



Council Minutes

17th Meeting of City Council
October 2, 2018, 4:00 PM

Present: Mayor 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. Usher, T. Park, J. Zaifman
Also Present: M. Hayward, A. Barbon, B. Card, B. Coxhead, S. Datars Bere, K. Dawtrey, J. Fleming, A. Hagan, G. Kotsifas, L. Livingstone, D. O'Brien, C. Saunders, M. Schulthess, S. Spring, S. Stafford, J. Stanford, A. Thompson, B. Warner, B. Westlake-Power and R. Wilcox.

The meeting is called to order at 4:03 PM.

1. Disclosures of Pecuniary Interest

Councillor J. Morgan discloses a pecuniary interest in Item 2.1 of the 17th Report of the Corporate Services Committee, having to do with the City of London 2019 Provincial and Federal Budget Submissions, specific to those matters related to Bus Rapid Transit, as his employer, Western University, has an interest in the project.

Councillor M. Salih discloses a pecuniary interest in Item 2.3 of the 17th Report of the Corporate Services Committee, having to do with the 2018 Mid-Year Capital Budget Monitoring Report, specific to the matter of the new USMCA and its potential impact on the Budget, by indicating that he works for the federal government.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: B. Armstrong
Seconded by: M. van Holst

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

4.1 Labour Relations/Employee Negotiations/Litigation/Potential Litigation/Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions and litigation or potential litigation affecting the municipality, and advice which is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/CSC/17)

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

The Council rises and goes into the Council, In Closed Session, at 4:07 PM, with Mayor M. Brown in the Chair and all Members present except Councillor V. Ridley.

The Council, In Closed Session, rises at 4:11 PM and Council reconvenes at 4:13 PM, with Mayor M. Brown in the Chair and all Members present except Councillor V. Ridley.

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

5.1 16th Meeting held on September 18, 2018

Motion made by: T. Park

Seconded by: B. Armstrong

That the Minutes of the 16th Meeting held on September 18, 2018, BE APPROVED.

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: S. Turner

Seconded by: A. Hopkins

That the following communications BE REFERRED to the Planning and Environment stage for consideration with item 3.8 of the 15th Report of the Planning and Environment Committee, as noted on the Added Agenda:

6.1 Application - 230 North Centre Road

1. R. Bikowski
2. V. Digby, Foxborough Chase Condo Corp.
3. I. Rozek
4. R. Webb
5. A. Chan
6. R. Wilson
7. D. Lawrence
8. R. Whimster
9. R. Hatherwell

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 13th Report of the Civic Works Committee

Motion made by: T. Park

That the 13th Report of the Civic Works Committee BE APPROVED, excluding Items 17(2.12), 19(3.2) and 20 (3.3).

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: T. Park

That it BE NOTED that Councillor V. Ridley disclosed a pecuniary interest in clause 2.12 of this Report, having to do with the Business Case-Switching to Compressed Natural Gas (CNG) Waste Collection Vehicles, by indicating her spouse works for Union Gas.

Motion Passed

2. (2.1) 4th Report of the Waste Management Working Group

Motion made by: T. Park

That it BE NOTED that the 4th Report of the Waste Management Working Group, from its meeting held on August 15, 2018, was received.

Motion Passed

3. (2.2) Single Source – Trailer-Mounted Recycled Asphalt Heaters

Motion made by: T. Park

That, on the recommendation of the Managing Director - Environmental and Engineering Services and City Engineer; the following actions be taken with respect to Trailer-Mounted Recycled Asphalt Heaters:

- a) single source recommendation BE APPROVED to negotiate pricing for four (4) Trailer-Mounted Recycled Asphalt Heaters from Heat Design Equipment Inc. 1197 Union Street, Kitchener Ontario, N2H 6N6;
- b) funding for this purchase BE APPROVED as set out in the Source of Financing Report as appended to the staff report dated September 25, 2018;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase; and,

d) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2018-F18)

Motion Passed

4. (2.5) Richmond Street - Fanshawe Park Road - Intersection Improvements - Environmental Study Report

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Richmond Street and Fanshawe Park Road Intersection Improvements Environmental Assessment:

- a) the Richmond Street and Fanshawe Park Road Intersection Improvements Municipal Class Environmental Study Report BE ACCEPTED;
- b) a Notice of Completion for the project BE FILED with the Municipal Clerk; and,
- c) the project Environmental Study Report BE PLACED on public record for a 30 day review period. (2018-E05)

Motion Passed

5. (2.6) Rail Safety Week

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the report dated September 25, 2018 with respect to Rail Safety Week BE RECEIVED. (2018-P15)

Motion Passed

6. (2.8) Riverside Drive Bridge Over CNR Rehabilitation - Detailed Design, Tendering, and Contract Administration - Appointment of Consulting Engineer

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a Consulting Engineer for the Riverside Drive Bridge over CNR Rehabilitation (No. 1-BR-08):

- (a) Stantec Consulting Ltd. BE APPOINTED Consulting Engineers to complete the detailed design, tendering, and contract administration services in the amount of \$170,538.50 (excluding HST), in accordance with Section 15.2 (e) of the Procurement of Goods and Services Policy;
- (b) the financing for this appointment BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated September 25, 2018;

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

(d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the Consultant for the work; and,

(e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, including rail agreements, if required, to give effect to these recommendations. (2018-T04)

Motion Passed

7. (2.9) Amendments to the Traffic and Parking By-law (Relates to Bill No. 572)

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law as appended to the staff report dated September 25, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018, for the purpose of amending the Traffic and Parking By-law (PS-113). (2018-T08)

Motion Passed

8. (2.10) Hyde Park Community Storm Drainage and Stormwater Management Servicing - Municipal Class Environmental Assessment Addendum - Schedule B Master Plan - Notice of Study Completion

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class Environmental Assessment Addendum: Schedule 'B' Master Plan:

(a) the preferred servicing alternative, executive summary as appended to the staff report dated September 25, 2018, BE ACCEPTED in accordance with the Municipal Class Environmental Assessment process requirements;

(b) a Notice of Study Completion BE FILED with the Municipal Clerk; and,

(c) the Municipal Class Environmental Assessment project file BE PLACED on public record for a 30-day review period. (2018-E08)

Motion Passed

9. (2.11) Sewer Private Drain Connection Policy Review

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, a

review of the current private drain connection policies BE ENDORSED, noting that the review process will include consultation with external stakeholders prior to a recommendation being advanced to Council. (2018-E01)

Motion Passed

10. (2.13) Potential Savings in Consultant Costs

Motion made by: T. Park

That, on the recommendation of the Managing Director of Environmental and Engineering Services, City Engineer, the Managing Director of Corporate Services, City Treasurer and Chief Financial Officer, the opportunity to shift services currently provided by consultants to increased in-house delivery for the corporation BE CONSIDERED as a potential area of more detailed evaluation in the upcoming Service Review (“Deep Dive”) process. (2018-A05)

Motion Passed

11. (2.14) Appointment of Consulting Services for Municipal Class Environmental Assessment - Kilally South, East Basin (ESSWM-KILSE)

Motion made by: T. Park

Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a consultant for the Kilally South, East Basin Municipal Class Environmental Assessment:

