



## Council Minutes

The 17th Meeting of City Council  
September 17, 2019, 4:00 PM

Present: Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier  
Absent: M. van Holst, S. Lehman  
Also Present: L. Livingstone, A. Anderson, A. Barbon, G. Barrett, B. Card, S. Corman, B. Coxhead, S. Datars Bere, G. Kotsifas, J. McGonigle, S. Miller, D. O'Brien, C. Saunders, K. Scherr, M. Schulthess, S. Stafford, J. Taylor and B. Warner.

The meeting was called to order at 4:01 PM, with Mayor E. Holder in the Chair and all Members present, except Councillors M. van Holst and S. Lehman.

### 1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest in Item 3.3(16) of the 15th Report of the Planning and Environment Committee and related Bill No.'s 346 and 357, having do with the planning applications related to the properties located at 220 and 244 Adelaide Street South, by indicating that his employer, the Middlesex-London Health Unit, is assisting with the proposed dental initiative.

Councillor S. Hillier discloses a pecuniary interest in Item 4.1(14) of the 10th Report of the Community and Protective Services Committee, having to do with potential amendments to the City of London's Special Events Policies and Procedures Manual, by indicating that his family operates festivals at City of London facilities and may be impacted by any potential amendments to the Manual.

### 2. Recognitions

His Worship the Mayor recognizes the following City of London Employees who have achieved 25 years of service during 2019:

From London Police Service: D'Arcy Bruce, Brian Crossman, Ron Grasman, Rosemary Guil, Lori-Ann Kirk, Pat MacInnis, Jason McCulloch, Trevor Pitts, Bernadette Sladek, and Jeannette Veenstra.

From the City Manager's Office: Julie Gaul and Zac Machado.

From Environmental & Engineering Services: Craig Duffenais, Cory Duncan, Daniel P. Entwistle, Shawn Essey, David Scott Gee, Paul S. Howard, Jim Humphries, Trevor Johnson, Tracey Lee, Patricia Lupton, Ulises A. Neira, Charles Ormerod, Giuseppi Joe Palmeri, Tony Pawlaszyk, Wayne Piper, Rick Postma, Brent Robinson, Roy F. Scott, John A. Simon, James Somerville, John Vermeeren, Peter Vriends, and Steven W. Welch.

From Finance and Corporate Services: Keith Gilbank, Bill Haas, Cheryl Intzandt, Robin Szwec, Kendra Teeter, and Catherine Van Aarsen.

From Housing, Social Services and Dearness Home: Katherine Biskupski, Flordeliza Bulzan, Liseth D'Andrea, Jacqueline Harwood, Rosa Henriquez, Helen Martin, Dave McCormack, Mona Sankar, Justyna Sliwka, and Estela Ticman.

From Neighbourhood, Children and Fire Services: Jeff Barrett, Jeff Brewster, Michael Duncan, Randy Evans, James Foster, Randy Geene, Joe Haygarth,

Jeffrey Hoad, J. Scott Jackson, Jan Joosten, John MacDaniel, Mark Mandich, Gary Martin, Jason McLaren, Alan O'Neil, Robert Oud, Mike Padega, Keith Pugh, John Spiegelberg, Ron Vermeltfoort, and Scott Walsh.

From Parks and Recreation: Nancy Leblanc, Mike Skinner, and Dwayne Wright.

**3. Review of Confidential Matters to be Considered in Public**

None.

**4. Council, In Closed Session**

Motion made by: A. Kayabaga

Seconded by: P. Van Meerbergen

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

**4.1. Personal Matters/Identifiable Individual/Ligation or Potential Litigation/Solicitor-Client Privileged Advice**

A matter pertaining to personal matters about an identifiable individual, including municipal or local board employees, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/15/PEC)

**4.2. Litigation/Potential Litigation / Solicitor-Client Privileged Advice**

A matter pertaining to litigation or potential litigation and 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. (6.2/17/CSC)

**4.3. Solicitor-Client Privileged Advice**

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose; 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. (6.3/17/CSC)

**4.4. Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations**

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/17/CSC)

**4.5. Land Acquisition/Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiation**

A matter pertaining to the proposed or pending acquisition or disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.5/17/CSC)

4.6. Personal Matters/Identifiable Individual / Solicitor-Client Privileged Advice

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. (6.4/17/CSC)

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

The Council rises and goes into the Council, In Closed Session at 4:20 PM, with Mayor E. Holder in the Chair and all Members present, except Councillors M. van Holst and S. Lehman.

