inc., relating to the property located at 1880 Phillbrook Drive, the proposed by-law appended to the staff report dated December 4, 2017 BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Office Special Provision (h-103*OF4(4)) Zone TO an Office Special Provision (OF4(4)) Zone to remove the "h-103" holding provision. (2017-D09)

13. Passage of Designating By-law - property located at 329 Victoria Street (Relates to Bill No. 18)

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the by-law appended to the December 4, 2017 Planning and Environment Committee Added Agenda to designate the property located at 329 Victoria Street to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the Ontario Heritage Act.

14. Passage of Designating By-law - properties located at 93-95 Dufferin Avenue (Relates to Bill No. 19)

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the proposed revised by-law appended to the December 4, 2017 Planning and Environment Committee Added Agenda to designate the properties located at 93-95 Dufferin Avenue to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the Ontario Heritage Act. (2017-R01)

15. Passage of Designating By-law - property located at 391 South Street (Relates to Bill No. 20)

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the proposed revised by-law appended to the December 4, 2017 Planning and Environment Committee Added Agenda to designate the property located at 391 South Street (the Colborne Building) to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the Ontario Heritage Act. (2017-R01)

16. Candidate Approval for the Urban Design Peer Review Panel

That, on the recommendation of the Managing Director, Planning and City Planner, the following candidates BE APPROVED for the positions listed below on the Urban Design Peer Review Panel:

- a) McMichael Ruth – Position of Architect;
- b) Steven Cooper – Position of Architect; and,
- c) Heather Price (nee Holbrook) – Position of Senior Planner/Urban Designer. (2017-D32)

17. Building Division Monthly Report for October 2017

That the Building Division Monthly Report for the month of October, 2017 BE RECEIVED. (2017-D04)

18. Updated Program Guidelines for Community Improvement Plan Financial Incentive Programs (Relates to Bill Nos. 12, 13, 14 and 15)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to implementing new guidelines for financial incentive programs permitted through the Downtown, Old East Village, SoHo and Industrial Lands Community Improvement Plan financial incentive programs:

- a) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend By-law C.P.–1467-175, as amended, being "A by-law to establish financial incentives for the Downtown Community Improvement Project Areas", to delete the existing program guidelines and related schedules and to replace them with new program guidelines and schedules;
- b) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend By-law C.P.–1468-176, as amended, being "A by-law to establish financial incentives for the Old East Village Community Improvement Project Area", to delete the existing program guidelines and related schedules and to replace them with new program guidelines and schedules;
- c) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to repeal and replace By-law C.P.–1481-176, being "A by-law to establish financial incentives for the SoHo Community Improvement Project Area", with a new by-law that provides for new program guidelines and schedules; and,

- d) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend By-law C.P.-1494-217, being "A by-law to adopt the Community Improvement Plan for Industrial land uses", to delete Schedules 3 and 4 and to replace them with new Schedules 3 and 4;

it being noted that financial incentive program guidelines for the forthcoming Hamilton Road Area Community Improvement Plan and the Lambeth Community Improvement Plan will be introduced when the respective Community Improvement Plans are brought forward to Municipal Council for approval and adoption;

it being pointed out that the Planning and Environment Committee heard a verbal presentation from M. Zucchet, Vice President, Property Management, Atlantis, with respect to this matter. (2017-D19)

19. Property located at 1357 Hyde Park Road (Z-8816) (Relates to Bill No. 27)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Fanshawe Motors, relating to the eastern portion of the property located at 1357 Hyde Park Road, the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 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 Holding Residential R1 Special Provision (h•h-100•R1-13(6)) Zone TO a Holding Residential R4 Special Provision (h•h-100•R4-4(__)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- staff have reviewed the requested Zoning By-law Amendment application and find that it is consistent with the Provincial Policy Statement and conforms with the existing Official Plan policies as well as the Council-adopted London Plan policies that apply to the subject site;
- staff have worked with the applicant to reduce the requested maximum lot coverage from 52% to 45%, to allow for a better fit with the properties to the north and south of the subject site; it being noted that the properties to the north and south of the subject site are currently in a Residential R4-4 Zone which permits a maximum lot coverage of 35%. These properties are subject to a Zoning By-law Amendment application that is currently under review for a requested special provision to increase the maximum permitted lot coverage from 35% to 45% (Z-8850). A reduction in the maximum lot coverage to 45% would allow for a consistent form with the townhouses on the adjacent properties, should the Zoning By-law Amendment on the adjacent sites be approved. The applicant is supportive of this revision and this revision is incorporated into the recommended zoning; and,
- the site is currently not serviced and does not have access to a public road. The existing holding provision, which is proposed to be retained, prohibits development until the necessary services are in place. (2017-D25)

20. Properties located at 329-331 Richmond Street (Z-8812)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Youth Opportunities Unlimited, relating to the properties located at 329 and 331 Richmond Street:

- a) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 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 Holding Downtown Area (h-3•DA1•D350) Zone TO a Holding Downtown Area Bonus (h-3•DA1•D350•B(__)) Zone, SUBJECT TO the completion of a development agreement to facilitate the development of a high quality, multi-storey, mixed-use building with a maximum of 36 dwelling units (556 units per hectare) which substantively implements the Site Plan and Elevations appended to the staff report dated December 4, 2017 as Schedule "1" to the amending by-law in

return for the following facilities, services and matters:

i) Exceptional Building Design

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 while retaining cultural heritage features for buildings being constructed in strategic or prominent locations in the Downtown;

ii) Overall Design

329 Richmond Street

the residential portion of (3rd-6th floors) of the development provides a contemporary design separating it from the historic ground floor base through a horizontal band of curtain wall glazing. The historically designated stone archway and columns along the east and south building face of 329 Richmond Street will be preserved and infilled with curtain wall glazing; it being noted that the rhythm of the existing brick piers along the York Street facade will remain; it being further noted that a rooftop greenhouse and landscape amenity area are to be provided;

331 Richmond Street

the east elevation of the ground floor of 331 Richmond Street will replicate the architectural style of the original building facade with brick piers infilled with storefront glazing; it being noted that the second to fourth floors will maintain the existing horizontal and vertical proportions of the existing streetscape matching the brick and stone as closely as possible allowing the 4 storey structure to blend in, leaving the corner property to stand as the contemporary architectural focal point; and,

- b) the Site Plan Approval Authority BE REQUESTED to consider the implementation of the facilities, services and matters described in the above-noted clause a) through the site plan approval process;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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 and Downtown Heritage Conservation District;
- 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;
- the recommended use is contemplated through the London Plan; and,
- the recommended amendment is consistent with the planning policies of *Our Move Forward – London's Downtown Plan*. (2017-D09)

21. Brydges Street Area Review (O-8749) (Relates to Bill No. 10)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London, relating to the Brydges Street Review:

- a) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend the Official Plan by ADDING a new special policy to Chapter 10 "Policies for Specific Areas" to apply to the Brydges Street Area; and,
- b) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "B" BE INTRODUCED at a future Municipal Council meeting, to amend The London Plan by ADDING new policies to the Specific Policies for the Industrial Place Types to

apply to the Brydges Street Area 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;

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

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

- following the Industrial Lands Development Strategy industrial lands within the interior of the city, like the Brydges Street Area, have been seen to struggle to attract new industrial users;
- there also remains existing successful industrial businesses within the study area;
- recent comprehensive review has not indicated that the Brydges Street Area should be removed from the City's employment lands;
- commercial uses subject to specific criteria set out through a special policy area have the potential to maintain the existing building stock and to reduce vacancy while new industrial users are sought;
- the criteria set out within the proposed amendment seek to ensure any commercial uses that do locate within the Brydges Street Area do not negatively affect existing or future industrial or residential uses. (2017-D09)

22. Properties located at 770 Whetter Avenue/8 Fairview Court (SPA17-046)

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the Site Plan Control application by Homes Unlimited, relating to the property located at 770 Whetter Avenue/8 Fairview Court:

- a) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application to permit the construction of a four (4) storey apartment building with a total of fifty-four (54) residential units with respect to:
 - i) flooding when there is significant rainfall;
 - ii) backing up of traffic in both directions when there is a train;
 - iii) train signals going hours after the train has gone by causing noise pollution for the residents;
 - iv) installing the largest building near single family homes;
 - v) privacy as the dwelling will tower over one and two storey homes;
 - vi) the slope of the parking lot and the elevation of the swale;
 - vii) the vibrations from the construction of the proposed building potentially damaging the foundations of the area residents homes;
 - viii) safety of children walking to school with the increase in traffic; and,
 - ix) the noise from the train bounce off the proposed building and potentially impacting the residents further; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application to permit the construction of a four (4) storey apartment building with a total of fifty-four (54) residential units;

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. (2017-D12)

23. Properties located at 467-469 Dufferin Avenue (OZ-8804)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Marigold Homes Inc., relating to the property located at 467-469 Dufferin Avenue:

- a) the request to amend the Official Plan to ADD a Specific Area Policy to Chapter 10 (Policies for Specific Areas) to allow an apartment building with 12-“Micro-suites”, and a maximum density up to 307 units per hectare BE REFUSED for the following reasons:

- i) the requested amendment is not consistent with the Provincial Policy Statement (2014) which encourages intensification at appropriate locations where it can be accommodated; it being noted that there is no clear commitment to satisfy the definition of affordable housing in the Provincial Policy Statement (2014); it being further noted that the proposed development is not consistent with the Provincial Policy Statement (2014) which directs that cultural heritage resources shall be conserved;
 - ii) the requested amendment does not satisfy the location criteria for a Special Policy Area; it being noted that the proposed development does not satisfy all the criteria of a Planning Impact Analysis required for a Specific Policy Area;
 - iii) the proposed development requires the removal or demolition of the existing building located on the subject lands within the East Woodfield Heritage Conservation District; it being noted that the requested amendment does not conform to the Official Plan or The London Plan that encourages cultural heritage resources be conserved and protected; it being further noted that the proposed development does not conform to the East Woodfield Heritage Conservation District Plan; and,
 - iv) the proposed redevelopment represents an over intensification of the subject lands;
- b) the request to amend Zoning By-law No. Z.-1 to ADD the definition of “Micro-suites” to Section 2 (Definition) and to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone TO a Residential R3/Residential R8 Special Provision Bonus (R3-2/R8-4()•B()) Zone, BE REFUSED for the following reasons:
- i) the requested amendment is not consistent with the Provincial Policy Statement (2014) which encourages intensification at appropriate locations where it can be accommodated; it being noted that there is no clear commitment to satisfy the definition of affordable housing in the Provincial Policy Statement (2014); it being further noted that the proposed development is not consistent with the Provincial Policy Statement (2014) which directs that cultural heritage resources shall be conserved;
 - ii) the requested amendment does not conform to the density of development contemplated in the Official Plan, nor the use and height of development contemplated in the “Neighbourhoods” Place Type in The London Plan;
 - iii) the requested amendment does not satisfy all the criteria of a Planning Impact Analysis required for applications considering residential intensification;
 - iv) the proposed development requires the removal or demolition of the existing building located on the subject lands within the East Woodfield Heritage Conservation District; it being noted that the requested amendment does not conform to the Official Plan or The London Plan that provides for the conservation and protection of cultural heritage resources; it being further noted that the proposed development does not conform to the East Woodfield Heritage Conservation District Plan;
 - v) the request for Bonus Zoning does not satisfy the general Bonus Zoning objectives in the Official Plan, and not all of the proposed bonusable items are eligible for the Bonus Zoning;
 - vi) there is no clear commitment to satisfy the definition of affordable housing in the Provincial Policy Statement (2014), the 1989 Official Plan or The London Plan as a rationale for Bonus Zoning;
 - vii) a compelling reason has not been provided to define “Micro-suites” separately for the purposes of this application; and,
 - viii) the requested amendment represents an over intensification of the subject lands;

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

- a communication dated November 26, 2017 from M. Bloxam, President, London Region Branch, Architectural Conservancy of Ontario;
- a communication dated November 27, 2017 from M. Coles, 38 Palace Street;
- a petition with 111 signatures expressing support for the proposed development and 2 signatures against the proposed development from B. Lansink;
- a communication dated November 21, 2017, from P.M. Shearer, Region 1 Executive Board Member, Local 112-153, Ontario Public Service Employees Union; and,
- a communication from G. Warren, 16-624 William Street;

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

it being further noted that the Municipal Council refuses these applications for the following reasons:

- the applicant has requested a Specific Policy Area to permit the proposed apartment building up to a maximum density of 307 units per hectare that otherwise would not be permitted on lands designated “Low Density Residential” by the policies in the Official Plan. The proposed use and height of 3-storeys is also not contemplated on the subject lands within the Neighbourhoods Place Type with frontage on a Neighbourhood Street according to Table 10 and Table 11 in The London Plan. Specific Policy Areas are intended to augment the standard policy direction with more detailed and specific policy direction for an area. However, the subject lands within the Low Density Residential designation have the ability to redevelop and intensify under the existing in-force policies up to Medium Density Residential development (75 units per hectare). Being mindful that policies specific to the Woodfield Neighbourhood direct that the neighbourhood be maintained as a predominately Low Density Residential area, there is nothing particularly unique about the subject lands to warrant residential intensification beyond the scale contemplated under the existing in-force policies;
- the applicant has requested that “Micro-suites” be permitted through the requested Specific Policy Area and also defined within the Zoning By-law. As proposed to be defined by the applicant, “Micro-suites” are intended primarily for occupancy by one (1) individual with a maximum of one (1) bedroom and a floor area maximum of 42 sq. m. The proposed dwelling units have the ability to comply with the minimum dwelling unit area for a bachelor of 37 sq. m as set out in the Zoning By-law. The fact that the accessible units on the ground floor are shown as bachelors and that the door between the sleeping area and living area for the other units is shown as “optional”, is a strong indication the need to define “Micro-suites” separately is not particularly compelling for the purposes of this application (see Proposed Floor Plan on page 15 of the staff report);
- the requested definition proposes to restrict occupancy and bedroom number in order to manage how intensely a site with Micro-suites is used. The request to recognize an intended occupancy of one (1) person through Zoning tools is not consistent with other regulatory documents such as the Property Standard’s By-law CP-16 or the Ontario Building Code. Moreover, the conventional standard in the Zoning By-law is to attribute density to the number of dwelling units per hectare;
- the Provincial Policy Statement (2014) directs planning authorities to plan for residential intensification in appropriate locations where it can be accommodated. The policies of the Official Plan and The London Plan permit residential intensification in Low Density Residential areas to a scale that is appropriate for the receiving neighbourhood. Specific Area Policies which augment the general residential intensification policies provide additional guidance on what is considered to be appropriate residential intensification for the neighbourhood in which the subject lands are located. Having considered the planned intent for the neighbourhood as well as the physical constraints of the subject lands, the proposed development is not consistent with the intent of the Provincial Policy Statement (2014) to manage intensification wisely and direct intensification where it can be appropriately accommodated. The proposed redevelopment does not conform to the policies in the Official Plan or The London Plan that provide clear direction as to how the receiving neighbourhood is expected to grow and change. The proposed development of the subject lands requires several special provisions to the requested R8 Zone to regulate the proposed use. The amount of special provisions and the degree by which they diverge from the standard zoning requirements is a clear indication the proposed redevelopment is an over-intensification of the site;
- the Provincial Policy Statement (2014) requires planning authorities to plan for an appropriate range of housing types and densities to meet the housing requirements of all residents, including the provision of housing which is affordable. The Official Plan and The London Plan encourage housing choice, and recognize the potential of intensification in increasing the supply of housing which is affordable. Although, Micro-suites have the potential to add to housing choice, the applicant has not demonstrated that the proposed units will be affordable relative to units of a comparable size, and there is a lack of a clear commitment by the applicant to meet the definition of affordable housing in the governing policy documents. The proposed development is not required to contribute to the long-term supply of sustainable affordable housing. The proposed units are intended to be privately controlled market rate rentals with no agreements with the City or provincially mandated service providers of affordable

- housing to ensure affordability will be maintained over the long term. There is no certainty that the proposed development will contribute to the creation of sustainable affordable housing in return for the requested increase in density;
- the Provincial Policy Statement (2014) promotes the wise use and management of cultural heritage resources and directs that significant built heritage resources be conserved. Consistent with the Provincial Policy Statement (2014), there is an underlying preference by the Official Plan and The London Plan policies that cultural heritage resources be conserved and protected, and that the removal of these resources is the least desirable course of action and should be discouraged. In order to manage cultural heritage resources The London Plan requires consideration of mitigation measures to address any impacts on the cultural heritage resources and to conserve the cultural heritage resource; and,
 - located within the East Woodfield Heritage Conservation District (HCD), the subject lands are a protected heritage property designated under Part V of the *Ontario Heritage Act*. Further research and evidence to fully substantiate the cultural heritage value or interest of the property, including the existing building as built heritage resource, is required before any irreversible decisions regarding the property (i.e. removal or demolition of the existing building) are made. As a result of the Heritage Impact Assessment (HIA) not considering mitigation measures to address the impacts of the proposed development, including the removal or demolition of the existing building, the HIA has not demonstrated how this significant built heritage resource will be conserved. The application is contrary to the policy direction of the Provincial Policy Statement, the Official Plan and The London Plan. (2017-D09)

24. Properties located at 790, 792 and 794 Quebec Street (Z-8819) (Relates to Bill No. 29)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Thames Valley District School Board, relating to the properties located at 790, 792 and 794 Quebec Street:

- a) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 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 R2 (R2-2) Zone, TO a Neighbourhood Facility (NF) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
 - i) the installation of 1.8m tall board on board privacy fence where the subject site abuts residential dwellings to the south and east;
 - ii) the installation of 1.5m tall transparent fence of wrought iron or similar style where the subject site abuts Quebec Street;
 - iii) the use of landscaping including tree planting and flax grasses or similar treatment where the subject site abuts Quebec Street; and,
 - iv) further discussions with the applicant with respect to the proposed location of the fence on the school property in order to allow the resident to maintain their property;

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

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

- the enlargement of the existing school is consistent with the Provincial Policy Statement, 2014 as it creates a more functional space and optimizes the existing public service facility;
- the recommended amendment is consistent with the Community Facility policies of the existing Official Plan as well as the Neighbourhood policies of the London Plan; and,
- the existing East Carling Public School is compatible with the surrounding residential neighbourhood, and the additional land will create a larger and more viable school yard. (2017-D09)

25. Properties located at 940 and 956 Wharncliffe Road South (Z-8813)

That, the application of Southside Group, relating to the properties located at 940 and 956 Wharncliffe Road South, BE REFERRED back to the Managing Director, Planning and City Planner, to identify and report back on the appropriate raw materials that can be stored on the property. (2017-D09)