- a) Ecosystem Recovery Inc. BE APPOINTED consulting engineer to carry out the Municipal Class Environmental Assessment of the Kilally South, East Basin, in the total amount of \$178,272 (including contingency), excluding HST, and in accordance with Section 15.2 (d) of the City of London’s Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the “Sources of Financing Report” as appended to the staff report dated September 25, 2018;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2018-E03)

Motion Passed

12. (2.15) Mockingbird Crescent Low Impact Development - Voluntary Pilot Project

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the Civic Administration BE DIRECTED to proceed with a voluntary pilot project on Mockingbird Crescent to install low impact development technologies on private property to mitigate sump pump discharge where no storm sewer exists. (2018-E03)

Motion Passed

13. (2.16) Municipal Waste and Resource Materials Collection By-law Amendment (Relates to Bill No. 573)

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the draft amending by-law as appended to the staff report dated September 25, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend the Municipal Waste & Resource Collection By-law (WM-12) to move the Container Exemption Period that follows the three day Thanksgiving weekend in October to the week after the four day Easter weekend. (2018-E07)

Motion Passed

14. (2.3) Road Traffic Noise Impact Study - Highbury Avenue From Bradley Avenue to the Thames River

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Road Traffic Noise Impact Study of Highbury Avenue from Bradley Avenue to the Thames River:

- a) the residential rear yard noise measurements on the west side of Highbury Avenue from Bradley Avenue to the Thames River BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to undertake a review of comparator municipal noise abatement local improvement procedures to inform a potential update to the City of London administrative practices and procedures.
- c) Civic Administration BE DIRECTED to communicate the process being undertaken with all potential impacted property owners and to survey them regarding our local improvement process as well as the suggested barrier proposed by staff. (2018-T08)

Motion Passed

15. (2.4) Byron South Neighbourhood Sidewalk Connectivity Plan

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the Byron South Neighbourhood Sidewalk Connectivity Plan BE

ENDORSED for implementation in the 2019 Annual New Sidewalk Program.

it being noted that the Civic Works Committee heard a verbal presentation from A. Gilbert, Vice Principal Byron Southwood Public School, and also received a communication from R. Ellis, with respect to this matter. (2018-T04)

Motion Passed

16. (2.7) Downtown King Street Cycling Improvements

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Downtown King Street Cycling Improvements:

(a) the information related to initiatives to make King Street safer for cycling as outlined in the staff report dated September 25, 2018, BE RECEIVED for information;

(b) the King Street cycling facility alternative, identified in the above-noted report as Alternative 1d, and generally described as a south side cycle track separated by parking and transit islands BE IMPLEMENTED in 2019; and,

it being noted that that the following communications were received:

a communication from B. Cowie, J. Roberts and S. Cozens.

it being noted that further consultations will occur in the future about the future cycling in the downtown that may not necessarily be on King Street. (2018-T05)

Motion Passed

18. (3.1) Proposed Terms of Reference - Environmental Assessment of the Proposed W12A Landfill Expansion

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the support of the Waste Management Working Group, the following actions be taken with respect to the Proposed Terms of Reference for the Environmental Assessment of the Proposed W12A Landfill Expansion, as included the staff report dated September 25, 2018;

a) the above-noted Terms of Reference BE APPROVED; and,

b) the Civic Administration BE AUTHORIZED to submit the Proposed Terms of Reference to the Ministry of Environment, Conservation and Parks (MECP) for approval by the Minister of the Environment, Conservation and Parks.

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. (2018-E07)

Motion Passed

21. (4.1) 8th Report of the Cycling Advisory Committee

Motion made by: T. Park

That the following actions be taken with respect to the 8th Report of the Cycling Advisory Committee, from its meeting held on August 15, 2018:

a) the Civic Administration BE REQUESTED to designate Highbury Avenue South of Hamilton Road as a no bicycle lane with proper signage:

it being noted that the Notice of Completion from B. Hutson, Dillon Consulting Limited and M. Elmadhoon, City of London, with respect to the Environmental Assessment Study, was received; and

b) clauses 1.1, 2.1 to 3.3, 4 to 6.1 BE RECEIVED.

Motion Passed

22. (4.2) Traffic Signalization at Priority Intersections

Motion made by: T. Park

That the Civic Administration BE DIRECTED take the following actions with respect to traffic signalization at priority intersections:

a) conduct detailed design work on the following intersections of Pack Road and Colonel Talbot Road; Blackwater Rad and Adelaide Street; and Sunningdale Road and South Wenige Drive-thus, when they meet the warrant, traffic signals can be installed without further delay;

b) conduct an updated traffic study at Oxford Street and Riverbend Road, and Stackhouse Avenue and Fanshawe Park Road; and,

c) review the current warrant system and best practices in other municipalities and report back with possible changes to the way we prioritize intersections for traffic signalization where appropriate;

it being noted the Civic Works Committee received communication from Councillors A. Hopkins and M. Cassidy with respect to this matter.

Motion Passed

23. (4.3) Unassumed Laneways

Motion made by: T. Park

That Staff BE REQUESTED to report back to the appropriate standing committee with respect to the current process, and potential improvements, with respect to unassumed laneways, and the request for delegation from M. Koch Denomme BE APPROVED and BE REFERRED to the meeting when this matter will be considered.

Motion Passed

24. (4.4) Public Education and Empathy Program and Speed Markers

Motion made by: T. Park

That the communication from Councillor M. van Holst with respect to Public Education and Empathy Program and Speed Markers BE RECEIVED. (2018-T08).

Motion Passed

25. (5.1) Deferred Matters List

Motion made by: T. Park

That the Civic Works Committee Deferred List, as at September 17, 2018, BE RECEIVED.

Motion Passed

17. (2.12) Business Case - Switching to Compressed Natural Gas (CNG) Waste Collection Vehicles

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to switching to compressed natural gas (CNG) Waste Collection Vehicles:

- a) the Civic Administration BE AUTHORIZED to proceed with the Compressed Natural Gas (CNG) vehicle switching project by purchasing CNG waste collection vehicles as per the vehicle replacement schedule;
- b) the Civic Administration BE AUTHORIZED to negotiate a CNG purchase agreement with Union Gas at the Highbury Road South and Highway 401 (Flying J) fuelling station;
- c) the Civic Administration BE AUTHORIZED to spend up to \$1,382,625 on facility modifications for the Exeter Road Operations Centre (EROC) Fleet Maintenance Facility to be CNG compliant and any City-specific capital upgrades to the fast fill CNG waste collection vehicles at the Highbury Road South and Highway 401 (Flying J) fuelling station, as part of the agreement noted in b) above;
- d) the Civic Administration BE AUTHORIZED to undertake all administrative acts in regard to project development and implementation;
- e) the Civic Administration BE AUTHORIZED to revise the sources of financing for the previously approved capital project ME1208 – CNG Fuel Switching Project as set out in the Source of Financing Report as appended to the staff report dated September 25, 2018; and,

f) the Civic Administration BE DIRECTED to report back on progress on this project to the Civic Works Committee in late 2019. (2018-F11)

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

19. (3.2) 60% Waste Diversion Action Plan

Motion made by: T. Park

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken, with respect to the 60% Waste Diversion Action Plan:

a) the 60% Waste Diversion Action Plan (Action Plan) containing programs and initiatives to be phased in between 2019 and 2022 to achieve 60% waste diversion BE APPROVED;

b) the Civic Administration BE DIRECTED to refine cost estimates, develop implementation plans, determine operational requirements and draft an implementation schedule for the Action Plan taking into consideration available financial and staffing resources; and,

c) the Civic Administration BE DIRECTED to examine financing options for the Action Plan and submit final cost estimates and the draft Implementation Plan to Civic Works Committee and Council in early 2019,

it being noted that any additional funding required would be considered alongside other funding requests as part of the 2020-2023 Multi-year budget process.