At 4:34 PM, Councillor S. Turner leaves the meeting.

At 4:37 PM, Councillor S. Turner enters the meeting.

The Council, In Closed Session rises at 5:37 PM and Council reconvenes at 5:40 PM, with Mayor E. Holder in the Chair and All Members present, except Councillors M. van Holst and S. Lehman

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

5.1 16th Meeting held on August 27, 2019

Motion made by: M. Cassidy

Seconded by: S. Turner

That the Minutes of the 16th Meeting held on August 27, 2019, BE APPROVED.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

**6. Communications and Petitions**

None.

**7. Motions of Which Notice is Given**

None.

**8. Reports**

8.1 15th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 15th Report of the Planning and Environment Committee BE APPROVED, excluding Items 3.3(16) and 3.6(19).

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That Councillor S. Turner disclosed a pecuniary interest in clause 3.3 of this Report, having to do with the properties located at 220 and 244 Adelaide Street South, by indicating that his employer, the Middlesex-London Health Unit, is assisting with the dental initiative.

**Motion Passed**

2. (2.1) 9th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: A. Hopkins

That the 9th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on August 15, 2019 BE RECEIVED for information.

**Motion Passed**

3. (2.2) Application - Exemption form Part-Lot Control - 1877 Sandy Sommerville Lane (Block 1, Plan 33M-758) (-9076)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Ltd., to exempt Block 1, Plan 33M-758 from Part-Lot Control:

a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at a future Municipal Council meeting, to exempt Block 1, Plan 33M-758 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R6 Special Provision (R6-5(49)) which permits cluster single detached dwellings and also zoned Open Space (OS5) which permits conservation lands, conservation works, passive recreation uses and managed woodlots;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 1, Plan 33M-758 as noted in clause a) above:

i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;

ii) the applicant submit a draft reference plan to the 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;

iii) the applicant submits to the Development Services 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;

iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;

v) the applicant submit to the City Engineer 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;

vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

viii) the applicant shall obtain confirmation from the Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

ix) the applicant shall obtain approval from the Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;

x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;

xii) the applicant shall provide a draft transfer of the easements to be registered on title; and,

xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question. (2019-D25)

#### **Motion Passed**

4. (2.3) Application - 447 Old Wonderland Road - Removal of Holding Provision (H-9058) (Relates to Bill No. 352)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Nest on Wonderland, relating to the lands located at 447 Old Wonderland Road, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 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 Residential R8 Special Provision/Restricted Office Special Provision (h-5•R8-4(45))/RO2(33) Zone TO a Residential R8 Special Provision /Restricted Office Special Provision (R8-4(45))/RO2(33) Zone to remove the h-5 holding provision for this site. (2019-D09)

**Motion Passed**

5. (2.4) Application - 180 Villagewalk Boulevard (H-9097) (Relates to Bill No. 353)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 180 Village Walk Inc., relating to the property located at 180 Villagewalk Boulevard, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 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 Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (h-5\*h-99\*h-100\*R5-5(24)/R7(11)/OF(1)) Zone TO a Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (R5-5(24)/R7(11)/OF(1)) Zone. (2019-D09)

**Motion Passed**

6. (2.5) Application - 3400 Singleton Avenue (H-8967) (Relates to Bill No. 354)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 1967172 Ontario Inc., relating to the property located at 3400 Singleton Avenue, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 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 Neighbourhood Facility / Residential R5 / Residential R6 (h\*Nf1/h\*h-71\*h-100\*h-104\* h-137\*R5-4\*R6-5) Zone TO a Neighbourhood Facility / Residential R5 / Residential R6 (NF1/R5-4/R6-5) Zone to remove the “h”, “h”, “h-71”, “h-100”, “h-104”, and “h-137” holding provisions associated with the residential zones. (2019-D09)

**Motion Passed**

7. (2.7) Application - 804-860 Kleinburg Drive (H-9103) (Relates to Bill No. 355)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Applewood Developments (London) Inc., relating to the properties located from 804 to 860 Kleinburg Drive, the proposed by-law appended to the staff report

dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 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 Residential R1 Special Provision (h\*h-100\*h-173\*R1-4(27)) Zone TO a Residential R1 Special Provision (R1-4(27)) Zone to remove the “h”, “h-100” and “h-173” holding provisions. (2019-D09)