26. Properties located at 1235-1295 Fanshawe Park Road West (O-8799/Z-8798) (Relates to Bill Nos. 11 and 30)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of SmartREIT, relating to the properties located at 1235 – 1295 Fanshawe Park Road West:

- a) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend the Official Plan by ADDING a policy to Chapter 10 – “Policies for Specific Areas” to permit multiple-unit residential developments having a low-rise profile, and certain specialized residential facilities such as small-scale nursing homes, retirement lodges, emergency care establishments and continuum-of-care facilities;
- b) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA3/ASA6/ASA8(5)) Zone TO a Holding Residential R8 Special Provision (h-147-R8-4(*)) Zone and a Holding Residential R8 Special Provision/ Associated Shopping Area Commercial Special Provision (h-147-R8-4(**)/ASA3(_)/ASA6(_)/ ASA8(5) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design and engineering issues through the site plan approval process:
 - i) creation of a grid or modified grid internal drive-aisle hierarchy including primary internal drive aisles aligning with the driveways for 2900 Tokala Trail and 2825 Dalmagarry Drive, to provide for short and direct connections through and within the site for vehicles, pedestrians and other active mobility modes;
 - ii) designing of primary drive aisles and driveways as local streets including parallel on-street parking where appropriate, sidewalks, pedestrian-scale lighting, and boulevard trees;
 - iii) ensuring that the east-west primary internal drive aisle extends to the west property line to provide for a possible future vehicular connection through the Lowe’s site to the public street network;
 - iv) encouraging underground parking for commercial and mixed-se development; it being noted that where underground parking is not provided, direct large surface parking areas to the side and rear of buildings and the primary internal streets and strategically screen them from view with a combination of low landscape walls and planting;
 - v) encouraging the siting of common amenity space(s) in centrally located areas that are highly visible and easily accessible from the primary internal drive aisles and form an integral part of the pedestrian mobility network on the site;
 - vi) encouraging more intensive building forms/heights to be directed to the south part of the site, providing for a transition in height and intensity toward the low density residential neighbourhood to the north;
 - vii) contributing to the character of the neighbourhood by establishing active frontages, creating a sense of enclosure and providing a comfortable, high quality pedestrian environment, place design emphasis for all development forms on the relationship of the buildings and landscape treatments to the public streets, prominent intersections, the primary internal drive aisles and the common amenity space(s), considering such elements as:
 - A) orienting buildings and main entrances to buildings to these features;
 - B) designing side elevations that are visible from the public realm to have a similar level of prominence and detail as front facades;
 - C) exploring opportunities to highlight prominent public street intersections

- or entrances into the development with enhanced building design;
 - D) using building and roof line articulation, appropriately scaled and located windows, and variation in materials, colours and architectural treatments to create a human-scaled rhythm, add interest and break down large facades; and,
 - E) providing high-quality landscaping in these areas;
 - viii) in mixed-use and apartment buildings, residential units should be designed to:
 - A) providing direct access from individual units to adjacent sidewalks; and,
 - B) providing individual private outdoor amenity space that may be delineated from and provide a transition to the adjacent communal areas through the use of grade changes, landscaping, low walls or other vertical elements that maintain views for safety;
 - ix) supporting mixed-use development, encourage additional main floor height to facilitate the use or conversion of this space for non-residential uses;
 - x) townhouses should be designed to:
 - A) orienting buildings (primary entrance, high level of vision glass and architectural detail) to public streets and primary internal drive aisles as a first and second priority, respectively.
 - B) providing for direct pedestrian access from primary entrances to the sidewalk on the public street or primary internal drive aisle;
 - C) discouraging the use of fencing between the front of the unit and the public street, other than low, decorative fencing intended solely to delineate private from public space; and,
 - D) providing sufficient useable amenity area behind buildings;
 - xi) providing enhanced landscaping/buffering for mixed-use or residential development adjacent to the existing commercial development to the west;
 - xii) for units along the north property line west of Tokala Trail, considering opportunities to orient dwelling toward Tokala Trail, in conjunction with any future development proposals by others at 2975 Tokala Trail; and,
 - xiii) revising existing Sanitary Area plans and design sheets if required;
- 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 City staff gave notice of the possible additional consideration of other special regulation such as for building setbacks from property lines, and the recommended zones and special provisions reflect the same or fewer land use permissions, and the same or more restrictive regulations than advertised in the Notice of Application; and,
- e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA3/ASA6/ ASA8(5)) Zone TO a revised Associated Shopping Area Commercial Special provision (ASA3/ASA6/ASA8(5)) Zone to permit, in addition to the above-noted uses, apartment buildings, handicapped persons apartment buildings, senior citizen apartment buildings, townhouses and stacked townhouses, nursing homes, retirement lodges, lodging house class 2, emergency care establishments, and continuum-of-care facilities, with special regulations to allow all uses to develop either in a standalone building or as part of a mixed-use building, including a live-work format; and for residential uses, a maximum height of 4 storeys, a maximum lot coverage of 40%, and a minimum landscaped open space of 30%, BE REFUSED for the following reasons:
- i) it is more appropriate to combine a Residential R8 Zone with the existing Associated Shopping Area Special Provision (ASA3/ASA6/ASA8(5)) Zones than to add residential uses as special provisions to the commercial zones, for this property;
 - ii) the recommended land uses for the north part of the property are restricted to residential or specialized residential facilities, omitting the existing commercial zones from this area;

- iii) the recommended regulations include yard depth setbacks, density and height provisions and restrictions on parking, drive aisles and drive-through facilities for new residential or mixed-use development that were not requested by the applicant but which will help to implement desirable urban design features and ensure adequate servicing can be provided; and,
- iv) a holding provision is recommended to ensure the design issues identified in clause c) are considered at the site plan stage;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

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

- the recommended amendment to the 1989 Official Plan aligns the policy basis for the proposed development of the property with the Shopping Area policies of The London Plan which was adopted by Council;
- the recommended amendments are consistent with the Provincial Policy Statement, 2014;
- the recommended Zoning By-law amendment is consistent with the recommended amendment to the 1989 Official Plan;
- the recommended Zoning By-law amendment is consistent with the Shopping Area and City Design policies of *The London Plan*;
- the recommended Zoning By-law amendment provides for and distinguishes an appropriate range of permitted uses on the subject site;
- the recommended zoning special provisions support development and urban design goals that are appropriate for the site and its context; and,
the matters requested to be considered by the site plan approval authority support development, urban design and engineering goals that are appropriate for the site and its context. (2017-D09)

27. Parking Strategy for Downtown London

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer and the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the Parking Strategy for Downtown London:

- a) the Parking Strategy Report and Action Plan for Downtown London as summarized in the Executive Summary appended to the staff report dated December 4, 2017 as Appendix A, BE ACCEPTED as the basis for the future actions with respect to parking in downtown;
- b) the Managing Director, Environmental and Engineering Services and City Engineer and the Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to look for opportunities to invest in joint venture projects by participating within the next 3-20 years in the Downtown London Business Improvement Area (BIA) boundary and in sub areas 3, 4 and 1 in central and southwest downtown, and a business case be brought forward for the 2020-2024 multi-year budget for the new Municipal Council's consideration;
- c) the Managing Director, Environmental and Engineering Services and City Engineer and the Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to report back at a future date on the financial implications and a strategy to fund new public parking spaces as part of new developments in the next 20 years;
- d) the Managing Director, Environmental and Engineering Services and City Engineer and the Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to explore opportunities to improve coordination of all City owned and controlled on and off-street parking facilities to achieve improved downtown area wide parking management and transportation demand management opportunities;
- e) the Managing Director, Environmental and Engineering Services and City Engineer and the Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to undertake a gradual approach to the discontinuation of temporary zone permissions for temporary surface commercial parking lots in

downtown where there is surplus public parking due to lower parking utilization and in coordination with future parking utilization monitoring and travel mode shifts;

- f) the Managing Director, Environmental and Engineering Services and City Engineer and the Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to amend the Downtown Community Improvement Plan (CIP) to allow for bonusing of private entities and the creation of public-private partnerships for the purpose of developing public parking and municipal parking garages within the Downtown; and,
- g) an increase in the annual commercial boulevard parking rate in the downtown from \$3.10 per square foot to \$4.80 per square foot BE INCLUDED in a future Fee and Charges Bylaw update;

it being noted that the Planning and Environment Committee received the ~~attached~~ presentation from Stuart B. Anderson, BA Consulting Group Ltd., with respect to these matters. (2017-T02)

29. Downtown Temporary Commercial Parking Lots

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to Downtown Temporary Commercial Parking lots:

- a) the Managing Director, Planning and City Planner BE DIRECTED to initiate an Official Plan amendment to The London Plan's Temporary Use Provisions section, in order to add criteria, consistent with the Downtown Parking Strategy, that will be considered when reviewing planning applications for temporary zoning for surface commercial parking lots in the Downtown;
- b) the Managing Director, Planning and City Planner BE DIRECTED to amend the guideline document entitled "Our Move Forward: London's Downtown Plan" to provide more detailed and streetscape-specific guidance on the evaluation of planning and development applications for temporary zoning to permit and design surface commercial parking lots in the Downtown; and,
- c) the Managing Director, Planning and City Planner BE DIRECTED to continue to proactively advise owners and operators of existing unlicensed surface commercial parking lots to obtain a business license noting that one of the conditions of issuance of a business license includes conformity with municipal By-laws including the Zoning By-law. (2017-T02)

30. 11th Report of the Environmental and Ecological Planning Advisory Committee

That, the following actions be taken with respect to the 11th Report of the Environmental and Ecological Planning Advisory Committee (EEPAC) from its meeting held on November 16, 2017:

- a) the Working Group comments appended to the 11th Report of the EEPAC related to the Parker Stormwater Management Facility BE FORWARDED to the Civic Administration for consideration;
- b) a Working Group consisting of S. Levin (lead), B. Krichker, S. Madhavji and I. Whiteside, BE ESTABLISHED to review the application by MHBC Planning, relating to the property located at a portion of 3700 Colonel Talbot Road and 3645 Bostwick Road and to report back at the next Environmental and Ecological Planning Advisory Committee (EEPAC) meeting; it being noted that the EEPAC reviewed and received a Notice dated October 30, 2017, from N. Pasato, Senior Planner, with respect to this matter;
- c) the following actions be taken with respect to Amendment Form - Case #9 – Invasive Species Management Strategy for the 2016-2019 Multi-Year Budget:
 - i) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee supports the above-noted proposed amendment; and,

- ii) the Municipal Council BE ENCOURAGED to include funding in future budgets for Invasive Species management;
- d) a Working Group, consisting of J. Stinziano, R. Trudeau and I. Whiteside, BE ESTABLISHED to review the application by Sifton Properties Limited, relating to the properties located at a portion of 3614, 3630 Colonel Talbot Road and 6621 Pack Road and to report back at the next Environmental and Ecological Planning Advisory Committee meeting; it being noted that the EEPAC reviewed and received a Notice dated October 19, 2017, from N. Pasato, Senior Planner, with respect to this matter; and,
- e) clauses 1 to 5, 7, 9, 12 to 14, BE RECEIVED.

Motion Passed

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

Motion made by Councillor S. Turner and seconded by Councillor H.L. Usher to Approve that Council recess.

The Council recesses at 6:32 PM and reconvenes at 7:20 PM with Mayor M. Brown in the Chair and all Members present except Councillors T. Park and J. Zaifman.

Motion made by Councillor M. van Holst and seconded by Councillor V. Ridley to Approve that pursuant to section 6.4 of the Council Procedure By-law, the order of business be changed to permit consideration of the 1st Report of the Community and Protective Services Committee at this time.

Motion Passed

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

1st Report of the Community and Protective Services Committee
Councillor M. Cassidy presents.

Motion made by Councillor M. Cassidy to Approve clauses 1 to 16, excluding clauses 9 and 12.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Election of Vice Chair for the Term Ending November 30, 2018

That Councillor V. Ridley BE ELECTED Vice-Chair of the Community and Protective Services Committee for the term ending November 30, 2018.

3. Museum London Operating Endowment Fund Transfer Request

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to Museum London's request to transfer the Operating Endowment fund to the Museum London Foundation:

- a) the transfer of the Operating Endowment fund from Museum London to the Museum London Foundation BE APPROVED, subject to the funds being held in trust by the Museum London Foundation for Museum London and The Corporation of the City of London; and,
- b) the Civic Administration BE DIRECTED to develop a trust agreement with Museum London and Museum London Foundation to support the above-noted transfer. (2017-F11A)

4. 2017 Annual Emergency Management Program Update (Relates to Bill No. 4)

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the proposed by-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017, to:

- a) adopt the Emergency Management Program, including the London Emergency Response Plan as set out in Schedule "A" of the above-noted by-law; and,
- b) repeal By-law A.-7495-21. (2017-P03)

5. Memorandums of Understanding with St. John Ambulance and London Intercommunity Health Centre (Relates to Bill No. 6)

That, on the recommendation of the Division Manager, Corporate Security and Emergency Management, with the concurrence of Managing Director, Corporate Services and Chief Human Resources Officer and the Managing Director, Neighbourhood, Children and Fire Services, the following actions be taken with respect to the 2017 Memorandums of Understanding with St. John Ambulance and the London Intercommunity Health Centre:

- a) the proposed by-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to:
 - i) approve the Agreement between The Corporation of the City of London and the St. John Council for Ontario, for the provision of Medical First Response Services and Special Equipment, as set out in Schedule "A" of the by-law; and,
 - ii) authorize the Mayor and the City Clerk to execute the above-noted Agreement;
- b) the proposed by-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held December 12, 2017 to:
 - i) approve the Agreement between The Corporation of the City of London and the London Intercommunity Health Centre for the provision of Emergency/Disaster Relief Services, as set out in Schedule "A" of the by-law; and,
 - ii) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2017-P03)

6. Supply Chain Group Approval Purchasing and Revenue Share Agreements (Relates to Bill Nos. 7 and 8)

That, on the recommendation of the Managing Director Housing, Social Services and Dearnness Home the following actions be taken with respect to the Supply Chain Group Purchasing and Revenue Share Agreements:

- a) the proposed by-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to:
 - i) authorize and approve a Purchasing Agreement between Extendicare (Canada) Inc. carrying on business as SGP Purchasing Partner Network ("SGP") and The Corporation of the City of London, for the purpose of providing group purchasing services of a Supply Chain Group Purchasing Organization under which the City will purchase food products and other services and products for City service areas, including the Dearnness Home, as set out in Schedule '1' to the by-law; and,
 - ii) authorize the Mayor and the City Clerk to execute the above-noted Purchasing Agreement;
- b) the proposed by-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to:
 - i) authorize and approve a Revenue Share Agreement between Extendicare (Canada) Inc. carrying on business as SGP Purchasing Partner Network ("SGP") and The Corporation of the City of London, commencing January 1, 2018, for the purpose of participating in a Revenue Share Program to receive a share of rebates received by the SGP on volume purchases of food products

- and other related services and products, as set out in Schedule '2' to the by-law, pursuant to the Purchasing Agreement authorized and approved in part a) above; and,
- ii) authorize the Mayor and the City Clerk to executive the above-noted Revenue Share Agreement. (2017-L04A)

7. 4th Report of the Town and Gown Committee

That it BE NOTED that the 4th Report of the Town and Gown Committee, from its meeting held on November 16, 2017, was received.

8. 10th Report of the London Housing Advisory Committee

That it BE NOTED that the 10th Report of the London Housing Advisory Committee from its meeting held on November 8, 2017, was received.

10. Taxi Operating Expenses

That the communication from F. Bander with respect to taxi operating expenses BE REFERRED to the Managing Director, Development and Compliance Services and Chief Building Official for consideration in future, related reports with respect to this matter; it being noted that the Community and Protective Services Committee heard a verbal delegation from F. Bander with respect to this matter. (2017-P09)

11. Taxi Issues

That the communication from H. Savehilaghi, Yellow London Taxi Inc., with respect to taxi issues BE REFERRED to the Managing Director, Development and Compliance Services and Chief Building Official for consideration in future, related reports with respect to this matter; it being noted that the Community and Protective Services Committee heard a verbal delegation from H. Savehilaghi with respect to this matter. (2017-P09)

13. 10th Report of the Accessibility Advisory Committee

That the following actions be taken with respect to the 10th Report of the Accessibility Advisory Committee (ACCAC) from its meeting held on November 23, 2017:

- a) the ~~attached~~ Executive Summary and findings of the Accessibility Open Houses BE RECEIVED, as presented by M. Dawthorne, Chair, ACCAC and M. Cairns, J. Sanders, A. Forrest and J. Madden, Members, ACCAC; it being noted that the ACCAC has the intent of returning in the new year with specific priorities and requests intended to inform city staff for its update to the City of London's 2018-2021 Accessibility Plan; it being further noted that the Education and Awareness Sub-Committee reports from the meetings held on October 10, 2017 and November 12, 2017, were received;
- b) the request for delegation status by The Forward Movement to present information related to the Dynamic Symbol of Access (DSA) BE APPROVED for a future meeting of the Accessibility Advisory Committee; and,
- c) clauses 1 to 4, 6 to 16 and 18 to 21, BE RECEIVED.

14. 11th Report of the Diversity, Inclusion & Anti-Oppression Advisory Committee

That the following actions be taken with respect to the 11th Report of the Diversity Inclusion and Anti-Oppression Advisory Committee from its meeting held on November 16, 2017:

- a) the ~~attached~~ communication BE FORWARDED to the City Clerk for the purpose of moving forward with the request of the Diversity, Inclusion and Anti-Oppression Advisory Committee (DIAAC) for equity group data to be collected from candidates in the 2018 election; it being noted that the DIAAC received a communication from A. Hazma with respect to this matter;
- b) the ~~attached~~ letter BE FORWARDED to the London Police Services in response to its request for feedback to the London Police Service Community Consultation Process; and,
- c) clauses 1 to 9 and 12, BE RECEIVED.

15. Deferred Matters List

That the December 2017 Deferred Matters List for the Community and Protective Services Committee BE RECEIVED.

16. Council Chamber Doors

The City Clerk BE REQUESTED to investigate and give a verbal report back to the Community and Protective Services Committee (CPSC) with respect to what occurred during the CPSC meeting held on December 5, 2017 when the Council Chamber gallery doors were locked following the committee meeting, In Closed Session.

Motion Passed

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

Motion made by Councillor M. Cassidy to Approve clause 9.