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. (2018-E07)

Yeas: (13): Mayor M. Brown, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Nays: (1): M. van Holst

Absent: (0): V. Ridley

Motion Passed (13 to 1)

20. (3.3) Renaming of Pleasantview Drive

Motion made by: T. Park

That the Consent Authority BE ADVISED that Municipal Council will take no action to rename Pleasantview Drive, noting the existing conditions relating to the two unconnected portions of Pleasantview Drive have existed for over twelve years, and are known to the residents in the area;

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.

Amendment:

Motion made by: T. Park
Seconded by: H. Usher

That clause 3.3 BE AMENDED to read as follows:

That the Municipal Council TAKE NO ACTION to rename Pleasantview Drive and the Consent Authority BE ADVISED of this decision in relation to the conditions of consent for 1140 and 1154 Sunningdale Road East.

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

Amendment:

Motion made by: T. Park
Seconded by: H. Usher

Motion to Approve Item 20 (3.3), as amended.

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

Item 20, clause 3.3, as amended, reads as follows:

That the Municipal Council TAKE NO ACTION to rename Pleasantview Drive and the Consent Authority BE ADVISED of this decision in relation to the conditions of consent for 1140 and 1154 Sunningdale Road East;

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.

8.2 15th Report of the Planning and Environment Committee

Motion made by: S. Turner

That the 15th Report of the Planning and Environment Committee, BE APPROVED, excluding Item 16(3.8).

Yeas: (14): Mayor M. Brown, M. van Holst, B. Armstrong, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Hubert, A. Hopkins, S. Turner, H. Usher, T. Park, and J. Zaifman

Absent: (0): V. Ridley

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Turner

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 9th Report of the Advisory Committee on the Environment

Motion made by: S. Turner

That the 9th Report of the Advisory Committee on the Environment from its meeting held on September 5, 2018 BE RECEIVED.

Motion Passed

3. (2.2) Application - Creekview Subdivision - Request for a Three Year Extension of Draft Plan of Subdivision Approval (39T-05512)

Motion made by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Landea North Development Inc. and Landea Developments Inc., for the property located at 995 Fanshawe Park Road West:

a) the Approval Authority BE ADVISED that the Municipal Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Landea North Development Inc. and Landea Developments Inc., (File No. 39T-05512), prepared by Whitney Engineering Inc., certified by Jason Wilband (Drawing No. 2), which shows 20 low density residential blocks, two (2) multi-family blocks, one (1) commercial block, two (2) stormwater management blocks and various reserve blocks served by one (1) new collector road and four (4) new local streets, SUBJECT TO the revised conditions contained in the ~~attached~~ Appendix "39T-05512"; and,

b) the applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information appended to the staff report dated September 24, 2018 as Schedule "B". (2018-D09)

Motion Passed

4. (2.3) Application - 982 Gainsborough Road (H-8908) (Relates to Bill No. 574)

Motion made by: S. Turner

That, on the recommendation of the Senior Planner, Development Planning, based on the application by Highland Homes, relating to the property located at 982 Gainsborough Road, the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 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 Business District (h-11*h-17*BDC1/BDC2) Zone TO a Business District (BDC1/BDC2) Zone to remove the h-11 and h-17 holding provisions. (2018-D09)

Motion Passed

5. (2.4) Application - 1090, 1092 and 1096 Hamilton Road (Relates to Bill No. 575)

Motion made by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Italian Seniors Project, relating to the properties located at 1090, 1092 and 1096 Hamilton Road, the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R8 Special Provision (h-213•R8-4(41)) Zone TO a Residential R8 Special Provision (R8-4(41)) Zone to remove the h-213 holding provision. (2018-D09)

Motion Passed

6. (2.5) Application - Part Lot Control - 1245 Michael Street - Blocks 1 and 2 - 33M-745 (P-8858) (Relates to Bill No. 571)

Motion made by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, with respect to the application by Wastell Builders (London) Inc., the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to exempt Blocks 1 and 2, Registered Plan 33M-745, from the Part Lot Control provisions of Subsection 50(5) of the Planning Act, for a period not exceeding three (3) years. (2018-D25)

Motion Passed

7. (2.6) Amendment to By-law CP-1 - Expansion of Old East Village Business Improvement Plan (Relates to Bill No. 569)

Motion made by: S. Turner

That, on the recommendation of The Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the

Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated September 24, 2018, being a by-law to amend By-law CP-1 "A by-law to provide for the Improvement Area to be known as the Old East Village Business Improvement Area and to Establish a Board of Management Therefor" BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018, relating to the Old East Village Business Improvement Area request for expansion. (2018-D19)

Motion Passed

8. (2.7) Designation of an Improvement Area Under Section 204 of The Municipal Act 2001 - Hamilton Road Business Improvement Area (Relates to Bill No. 570)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated September 24, 2018, being "A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hamilton Road Business Improvement Area" BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018, to designate the Hamilton Road Business Improvement Area in accordance with section 204 of the Municipal Act, 2001. (2018-D19)

Motion Passed

9. (3.1) VersaBank Incentives - 1979 Otter Place - Request to Extend Airport Area Community Improvement Plan (CIP) Tax Increment Grant

Motion made by: S. Turner

That the Managing Director, Planning and City Planner's report dated September 24, 2018 entitled "VersaBank 1979 Otter Place - Request to extend Airport Area Community Improvement Plan (CIP) Tax Increment Grant" and the communication dated September 20, 2018 from D.R. Taylor, President & CEO, VersaBank, withdrawing their request for delegation status BE RECEIVED. (2018-D19)

Motion Passed

10. (3.2) Application - 1877 Sandy Somerville Lanes - Request for Draft Plan of Subdivision Approval (39T-18503)

Motion made by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the property located at 1877 Sandy Somerville Lane:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application by Sifton Properties, for draft plan of subdivision relating to the property located at 1877 Sandy Somerville Lane;

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-18503) as prepared by AGM Land Surveyors, certified by Jason Wilband, OLS, which shows one (1) residential block, SUBJECT TO the conditions contained in the ~~attached~~ Appendix "39T-18503";

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. (2018-D09)

Motion Passed

11. (3.3) Application - 418 Oxford Street East (SPA-18-061)

Motion made by: S. Turner

That, on the recommendation of the Manger, Development Planning, the following actions be taken with respect to the application by Jason King, relating to the property located at 418 Oxford Street East:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the conversion of a single detached dwelling to a converted dwelling with three units; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application;

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 proposed Site Plan is consistent with the Provincial Policy Statement, which encourages infill and intensification and the provision of a range of housing types, compact urban form and efficient use of existing infrastructure;
- the proposed Site Plan has regard to the use, intensity, and form in conformity with The London Plan, and will implement Key Direction 5 – Build a Mixed-Use Compact City given this proposal supports intensification, takes advantage of existing services and facilities, and reduces the need to grow outward.