**Motion Passed**

8. (2.8) Limiting Distance (No Build) Agreement between the Corporation of The City of London and 947563 Ontario Limited - 1648 Warbler Woods Walk (Relates to Bill No. 345)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Development & Compliance Services & Chief Building Official, the following actions be taken with respect to a limiting distance (no-build) agreement between The Corporation of the City of London and 947563 Ontario Limited o/a Bridlewood Homes, for the property located at 1648 Warbler Woods Walk:

a) the proposed limiting distance agreement appended to the staff report dated September 9, 2019, for the property located at 1648 Warbler Woods Walk, between The Corporation of the City of London and 947563 Ontario Limited o/a Bridlewood Homes BE APPROVED; and,

b) the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 to approve the limiting distance agreement between The Corporation of the City of London and 947563 Ontario Limited o/a Bridlewood Homes, for the property located at 1648 Warbler Woods Walk, and to delegate authority to the Managing Director, Parks and Recreation, to execute the agreement on behalf of the City of London as the adjacent property owner. (2019-D12)

**Motion Passed**

9. (2.9) Candidate Approval for the Urban Design Peer Review Panel

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, Amelia Sloan BE APPROVED for the position of Planner on the Urban Design Peer Review Panel, for the term ending December 31, 2020. (2019-D32)

**Motion Passed**

10. (2.10) Application - Summerside Subdivision Phase 12B - Stage 2 - Special Provisions - 39T-07508

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering

into a Subdivision Agreement between The Corporation of the City of London and Greengate Village Limited, for the subdivision of land over Part of Lot 14, Concession 1, (Geographic Township of Westminster), situated on the north side of Bradley Avenue between Highbury Avenue South and Jackson Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Greengate Village Limited, for the Summerside Subdivision Phase 12B – Stage 2 (39T-07508) appended to the staff report dated September 9, 2019 as Appendix “A”, BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated September 9, 2019 as Appendix “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. (2019-D09)

**Motion Passed**

- 11. (2.11) Application - 3425 Emily Carr Lane - Emily Carr (North) Subdivision - Special Provisions - 39T-18506

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and 2557727 Ontario Inc., for the subdivision of land located at 3425 Emily Carr Lane (north portion), on the north side of the proposed Bradley Ave extension, west of the Copperfield in Longwoods residential subdivision and south of Wharnccliffe Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and 2557727 Ontario Inc., for the Emily Carr (North) Subdivision (39T-18506) appended to the staff report dated September 9, 2019 as Appendix “A”, BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated September 9, 2019 as Appendix “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. (2019-D09)

**Motion Passed**

- 12. (2.12) Application - Silverleaf Subdivisions - 3493 Colonel Talbot Road - Request for Extension of Draft Plan Approval - 39T-14504

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 2219008 Ontario Ltd (York Developments), relating to lands located on the west side of Colonel Talbot Road and south of Park Road, legally described as

Part of Lot 75, West of the North Branch of Colonel Talbot Road (Geographic Township of Westminster), City of London, County of Middlesex, situated on the south side of Pack Road, west of Colonel Talbot Road, municipally known as 3493 Colonel Talbot Road, 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-14504, SUBJECT TO the revised conditions contained in Schedule "A" 39T-14504 appended to the staff report dated September 9, 2019. (2019-D09)

**Motion Passed**

13. (2.6) Application - 1615 North Routledge Park 39T-78066

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Doman Development Inc., relating to the property located on the north side of North Routledge Park, west of Hyde Park Road (1615 North Routledge Park), the Approval Authority BE REQUESTED to approve a three (3) year extension to Draft Plan Approval for the plan of subdivision File No. 39T-78066, SUBJECT TO the conditions contained in Schedule "A" appended to the staff report dated September 9, 2019. (2019-D12)

**Motion Passed**

14. (3.1) 8th Report of the Trees and Forest Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 8th Report of the Trees and Forests Advisory Committee, from its meeting held on August 28, 2019:

a) the following actions be taken with respect to the draft Tree Protection By-law:

i) that the Civic Administration BE ADVISED of the following comments from the Trees and Forests Advisory Committee with respect to the draft Tree Protection By-law:

- concern the by-law is about how to remove a tree, rather than how to protect and plant more trees;
- focus on trees and future trees, without legal or political barriers;
- need to consider tree protection at a generational scale, not human scale in context of climate change, wildlife (cavity trees) and the environment;
- must protect young trees or replacement trees outside of the Tree Protection Area for future canopy;
- diameter threshold of 50 cm or greater is above attainable size for many species and does not reflect what other municipalities are doing in their by-laws (for example Toronto 12" or 30 cm);
- consensus across community that size threshold needs to be lower, acknowledging there may be budget implications and a business case may need to be put forward;
- need to define "hazardous" tree and evidence for removal;
- trees can be made hazardous by unnatural causes for example building an addition;
- photo should be part of application to remove tree;
- checklist of Arborist best practices to justify tree removal;

- education program may be less expensive than enforcing the by-law. For example, planting a replacement tree before the original tree is removed (shadow planting);
- cemeteries and golf courses should not be exempt from the by-law, and there should be a policy to require City of London golf courses to follow the spirit of the by-law;
- fines must always be higher than the total cost of fees that would have been required, or it will not work;
- provisions for on-line payments should be considered;
- tree protection required by section 9.3 of the by-law should match other specific policies;
- no need for section 7.3 of the by-law because no fee is taken until application determined;
- inconsistency in Part 2-Definitions with regards to "meter" and "m";
- leave snags on trees for housing of wildlife (for example birds of prey);

ii) that delegation status BE REQUESTED by the Chair or designate of the Trees and Forests Advisory Committee at the Planning and Environment Committee on September 9, 2019;

b) clauses 1.1, 2.1, 3.1, 5.1, 5.3 and 5.4 BE RECEIVED for information;

it being noted that the Planning and Environment Committee received the ~~attached~~ presentation from A. Cantell, Vice-Chair, Trees and Forests Advisory Committee, with respect to the above-noted matters.

**Motion Passed**

15. (3.2) Application - 915, 965, 1031 and 10959 Upperpoint Avenue - Application for Zoning By-law Amendment (Z-9057) (Relates to Bill No. 356)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to the lands located at 915, 965, 1031 and 1095 Upperpoint Avenue (Blocks 132, 133, 134 and 135 Registered Plan No. 33M-754), the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 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 Residential R5/R6/R8 Special Provision (h•h-54•h-209•R5-7(9)/R6-5(21)/R8-3(5)) Zone, a Holding Residential R5/R6/R8 Special Provision (h•h-54•h-209•R5-7(9)/R6-5(21)/R8-4(35)) Zone, and a Holding Residential R5/R6/R9 Special Provision (h•h-54•h-209•R5-7(9)/R6-5(21)/R9-7(26)•H40) Zone TO a Holding Residential R4/R5/R6/R8 Special Provision (h•h-54•h-209•R4-6( )/R5-7(9)/R6-5( )/R8-3(5)) Zone, a Holding Residential R4/R5/R6/R8 Special Provision (h•h-54•h-209•R4-6( )/R5-7(9)/R6-5( )/R8-4(35)) Zone, and a Holding Residential R4/R5/R6/R9 Special Provision (h•h-54•h-209•R4-6( )/R5-7(9)/R6-5( )/R9-7(26)•H40) Zone;

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 zoning amendments are considered appropriate and consistent with the Provincial Policy Statement;
- the recommended zoning amendments conform with The London Plan, the (1989) Official Plan, and the Riverbend South Secondary Plan; and,
- zoning to permit street townhouses would be applied in conjunction with the existing compound zones to broaden the range of residential uses, and achieve objectives for providing a mix of housing types and designs. (2019-D09)

### **Motion Passed**

#### 17. (3.4) 324 York Street (TZ-9069)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, with respect to the application by McKenzie Lake Lawyers LLP c/o Patrick Clancy, relating to the property located at 324 York Street, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-71) for a period of three (3) years, BE REFUSED for the following reasons:

- i) the request is not consistent with the policies of the Provincial Policy Statement, 2014;
- ii) the request does not conform to the specific policies of the 1989 Official Plan or The London Plan regarding temporary commercial parking lots;
- iii) the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,
- iv) the request does not implement the recommendations of the Downtown Parking Strategy;

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 refuses this application for the following reason:

- the request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted, does not encourage the long-term redevelopment of the site. A six (6) month extension has already been granted to allow existing users of the commercial parking lot to search for alternative parking arrangements. The refusal of a three (3) year extension would further encourage the long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and is in conformity with the 1989 Official Plan and The London Plan. (2019-D09)