9. Community Mental Health and Addiction Strategy for London: Moving Forward Together

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home:

- a) the staff report, dated December 5, 2017, with respect to the Community Mental Health and Addiction Strategy for London: Moving Forward Together BE RECEIVED for information;
- b) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE DIRECTED to allocate remaining budgetary funds at the end of 2017, estimated at approximately \$112,000, towards implementation activities of the Community Mental Health and Addiction Strategy for London; and,
- c) it BE NOTED that the Diversity, Inclusion and Anti-oppression Advisory Committee will be specifically included, in addition to various stakeholders, in the on-going consultation related to the implementation activities noted in b), above;

it being noted that the Community and Protective Services Committee received the ~~attached~~ presentation from J. Tansley, Manager, Strategic Programs and Partnerships and A. Spencer, Optimus SBR, related to this matter. (2017-S08)

Motion made by Councillor H.L. Usher and seconded by Councillor S. Turner to Approve that part c) be amended by adding the Accessibility Advisory Committee to the consultation.

Motion Passed

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

Motion made by Councillor M. Cassidy and seconded by Councillor H.L. Usher to Approve the following portions of clause 9, as amended:

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home:

- a) the staff report, dated December 5, 2017, with respect to the Community Mental Health and Addiction Strategy for London: Moving Forward Together BE RECEIVED for information;
- c) it BE NOTED that the Diversity, Inclusion and Anti-oppression Advisory Committee and the Accessibility Advisory Committee will be specifically included, in addition to various stakeholders, in the on-going consultation related to the implementation activities noted in b), above;

it being noted that the Community and Protective Services Committee received the ~~attached~~ presentation from J. Tansley, Manager, Strategic Programs and Partnerships and A. Spencer,

Optimus SBR, related to this matter. (2017-S08); as amended

Motion Passed

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

The motion to Approve part b) 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 (9)

NAYS: M. Salih, P. Squire, J. Morgan, V. Ridley (4)

Clause 9, as amended, reads as follows:

That on the recommendation of the Managing Director, Housing, Social Services and Dearness Home:

- a) the staff report, dated December 5, 2017, with respect to the Community Mental Health and Addiction Strategy for London: Moving Forward Together BE RECEIVED for information;
- b) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE DIRECTED to allocate remaining budgetary funds at the end of 2017, estimated at approximately \$112,000, towards implementation activities of the Community Mental Health and Addiction Strategy for London; and,
- c) it BE NOTED that the Diversity, Inclusion and Anti-oppression Advisory Committee and the Accessibility Advisory Committee will be specifically included, in addition to various stakeholders, in the on-going consultation related to the implementation activities noted in b), above;

it being noted that the Community and Protective Services Committee received the ~~attached~~ presentation from J. Tansley, Manager, Strategic Programs and Partnerships and A. Spencer, Optimus SBR, related to this matter. (2017-S08)

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

12. Business Licensing By-law Review - New and Revised Regulations
(Relates to Bill No. 17)

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the Business Licensing By-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to provide for the licensing and regulation of various businesses; it being noted that the new and revised regulations were developed with consideration of public comments received from eight public participation meetings. (2017-P09)

Motion made by Councillor M. Salih and seconded by Councillor V. Ridley to Approve the addition of a new part b), as follows:

- b) the City Clerk BE DIRECTED to update the web page that appeared on the City's previous website, for inclusion on the current website, that sets out the process for members of the public to seek delegation status at a Standing Committee meeting, including information as to what to expect at the meeting.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (12)

RECUSED: S. Turner (1)

Motion made by Councillor M. Cassidy and seconded by Councillor V. Ridley to Approve the addition of a new part c) as follows:

- c) the Civic Administration be DIRECTED report back with a public engagement protocol for consulting with individuals, outside of a formal public participation meeting process, who identify as vulnerable members of the population, be they sex trade workers, street level and at-risk individuals, individuals with lived experience with drugs, alcohol and gambling, adult entertainers or others that would protect and respect the individual's privacy.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (12)

RECUSED: S. Turner (1)

Motion made by Councillor J. Helmer and seconded by Councillor M. van Holst to Approve the addition of a new part d), as follows:

- d) the Civic Administration BE DIRECTED to consult with workers (current and/or former) in the adult live entertainment and body rub parlour industry on changes to provisions in the business licensing bylaw relating to these types of businesses that would enhance worker safety and minimize harm to workers, consistent with provincial and federal legislation.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (12)

RECUSED: S. Turner (1)

Motion made by Councillor M. Cassidy and seconded by Councillor H.L. Usher to Approve clause 12, as amended.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, H.L. Usher (12)

RECUSED: S. Turner (1)

Clause 12, as amended reads as follows:

That the following actions be taken with respect to the Business Licensing By-law Review:

- a) the Business Licensing By-law, as appended to the staff report dated December 5, 2017, BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to provide for the licensing and regulation of various businesses; it being noted that the new and revised regulations were developed with consideration of public comments received from eight public participation meetings;
- b) the City Clerk BE DIRECTED to update the web page that appeared on the City's previous website, for inclusion on the current website, that sets out the process for members of the public to seek delegation status at a Standing Committee meeting, including information as to what to expect at the meeting;
- c) the Civic Administration BE DIRECTED report back with a public engagement protocol for consulting with individuals, outside of a formal public participation meeting process, who identify as vulnerable members of the population, be they sex trade workers, street level and at-risk individuals, individuals with lived experience with drugs, alcohol and gambling, adult entertainers or others that would protect and respect the individuals' privacy; and
- d) the Civic Administration BE DIRECTED to consult with workers (current and/or former) in the adult live entertainment and body rub parlour industry on changes to provisions in the Business Licensing By-law relating to these types of businesses that would enhance

worker safety and minimize harm to workers, consistent with provincial and federal legislation.

Councillors V Ridley and M. Salih leave the meeting at 8:12 PM.

1st Report of the Planning and Environment Committee (continued)
Councillor S. Turner presents.

Motion made by Councillor M. Cassidy to Approve clause 11.

11. Planning for Non-therapeutic Cannabis in Retail Stores (Relates to Bill No. 16)

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the City Manager, the following actions be taken with respect to non-therapeutic cannabis legalization:

- a) the staff report dated December 4, 2017, entitled "Planning for Non-Therapeutic Cannabis Retail Stores" BE RECEIVED for information;
- b) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to establish a new Council Policy entitled "Siting of Cannabis Retail Stores in London";
- c) the Council Policy, noted in b) above, BE FORWARDED to the Province of Ontario for their consideration when determining the siting of the first cannabis retail store in the city;
- d) the Managing Director, Planning and City Planner BE DIRECTED to initiate the necessary amendments to the Official Plan and Zoning By-law, to plan for cannabis retail stores at appropriate locations, ensure adequate parking facilities and require appropriate site design (where applicable) going forward;
- e) the Civic Administration BE DIRECTED to continue to work with the provincial and federal governments to identify the potential policing, by-law enforcement, and community services requirements associated with the legalization of non-therapeutic cannabis and to request that a portion of the revenues raised from the taxation of cannabis products be identified as a source of financing for municipalities; and,
- f) the Civic Administration BE DIRECTED to advise the relevant Ministries that the Municipal Council requests that consideration be given for the opening of up to five (5) retail stores in London by July 1, 2018; it being noted that London is the only municipality in Southwestern Ontario with current illegally operated dispensaries in place; it being further noted that London serves a much larger population beyond the city boundaries, given that the closest municipalities that is proposed to be opening a retail store are Windsor and Kitchener-Waterloo;

it being noted that the Province of Ontario or its agents are not bound by municipal policies or by-laws relating to the siting of cannabis retail stores, but that Ministry of Finance and Liquor Control Board of Ontario representatives have indicated that the Province of Ontario intends to respect any such policies or by-laws established by local municipalities; and,

it being further noted that the Province of Ontario has indicated that it is intending to open a cannabis retail store in London by July 1, 2018. (2017-D09)

Motion made by Councillor J. Morgan and seconded by Councillor J. Helmer to Approve the addition of a new part g), as follows:

- g) the Mayor BE DIRECTED to write a letter to the Government of Canada expressing municipal Council's thanks and support for agreeing to a 25%/75% Federal/Provincial split of tax revenue from cannabis sales; and further, that a copy of the letter BE SENT to the local Members of Parliament.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor M. Cassidy and seconded by Councillor J. Helmer to Approve clause 11, as amended.

At 8:30 PM, His Worship the Mayor places Councillor P. Hubert in the Chair, and takes a seat at the Council Board.

At 8:36 PM, His Worship the Mayor resumes the Chair, and the Councillor P. Hubert takes his seat at the Council Board.

Motion made by Councillor P. Hubert and seconded by Councillor A. Hopkins to Approve that part b) of clause 11 BE REFERRED back to the Civic Administration, in order for the Province to provide additional guidance related to this matter.

Motion Failed

YEAS: P. Hubert, A. Hopkins (2)

NAYS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, H.L. Usher (8)

RECUSED: S. Turner (1)

The motion to Approve clause 11, as amended, is put.

Motion Passed

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

RECUSED: S. Turner (1)

Clause 11, as amended, reads as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the City Manager, the following actions be taken with respect to non-therapeutic cannabis legalization:

- a) the staff report dated December 4, 2017, entitled "Planning for Non-Therapeutic Cannabis Retail Stores" BE RECEIVED for information;
- b) the proposed by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 12, 2017 to establish a new Council Policy entitled "Siting of Cannabis Retail Stores in London";
- c) the Council Policy, noted in b) above, BE FORWARDED to the Province of Ontario for their consideration when determining the siting of the first cannabis retail store in the city;
- d) the Managing Director, Planning and City Planner BE DIRECTED to initiate the necessary amendments to the Official Plan and Zoning By-law, to plan for cannabis retail stores at appropriate locations, ensure adequate parking facilities and require appropriate site design (where applicable) going forward;
- e) the Civic Administration BE DIRECTED to continue to work with the provincial and federal governments to identify the potential policing, by-law enforcement, and community services requirements associated with the legalization of non-therapeutic cannabis and to request that a portion of the revenues raised from the taxation of cannabis products be identified as a source of financing for municipalities;

- f) the Civic Administration BE DIRECTED to advise the relevant Ministries that the Municipal Council requests that consideration be given for the opening of up to five (5) retail stores in London by July 1, 2018; it being noted that London is the only municipality in Southwestern Ontario with current illegally operated dispensaries in place; it being further noted that London serves a much larger population beyond the city boundaries, given that the closest municipalities that is proposed to be opening a retail store are Windsor and Kitchener-Waterloo; and,
- g) the Mayor BE DIRECTED to write a letter to the Government of Canada expressing municipal Council's thanks and support for agreeing to a 25%/75% Federal/Provincial split of tax revenue from cannabis sales; and further, that a copy of the letter BE SENT to the local Members of Parliament.

it being noted that the Province of Ontario or its agents are not bound by municipal policies or by-laws relating to the siting of cannabis retail stores, but that Ministry of Finance and Liquor Control Board of Ontario representatives have indicated that the Province of Ontario intends to respect any such policies or by-laws established by local municipalities; and,

it being further noted that the Province of Ontario has indicated that it is intending to open a cannabis retail store in London by July 1, 2018. (2017-D09)

Motion made by Councillor M. Cassidy to Approve clause 28.

28. Property located at 324 York Street (TZ-8815)

That, the application of Bradel Properties Limited, relating to the property located at 324 York Street, to extend the Temporary Use (T-71) Zone for a period not exceeding six (6) months BE REFUSED as there are existing parking lots surrounding this development and the rezoning to add an additional parking lot is not required;

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-D09)

Motion Failed

YEAS: M. van Holst, J. Helmer, M. Cassidy (3)

NAYS: M. Brown, B. Armstrong, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H.L. Usher (8)

Councillor B. Armstrong leaves the meeting at 8:56 PM.

Motion made by Councillor S. Turner and seconded by Councillor H.L. Usher to Approve that, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bradel Properties Limited relating to the property located at 324 York Street, the by-law appended to the staff report dated December 4, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on December 12, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, by extending the Temporary Use (T-71) Zone for a period of no exceeding six (6) months;

it being pointed out that the public participating meeting associated with this matter, the individuals indicated on the ~~attached~~ public participation meeting record mad an oral submission regarding this matter.

it being noted that the Municipal Council approves this application based on the Rationale set out in the associated staff report dated December 4, 2017.

Motion Passed

YEAS: M. Brown, M. van Holst, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H.L. Usher (8)

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

At 9:02 PM Councillor M. Brown places Councillor P. Hubert in the Chair and leaves the meeting.

At 9:03 PM Councillor B. Armstrong enters the meeting.

Motion made by Councillor S. Turner to Approve clause 31.

31. Draft Hamilton Road Area Community Improvement Plan

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Hamilton Road Area Community Improvement Plan:

- a) the draft Hamilton Road Area Community Improvement Plan appended to the staff report dated December 4, 2017 BE CIRCULATED for public review and comment until January 19, 2018, to the Hamilton Road Area Business Association, the Hamilton Road Community Association, the Crouch Neighbourhood Resource Centre, the Upper Thames River Conservation Authority, the Canadian National Railway, the London Transit Commission, the London Police Service, the Ministry of Municipal Affairs, the Ministry of Housing, area property owners and all those who have previously participated in the process to date; and,
- b) based on the feedback received through the circulation process, the final Community Improvement Plan and any associated Community Improvement Plan By-law(s) and Official Plan amendment(s) BE PRESENTED at a future meeting of the Planning and Environment Committee for consideration and approval. (2017-D19)

Motion Passed

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

At 9:08 PM Mayor M. Brown enters the meeting and takes a seat at the Council Board.

20th Report of the Strategic Priorities and Policy Committee
Councillor J. Morgan presents.

Motion made by Councillor J. Morgan to Approve clauses 1 to 5 and 7.

1. Disclosures of Pecuniary Interest

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

- a) Councillor A. Hopkins disclosed a pecuniary interest in clause 6 of this Report, specifically as it relates to Case #7 - Proposed Minimum Wage Increases and Case #8 – Confidential Matter, by indicating that her son is employed by the City of London.
- b) Councillor P. Hubert disclosed a pecuniary interest in clause 6 of this Report, specifically as it relates to Case #6 – Increased Ontario Works Administration Subsidy, by indicating that he is the Executive Director of a social services agency with a Purchase of Service Agreement with Ontario Works.
- c) Councillor S. Turner disclosed a pecuniary interest in clause 6 of this report, specifically as it relates to Case #7 - Proposed Minimum Wage Increases and Case #8 – Confidential Matter, by indicating that he supervises CUPE Local 101 staff at the Middlesex-London Health Unit. Councillor S. Turner further discloses a pecuniary interest in any matters pertaining to the Middlesex-London Health Unit or Childreach, as he is employed by the Middlesex-London Health Unit and his spouse is employed by Childreach.

2. London Children's Museum Capital Funding Request

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated November 27, 2017, regarding the London Children's Museum capital funding request, BE RECEIVED for information.

3. 2018 Annual Budget Update - Public Engagement

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated November 27, 2017, regarding public engagement for the 2018 Multi-Year Budget Update, BE RECEIVED for information.

4. Strategic Investment Update and Other Options to Reduce Budget Pressures

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

- a) the status of the Municipal Council approved strategic investments BE RECEIVED for information; it being noted that the Civic Administration is not recommending the deferral of any strategic investment; and
- b) notwithstanding the Assessment Growth Policy, \$1,538,429 which represents the estimated assessment growth revenue in excess of costs to service growth BE ALLOCATED to reduce the tax levy in 2018; it being noted that the tax levy from rates in 2018 would be reduced from 3.3% to 3.0% and the 2016-2019 average annual tax levy from rates would be reduced from 3.0% to 2.9%.

5. Budget Overview

That the ~~attached~~ budget presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE RECEIVED.

7. Water and Wastewater & Treatment Budgets (rounded to the closest \$1,000)

a) Water Capital Budget Amendments

- i) That the following 2018-2019 Multi-Year Budget adjustments to the Water Capital Budget BE APPROVED and the associated 2020-2025 forecast period adjustments, where applicable, BE APPROVED in principle; it being noted that financing can be accommodated within the Capital Plan without impacting the water rates:

Lifecycle Renewal (Page 1)

- A) EW3708 – Trunk Watermain Valve Chambers
(\$500,000) (2018)
(\$700,000) (2019)
\$1,015,000 (2020-2025)
- B) EW3674 – Wharncliffe Road Watermain Replacement (Case #2)
\$0 (2018)
(\$1,242,000) (2019)
\$1,242,000 (2020-2025)

Growth (Page 1)

- A) EW3658 – Westmount Pumping Station to Viscount Road High Level Water Reinforcement (Case #3)
\$65,000 (2018)
(\$1,213,000) (2019)
\$1,148,000 (2020-2025)
- B) EW3692 – Medway-Wonderland Road Trunk Watermains (Case #4)
(\$1,103,000) (2018)
(\$9,928,000) (2019)
\$11,031,000 (2020-2025)
- C) EW3675 - Summercrest Southdale High Level (Case #5)
(\$1,131,000) (2018)
\$1,131,000 (2019).