- the proposed Site Plan is in conformity with the policies of the Multi-Family, Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate medium density form in accordance with the Official Plan policies; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (2018-D09)

Motion Passed

12. (3.4) Application - 3425 Emily Carr Lane (39T-16508/Z-8697)
(Relates to Bill No. 576)

Motion made by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 2178254 Ontario Limited, c/o DNL Group Inc., relating to the property located at 3425 Emily Carr Lane (1160 Wharncliffe Road South):

- a) the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan and the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) and Urban Reserve (UR6) Zone TO a Holding Residential R4 Special Provision (h.*h-100*h-104*h-155*R4-4(2)) Zone, to permit street townhouse dwellings with a minimum lot area of 180 m², and a special provision to permit a minimum lot frontage of 6.7 metres, a Holding Residential R5 (h.*h-100*h-104*h-155*R5-7) Zone, to permit cluster townhouse development and a Holding Residential R8 (h*h-100*h-104*h-198*R8-4) Zone, to permit apartments to a maximum height of 13 metres;

it being noted that the following holdings provision have also been applied:

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement and the provision of adequate securities.
- (h-100) holding provision - to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.
- (h-104) holding provision - to ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "h-105" symbol shall not be deleted until the report has been accepted to the satisfaction of the General Manager of Planning and Development and City Engineer.

- (h-155) holding provision - Purpose: The removal of the h-155 symbol shall not occur until such time as the Owner has entered into a development agreement with the City of London, to ensure that the development is consistent with and conforms to the guidelines and vision of OPA 541, Southwest Area Secondary Plan (SWAP).

- (h-198) holding provision - Purpose: To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan.

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application by 2178254 Ontario Limited, c/o DNL Group Inc., for draft plan of subdivision relating to the property located at 3425 Emily Carr Lane(1160 Wharnccliffe Road South);

c) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the recommended plan of residential subdivision, which shows seven (7) medium density residential blocks and three (3) local public street SUBJECT TO the conditions contained in the ~~attached~~ Appendix "39T-16508"; and,

d) the applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information appended to the staff report dated September 24, 2018 as Schedule "B";

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 residential development is consistent with the Provincial Policy Statement;

- the draft plan conforms with the Neighbourhood designation policies of the City of London, as contained in The London Plan and Multi-Family, Medium Density designation of the Official Plan;

- the proposed road and lot pattern is integrated with a future subdivision to the north, and an existing residential subdivision to the east, with public road access provided by an extension of Lismer Way;

- the recommended zoning and conditions of draft approval will ensure that development of services occurs in an orderly manner; and,

- the recommended development represents good land use planning. (2018-D09)

Motion Passed

13. (3.5) Application - 745-747 Waterloo Street (Z-8921) (Relates to Bill No. 577)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of The Y Group Investments and Management Inc., relating to the property located at 745-747 Waterloo Street:

a) the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 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/Office Conversion (R2-2/OC4) Zone TO a Residential R2/Office Conversion Special Provision Zone (R2-2/OC6(_)) Zone at 745 Waterloo Street and FROM an Office Conversion/ Convenience Commercial Special Provision (OC4/CC(1)) Zone TO an Office Conversion Special Provision/Convenience Commercial Special Provision Zone (OC6(_)/CC(1)) Zone at 747 Waterloo Street; and,

b) the Civic Administration BE REQUESTED to review, in consultation with the neighbourhood, the traffic and parking congestion concerns raised by the neighbourhood and to report back at a future Planning and Environment Committee meeting;

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

- a communication from B. and J. Baskerville, by e-mail;
- a communication from C. Butler, 863 Waterloo Street; and,
- a communication from L. Neumann and D. Cummings, Co-Chairs, Piccadilly Area Neighbourhood Association;

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 recommended Zoning By-law Amendment would allow for the reuse of the existing buildings with an expanded range

of office conversion uses that are complementary to the continued development of Oxford Street as an Urban Corridor, consistent with The London Plan policies for the subject site. Limiting the requested Zoning By-law Amendment to the existing buildings helps to ensure compatibility with the surrounding heritage resources and also that the requested parking and landscaped area deficiencies would not be perpetuated should the site be redeveloped in the future. While the requested parking deficiency is less than the minimum required by zoning, it is reflective of the existing conditions. By restricting the office conversion uses to the ground floor of the existing building at 745 Waterloo Street and the entirety of the existing building at 747 Waterloo Street (rather than the entirety of both buildings, as requested by the applicant), the parking requirements for the site would be less than the parking requirements for the existing permitted uses. The applicant has indicated a willingness to accept the special provisions limiting the permitted uses to the ground floor of the existing building at 745 Waterloo Street and to the entirety of the existing building at 747 Waterloo Street. (2018-D09)

Motion Passed

14. (3.6) Application - 723 Lorne Avenue (former Lorne Avenue Public School Site) (Z-8454) (Relates to Bill No. 578)

Motion made by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 723 Lorne Avenue:

a) the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Neighbourhood Facility (NF) Zone TO a Residential R1 Special Provision (R1-2(_)) Zone and an Open Space (OS1) Zone; and,

b) that any procurement process associated with the subject site evaluate submissions to ensure that the design of development is consistent with “Section 4.5.1 Design Guidelines for New Buildings” of the Old East Heritage Conservation District – Conservation and Design Guidelines when determining the successful proponent;

it being noted that the Planning and Environment Committee reviewed and received a communication from R.N.R. Crossman, 482 Elizabeth Street, with respect to this matter;

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 Old East Village has been identified as being parks deficient, relying heavily on the former Lorne Avenue Public School site for community outdoor space. The City acquired the former Lorne Avenue Public School site due to this municipal need for parkland in the area. While a portion of the funding for acquiring the former Lorne Avenue Public School site was from the City's Parklands Reserve Fund, the remainder of the funding came from other funding sources with the expectation that the portion of the site not used for parkland would be developed for residential uses in the future. Working closely with the community, a preferred land use concept was prepared that would permit a public park and would also allow a portion of the site to be sold for residential development in the form of single detached dwellings. The Zoning By-law Amendment includes special provisions to help ensure any future development of the site is compatible with the Old East Heritage Conservation District. (2018-D09)

Motion Passed

15. (3.7) Application - 900 King Street and 925 Dundas Street (OZ-8937) (Relates to Bill No.s 579 and 580)

Motion made by: S. Turner

That, the following actions be taken with respect to the application of the Western Fair Association and The Corporation of the City of London, relating to the property located at 900 King Street and 925 Dundas Street:

- a) the proposed by-law appended to the staff report dated September 24, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 TO AMEND Section 6.2.2 ii) of the Official Plan to adopt permitted uses for the Western Fairgrounds as identified in The London Plan;
- b) the proposed ~~attached~~, revised by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to ADD new definitions to Section 2 (Definitions), and to change the zoning of the subject property FROM a Regional Facility Special Provision (RF(2)) Zone TO a Holding Regional Facility Special Provision (h-5•h-18•h-205•RF(*)) Zone and a Holding Regional Facility Special Provision (h-*•h-205•RF(*)) Zone;
- c) the Civic Administration BE DIRECTED to consider amendments to the Official Plan and the Zoning By-law for the balance of the Western Fairgrounds that are located north of King Street and bounded by existing commercial/residential to the north, Ontario Street to the east, King Street to the south and Rectory Street to the west; and located south of Florence Street bounded by Florence Street to the north, Egerton Street to the east, the CN railway facilities to the south and Rectory Street to the west to align

the planning framework for all the sites operated by Western Fair Association;

d) the Civic Administration BE DIRECTED to review the proposed Statement of Significance contained in the Cultural Heritage Evaluation Report for 900 King Street prepared by Common Bond Collective (August 2018) and consult with the London Advisory Committee on Heritage for consideration of the designation of the property under Part IV of the Ontario Heritage Act (R.S.O. 1990, as amended);

e) the Site Plan Approval Authority BE REQUESTED to consider the following for inclusion in the Development Agreement:
“That the owner/developer be required to execute and complete the recommendations of the archeological monitoring mitigation strategy to the satisfaction of the City of London.”; and,

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

i) locate any new buildings as close to Queen’s Park as practical, in order to contribute to a positive relationship with this key public space and help to further define the edge of the park;

ii) ensure that new building locations do not preclude the opportunity for street-oriented buildings abutting Florence Street, Rectory Street and King Street in order to provide for an active street edge in the future.

iii) provide an on-site walkway that connects between Queen’s Park and the Park-facing building entrance, moving pedestrians through any intervening surface parking area. This walkway should be significantly wider than standard walkways, have a distinctive surface material and/or finish, and be supported by appropriate flanking landscaping, including trees, along its edges;

iv) design the northerly (facing Queen’s Park) and westerly (facing Rectory Street) building elevations as principal building elevations. The principal building elevations will be the priority for architectural treatment and emphasis. Principal building elevations are meant as the front “face” of the building. They should include primary building entrances and transparent glazing as a principal component providing openness between the interior building activity areas and the exterior. Emphasis of primary building entrances should be achieved through a combination of glazing, lighting, signage and building overhangs or canopies;

v) secondary building elevations should be designed with windows or glazing, a diversity of material types (which may include non-transparent glazing), colours, and/or features together with variations in the depth of the wall plane to avoid long stretches of blank, monotonous, and featureless walls. Design elements should be applied to establish a positive pedestrian environment;

vi) design taller hotel components with a base that contributes to a transparent, active, and human-scale on the ground; and a top that provides a refined and interesting finish to the building that

would reflect its prominence within the broader Western Fair District and Old East Village;

vii) use quality, durable cladding materials throughout all building elevations that fit with the overall building architecture and unify the project. There is a wide diversity of cladding materials that are appropriate for a contemporary architectural expression, including compositions of transparent glass, metals, woods and masonry products;

viii) explore opportunities for incorporating similar materials, colours or finishes from surrounding cultural heritage resources;

ix) include screening walls to rear loading and service areas and any field of parking; and ensure that these walls are clad in a consistent fashion to that of the main building architecture; and,

x) parking should be avoided between Queen's Park and any adjacent building;

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 recommended amendments are consistent with the 2014 Provincial Statement ("PPS") and will provide for a broad range and mix of entertainment, recreational, and secondary commercial land uses that will allow for the intensification, redevelopment, and revitalization of the subject lands. The recommended range and mix of land uses will also provide for more sustainable, year-round tourism on the subject lands which has the potential to improve the long-term economic prosperity of the community and support current and planned transit proximate to the subject lands consistent with the PPS;
- the recommended amendment to the 1989 Official Plan to explicitly allow hotels on the Western Fairgrounds is consistent with the expanded recreational and entertainment focus for the Western Fairgrounds in The London Plan;
- the recommended amendment to the Zoning By-law, and the list of specific land uses to be recognized as additional permitted uses is generally consistent with the permitted use of Western Fairgrounds as described in the 1989 Official Plan and conforms to the specific policies for the Western Fairgrounds in The London Plan;
- the recommended regulations providing a single parking rate for all permitted uses and the ability to locate required parking on adjacent lots will result in a reasonable and appropriate amount of parking, consistent with the PPS that promotes appropriate development standards and the efficient use of land. The recommended increase in building height up to a maximum of 50 metres for hotels without the use of Bonus Zoning conforms to the 12-storey building height maximum contemplated in The London Plan. The recommended minimum yard depth requirement abutting a public street of 3.0 metres will support street-oriented

development consistent with the form based consideration for the Western Fairgrounds found in The London Plan;

- recognizing the significant cultural heritage value of the subject lands, and consistent with the PPS and conforming to the 1989 Official Plan and The London Plan that direct significant cultural heritage resources to be conserved, it is a recommendation of this report that Staff be directed to consider designation of the subject lands under Part IV of the Ontario Heritage Act;
- consistent with the PPS and conforming to the 1989 Official Plan and The London Plan that direct significant archaeological resources be conserved, holding provisions will be used to ensure that potential archaeological matters are addressed. This includes the use of a new holding provision for an archaeological monitoring mitigation strategy. It is also a recommendation of this report, that the Site Plan Approval Authority be requested to consider adding a clause to the Development Agreement that the owner/developer be required to execute and complete the recommendations of the archeological monitoring mitigation strategy to ensure the conservation of archaeological resources; and,
- a holding provision is also recommended to be used to ensure any land uses compatibility issues with major facilities, namely railway facilities, are addressed consistent with the PPS, and conforming to The London Plan and other relevant guideline documents. (2018-D09)

Motion Passed

17. (4.1) 9th Report of the London Advisory Committee on Heritage

Motion made by: S. Turner

That the following actions be taken with respect to the 9th Report of the London Heritage Advisory Committee from its meeting held on September 12, 2018:

- a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act to remove and replace the existing slate roof on the building located at 836 Wellington Street, consent BE GIVEN with the condition that the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; it being noted that the London Advisory Committee on Heritage is satisfied with the proposed shingle brought forward by the applicant;

it being noted that the presentations appended to the 9th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, and C. and R. Leishman, property owners, with respect to this matter, were received;

- b) the following actions be taken with respect to the Notice of Planning Application, dated August 29, 2018, from M. Knieriem, Planner II and the Heritage Impact Assessment (HIA) dated August 2018 and communication dated September 6, 2018, from ASI Archaeological Cultural Heritage Services with respect to the

property located at 723 Lorne Avenue, located in the Old East Heritage Conservation District:

- i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied by the recommendations of the above noted HIA; and
- ii) the Civic Administration BE ADVISED that the LACH prefers development concept 1 from the above-noted Notice of Planning Application;

it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from M. Knieriem, Planner II, with respect to this matter, was received;

- c) the Civic Administration BE REQUESTED to undertake the following actions with respect to the update on the Rapid Transit Cultural Heritage Screening Report:

- i) provide the London Advisory Committee on Heritage (LACH) with the final Cultural Heritage Screening Report (CHSR);
- ii) consult the LACH on the post-Transit Project Assessment Process (TPAP), Cultural Heritage Evaluation Process (CHER) and Heritage Impact Assessment (HIA) methodology;
- iii) consult the LACH with respect to the proposed groupings of properties for the completion of Cultural Heritage Evaluation Reports (CHERs) and/or Heritage Impact Assessments (HIAs); and,
- iv) consult the LACH on the identification of individual properties which warrant individual, property-specific, CHERs and/or HIAs;

it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from J. Hodgins, Engineer-in-Training, Environmental and Engineering Services, with respect to this matter, was received;

- d) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research assessment and conclusions of the Heritage Impact Review, dated June 2018, from Kirkness Consulting, with respect to the property located at 470 Colborne Street; it being noted that the LACH is not opposed to the proposed Official Plan and Zoning By-law Amendment and that a Heritage Alteration Permit may be required for any exterior alterations;

it being further noted that the Notice of Planning Application, dated August 29, 2018, from B. Debbert, Senior Planner, with respect to the above-noted matter, was received;

e) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the properties identified in Appendix A of the staff report, dated September 12, 2018, BE REMOVED from the Register (Inventory of Heritage Resources); it being noted that the demolition requests were processed following the applicable legislation and practice at the time of the request and that no further notification or consultation is required;

f) the Civic Administration BE REQUESTED to report back at a future meeting of the London Advisory Committee on Heritage with respect to further information related to proposed City of London Guidelines for the Installation of Photovoltaic Technology on Heritage Designated Properties; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, with respect to this matter, was received;

g) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act for upgrades to the commercial storefront and signage to the building located at 187 Dundas Street, within the Downtown Heritage Conservation District, BE PERMITTED, with the term and condition that the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received;

h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c.O.18, of Municipal Council's intent to designate the property located at 432 Grey Street to be of cultural heritage value or interest for the reasons outlined in the revised Statement of Cultural Heritage Value or Interest appended to the 9th Report of the London Advisory Committee on Heritage; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received;

i) the Civic Administration BE REQUESTED to add the Register (Inventory of Heritage Resources) to the City of London's Open Data Portal; it being noted that a communication from M. Whalley, with respect to this matter, was received;

j) the following actions be taken with respect to the 2018 London Advisory Committee on Heritage (LACH) Work Plan:

i) the revised 2018 Work Plan appended to the 9th Report of the London Advisory Committee on Heritage BE RECEIVED; it being noted that changes were made to the distribution of the LACH budget; and,

ii) the item on the above-noted work plan, with respect to heritage signage and plaque placement and funding, BE REFERRED to the Education Sub-Committee for review and a report back to the LACH; and,

k) clauses 1.1, 2.1, 2.4, 3.1 to 3.9, 3.11 to 3.15, 4.1, 4.2, 5.5, 5.7, 5.8, 5.10 and 5.11 BE RECEIVED.

Motion Passed

18. (4.2) Byron Valley Conceptual Nature Trail Plan

Motion made by: S. Turner

That D. Park, L. Black, C. Morrison, E. Washburn, J. Santin and M. Laliberte, BE GRANTED delegation status at the October 29, 2018 Planning and Environment Committee meeting with respect to the Byron Valley Conceptual Nature Trail Plan concurrent with the Managing Director, Planning and City Planner's report. (2018-D09)

Motion Passed

16. (3.8) Application - 230 North Centre Road (OZ-8874)

At 4:56 PM, Councillor V. Ridley enters the meeting.

Motion made by: S. Turner

The application by Tricar Group, relating to the property located at 230 North Centre Road, BE REFERRED back to the Civic Administration to initiate consultation between the applicant, the community and the Civic Administration to explore potential revisions to the proposed development taking into consideration the concerns raised by the public; it being noted that the Civic Administration will report back no later than the November 12, 2018 meeting of the Planning and Environment Committee on the results of the consultation;

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

- a petition signed by approximately 210 people;
- a communication dated September 13, 2018 from D. Holman, 32-145 North Centre Road;
- a communication dated September 13, 2018 from P. Digby, 16-1890 Richmond Street;
- a communication dated September 13, 2018 from J. Brania, by e-mail;
- a communication dated September 13, 2018 from I.G. Walker, by e-mail;
- a communication dated September 13, 2018 from A.M. Patrick, by e-mail;

- a communication dated September 13, 2018 from F. Birch, 1890 Richmond Street;
- communications dated September 14 and 20, 2018 from V. Digby, 1890 Richmond Street;
- a communication dated September 14, 2018 from M. Bogdan Stanescu, by e-mail;
- a communication dated September 17, 2018 from D. Bai, by e-mail;
- communications dated September 17 and 20, 2018 from B. Boss, by e-mail;
- a communication dated September 19, 2018 from S. Glikzman, 1890 Richmond Street;
- a communication dated September 19, 2018 from M. Birch, 1890 Richmond Street;
- a communication dated September 19, 2018 from A. Robin and R.M.L. Bajonero, 52-250 North Centre Road;
- a communication dated September 19, 2018 from P. Newson, by e-mail;
- a communication dated September 19, 2018 from N. Cottle, 21-215 North Centre Road;
- a communication dated September 19, 2018 from Y. Yang, J.J. Ding and R. and M. Mclean, 215 North Centre Road;
- a communication dated September 20, 2018 from J. Cottle, 215 North Centre Road;
- a communication dated September 20, 2018 from O. da Silva, by e-mail;
- a communication dated September 20, 2018 from H. Morrison, McGarrell Drive;
- a communication dated September 20, 2018 from Main, by e-mail;
- a communication dated September 20, 2018 from D. Hillis, by e-mail;
- a communication dated September 20, 2018 from M. Ordoñez, by e-mail;
- a communication dated September 20, 2018 from M. Gajda, by e-mail;
- a communication dated September 20, 2018 from P. Reath, by e-mail;
- a communication dated September 20, 2018 from A. Watson, by e-mail;
- a communication dated September 20, 2018 from B. Auger, 145 North Centre Road;
- a communication dated September 20, 2018 from C. MacKinnon, 203-235 North Centre Road;
- a communication dated September 21, 2018 from J. Chemali, 1997 Valleyrun Boulevard;
- a communication dated September 20, 2018 from D. Stollar and D. Morrison, 31-145 North Centre Road;

- a communication dated September 21, 2018 from G. McGinn-McTeer, Past President, Stoneybrook Heights/Uplands Residents Association;
- a communication dated September 21, 2018 from J. and S. Jackson, 185 North Centre Road;
- a communication dated September 20, 2018 from J. Chestnut, 145 North Centre Road;
- a communication dated September 20, 2018 from L. Ibrahim, 145 North Centre Road;
- a communication dated September 21, 2018 from R. and S. Sturdy, 9-230 North Centre Road;
- a communication dated September 20, 2018 from R. Croft, by e-mail;
- a communication dated September 21, 2018 from R. Marti, by e-mail;
- a communication dated September 21, 2018 from R. Whimster, 55-250 North Centre Road; and,
- a communication dated September 20, 2018 from Denis, by e-mail;

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.