**Motion Passed**

18. (3.5) 551 Knights Hill Road (Z-9062) (Relates to Bill No. 358)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Yasmina Balaska, relating to the property located at 551 Knights Hill Road, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), BY AMENDING the Convenience Commercial Special Provision (CC1(9)) Zone to add two additional uses of pharmacy and professional office within the existing building and to recognize the existing parking area setback;

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 proposed amendment is consistent with the Provincial Policy Statement, 2014, as it promotes healthy, liveable and safe communities by accommodating an appropriate range and mix of uses;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to, Convenience Commercial policies in the Multi-Family, Medium Density Residential Designation;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to, the Key Directions that support a mix of uses in Neighbourhoods; and
- the recommended zone will facilitate additional uses that are appropriate and compatible with the surrounding area. (2019-D09)

**Motion Passed**

20. (3.7) Revise Wording of the Existing h-18 Holding Provision (Archaeological Assessment) (Z-9059) (Relates to Bill No. 360)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, City Planning and City Planner, based on the application by The Corporation of the City of London, relating to all lands within the City of London, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to delete the wording of the existing h-18 holding provision in Section 3.8 (2) and replace it with new wording to reflect the Archaeological Master Plan (2017) and to clarify terminology with respect to the requirement for archaeological assessments; and,

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 reason:

- to improve clarity and make it easier to interpret and implement the required Archaeological Management Plan (2007). (2019-D09/R01)

### **Motion Passed**

21. (3.8) Application - 475 and 480 Edgevalley Road (Z-9068) (Relates to Bill No. 361)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the proposed by-law appended to the staff report dated September 9, 2019 BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to:

- a) change the zoning of the property known as 480 Edgevalley Road FROM a Holding Residential R5/R6 (h\*h-54\*R5-7/R6-5) Zone, TO a Residential R8 Special Provision (R8-4( )\*H15) Zone to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities at a maximum height of 15 metres and a maximum density of 75 units per hectare, with a special provision for reduced front, exterior side yard and rear yard depths; and,
- b) change the zoning of the property known as 475 Edgevalley Road FROM a Holding Residential R5/R6 (h\*h-54\*R5-7/R6-5) Zone to a Residential R8 Special Provision Bonus (R8-4( )\*H16\*B( )) Zone to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities at a maximum height of 16 metres and a maximum density of 75 units per hectare, with a special provision for reduced front, exterior side yard and rear yard depths;

it being noted that the proposed Bonus Zone will be enabled through one or more agreements to facilitate the development of three (3) low-rise apartment buildings, with a maximum of four (4) storeys (Building A = 16m), five (5) storeys (Building B= 18m) and six (6) storeys (Building C = 22m), a total of 147 dwelling units (Building A = 39 dwelling units; Building B = 49 dwelling units; Building C = 59 dwelling units), and a density of 100 units per hectare,

it being further noted that the proposed development will provide for four (4) affordable rental housing units, established by agreement at 85% of the CMHC average market rent for a period of 15 years with an agreement being entered into with The Corporation of the City of London, to secure the above-noted affordable housing units for the 15 year term; and,

it being also noted that the following Site Plan Matters pertaining to 475 and 480 Edgevalley Road have been raised during the public participation process:

- i) additional landscaping and drive aisle on the west property line of 480 Edgevalley Road;
- ii) additional landscaping throughout the sites; and
- iii) robust fencing;

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

- a communication dated September 5, 2019, from M. and L. Hermant, 1530 Benjamin Drive; and,
- a communication dated August 13, 2019, from C. O'Brien, Land Planner, Drewlo Holdings Inc.;

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 amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns which sustain the financial well-being of the municipality; accommodate an appropriate range and mix of land uses; and promote cost-effective development standards to minimize land consumption and servicing costs;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our City, Our Strategy, and all other applicable London Plan policies;
- the recommended amendment permits a form and intensity of medium density residential development that conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation, and the Bonus Zoning policies;
- the recommended amendment will allow for an increase to height and density through a Bonus Zone which requires that the ultimate form of development be consistent with the site plan and elevations appended to the amending by-law. The recommended Bonus Zone provides for an increased density and height in return for a series of bonusable features, matters and contributions that benefit the public in accordance with Section 19.4.4 of the (1989) Official Plan;
- the recommended Zoning By-law amendment allows development that is consistent with the land use concepts and guidelines in the Kilally North Area Plan, which encourage medium density housing forms that are designed without the need for noise attenuation walls in this location and recognizes transition with existing residential development;
- the proposed use for the subject lands contributes to the range and mix of housing options in the area. The proposed use represents an efficient development and use of land; and,
- the subject lands are of a size and shape suitable to accommodate the proposal. The recommended Zoning By-law amendment provides appropriate regulations to control the use and intensity of the building and ensure a well-designed development with appropriate mitigation measures. (2019-D09)