Motion Passed

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

6. Corporate Operating and Capital Budgets (rounded to the closest \$1,000)

Motion made by Councillor J. Morgan to Approve the following portions of clause 6:

- i) That the following Multi-Year Budget adjustments to the Operating Budget resulting from new Council direction and cost/revenue drivers impacting the municipality BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would remain at 2.8%:
 - A) London Music Industry Development Office
(Case #1):
\$0 Net (2018)
\$0 Net (2019)
 - C) Upper Thames River Conservation Authority (UTRCA) 10 Year Environmental Targets Strategic Plan
(Case #3):
\$182,000 Net (2018)
\$390,000 Net (2019)
 - E) Elimination of the Annual Payment to the Stiller Centre
(Case #5)
(\$224,000) Net (2018)
(\$228,000) Net (2019)

Motion Passed

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

Motion made by Councillor J. Morgan to Approve the following portion of clause 6:

- i) That the following Multi-Year Budget adjustments to the Operating Budget resulting from new Council direction and cost/revenue drivers impacting the municipality BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would remain at 2.8%:
 - B) Councillors' Annual Compensation (Case #2):
\$0 Net (2018)
\$245,000 Net (2019)

Motion Passed

YEAS: M. Brown, M. van Holst, J. Helmer, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H.L. Usher (8)

NAYS: B. Armstrong, M. Cassidy, P. Squire (3)

Motion made by Councillor H.L. Usher to Approve the following portion of clause 6:

- i) That the following Multi-Year Budget adjustments to the Operating Budget resulting from new Council direction and cost/revenue drivers impacting the municipality BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would remain at 2.8%:
 - D) Dundas Place – Ongoing Place Management
(Case #4)
\$0 Net (2018)
\$375,000 Net (2019)

Motion Passed

YEAS: M. Brown, M. van Holst, M. Cassidy, P. Hubert, A. Hopkins, S. Turner, H.L. Usher (7)

NAYS: B. Armstrong, J. Helmer, P. Squire, J. Morgan (4)

Motion made by Councillor J. Morgan to Approve the following portion of clause 6:

- i) That the following Multi-Year Budget adjustments to the Operating Budget resulting from new Council direction and cost/revenue drivers impacting the municipality BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would remain at 2.8%:
 - F) Increased Ontario Works Administration Subsidy
(Case #6)
(\$600,000) Net (2018)
(\$600,000) Net (2019)

Motion Passed

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

RECUSED: P. Hubert (1)

Motion made by Councillor J. Morgan to Approve the following portion of clause 6:

- ii) That the following Multi-Year Budget adjustments impacting the Operating Budget, arising from regulatory changes and a corporate "in camera" matter BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would rise from 2.8% to 3.0%:
 - A) Proposed Minimum Wage Increases
(Case #7):
\$1,203,000 Net (2018)
\$1,724,000 Net (2019)

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, S. Turner, H.L. Usher (10)

RECUSED: A. Hopkins (1)

Motion made by Councillor J. Helmer and seconded by Councillor A. Hopkins to Approve that pursuant to section 13.3 of the Council Procedure By-law, clause 6a)ii)A) be reconsidered.

Motion Passed

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

Motion made by Councillor J. Morgan to Approve the following portion of clause 6:

- ii) That the following Multi-Year Budget adjustments impacting the Operating Budget, arising from regulatory changes and a corporate "in camera" matter BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would rise from 2.8% to 3.0%:
 - A) Proposed Minimum Wage Increases
(Case #7):
\$1,203,000 Net (2018)
\$1,724,000 Net (2019)

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, H.L. Usher (9)

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

Motion made by Councillor J. Morgan to Approve the following portion of clause 6:

- ii) That the following Multi-Year Budget adjustments impacting the Operating Budget, arising from regulatory changes and a corporate “in camera” matter BE APPROVED; it being noted that the 2016-2019 average annual tax levy increase would rise from 2.8% to 3.0%:
 - B) Confidential Matter – 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 (Case #8):
\$1,455,000 Net (2018)
\$2,485,000 Net (2019).

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, H.L. Usher (9)

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

Motion made by Councillor J. Morgan to Approve the following portions of clause 6:

- iii) That the following Multi-Year Budget adjustment to the Operating Budget resulting from a new Council direction, BE APPROVED; it being noted that the proposed Source of Financing would have no impact on the 2016-2019 average annual tax levy:
 - A) Reduced Rate Transit Pass for Youth (Ages 13-17) - Amendment 3A: Bulk Purchase and re-sale of bus passes at \$52.00/month Pilot Project (Case #20).
- iv) That the estimated savings from the phasing out of the vacancy tax rebate of \$895,000 in 2018 and \$915,000 in 2019 (incremental) be applied to reduce the tax levy, subject to Council approval of the changes to the vacancy tax rebate program; it being noted that changes to funding for existing and new incentive programs, if directed by Council, may come forward as a business case in the 2019 Multi-Year Budget Update or the 2020-2023 Multi-Year Budget.

Motion made by Councillor J. Morgan and seconded by Councillor S. Turner to Approve that, pursuant to section 13.3 of the Council Procedure By-law, part b) of clause 7 of the 14th Report of the Community and Protective Services Committee, adopted by Municipal Council at its meeting of October 17, 2017, pertaining to the income related subsidized transit program as it relates to reduced bus fares for seniors BE RECONSIDERED.

Motion Passed

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

Motion made by Councillor J. Morgan and seconded by Councillor P. Squire to Approve that clause 6a)iii) of the 20th Report of the Strategic Priorities and Policy Committee be amended by adding the following new parts B) and C):

- "B) the Civic Administration BE DIRECTED to include, as an additional part of the above-noted Pilot Project, provision for reduced rate (25% discount) transit tickets for seniors; and
- C) the City Clerk BE DIRECTED to bring forward the necessary by-law, at the January 16, 2018 meeting of the Municipal Council, to implement the addition to the Pilot Project, as detailed in B), above."

At 10:03 PM Councillor P. Squire leaves the meeting.

At 10:10 PM Councillor P. Squire enters the meeting.

The motion to amend clause 6a)iii) is put.

Motion Failed

YEAS: M. van Holst, B. Armstrong, P. Squire, J. Morgan, H.L. Usher (5)

NAYS: M. Brown, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, S. Turner (6)

Motion made by Councillor J. Helmer and seconded by Councillor M. Cassidy to Approve part b) of clause 7 of the 14th Report of the Community and Protective Services Committee, adopted by Municipal Council at its meeting of October 17, 2017, pertaining to the income related subsidized transit program as it relates to reduced bus fares for seniors, which states as follows:

- "b) the proposed by-law, as appended to the staff report dated October 11, 2017, BE INTRODUCED at the Municipal Council meeting on October 17, 2017, to repeal sections 1, 2 and 3 of By-law L.T.C.-52-13, being a by-law to provide for entering into an arrangement with the London Transit Commission with respect to reduced bus fares for elderly persons, passed on December 16, 1991; and,".

Motion Passed

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

NAYS: P. Squire, J. Morgan, S. Turner (3)

Councillor B. Armstrong leaves the meeting at 10:18 PM.

The motion to adopt clause 6a)iii) is put.

Motion Passed

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

Councillor B. Armstrong enters the meeting at 10:19 PM.

Motion made by Councillor S. Turner and seconded by Councillor P. Squire to Approve that part 6a)iv) be amended by deleting the wording "; it being noted that changes to funding for existing and new incentive programs, if directed by Council, may come forward as a business case in the 2019 Multi-Year Budget Update or the 2020-2023 Multi-Year Budget".

Motion Passed

YEAS: M. van Holst, B. Armstrong, P. Squire, J. Morgan, S. Turner, H.L. Usher (6)

NAYS: M. Brown, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins (5)

Motion made by Councillor J. Helmer and seconded by Councillor S. Turner to Approve clause 6a)iv), as amended

Motion Passed

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

Clause 6a)iv), as amended, reads as follows:

- iv) That the estimated savings from the phasing out of the vacancy tax rebate of \$895,000 in 2018 and \$915,000 in 2019 (incremental) be applied to reduce the tax levy, subject to Council approval of the changes to the vacancy tax rebate program.

Motion made by Councillor P. Squire to Approve clause 6b).

b) Capital Budget Amendments

- i) That the following 2018-2019 Multi-Year Budget adjustments to the Capital Budget BE APPROVED and the associated 2020-2025 forecast period adjustments, where applicable, BE APPROVED in principle; it being noted that financing can be accommodated within the Capital Plan without impacting the tax levy:

LIFECYCLE RENEWAL (Page 5):

- A) Invasive Species Management Strategy
(Case #9):
\$350,000 (2018)
\$350,000 (2019)
- B) London Police Service – Capital Plan Changes
(Case #10):
\$77,000 (2018)
\$80,000 (2019)
\$574,000 (2020-2025)
- C) Exterior Lighting Redesign & Replacement for all London & Middlesex Housing Corporation (LMHC) Sites
(Case #11):
\$500,000 (2018)
\$500,000 (2019).

GROWTH (Page 6):

- A) Realignment of Growth Parks Projects
(Case #12)
(\$1,617,000) (2018)
\$807,000 (2019)
\$810,000 (2020-2025)
- B) Deferral of New Fire Station 15
(Case #13)
(\$200,000) (2019)
\$611,000 (2020-2025)
- C) Adelaide Street/CPR Grade Separation
(Case #14)
\$7,100,000 (2018)
\$12,800,000 (2019)
\$40,000,000 (2020-2025)
- D) Western Road Widening – Platts Lane to Oxford Street
(Case #15)
\$3,500,000 (2018)
- E) Realignment of Growth Transportation Projects (Case #16)
(\$11,623,000) (2018)
\$4,215,000 (2019)
\$7,408,000 (2020-2025).

SERVICE IMPROVEMENT (Page 7):

- A) Dundas Place Field House (Case #4)
\$280,000 (2019)
 - B) Farquharson, Glen Cairn & Silverwoods Arenas Decommissioning
(Case #17)
\$54,000 (2018)
\$126,000 (2020-2025)
 - C) Relocation of Existing Resources to New Fire Station 16
(Case #18)
(\$500,000) (2018)
\$300,000 (2019)
\$597,000 (2020-2025)
 - D) Western Rd. & Philip Aziz Ave. Improvements Deferred
(Case #19)
(\$6,000,000) (2018)
\$6,000,000 (2020-2025).
- ii) That the following Capital Budget adjustments only impacting the 2020-2025 Capital Budget Forecast BE APPROVED in principle:
- A) Northwest Branch Library Update \$1,232,000
 - B) London Convention Centre Capital Projects Realigning \$20,000
 - C) Additional Funding for New Spray Pads
\$306,000
 - D) Replacement & Relocation of Fire Training Tower
\$0
 - E) Parking Technology System \$500,000
 - F) Realignment of Growth Transportation Projects Only Impacting
2020-2025
\$0
 - G) Vehicle and Equipment Replacements
\$1,089,000.

Councillor B. Armstrong leaves the meeting at 10:39 PM.

Motion made by Councillor M. van Holst and seconded by Mayor M. Brown to Approve that clause 6b) be amended in part i) by adding a new part D), under LIFECYCLE RENEWAL, as follows:

“D) the Civic Administration BE DIRECTED to report back with a revised cost estimate for the 2018 Hamilton Road and Sackville Street Infrastructure Project, including engineering costs to provide for the relocation of utilities and telecommunications infrastructure to be placed underground, and a source of financing to accommodate the additional work; it being noted that the source of financing is to include information regarding potential impacts to 2019 Projects that may need to be cancelled or postponed to accommodate the increase budget.”

Motion Passed

YEAS: M. Brown, M. van Holst, M. Cassidy, P. Hubert, A. Hopkins, S. Turner (6)

NAYS: J. Helmer, P. Squire, J. Morgan, H.L. Usher (4)

Councillor B. Armstrong enters the meeting at 10:41 PM.

Motion made by Councillor P. Squire and seconded by Councillor M. Cassidy to Approve clause 6 b), as amended.

Motion Passed

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

Clause 6b), as amended, reads as follows:

b) Capital Budget Amendments

- ii) That the following 2018-2019 Multi-Year Budget adjustments to the Capital Budget BE APPROVED and the associated 2020-2025 forecast period adjustments, where applicable, BE APPROVED in principle; it being noted that financing can be accommodated within the Capital Plan without impacting the tax levy:

LIFECYCLE RENEWAL (Page 5):

- A) Invasive Species Management Strategy
(Case #9):
\$350,000 (2018)
\$350,000 (2019)
- B) London Police Service – Capital Plan Changes
(Case #10):
\$77,000 (2018)
\$80,000 (2019)
\$574,000 (2020-2025)
- C) Exterior Lighting Redesign & Replacement for all London & Middlesex Housing Corporation (LMHC) Sites
(Case #11):
\$500,000 (2018)
\$500,000 (2019).
- D) the Civic Administration BE DIRECTED to report back with a revised cost estimate for the 2018 Hamilton Road and Sackville Street Infrastructure Project, including engineering costs to provide for the relocation of utilities and telecommunications infrastructure to be placed underground, and a source of financing to accommodate the additional work; it being noted that the source of financing is to include information regarding potential impacts to 2019 Projects that may need to be cancelled or postponed to accommodate the increase budget.

GROWTH (Page 6):

- A) Realignment of Growth Parks Projects
(Case #12)
(\$1,617,000) (2018)
\$807,000 (2019)
\$810,000 (2020-2025)
- B) Deferral of New Fire Station 15
(Case #13)
(\$200,000) (2019)
\$611,000 (2020-2025)
- C) Adelaide Street/CPR Grade Separation
(Case #14)
\$7,100,000 (2018)
\$12,800,000 (2019)
\$40,000,000 (2020-2025)
- D) Western Road Widening – Platts Lane to Oxford Street
(Case #15)
\$3,500,000 (2018)

- E) Realignment of Growth Transportation Projects (Case #16)
(\$11,623,000) (2018)
\$4,215,000 (2019)
\$7,408,000 (2020-2025).

SERVICE IMPROVEMENT (Page 7):

- A) Dundas Place Field House (Case #4)
\$280,000 (2019)
 - B) Farquharson, Glen Cairn & Silverwoods Arenas Decommissioning (Case #17)
\$54,000 (2018)
\$126,000 (2020-2025)
 - C) Relocation of Existing Resources to New Fire Station 16 (Case #18)
(\$500,000) (2018)
\$300,000 (2019)
\$597,000 (2020-2025)
 - D) Western Rd. & Philip Aziz Ave. Improvements Deferred (Case #19)
(\$6,000,000) (2018)
\$6,000,000 (2020-2025).
- ii) That the following Capital Budget adjustments only impacting the 2020-2025 Capital Budget Forecast BE APPROVED in principle:
- A) Northwest Branch Library Update \$1,232,000
 - B) London Convention Centre Capital Projects Realigning \$20,000
 - C) Additional Funding for New Spray Pads
\$306,000
 - D) Replacement & Relocation of Fire Training Tower
\$0
 - E) Parking Technology System \$500,000
 - F) Realignment of Growth Transportation Projects Only Impacting 2020-2025
\$0
 - G) Vehicle and Equipment Replacements
\$1,089,000.

Motion made by Councillor M. Cassidy and seconded by Councillor J. Helmer to Approve that pursuant to section 11.11 of the Council Procedure By-law, the meeting be permitted to proceed beyond 11:00 PM.

Motion Passed

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

Motion made by Councillor M. Cassidy to Approve clause 6c)i) which states "That the reconciliation of the tabled Budget with the Public Sector Accounting Board financial statement budget BE RECEIVED for information. (Appendix F, Page 51)"

Motion Passed

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

Motion made by Councillor M. Cassidy to Approve clause 6c)ii)A) which states:

- “ii) That, in accordance with section 291(4)(c) of the Municipal Act, 2001, as amended, the following actions be taken with respect to the Operating Budget (Appendix A, Page 29):
- A) the revised 2018 tax levy BE ADOPTED in the gross amount of \$920,361,272 and in the net amount of \$579,532,227 after recognizing \$7,063,000 of increased taxation from assessment growth; and”.

Motion Passed

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

NAYS: P. Squire (1)

Motion made by Councillor M. Cassidy to Approve clause 6c)ii)B) which states:

- “ii) That, in accordance with section 291(4)(c) of the Municipal Act, 2001, as amended, the following actions be taken with respect to the Operating Budget (Appendix A, Page 29):
- “B) the revised 2019 forecasted tax levy BE ADOPTED in the gross amount of \$940,096,979 and in the net amount of \$597,656,613.”

Motion Passed

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

NAYS: P. Squire, J. Morgan (2)

Motion made by Councillor M. Cassidy to Approve clause 6)c)iii), iv), v) and vi) which states:

- “iii) That, in accordance with section 291(4)(c) of the Municipal Act, 2001, as amended, the following actions be taken with respect to the Capital Budget (Appendix C, Page 40):
- A) the revised 2018 Capital Budget BE ADOPTED in the amount of \$159,336,000;
 - B) the revised 2019 Capital Budget BE ADOPTED in the amount of \$192,232,000;
 - C) the revised 2020-2025 Capital Forecast BE APPROVED in principle, in the gross amount of \$1,373,619,000.
- iv) That the Reserves and Reserve Funds Overview BE APPROVED; it being noted projections are subject to annual review and adjustment (Appendix D, Page 47).
- v) That the Civic Administration BE DIRECTED to bring forward any necessary by-laws regarding the Operating and Capital Budgets for introduction at the Municipal Council meeting on December 12, 2017.
- vi) That the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the City Clerk BE INSTRUCTED to prepare the 2018 Tax Levy By-law for introduction and enactment by the Municipal Council at the appropriate time.”

Motion Passed

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

Motion made by Councillor M. Cassidy to Approve clause 8.

8. 2019 Budget - Identification of Potential Adjustments to Achieve Targets

That the City Manager BE REQUESTED to report back, during the 2019 Budget review process, with potential adjustments to the 2019 Budget that would provide for the targets set by the 2016-2019 Multi-Year Budget.

Motion Passed

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

NAYS: S. Turner (1)

IX ADDED REPORTS

1st Report of Strategic Priorities and Policy Committee
Councillor A. Hopkins presents.

Motion made by Councillor A. Hopkins to Approve clauses 1, 3, 5 and 6

At 10:51 PM Mayor M. Brown leaves the meeting.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

3. Proposed Casino Expansion

That the following actions be taken with respect to the proposed Casino expansion in London:

- a) the attached presentation by K. Andrews, Senior Vice President and Managing Director, Ontario for Gateway Casinos and Entertainment Limited and the verbal delegation from P. Pellizzari, Executive Director of Social Responsibility for the Ontario Lottery and Gaming Corporation (OLG), outlining the OLG's role in the expansion project, BE RECEIVED; and
- b) the information provided in a), above, BE REFERRED to the Civic Administration for consideration in developing options for seeking public input into this matter, as part of its report back on the steps that are required to be taken by the Municipal Council, under O.Reg. 81/12 under the Ontario Lottery and Gaming Corporation Act, 1999, for the proposed expansion of a gaming site in London.

5. Appointment to the London Police Services Board

That Councillor J. Helmer BE APPOINTED to serve on the London Police Services Board for the term ending November 30, 2018; it being noted that the appointment was made in accordance with the attached ranked ballot.

6. London Convention Centre Corporation Board Appointment

That Jennifer Diplock BE APPOINTED to the London Convention Centre Board of Directors as the Business Sector Representative, effective December 15, 2017 to November 30, 2018.

Motion Passed

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

At 10:56 PM Mayor M. Brown enters the meeting.

Motion made by Councillor H.L. Usher to Approve clause 4.

4. 2019 Development Charges (DC) Study - Growth Projections

That the following actions be taken with respect to the 2019 Development Charges (DC) Study – Growth Projections:

- a) the staff report dated December 11, 2017, entitled “2019 Development Charges (DC) Study – Growth Projections” BE REFERRED back to the Civic Administration to provide a sensitivity analysis of DC revenue impacts through various housing ratio projections (e.g. higher, lower and as projected in the Watson report); and

- b) the ~~attached~~ presentation from K. Edwards, Manager III, Development Finance and J. Cook, Watson & Associates BE RECEIVED.