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

Nays: (2): J. Helmer, and J. Zaifman

Motion Passed (13 to 2)

8.3 17th Report of the Corporate Services Committee

Motion made by: J. Helmer

That the 17th Report of the Corporate Services Committee, BE APPROVED, excluding Items 2(2.3) and 5(2.1).

Yeas: (15): Mayor 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. Usher, T. Park, and J. Zaifman

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

Councillor J. Morgan discloses a pecuniary interest in Item 2.1, having to do with the City of London 2019 Provincial and Federal Budget Submissions, specific to those matters related to Bus Rapid Transit, as his employer, Western University, has an interest in the project.

Motion Passed

3. (2.5) Asset Review: Class A- Vacant Land and Buildings and Class C - Major Venues, Non-Core Services and Assets

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer the following actions be taken with respect to Asset Review: Class A and Class C:

- a) the reporting of the proceeds from the sale of surplus lands, and the update on the City of London Class C – Major Venues, Non-Core Services and Assets BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to allocate \$434,716 of net proceeds from the completed sales of surplus land as per the Council approved Sale of Major Assets Policy;
- c) the Civic Administration BE DIRECTED to take no further action regarding the review of the following City-owned heritage assets:
 - i) Baty House;
 - ii) Eldon House/Coach House/Greenhouse/ Interpretive Centre/Museum;
 - iii) EP Williams Estate/Gatehouse;
 - iv) Flint Cottage/Flint Shelter/ Springbank Pumphouse;
 - v) Grosvenor Lodge/Carriage House;
 - vi) Park Farm; and,
- d) the Civic Administration BE DIRECTED to bring forward a detailed business case as part of the 2020-2023 Multi-Year Budget to support the costs associated with the transition plan and subsequent disposition of T-Block building.

Motion Passed

4. (2.7) Vehicle Donation to ReForest London (Relates to Bill No. 568)

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, notwithstanding the Procurement of Goods and Services Policy the following actions be taken with respect to the vehicle donation to ReForest London:

- a) the proposed by-law appended to the staff report dated September 25, 2018 as Appendix “A” BE INTRODUCED at the October 2, 2018 meeting of the Municipal Council to make a grant of a City-owned surplus truck to ReForest London; and
- b) the Civic Administration BE AUTHORIZED to transfer \$9,500 from the Community Investment Reserve Fund to the Vehicle & Equipment Reserve Fund.

Motion Passed

6. (2.2) Reserves Rationalization Report

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to The Corporation of the City of London reserves:

a) the following six (6) reserves BE APPROVED as the reserves of The Corporation of the City of London:

i) tax Supported Budget – Operating Budget Contingency Reserve and Operating Efficiency, Effectiveness & Economy Reserve;

ii) wastewater & Treatment Rate Supported Budget – Wastewater Budget Contingency Reserve and Wastewater Efficiency, Effectiveness & Economy Reserve;

iii) water Rate Supported Budget – Water Budget Contingency Reserve and Water Efficiency, Effectiveness & Economy Reserve;

b) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE AUTHORIZED to take any and all actions necessary to align the reserves approved in a), above, with the provisions of the City's Reserve and Reserve Fund Policy; and

c) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE AUTHORIZED to take the following actions with respect to winding down and terminating reserves currently held by The Corporation of the City of London that are no longer included in the reserves approved in a) above:

i) transfer reserve balances identified in Appendix B to the Operating Budget Contingency Reserve and terminate reserves after the transfers are complete;

ii) transfer reserve balance identified in Appendix C to the City Facilities Reserve Fund and terminate reserve after the transfer is complete; and

iii) convert reserves identified in Appendix D into reserve funds, terminate reserves after the conversions are complete and balances have been transferred, it being noted that Civic Administration will bring forward appropriate reserve fund by-laws to a future Corporate Services Committee meeting.

Motion Passed

7. (2.4) 2018 Operating Budget Mid-Year Monitoring Report - Property Tax, Water, Wastewater and Treatment Budgets

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to 2018 Mid-Year Monitoring:

a) the 2018 Operating Budget Mid-Year Monitoring Report for the Property Tax Supported Budget (refer to Appendix A as appended to the staff report dated September 25, 2018), Water, and Wastewater & Treatment Budgets BE RECEIVED for information it being noted that the year-end positions for the net corporate projections below could fluctuate significantly based on factors beyond the control of Civic Administration:

- i) Property Tax Supported Budget surplus of \$2.1 million as identified by Civic Administration, Boards and Commissions. The projected year-end position includes the contributions to Reserve Funds listed in items b) and c);
- ii) Water Rate Supported Budget surplus of \$2.7 million;
- iii) Wastewater & Treatment Rate Supported Budget surplus of \$4.7 million;
- b) the Civic Administration BE AUTHORIZED to contribute the Housing Development Corporation's year-end operational surplus, if any, to the Housing Development Corporation Reserve Fund which will be used to support housing initiatives and future work of the Housing Development Corporation;
- c) the Civic Administration BE AUTHORIZED to contribute Information Technology Services year-end operational surplus, if any, to the Technology Services Reserve Fund to be used to support investments in corporate systems;
- d) the Civic Administration BE AUTHORIZED to contribute to or drawdown from the Water Capital Reserve Fund to balance year-end operations of the Water Budget should the budget be in a surplus/deficit position;
- e) the Civic Administration BE AUTHORIZED to contribute to or drawdown from the Wastewater Rate Stabilization Reserve to balance year-end operations of the Wastewater & Treatment Budget should the budget be in a surplus/deficit position;
- f) the Civic Administration BE AUTHORIZED to allocate Wastewater & Treatment Budget year-end surplus from the Wastewater Rate Stabilization Reserve to the Sewage Works Reserve Fund should the Wastewater Rate Stabilization Reserve achieve its target balance of 2.5% of the Wastewater & Treatment Revenue Budget, noting that in previous years this Reserve Fund has been drawn from to offset operational deficits; and
- g) the Civic Administration's contribution of \$1,989,623 (\$1,760,121 – Property Tax Supported; \$76,925 – Water; and \$152,577 – Wastewater & Treatment) to the Efficiency, Effectiveness and Economy Reserve in 2018 BE RECEIVED for information.

Motion Passed

- 8. (2.6) Update #2: Harassment and Discrimination - Third Party Review

Motion made by: J. Helmer

That, on the recommendation of the City Manager and the Managing Director, Corporate Services and Chief Human Resources Officer, the following actions be taken:

- a) the staff report dated September 25, 2018 BE RECEIVED for information; and
- b) the Civic Administration BE AUTHORIZED to exceed Council approved spending limits up to an additional \$200,000 for this review as necessary to complete the work which will be awarded as a Single Source Procurement as per section 14.4 (b) of the Procurement of Goods and Services Policy.

Motion Passed

9. (3.1) Tax Adjustment Agenda

Motion made by: J. Helmer

That the recommendations contained in the Tax Adjustment Agenda dated September 25, 2018 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.