**Motion Passed**

22. (4.1) 7th Report of the Advisory Committee on the Environment

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 7th Report of the Advisory Committee on the Environment, from its meeting held on August 7, 2019:

- a) the City Clerk BE DIRECTED to forward Advisory Committee reports from the Environmental and Ecological Planning Advisory Committee, the Trees and Forests Advisory Committee and the Transportation Advisory Committee to the Advisory Committee on the Environment (ACE) for inclusion on ACE agendas; it being noted that the presentation from J. Stanford, Director, Environment, Fleet and Solid Waste with respect to an overview of Environmental and Engineering Services and an update on Advisory Committee on the Environment Work Plan items, was received; and,
- b) clauses 1.1, 2.1, 3.1 to 3.3 and 5.1 BE RECEIVED for information.

**Motion Passed**

23. (4.2) 8th Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage, from its meeting held on August 15, 2019:

- a) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act, retroactive consent for the existing porch on the heritage designated property located at 529 Princess Avenue BE GIVEN subject to the following terms and conditions:

- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the Heritage Alteration Permit prior to issuance of the Building Permit;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that a verbal delegation from D. Russell and the presentation from K. Gonyou, Heritage Planner, with respect to this matter, were received;

- b) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to alter the front façade of the building, located at 42 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings, as appended to the staff report dated August 14, 2019, with the following terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible

from the street until the work is completed;

it being noted that a verbal delegation from T. Roppelt and C. Roes and a presentation from K. Gonyou, Heritage Planner, with respect to this matter, were received;

c) the Municipal Council BE ADVISED of the following with respect to a potential bid to bring the Ontario Heritage Conference to the City of London:

- the London Advisory Committee on Heritage (LACH) supports a bid, to be led by W. Kinghorn, to bring the Ontario Heritage Conference to the City of London at a future date, to be determined;
- the LACH supports W. Kinghorn serving as the Chair of the Organizing Committee for this event; and,
- the LACH will provide support to the above-noted Organizing Committee in the form of committee members;

it being noted that a verbal delegation from W. Kinghorn, with respect to this matter, was received;

d) C. Parker, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage recommends adding the words “,as per the London Plan” after the words “appropriate First Nations” within the by-law, as appended to the staff report dated August 14, 2019, with respect to revising the wording of the existing h-18 Holding Provision (Archaeological Assessment);

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the heritage designated property at 660 Sunningdale Road East:

- i) notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18, of Municipal Council’s intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474 as defined in Appendix B of the staff report dated August 14, 2019; and,
- ii) should no appeals be received to Municipal Council’s notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council’s notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board;

f) clauses 1.1, 2.4, 2.6, 3.1 to 3.6, inclusive and 5.2 BE RECEIVED for information.

### **Motion Passed**

16. (3.3) Application - 220 and 244 Adelaide Street South (Z-9061 and O-9066) (Relates to Bill No.s 346 and 357)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the applications by the Glen Cairn Community Resource Centre and The Corporation of the City of London, relating to the properties located at 220 and 244 Adelaide Street South:

a) the proposed by-law appended to the staff report dated September 9, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 to amend The London Plan to change the designation of 220 and 244 Adelaide Street South FROM the Light Industrial Place Type TO the Commercial Industrial Place Type; and,

b) the proposed by-law appended to the staff report dated September 9, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 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 244 Adelaide Street South BY AMENDING the Neighbourhood Facility Special Provision (NF1(11)) Zone;

it being noted that The London Plan amendment will come into full force and effect concurrently with Map 1 of The London Plan;

it being further noted that the following Site Plan Matters pertaining to 244 Adelaide Street South have been raised during the public participation process: the location of parking, garbage storage, tree planting, and landscaping buffering;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated September 5, 2019 from Dr. P. Thornton, 49 Carfrae Crescent, 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 proposed amendment is consistent with the Provincial Policy Statement;
- the proposed amendment conforms to the policies of the 1989 Official Plan, including but not limited to the policies of the Community Facilities designation; and,
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the policies of the Commercial Industrial Place Type. (2019-D09)