Motion Passed

YEAS: M. van Holst, B. Armstrong, P. Squire, J. Morgan, S. Turner, H.L. Usher (6)

NAYS: M. Brown, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins (5)

Motion made by Councillor A. Hopkins to Approve clause 2.

At 11:12 PM Mayor M. Brown resumes the Chair and Councillor P. Hubert assumes his seat at the Council Board.

2. Financial and Other Resources Required to Host International Plowing Match 2020

That the following actions be taken with respect to the 2020 International Plowing Match:

- a) the staff report dated December 11, 2017, entitled "Financial and Other Resources Required to Host International Plowing Match 2020", BE RECEIVED; and
- b) the communication dated December 4, 2017, from Councillor B. Armstrong, providing additional letters of support for hosting the 2020 International Plowing Match, BE RECEIVED.

Motion Passed

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

1st Public Report of the Council In Closed Session
Councillor S. Turner presents.

Motion made by Councillor S. Turner and seconded by Councillor A. Hopkins to Approve:

1. Lease Extension – 201 Queens Avenue, 2nd and 3rd Floors – Information Technology Services

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:

- a) the Lease Extension Agreement attached as Schedule "B", between The Corporation of the City of London (the "City") and Farhi Holdings Corporation (the "Landlord"), for the lease of space on the 2nd and 3rd floors at 201 Queens Avenue, for a five (5) year term BE APPROVED;
- b) the Civic Administration BE DIRECTED to seek a second Lease Extension Agreement for an additional five (5) year term, at the preferential rate specified in Clause 2 c) iii) in the Lease Extension Agreement attached as Schedule "B" prior to June 30, 2018; and
- c) the Civic Administration BE AUTHORIZED to execute the second Lease Extension Agreement for an additional five (5) year term extending the term by a total of ten (10) years.

2. Property Acquisition – 1195 Dundas Street East – Shift Rapid Transit Project

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 1195 Dundas Street East, further described as Part Lots 3 and 4, Plan 413, as in Instrument 765176, having a lot size of approximately 65 x 168 ft. x irregular, as shown on the location map attached, for the purpose of future road improvements to accommodate SHIFT:

- a) the offer submitted by Michael James Ward and Tammy Lynn Ward to sell the subject property to the City, for the sum of \$275,000.00, 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 water tanks;
 - iii) the transaction including the existing appliances in apartments 1 & 3;
 - iv) the City assuming the existing tenancies;
- b) 1195 Dundas Street East BE APPROVED for demolition and the Civic Administration BE DIRECTED to take all necessary steps to demolish the building(s), including completing a request for quotation for work to be completed, obtaining a demolition permit, and any other activities to facilitate demolition of the improvements on the site; and
- c) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

3. Property Acquisition – 240 Huron Street – Shift Rapid Transit Project

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 240 Huron Street, further described as Part Lot 1, Plan 321, as in Instrument 620223, having a lot size of approximately 54 ft. frontage x irregular, as shown on the location map attached, for the purpose of future road improvements to accommodate SHIFT:

- a) the offer submitted by Bhavesh Lalijibhai Gandhi and Hetal Bhavesh Gandhi to sell the subject property to the City, for the sum of \$360,000.00, 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 contract for the 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".

4. Property Acquisition – 2547 Main Street – Main Street and Colonel Talbot Road – Intersection Improvements Project

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 the property located at 2547 Main Street, further described as Part of Lot 1 and 2, North of Side Road and East of Talbot Road, Registered Plan No. 443 (C), designated as Part 3, Plan 33R-19755, containing an area of approximately 3,440 square feet, as shown on the location map attached, for the purpose of the Main Street and Colonel Talbot Road Intersection Improvements Project:

- a) the offer submitted by Mariusz Wojciechowski (the Vendor) to sell the subject property to the City, for the sum of \$86,000.00, BE ACCEPTED subject to the following conditions:
 - i) the City agreeing to pay the Vendor's reasonable legal costs;
 - ii) the City agreeing to pay the Vendor's reasonable appraisal costs up to an amount of \$3,757.08 including tax;

- iii) the City having a period of sixty (60) days from the date of acceptance to satisfy itself as to the environmental conditions of the subject property;
 - iv) the City agreeing to pay the Vendor a further sum of \$41,500.00 which represents any and all disturbance costs, including injurious affection, if any;
 - v) the City agreeing to pay the Vendor a further sum of \$3,500.00 for the area subject to a temporary easement agreement;
 - vi) in the event that the City expropriates the subject property prior to the completion date, the Vendor acknowledging and agreeing, that this Agreement of Purchase and Sale shall constitute an Agreement within the meaning of Section 24 of the Expropriations Act R.S.O 1990, c. E.26, as amended, and the sale price and other consideration payable under this Agreement shall constitute the full compensation owing by reason of the expropriation; 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, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H.L. Usher (11)

X DEFERRED MATTERS

None.

XI ENQUIRIES

Councillor H.L. Usher enquires about the status of the hiring of two foreign-trained professionals under the City of London's internship program. The Chair directs the enquiry to the Managing Director, Corporate Services and Chief Human Resources Officer for direct response to Councillor Usher.

XII EMERGENT MOTIONS

None.

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 M. Cassidy to Approve Introduction and First Reading of Bill No. 16.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor H.L. Usher and seconded by Councillor M. Cassidy to Approve Second Reading of Bill No 16.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor H.L. Usher and seconded by Councillor M. Cassidy to Approve Third Reading and Enactment of Bill No. 16.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor H.L. Usher and seconded by Councillor B. Armstrong to Approve Introduction and First Reading of Bill No. 17.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor M. Cassidy and seconded by Councillor J. Helmer to Approve Second Reading of Bill No. 17.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor H.L. Usher and seconded by Councillor J. Helmer to Approve Third Reading and Enactment of Bill No. 17.

Motion Passed

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

RECUSED: S. Turner (1)

Motion made by Councillor M. Cassidy and seconded by Councillor J. Helmer to Approve Introduction and First Reading of Bill No.'s 1 to 30, excluding Bill No.'s 16 and 17, and Added Bill No.'s 31 to 36, inclusive.

Motion Passed

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

Motion made by Councillor H.L. Usher and seconded by Councillor J. Helmer to Approve Second Reading of Bill No.'s 1 to 30, excluding Bill No.'s 16 and 17, and Added Bill No.'s 31 to 36, inclusive.

Motion Passed

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

Motion made by Councillor J. Helmer and seconded by Councillor J. Morgan to Approve Third Reading and Enactment of Bill No.'s 1 to 30, excluding Bill No. No.'s 16 and 17, and Added Bill No.'s 31 to 36, inclusive.

Motion Passed

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

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

Bill No. 1 By-law No. A.-7654-1	A by-law to confirm the proceedings of the Council Meeting held on the 12 th day of December, 2017. (City Clerk)
Bill No. 2 By-law No. A.-7655-2	A by-law to approve the Contribution Agreement between Her Majesty the Queen in Right of Canada as represented by the Minister Responsible for the Federal Economic Development Agency for Southern Ontario and The Corporation of the City of London; and to authorize the Mayor and City Clerk to execute the agreement. (5a/1/CSC)
Bill No. 3 By-law No. A.-7656-3	A by-law to approve the Contribution Agreement between Her Majesty the Queen in Right of Canada as represented by the Minister Responsible for the Federal Economic Development Agency for Southern Ontario and The Corporation of the City of London; and to authorize the Mayor and City Clerk to execute the agreement. (5b/1/CSC)
Bill No. 4 By-law No. A.-7657-4	A by-law to repeal By-law No. A.-7495-21 and to adopt an Emergency Management Program and Plan. (4/1/CPSC)
Bill No. 5 By-law No. A.-7658-5	A By-law to approve an agreement to provide Emergency Disaster/Relief Services with the St. John Council of Ontario and to authorize the Mayor and the City Clerk to execute the Agreement. (5a/1/CPSC)
Bill No. 6 By-law No. A.-7659-6	A by-law to approve an agreement to provide Emergency Disaster/Relief Services with the London Intercommunity Health Centre and to authorize the Mayor and the City Clerk to execute the Agreement. (5b/1/CPSC)
Bill No. 7 By-law No. A.-7660-7	A by-law to authorize and approve a Purchasing Agreement between Extendicare (Canada) Inc. carrying on business as SGP Purchasing Partner Network (“SGP”) and The Corporation of the City of London for the purpose of providing group purchasing services of a Supply Chain Group Purchasing Organization under which the City will purchase food products and other services and products for City service areas, including the Dearness Home. (6a/1/CPSC)
Bill No. 8 By-law No. A.-7661-8	A by-law to authorize and approve a Revenue Share Agreement between Extendicare (Canada) Inc. carrying on business as SGP Purchasing Partner Network (“SGP”) and The Corporation of the City of London, commencing January 1, 2018, for the purpose of participating in a Revenue Share Program to receive a share of rebates received by the SGP on volume purchases of food products and other related services and products. (6b/1/CPSC)
Bill No. 9 By-law No. A-50-18004	A by-law to amend By-law No. A-50, as amended, being, “A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London” and to replace the definition of the term “meeting” and to provide for four additional discretionary clauses that may be used for a meeting to be closed to the public. (7/1/CSC)
Bill No. 10 By-law No. C.P.-1284(tn)-9	A by-law to amend the Official Plan for the City of London, 1989 relating to the Brydges Street Area. (21/1/PEC)
Bill No. 11 By-law No. C.P.-1284(to)-10	A by-law to amend the Official Plan for the City of London, 1989 relating to 1235 – 1295 Fanshawe Park Road West. (26/1/PEC)
Bill No. 12 By-law No. C.P.-1467(a)-11	A by-law to amend By-law No. C.P.-1467-175, as amended, being “A by-law to establish financial incentives for the Downtown Community Improvement Project Areas”. (18a/1/PEC)

Bill No. 13 By-law No. C.P.-1468(a)-12	A by-law to amend By-law No. C.P.-1468-176, as amended, being "A by-law to establish financial incentives for the Old East Village Community Improvement Project Area". (18b/1/PEC)
Bill No. 14 By-law No. C.P.-1521-13	A by-law to repeal and replace By-law No. C.P.-1481-176, being "A by-law to establish financial incentives for the SoHo Community Improvement Project Area". (18c/1/PEC)
Bill No. 15 By-law No. C.P.-1493(a)-14	A by-law to amend By-law No. C.P.-1493-217, being "A by-law to adopt the Community Improvement Plan for Industrial land uses". (18d/1/PEC)
Bill No. 16 By-law No. CPOL.-232-15	A by-law to establish a new Council policy entitled "Siting of Cannabis Retail Stores in London". (11/1/PEC)
Bill No. 17 By-law No. L.-131-16	A by-law to provide for the Licensing and Regulation of Various Businesses. (12/1/CPSC)
Bill No. 18 By-law No. L.S.P.-3468-17	A by-law to designate 329 Victoria Street to be of cultural heritage value or interest. (13/1/PEC)
Bill No. 19 By-law No. L.S.P.-3469-18	A by-law to designate 93-95 Dufferin Avenue to be of cultural heritage value or interest. (14/1/PEC)
Bill No. 20 By-law No. L.S.P.-3470-19	A by-law to designate 391 South Street to be of cultural heritage value or interest. (15/1/PEC)
Bill No. 21 By-law No. L.S.P.-3471-20	A by-law to designate 4402 Colonel Talbot Road to be of cultural heritage value or interest. (11/17/PEC)
Bill No. 22 By-law No. PS-113-18012	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." (5/1/CWC)
Bill No. 23 By-law No. S.-5897-21	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wilton Grove Road, east of Highbury Avenue South) (Chief Surveyor - require dedication at the present time as public highway)
Bill No. 24 By-law No. S.-5898-22	A by-law to assume certain works and services in the City of London. (Northridge Village Subdivision Phase 2, Plan 33M-650) (City Engineer)
Bill No. 25 By-law No. S.-5899-23	A by-law to assume certain works and services in the City of London. (Sandbar Subdivision Phase 2 State 1, Plan 33M-597) (City Engineer)
Bill No. 26 By-law No. Z.-1-182630	A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 1880 Phillbrook Drive. (12/1/PEC)
Bill No. 27 By-law No. Z.-1-182631	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1357 Hyde Park Road. (19/1/PEC)
Bill No. 28 By-law No. Z.-1-182632	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 329 and 331 Richmond Street. (20/1/PEC)
Bill No. 29 By-law No. Z.-1-182633	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 790, 792 and 794 Quebec Street. (24/1/PEC)
Bill No. 30 By-law No. Z.-1-182634	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1235 – 1295 Fanshawe Park Road West. (26/1/PEC)

<p>Bill No. 31 By-law No. A.-7662-24</p>	<p>A By-law to authorize and approve the renewal of the lease of property at 201 Queens Avenue and to authorize the Mayor and City Clerk to execute the Lease Extension Agreement between The Corporation of the City of London and Farhi Holdings Corporation. (C-1/1/CSC)</p>
<p>Bill No. 32 By-law No. A.-7663-25</p>	<p>A By-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Michael James Ward and Tammy Lynn Ward, for the acquisition of 1195 Dundas Street East, and to authorize the Mayor and City Clerk to execute the Agreement. (C-2/1/CSC)</p>
<p>Bill No. 33 By-law No. A.-7664-26</p>	<p>A By-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Bhavesh Lalijibhai Gandhi and Hetal Bhavesh Gandhi, for the acquisition of 240 Huron Street, and to authorize the Mayor and City Clerk to execute the Agreement. (C-3/1/CSC)</p>
<p>Bill No. 34 By-law No. A.-7665-27</p>	<p>A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Mariusz Wojciechowski, for the acquisition of property located at 2547 Main Street, in the City of London, for the Main Street and Colonel Talbot Road Intersection Improvement Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (C-4/1/CSC)</p>
<p>Bill No. 35 By-law No. Z.-1-182635</p>	<p>A by-law to amend By-law No. Z.-1 to rezone an area of land located at 324 York Street. (28/1/PEC)</p>
<p>Bill No. 36 By-law No. A.-7666-28</p>	<p>A by-law respecting the 2016 – 2019 Multi-Year Capital and Tax Supported Operating Budget for The Corporation of the City of London. (6c/20/SPPC)</p>

XIV ADJOURNMENT

Motion made by Councillor M. van Holst and seconded by Councillor A. Hopkins to adjourn.

Motion Passed

The meeting adjourns at 11:32 PM.

Matt Brown, Mayor

Catharine Saunders, City Clerk

1ST REPORT OF THE
STRATEGIC PRIORITIES AND POLICY COMMITTEE

Meeting held on December 11, 2017, commencing at 4:02 PM, in the Council Chambers, Second Floor, London City Hall.

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

ALSO PRESENT: M. Hayward, A.L. Barbon, G. Barrett, B. Card, I. Collins, B. Coxhead, S. Datars Bere, A. Hagan, G. Kotsifas, L. Livingstone, M. Marcellin, P. McKague, J. Smout, S. Spring, S. Stafford, B. Warner, R. Wilcox and P. Yeoman.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. Financial and Other Resources Required to Host International Plowing Match 2020

That the following actions be taken with respect to the 2020 International Plowing Match:

- a) the staff report dated December 11, 2017, entitled "Financial and Other Resources Required to Host International Plowing Match 2020", BE RECEIVED; and
- b) the communication dated December 4, 2017, from Councillor B. Armstrong, providing additional letters of support for hosting the 2020 International Plowing Match, BE RECEIVED.

Voting Record:

Motion to Approve parts a) and b).

Motion Passed

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

NAYS: M. Salih (1)

Motion to Approve a new part c) that states "No further action be taken by the City of London to pursue hosting the 2020 International Plowing Match."

Motion Failed

YEAS: M. Salih, J. Helmer, J. Morgan, P. Hubert, T. Park, J. Zaifman (6)

NAYS: M. Brown, M. van Holst, B. Armstrong, M. Cassidy, P. Squire, A. Hopkins, V. Ridley, S. Turner, H.L. Usher (9)

III. SCHEDULED ITEMS

3. Proposed Casino Expansion

That the following actions be taken with respect to the proposed Casino expansion in London:

- a) the attached presentation by K. Andrews, Senior Vice President and Managing Director, Ontario for Gateway Casinos and Entertainment Limited and the verbal delegation from P. Pellizzari, Executive Director of Social Responsibility for the Ontario Lottery and Gaming Corporation (OLG), outlining the OLG's role in the expansion project, BE RECEIVED; and
- b) the information provided in a), above, BE REFERRED to the Civic Administration for consideration in developing options for seeking public input into this matter, as part of its report back on the steps that are required to be taken by the Municipal Council, under O.Reg. 81/12 under the Ontario Lottery and Gaming Corporation Act, 1999, for the proposed expansion of a gaming site in London.

Motion Passed

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

IV. ITEMS FOR DIRECTION

4. 2019 Development Charges (DC) Study - Growth Projections

That the following actions be taken with respect to the 2019 Development Charges (DC) Study – Growth Projections:

- a) the staff report dated December 11, 2017, entitled “2019 Development Charges (DC) Study – Growth Projections” BE REFERRED back to the Civic Administration to provide a sensitivity analysis of DC revenue impacts through various housing ratio projections (e.g. higher, lower and as projected in the Watson report); and
- b) the attached presentation from K. Edwards, Manager III, Development Finance and J. Cook, Watson & Associates BE RECEIVED.

Motion to Approve part a).

Motion Passed

YEAS: M. van Holst, B. Armstrong, M. Salih, V. Ridley, S. Turner, H.L. Usher, T. Park (7)

NAYS: M. Brown, J. Helmer, M. Cassidy, P. Squire, P. Hubert, A. Hopkins (6)

Motion to Approve part b).

Motion Passed

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

5. Appointment to the London Police Services Board

That Councillor J. Helmer BE APPOINTED to serve on the London Police Services Board for the term ending November 30, 2018; it being noted that the appointment was made in accordance with the attached ranked ballot.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park, J. Zaifman (15)

6. London Convention Centre Corporation Board Appointment

That Jennifer Diplock BE APPOINTED to the London Convention Centre Board of Directors as the Business Sector Representative, effective December 15, 2017 to November 30, 2018.

Motion Passed

YEAS: M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H.L. Usher, T. Park, J. Zaifman (15)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL

(See Confidential Appendix to the 1st Report of the Strategic Priorities and Policy Committee enclosed for Members only.)