Motion Passed

2. (2.3) 2018 Mid-Year Capital Budget Monitoring Report

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the 2018 Mid-Year Capital Monitoring Report :

- a) the above-noted report BE RECEIVED for information, it being noted that the life-to-date capital budget represents \$1.9 billion with \$1.3 billion committed and \$0.6 billion uncommitted; it being further noted that the City Treasurer, or designate, will undertake the housekeeping adjustments identified in the Report, in accordance with the Multi-Year Budget Policy adopted by By-law No. CPOL.-45-241;
- b) the status updates of active 2015 life-to-date capital budgets (2015 and prior) having no future budget requests, appended to the staff report dated September 25, 2018 as Appendix "B", BE RECEIVED for information;
- c) the following actions be taken with respect to the completed Capital Projects identified in Appendix "C", as appended to the staff report dated September 25, 2018, which have a total of \$6.2 million of net surplus funding:
 - i) the Capital Projects included in Appendix "C" BE CLOSED;
 - ii) the following actions be taken with respect to the funding associated with the Capital Projects approved for closure in c) i), above:

Rate Supported

- A) capital receipts funding of \$264,943 BE TRANSFERRED to Capital Projects in a net deficit position;
- B) authorized debt financing of \$860,123 BE RELEASED resulting in a reduction of authorized, but unissued debt;
- C) uncommitted reserve fund drawdowns of \$1,511,647 BE RELEASED from the reserve funds which originally funded the projects;

Non-Rate Supported

- D) uncommitted reserve fund drawdowns of \$2,936,042 BE RELEASED from the reserve funds which originally funded the projects;
- E) authorized debt financing of \$887,903 BE RELEASED resulting in a reduction of authorized, but unissued debt; and
- F) other net non-rate supported funding sources of \$226,254 BE ADJUSTED in order to facilitate project closings.

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

Recuse: (1): M. Salih

Motion Passed (14 to 0)

5. (2.1) City of London 2019 Provincial and Federal Budget Submissions

Motion made by: J. Helmer

That, on the recommendation of the Director, Community & Economic Innovation, the following actions be taken with respect to the City of London's 2018 Budget Submissions:

- a) the Civic Administration BE DIRECTED to submit the City of London 2019 Provincial Budget Submission, as appended to the staff report dated September 25, 2018, to the Government of Ontario as part of the provincial pre-budget submission process;
- b) the Civic Administration BE DIRECTED to submit the City of London 2019 Federal Budget Submission, as appended to the staff report dated September 25, 2018, to the Government of Canada as part of the federal pre-budget submission process; and,
- c) the report dated September 25, 2018 with respect to this matter, BE RECEIVED.

Yeas: (11): Mayor M. Brown, B. Armstrong, J. Helmer, M. Cassidy, P. Hubert, A. Hopkins, V. Ridley, S. Turner, H. Usher, T. Park, and J. Zaifman

Nays: (3): M. van Holst, M. Salih, and P. Squire

Recuse: (1): J. Morgan

Motion Passed (11 to 3)

9. Added Reports

9.1 17th Report of Council in Closed Session

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

ABSENT: Councillor V. Ridley.

ALSO PRESENT: M. Hayward, B. Card, B. Coxhead, K. Dawtrey, C. Saunders and B. Westlake-Power.

Motion made by: H. Usher

1. That the Council in Closed Session met, in camera, for the purpose of considering a matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions and litigation or potential litigation affecting the municipality, and advice which is subject to solicitor-client privilege, including communications necessary for that purpose.
(6.1/17/CSC)

Yeas: (15): Mayor 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. Usher, T. Park, and J. Zaifman

Motion Passed (15 to 0)

10. Deferred Matters

None.

11. Enquiries

Councillor P. Squire enquires with respect to the unsanctioned "Fake Homecoming" event over the past weekend (September 29), as to whether there is a way forward to manage this event. The City Manager advises that there will be conversations and that there will be a report back to Council as to next steps, noting that there will be costs to managing this.

12. Emergent Motions

None.

13. By-laws

Motion made by: H. Usher
Seconded by: M. van Holst

That Introduction and First Reading of Bill No.'s 567 to 580, BE APPROVED.

Yeas: (15): Mayor 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. Usher, T. Park, and J. Zaifman

Motion Passed (15 to 0)

Motion made by: J. Helmer
Seconded by: A. Hopkins

That Second Reading of Bill No.'s 567 to 580, BE APPROVED.

Yeas: (15): Mayor 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. Usher, T. Park, and J. Zaifman

Motion Passed (15 to 0)

Motion made by: T. Park
Seconded by: J. Helmer

That Third Reading and Enactment of 567 to 580, BE APPROVED.

Yeas: (15): Mayor 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. Usher, T. Park, and J. Zaifman

Motion Passed (15 to 0)

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

Bill No. 567 By-law No. A.- 7778-484	A by-law to confirm the proceeding of the Council Meeting held on the 2 nd day of October, 2018. (City Clerk)
Bill No. 568 By-law No. A.- 7779-485	A by-law to make a grant of a City owned surplus truck to ReForest London. (2.7/17/CSC)
Bill No. 569 By-law No. CP-1-18003	A by-law to amend by-law CP-1 “A by-law to provide for the Improvement Area to be known as The Old East Village Business Improvement Area and to Establish a Board of Management Therefor” to expand the area designated as an improvement area; to amend the board of management; and to amend certain procedures for the purpose of managing the Old East Village Business Improvement Area. (2.6/15/PEC)
Bill No. 570 By-law No. C.P.-1528- 486	A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hamilton Road Business Improvement Area. (2.7/15/PEC)
Bill No. 571 By-law No. C.P.-1529- 487	A by-law to exempt from Part Lot Control lands located on Michael Circle, north of Michael Street, formerly known as 1245 Michael Street, legally described as Blocks 1 and 2 in Registered Plan 33M-745, more accurately described as Parts 1-126 inclusive on Reference Plan 33R- 20211 in the City of London and County of Middlesex. (2.5/15/PEC)
Bill No. 572 By-law No. PS-113-18027	A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.9/13/CWC)
Bill No. 573 By-law No. WM-12-18015	A by-law to amend by-law WM-12 being “A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London”. (2.16/13/CWC)
Bill No. 574 By-law No. Z.- 1-182692	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 982 Gainsborough Road. (2.3/15/PEC)
Bill No. 575 By-law No. Z.- 1-182693	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1090, 1092 & 1096 Hamilton Road. (2.4/15/PEC)
Bill No. 576 By-law No. Z.- 1-182694	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3425 Emily Carr Lane. (3.4/15/PEC)
Bill No. 577 By-law No. Z.- 1-182695	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 745-747 Waterloo Street. (3.5/15/PEC)
Bill No. 578 By-law No. Z.- 1-182696	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 723 Lorne Avenue. (3.6/15/PEC)

Bill No. 579 By-law No. C.P.- 1284(ud)-488	A by-law to amend the Official Plan for the City of London, 1989 relating to 900 King Street and 925 Dundas Street. (3.7a/15/PEC)
Bill No. 580 By-law No. Z.- 1-182697	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 900 King Street and 925 Dundas Street and to amend Section 2 (Definitions). (3.7b/15/PEC)

14. Adjournment

Motion made by: V. Ridley

Seconded by: H. Usher

That the meeting adjourn.

Motion Passed

The meeting adjourns at 5:20 PM.

Matt Brown, Mayor

Catharine Saunders, City Clerk