The Strategic Priorities and Policy Committee convened in camera from 9:31 PM to 9:42 PM after having passed a motion to do so, with respect to the following matter:

C-1 A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to the Corporation's associations or unions and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

VII. ADJOURNMENT

The meeting adjourned at 9:43 PM.

WELCOME TO GATEWAY CASINOS & ENTERTAINMENT



CELEBRATING 25 YEARS IN THE BUSINESS OF ENTERTAINMENT



Gateway by the Numbers



61,50 employees
across Canada



26 properties



282 table games



68 restaurants



272 hotel rooms



9,593 slots

Gateway Casinos

Redevelopment & Growth Strategy

- Fundamental shift in business model
- From “Slots in a box” to entertainment destinations
- Brand development – both property and food and beverage
- Investing capital, driving economic development and job creation
- Strategic acquisitions
- Delivering quality customer experiences
- Since 2013, Gateway has invested \$325 M and created an additional 1,500 jobs through this strategy

Recent Redevelopment Projects



Grand Villa Edmonton - Summer 2016



Cascades Casino Penticton - Spring 2017



Starlight Casino Edmonton - Winter 2017

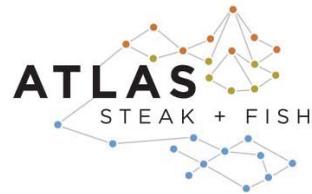


Starlight Casino Point Edward - 2018

Casino Property Brands



Some of Our Exciting Restaurant Brands



Langley



New Westminster



Squamish



Vernon



Kamloops



Edmonton



STAKEHOLDERS



Community Issues and Stakeholders

- Municipalities
- First Nations
- Horse racing
- Responsible gambling



- Strive to be a good neighbour in the communities where we operate
- Our team members are important ambassadors for our Gateway Gives program
- Supporting local charities and community initiatives
- Give our time, resources and properties to help pitch in

Celebrating 25 Days of Giving

The 25 Days of Giving campaign will contribute **\$5,000** to a worthy local charity selected by employees, in each of our communities. Through GatewayGIVES deserving, employee-selected, charities across Canada will receive

\$125,000 in Charitable Support



Congratulations

**RONALD
McDONALD
HOUSE**

Southwestern Ontario

An Exciting New Chapter

With over 20 years of Canadian gaming experience, Gateway Casinos & Entertainment understands what it takes to be a successful, trusted operator in Canadian communities. Gateway Ontario marks an exciting new chapter in the continued growth of one of Canada's premier gaming and entertainment operators.

[Read More](#)

GATEWAY ONTARIO

LONDON HEAD OFFICE –PALL MALL

'HUB AND SPOKE' SOUTHWEST

GATEWAY AND MODERNIZATION

RFP PROCESS

SELECTED PROPONENT DECEMBER 2016

TWO BUNDLES – 11 FACILITIES THROUGHOUT ONTARIO

ASSUMED OPERATIONS MAY 9, 2016

BEGAN MEETINGS WITH WFA AND CITY IN FEBRUARY 2017

GATEWAY AND MODERNIZATION

LONDON DEVELOPMENT:

\$142 MILLION TOTAL CAPITAL

NEW GAMING FLOOR

FOUR RESTAURANTS

125 ROOM HOTEL

APPROXIMATELY 700 INCREMENTAL JOBS



Proposed Development Option - RFP



Proposed Development Option -RFP



GATEWAY CASINOS WESTERN FAIR OPTION DECEMBER 11, 2017



Suite 412, 160 Pears Avenue
Toronto, ON, M5R 3P8
t. (416) 539-0763 | w. cumulusarch.com



Suite 200, 99 Blue Jays Way
Toronto, ON, M5V 3G9
t. (416) 341-2348 | w. makaywong.com



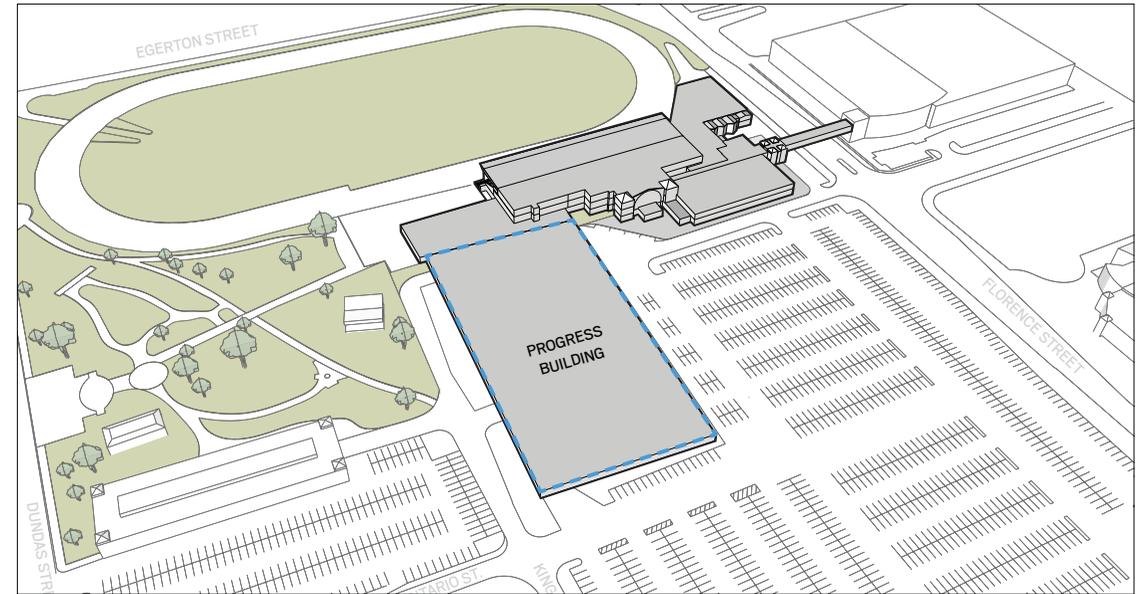
Suite 303, 256 Pall Mall Street
London, ON, N6A 5P5
w. gatewaycasinos.com



EXISTING WESTERN FAIR CONDITION

GATEWAY CASINO WESTERN FAIR OPTION

London Council Meeting
December 11th, 2017



EXISTING WESTERN FAIR CONDITION

GATEWAY CASINO WESTERN FAIR OPTION

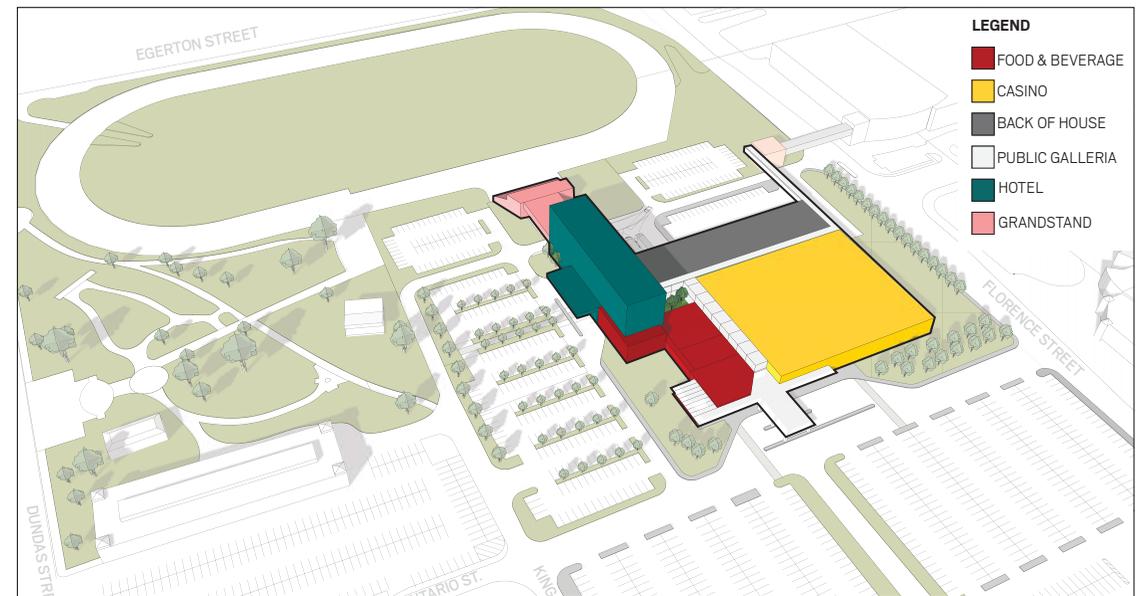
London Council Meeting
December 11th, 2017



PHASE 1 PROGRAM

GATEWAY CASINO WESTERN FAIR OPTION

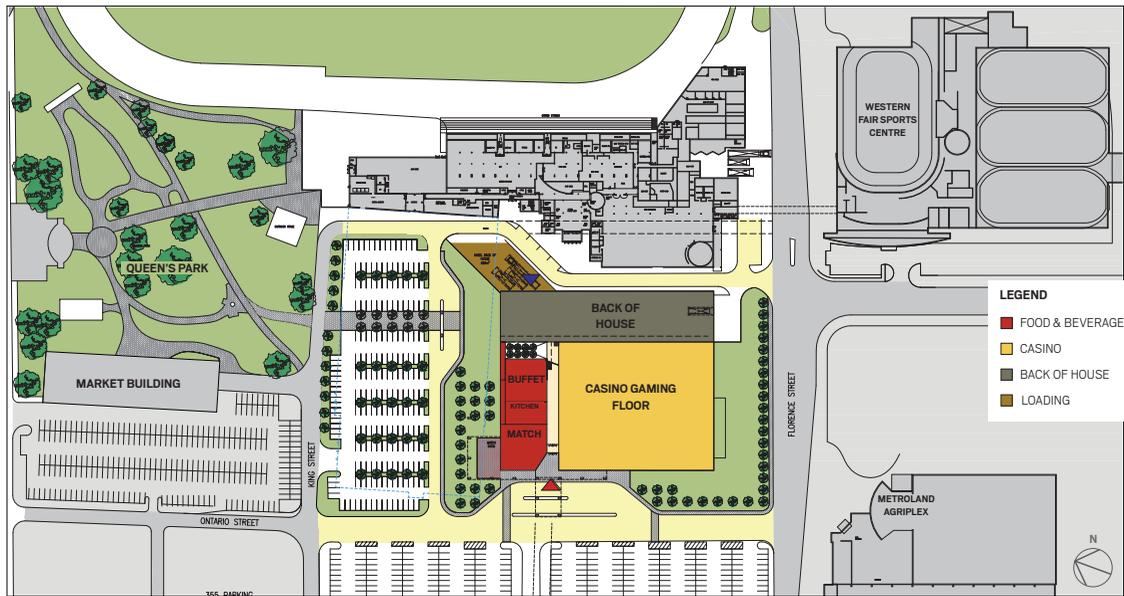
London Council Meeting
December 11th, 2017



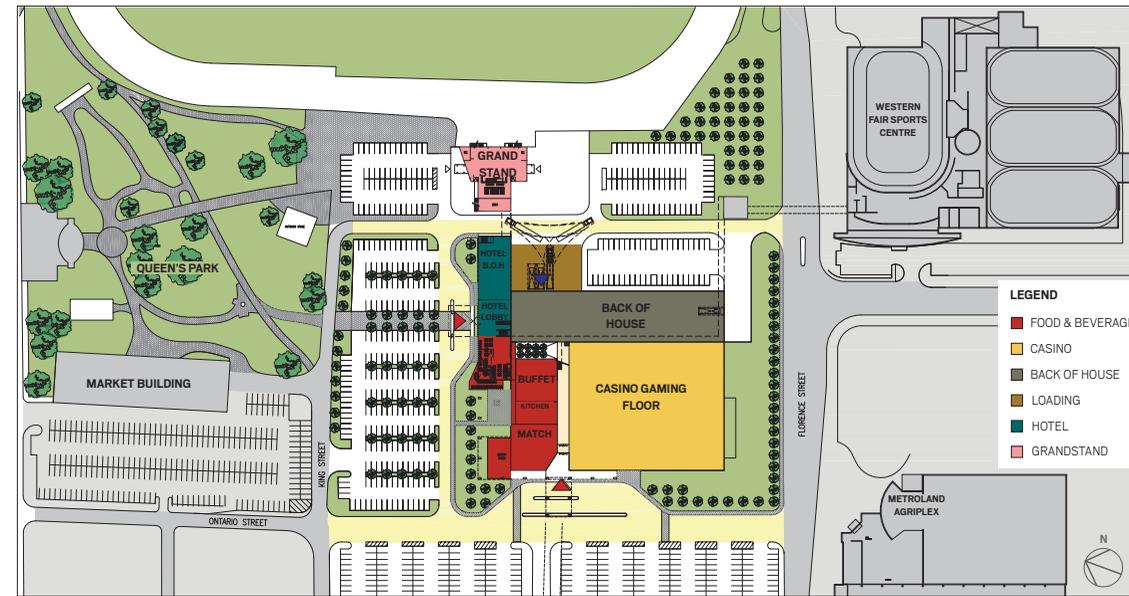
PHASE 2 PROGRAM

GATEWAY CASINO WESTERN FAIR OPTION

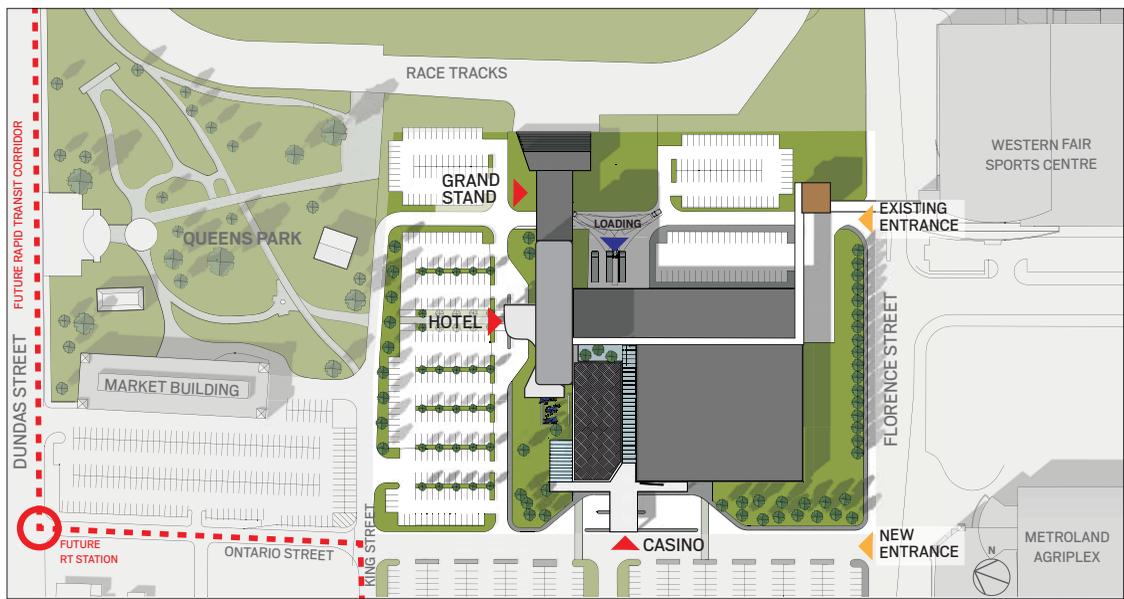
London Council Meeting
December 11th, 2017



GATEWAY CASINO WESTERN FAIR OPTION
 London Council Meeting
 December 11th, 2017



GATEWAY CASINO WESTERN FAIR OPTION
 London Council Meeting
 December 11th, 2017



GATEWAY CASINO WESTERN FAIR OPTION
 London Council Meeting
 December 11th, 2017



GATEWAY CASINO WESTERN FAIR OPTION
 London Council Meeting
 December 11th, 2017





London
CANADA

2019 Development Charges Growth Forecasts



Strategic Priorities and Policy Committee
December 11, 2017



London
CANADA

Overview

- Development Charge By-laws are permitted to a maximum of 5 years; current by-law expires in August 2019.
- New By-law project initiated in 2016. The process is directed by the *Development Charges Act*.

Determination of development charges

5 (1) The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:

1. The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.

- In late 2016, Watson and Associates retained to undertake forecasts to satisfy *Development Charge Act* requirements.
- Forecasts are used to estimate, at a high level, the type and timing of unit construction to inform DC Study master plans.



London
CANADA

Recommendation

- a. The attached final report prepared by Watson and Associates Economists entitled “City of London Population, Housing and Employment Growth Forecast, 2016 to 2044” (Appendix “A”) **BE RECEIVED** for information; and
- b. The housing and non-residential reference growth scenarios outlined in the Watson report **BE ENDORSED** for use in the 2019 Development Charges Study.

City of London Development Charge (DC) Growth Projections

Presentation to Strategic Priorities and Policy Committee

December 11, 2017

Introduction

- Purpose:
 - Watson & Associates Economists Ltd. (Watson) retained by the City of London to undertake a Growth Projections Study as background to the City's upcoming 2019 Development Charges (DC) Background Study
 - Report represents an update of the City's 2012 growth projections completed by Altus Group

Presentation Outline

- Study Purpose
- Requirements of the Development Charges Act, 1997 regarding DC growth forecast
- Overview of study process
- Summary of growth forecast methodology
- Population, housing and employment growth forecast summary

Introduction (Cont'd)

- Long-Term Growth Forecast (2016 to 2044):
 - Review of macro-economic and demographic trends influencing residential and non-residential development patterns
 - Forecast population growth by age cohort
 - Anticipated housing growth by structure type (low, medium and high density)
 - Forecast employment growth by major employment sector/category (primary, industrial, commercial, institutional, work at home and no fixed place of work)
 - Forecast non-residential space needs by industrial, commercial and institutional employment sector

Overview of Development Charges Act, 1997

- Section 5(1) of the Development Charges Act, 1997 states:

“The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”

4

Overview of Development Charges Act, 1997 (Cont'd)

- Short, medium and longer-term time horizons (10 years, 20 years and beyond) are required for the DC process
- The DCA limits the planning horizon for certain “soft” services such as parks, recreation and libraries to a 10-year planning horizon; “hard” services such as roads, fire, water, wastewater and stormwater services utilize a longer planning period

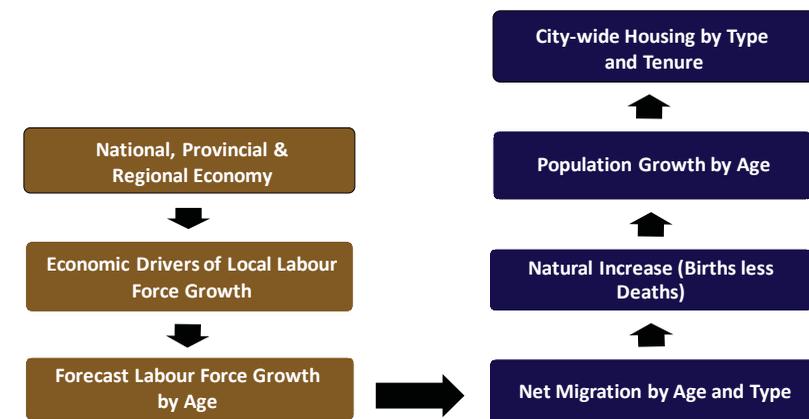
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Overview of Study Process

- During the summer of 2017, discussions were held with the Development Charges External Stakeholder Committee with respect to the draft report findings
- This was followed-up with a presentation of the final study results to the Stakeholder Committee in the fall of 2017 in response to detailed comments and correspondence received by this group on the draft projections

6

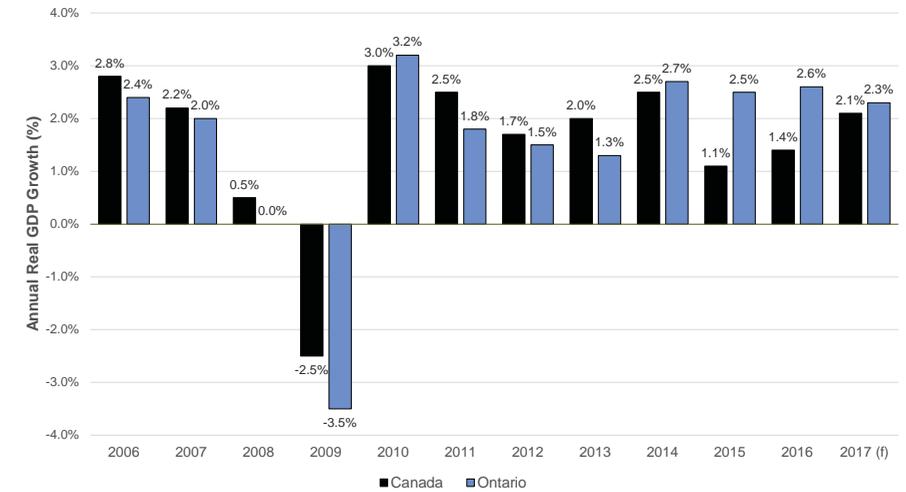
Growth Forecast Methodology



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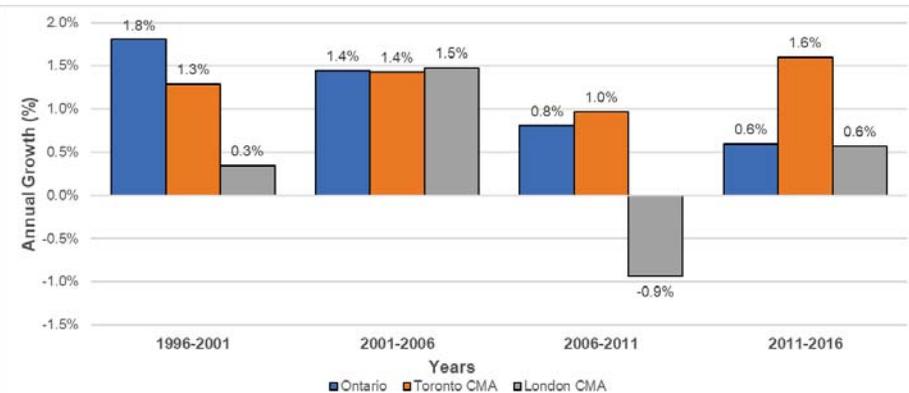
Overview of Macro-Economic Trends and Growth Drivers

Annual Real GDP Growth, Ontario and Canada



Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, July 22, 2016 by Watson & Associates Economists Ltd. Note: 2017 is a forecast.

Historical Labour Force Growth Trends, 1996 to 2016



Source: Data derived from Statistics Canada CANSIM Table 282-0110, 282-0020, 282-0131.

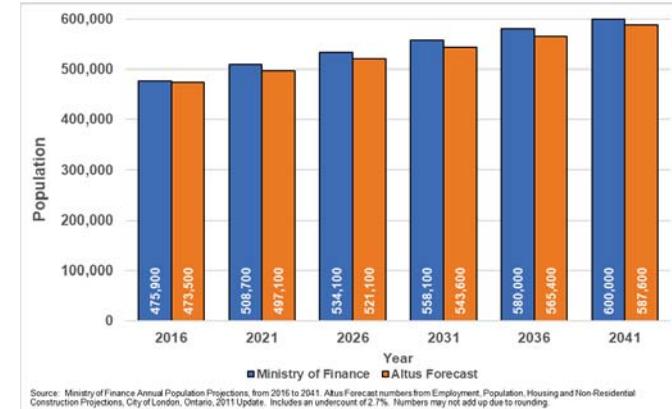
Regional/Local Economic Growth Drivers

- ▣ **Increased Economic Diversity**
 - City of London serves as a regional economic hub
 - Continued employment growth in both traditional and knowledge-based sectors
- ▣ **Regional Infrastructure Improvements**
 - City of London rapid transit initiative (Shift)
 - Proposed provincial high-speed rail corridor
- ▣ **Cost of Industrial Development**
- ▣ **Quality of Life**

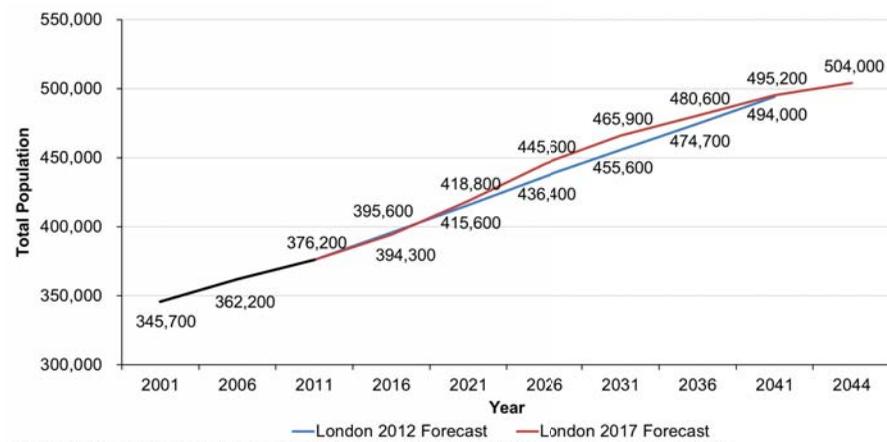
Development Charges Growth Forecast Summary

Review of Middlesex County¹ Long-Term Population Forecast, 2016 to 2041 (MOF)

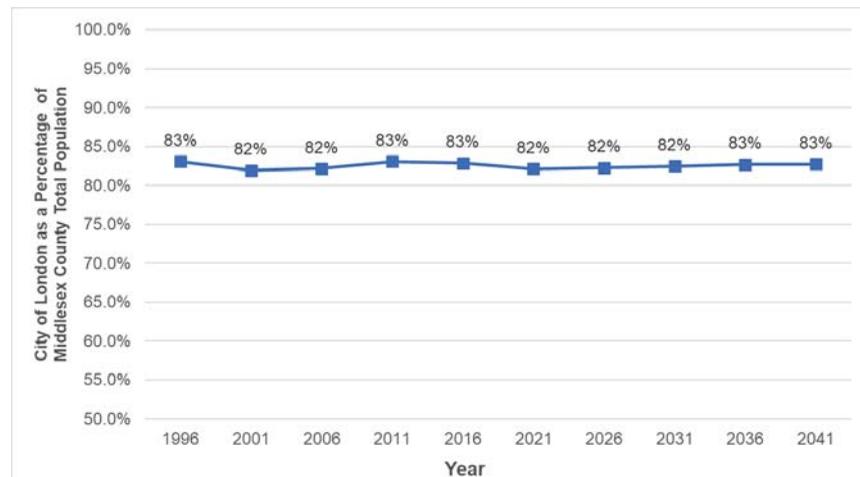
- Forecast population growth for Middlesex County as per the spring 2017 Ontario Ministry of Finance projections is tracking higher than the 2012 Altus projections



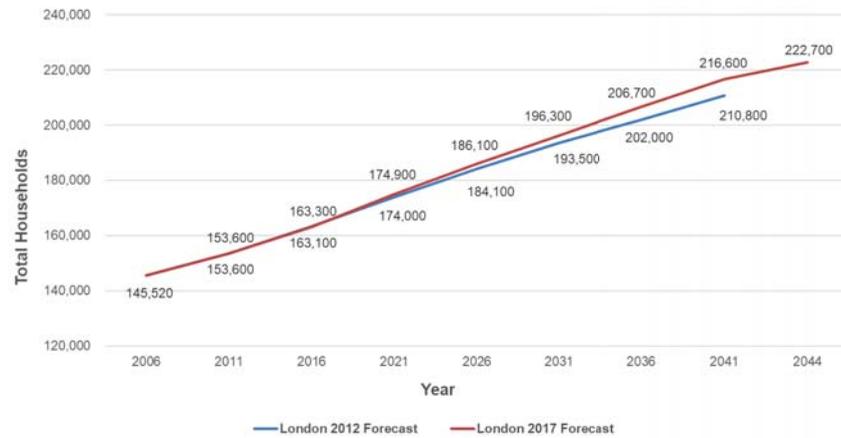
City of London Forecast Population, 2016 to 2044



Population Share Analysis – City of London to Middlesex County¹



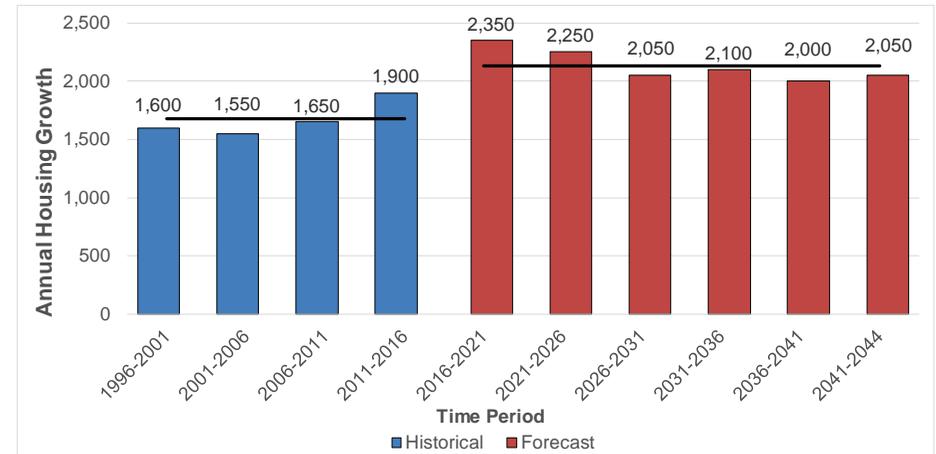
City of London Forecast Total Housing Growth 2016 to 2044



Source: London 2012 forecast is based on Altus Employment, Population, Housing and Non-Residential Construction Projections, City of London, Ontario, 2011 Update. London 2017 forecast derived by Watson & Associates Economists Ltd.



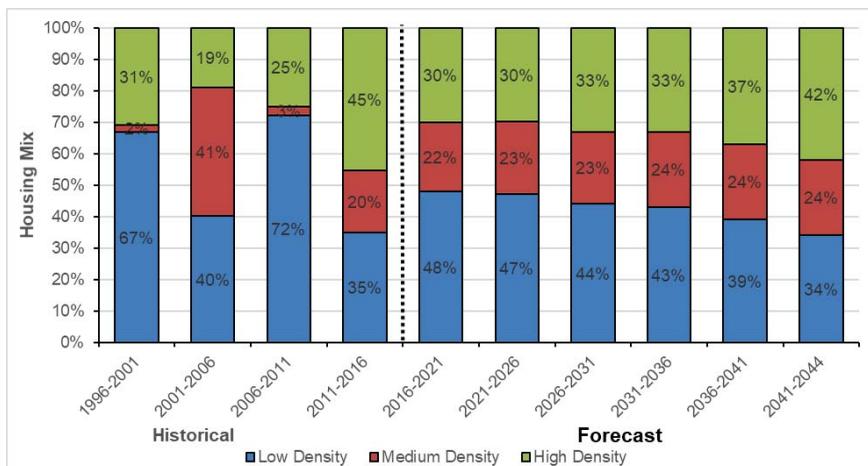
City of London Household Forecast, 2016 to 2044



Source: Watson & Associates Economists Ltd.



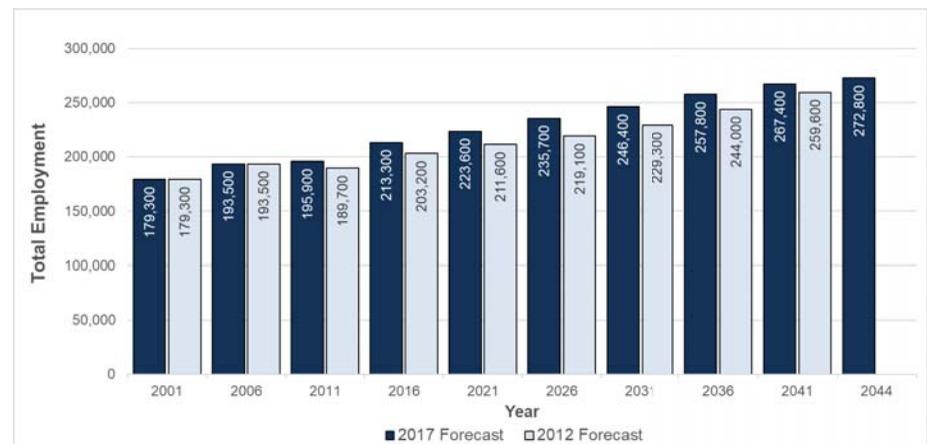
City of London Forecast Housing Growth by Structure Type, 2016 to 2044



Source: Watson & Associates Economists Ltd.



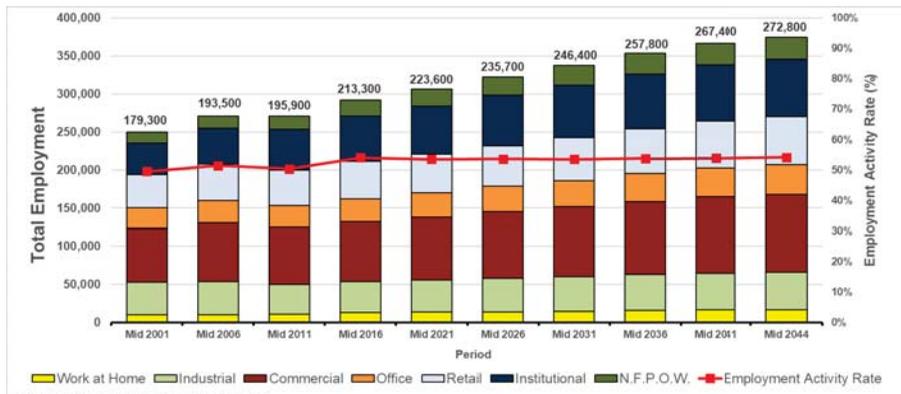
City of London Employment Forecast Comparison, 2011 to 2044



Notes: 2017 Forecast is Reference Employment Growth Scenario. No Fixed Place of Work employment is included in figure. Source: 2017 Forecast is a forecast by Watson & Associates Economists Ltd. 2012 Forecast is derived from the City of London, Employment, Population, Housing and Non-Residential Projections prepared by Altus Group, June 2012.



City of London Employment Forecast by Major Sector, 2011 to 2044



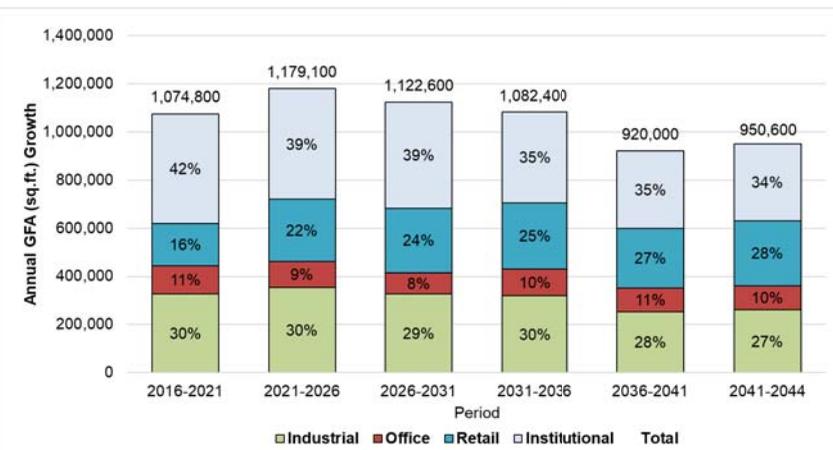
Note: Reference Employment Growth Scenario.
Source: Statistics Canada, 2001, 2006 and 2011 Census. 2016 to 2044 is a forecast by Watson & Associates Economists Ltd.

Employment Sector	2011	2021	2031	2041	2044
Work at Home	5%	6%	6%	6%	6%
Industrial	20%	19%	19%	18%	18%
Commercial/ Population Related	38%	37%	37%	37%	37%
Institutional	27%	28%	28%	28%	28%
No Fixed Place of Work	9%	10%	10%	10%	11%

Source: Watson & Associates Economists Ltd.



City of London, Non-Residential GFA Forecast, 2011 to 2044



Note: Based on Reference Growth Scenario.
Source: Watson & Associates Economists Ltd.



LEASE EXTENSION AGREEMENT

This Agreement is dated this 3rd day of November, 2017 and is made

B E T W E E N

RICHMOND BLOCK LONDON CORPORATION,
(the "Landlord")

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF LONDON,
(the "Tenant")

OF THE SECOND PART

-and -

FARHI HOLDINGS CORPORATION,
(“FHC”)

OF THE THIRD PART

WHEREAS:

- A. Pursuant to a Lease dated the 31st day of March 2008, (the "Lease"), made between the Landlord and the Tenant, whereas the Landlord leased to the Tenant certain premises located in the building having the municipal address of 201 Queens Street Street, London, Ontario, for a term expiring on the 30th day of November 2018.
- B. The parties have agreed to amend the Lease upon the terms set out herein.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of other good and valuable consideration and the sum of TWO DOLLARS (\$2.00) now paid by each party to the other, the receipt and sufficiency is hereby acknowledged, the parties hereby agree as follows:

1. The recitals set out herein are true in substance and in fact.
2. The Lease is hereby amended as follows:
 - (a) **DEFINITION:** The following words shall be inserted,
 - i. "CPI" means the Consumer Price Index (All Items for Regional Cities) for the city in which the Building is located, or if there is no Consumer Price Index for that city, the index most nearly corresponding thereto and with appropriate conversions being made where the basis of comparison or calculation has changed.
 - (b) **1.1 Summary: Initial Term:** The following words shall be inserted,
 - i. "The Lease is extended for a period of five (5) years, commencing on the 1st day of December 2018 and ending on the 30th day of November 2023, (the "First Extension Term"), on the same terms and conditions under the Lease, save and except any amended terms and conditions set forth herein."
 - (c) **1.1 Summary: Base Rent:** "The Base Rent shall be calculated at as follows:
 - i. For the first year of the First Extension Term, the Base Rent shall be \$9.34 per square foot of the Rentable Area,
 - ii. On the annual anniversary of the First Extension, the Base Rent shall increase by Consumer Price Index (CPI),
 - iii. Notwithstanding, should the Tenant decide to exercise the Second Extension Term on or before November 30, 2018, the Landlord will agree to a Base Rent rate for years 1-10 of the Lease Extensions of \$9.35 per square foot of the Rentable Area."
 - (d) **3.2 Additional Rent:** The following words shall be inserted:
 - i. "During this First Extension Term, commencing the 1st day of December 2018, the Tenant's proportionate share of Operating Costs, save and except its proportionate share of Utilities, Insurance, Property Taxes, and applicable Administration Fees,

shall not exceed five (5%) percent or the percentage increase in CPI, whichever is less, on a cumulative basis, of the portion of the Tenant's annual Additional Rent attributable to Operating Costs, save and except of the cost of Utilities, Insurance and Property Taxes, payable for the immediately preceding Cost Period.

- ii. For clarification, in addition to the above mentioned capped rates, the Tenant will be obligated to pay its proportionate share of Utilities, Insurance, Property Taxes and Administration Fees of 15%, (applicable to Operating Costs, Utilities, and Insurance). The Tenant's portion of Property Taxes is estimated at \$1.67 per Rentable Square Foot and the Utilities are estimated at \$2.90 per Rentable Square Foot."

All other terms and conditions set forth in the Lease remain full and binding.

This Agreement is open for acceptance by both parties until 5:00 p.m. on the 15th day of December 2017.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the day and year first above written, by affixing their respective corporate seals under the hands of their proper signing officers duly authorized in that behalf.

RICHMOND BLOCK LONDON CORPORATION
(Landlord)

Per: 
Muky Pundaky, Vice President

Date: NOVEMBER - 13 - 2017
I/We have authority to bind the corporation

THE CORPORATION OF THE CITY OF LONDON
(Tenant)

Per: _____

Name: _____

Title: _____

Date: _____

Per: _____

Name: _____

Title: _____

Date: _____
I/We have authority to bind the corporation

Location Map



**APPENDIX "A"
CONFIDENTIAL**

#17210

December 5, 2017
(Property Acquisition)

Chair and Members
Corporate Services Committee

**RE: Property Acquisition - Shift Rapid Transit Project
(Subledger LD170085)
Capital Project TS1430-4 - RT 4:Dundas St. - Adelaide St to Highbury Ave E Leg Widening
1195 Dundas Street East**

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this purchase is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Revised Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
Engineering	\$1,605,000	\$1,320,729	\$271,919		\$1,048,810
Land Acquisition		284,271	1,831	282,440	0
NET ESTIMATED EXPENDITURES	\$1,605,000	\$1,605,000	\$273,750	\$282,440	\$1,048,810
<u>SOURCE OF FINANCING</u>					
Capital Levy	\$73,500	\$73,500	\$12,536	\$12,934	\$48,030
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 661,500	661,500	112,826	116,408	432,266
Senior Government	3) 870,000	870,000	148,388	153,098	568,514
TOTAL FINANCING	\$1,605,000	\$1,605,000	\$273,750	\$282,440	\$1,048,810

1) **Financial Note:**

Purchase Cost	\$275,000
Add: Land Transfer Tax	2,600
Add: HST @13%	35,750
Less: HST Rebate	<u>(30,910)</u>
Total Purchase Cost	<u>\$282,440</u>

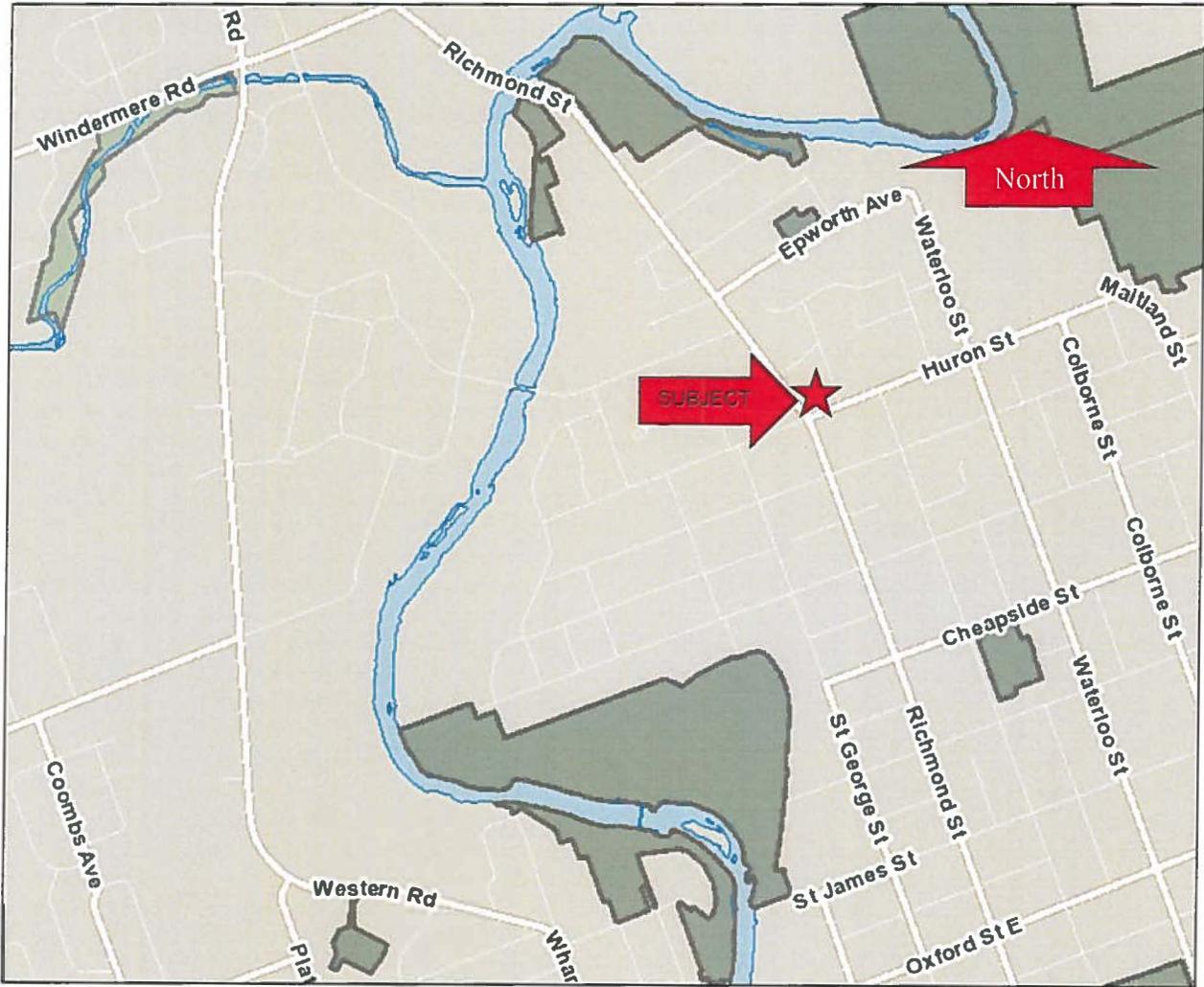
- 2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.
- 3) The scope and timing of the Shift Rapid Transit Initiative is subject to securing Senior Government Funding.

JG



Jason Senese
Manager of Financial Planning & Policy

Location Maps





APPENDIX "A"
CONFIDENTIAL

#17211
December 5, 2017
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Property Acquisition - Shift Rapid Transit Project
(Subledger LD170113)
Capital Project TS1430-7 - RT 7: Richmond St. - Raymond Ave to York St. (Optimization)
240 Huron Street

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this purchase is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Revised Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
Engineering	\$1,813,000	\$1,813,000	\$540,060		\$1,272,940
Land Acquisition		370,211		370,211	0
Construction	11,905,509	11,535,298			11,535,298
Relocate Utilities	798,000	798,000			798,000
City Related Expenses	25,491	25,491	25,491		0
NET ESTIMATED EXPENDITURES	\$14,542,000	\$14,542,000	\$565,551	\$370,211	\$13,606,238
<u>SOURCE OF FINANCING</u>					
Capital Levy	\$1,270,733	\$1,270,733	\$49,420	\$32,350	\$1,188,963
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 3,616,600	3,616,600	140,653	92,072	3,383,875
PTIF (Public Transit Infrastructure Fund)		744,291	375,478	245,789	123,024
Senior Government	3) 9,654,667	8,910,376			8,910,376
TOTAL FINANCING	\$14,542,000	\$14,542,000	\$565,551	\$370,211	\$13,606,238

1) Financial Note:

Purchase Cost	\$360,000
Add: Land Transfer Tax	3,875
Add: HST @13%	46,800
Less: HST Rebate	<u>(40,464)</u>
Total Purchase Cost	<u>\$370,211</u>

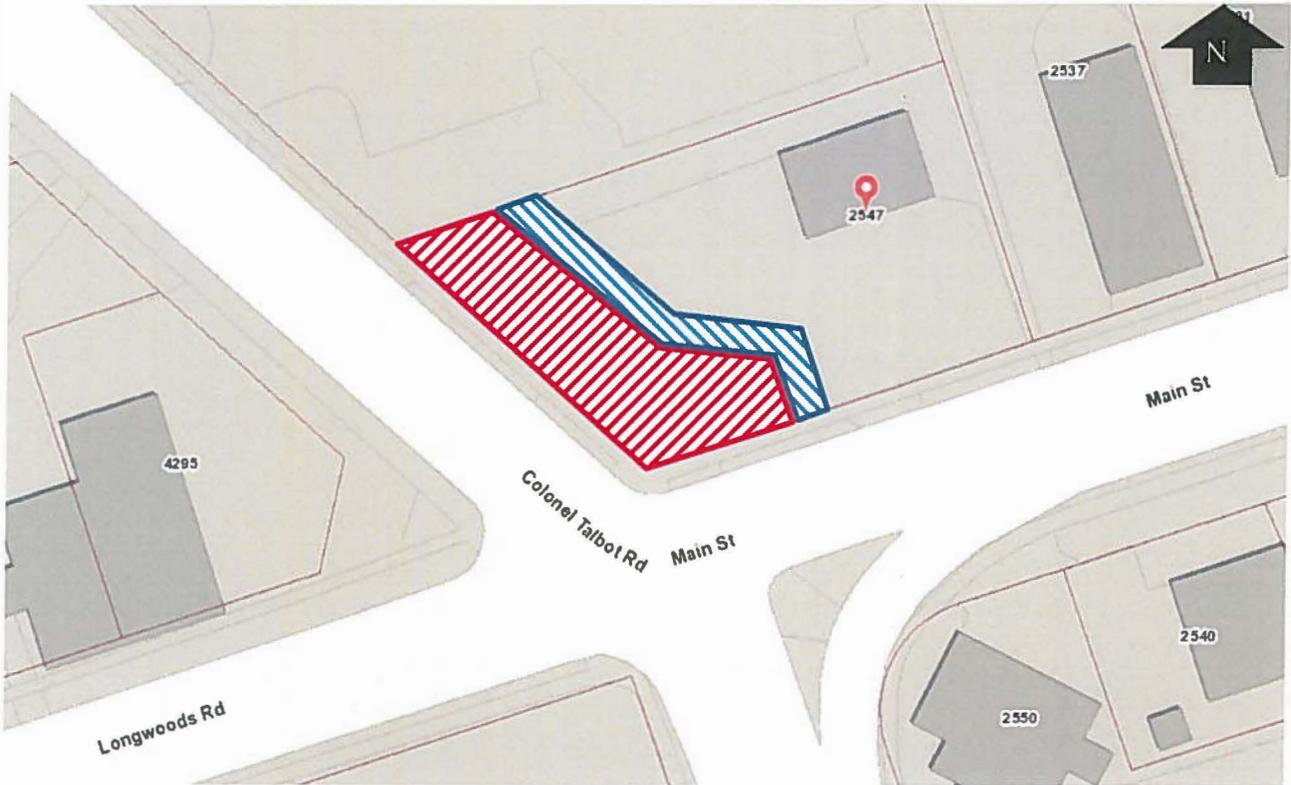
2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

3) The scope and timing of the Shift Rapid Transit Initiative is subject to securing Senior Government Funding.

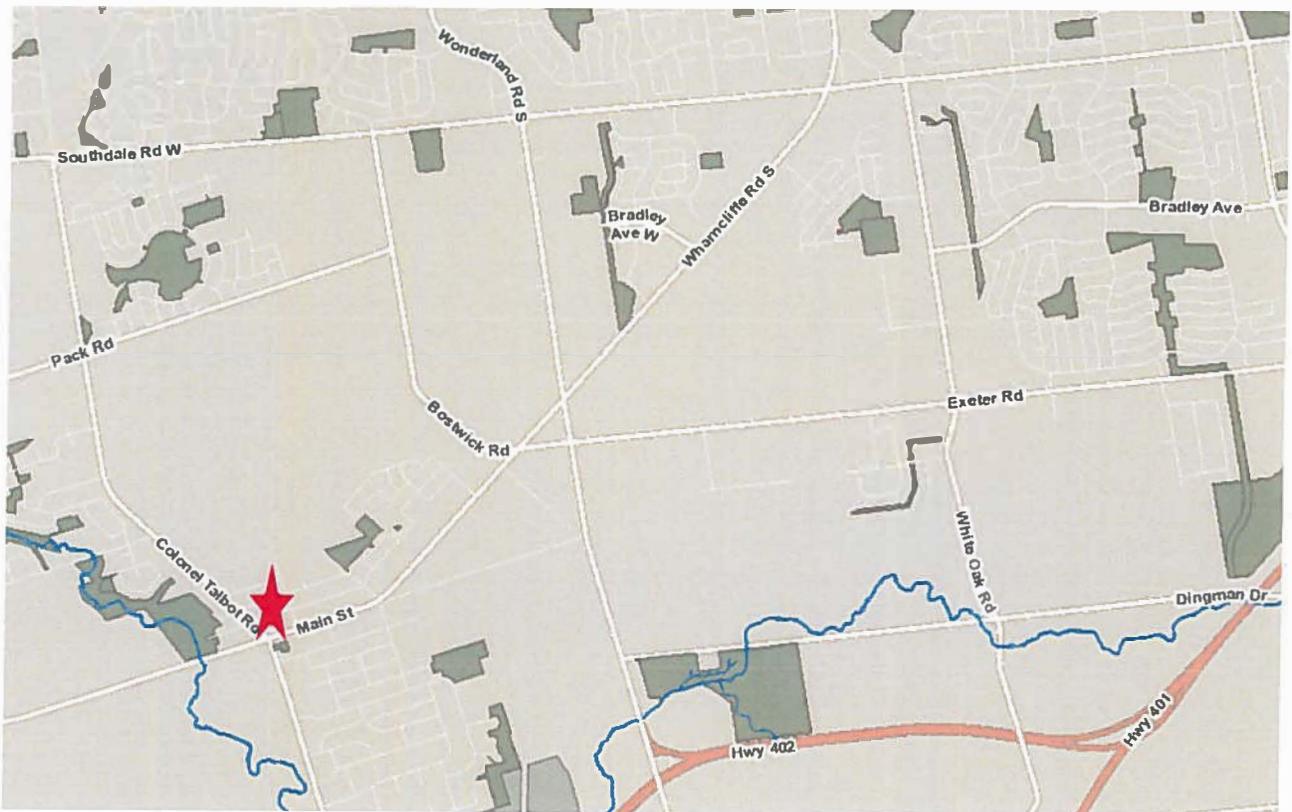


Jason Senese
Manager of Financial Planning & Policy

Location Map



-  = Fee Simple
-  = Temporary Easement



 = Subject Property

APPENDIX "A"
CONFIDENTIAL

Chair and Members
Corporate Services Committee

#17212
December 5, 2017
(Property Acquisition)

**RE: Property Acquisition - 2547 Main Street
Main Street and Colonel Talbot Road Intersection Improvements
(Subledger LD170057)
Capital Budget Project No. TS144617 - Road Networks Improvements**

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this purchase is:

ESTIMATED EXPENDITURES	Approved Budget	Revised Budget	Committed To Date	This Submission	Balance For Future Work
Engineering	\$1,000,000	\$1,000,000	\$739,344		\$260,656
Land Acquisition	16,675	155,609	16,675	138,934	0
Construction	13,150,974	13,012,040	10,663,390		2,348,650
City Related Expenses	1,532	1,532	1,532		0
NET ESTIMATED EXPENDITURES	\$14,169,181	\$14,169,181	\$11,420,941	\$138,934 1)	\$2,609,306
SOURCE OF FINANCING					
Capital Levy	\$4,166,525	\$4,166,525	\$4,166,525		\$0
Debenture By-law No. W.-5617-63	2,227,179	2,227,179			2,227,179
Federal Gas Tax	7,650,312	7,650,312	7,129,251	138,934	382,127
Other Contributions (Dancor)	125,165	125,165	125,165		0
TOTAL FINANCING	\$14,169,181	\$14,169,181	\$11,420,941	\$138,934	\$2,609,306

1) **Financial Note:**

Purchase Cost	\$86,000
Add: Legal Fees	1,200
Add: Disturbance costs, including injurious affection	41,500
Add: Appraisal Cost	3,757
Add: Temporary Easement Agreement	3,500
Sub-total	135,957
Add: Land Transfer Tax	585
Add: HST @13%	17,674
Less: HST Rebate	(15,282)
Total Purchase Cost	\$138,934

JG



Jason Senese
Manager of Financial Planning & Policy