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (12 to 0)**

19. (3.6) 3493 Colonel Talbot Road (OZ-9049) (Relates to Bill No.s 347 and 359)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2219008 Ontario Ltd, relating to the property located at 3493 Colonel Talbot Road:

a) the proposed by-law appended to the staff report dated September 9, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019 to amend section 3.6.5, vi), of the 1989 Official Plan, by ADDING the subject site to the list of Locations of Convenience Commercial and Service Station uses, to permit Service Station and Convenience Commercial Uses; and,

b) the proposed by-law appended to the staff report dated September 9, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on September 17, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a holding Residential R6 Special Provision/Residential R8 Special Provision/Convenience Commercial (h\*h-100\*h-198\*R6-5(46)/R8-4(30)/CC6) Zone TO holding Residential R6 Special Provision/Residential R8 Special Provision/Convenience Commercial Special Provision/Service Station Special Provision (h\*h-100\*h-198\*R6-5(46)/R8-4(30)/CC6(\_)/SS2(\_)) Zone;

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 draft plan and zoning amendments are consistent with the Provincial Policy Statement (PPS), 2014, which encourages an appropriate range and mix of uses to meet projected requirements of current and future residents; the recommended amendment conforms to the in-force policies of The London Plan, including but limited to, the Neighbourhoods Place Type, Our City, Our Strategy, and all other applicable London Plan policies;
- the recommended amendment permits an appropriate range of secondary uses that conform to the in-force policies of the (1989) Official Plan and Southwest Area Secondary Plan, including but not limited to the Multi-Family, Medium Density Residential designation, and the Convenience Commercial and Service Station policies; and,
- the recommended Zoning By-law Amendment allows development that is compatible with the surrounding land uses and appropriately mitigates impacts. (2019-D09)

Yeas: (9): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Van Meerbergen, and S. Hillier

Nays: (4): A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (9 to 4)**

At 5:47 PM, His Worship the Mayor takes a seat at the Council Board and Councillor J. Morgan assumes the Chair.

At 5:51 PM, His Worship the Mayor resumes the Chair and Councillor J. Morgan takes his seat at the Council Board.

Motion made by: J. Helmer

Seconded by: A. Hopkins

Motion to refer the application back to the Civic Administration to further consider the following:

- a) noise mitigation measures be put in place to mitigate potential noise impacts to all neighbouring properties;
- b) the siting of the proposed uses on the site to appropriately mitigate potential impact to neighbouring properties; and,
- c) pursuant to Section 34(17) of the Planning Act, no further public participation meeting required as the proposed amendments are minor in nature.

Yeas: (5): M. Cassidy, A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (8): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, P. Squire, J. Morgan, P. Van Meerbergen, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Failed (5 to 8)**

## 8.2 10th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 10th Report of the Community and Protective Services Committee BE APPROVED, except for Items 12(2.9) and 14(4.1).

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

### 1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

### 2. (2.1) 8th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 8th Report of the Accessibility Advisory Committee, from its meeting held on August 22, 2019:

a) the following actions be taken with respect to the Notice of Planning Application, dated August 20, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the property located at 1395 Riverbend Road:

- i) the above-noted Notice BE RECEIVED; and,
  - ii) the Civic Administration BE REQUESTED to attend a future meeting of the Accessibility Advisory Committee to explain mechanical parking systems and possible repercussions for accessibility, as it relates to the above-noted Notice;
- b) the ~~attached~~ Built Environment Sub-Committee report, dated August 13, 2019, BE FORWARDED to the Civic Administration for consideration as part of the Draft Facility Accessibility Design Standards dated June 2019; and,
- c) clauses 1.1, 3.1 and 5.1, BE RECEIVED.

**Motion Passed**

3. (2.2) 7th Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 7th Report of the Animal Welfare Advisory Committee, from its meeting held on August 1, 2019:

- a) the Civic Administration BE REQUESTED to amend the public reporting of the London Animal Control Centre to include specific numbers on each species of animal intake and outcome; it being noted that the ~~attached~~ communication from R. Oke, Animal Welfare Coordinator, with respect to this matter, was received; and,
- b) clauses 1.1, 3.1, 3.2, 4.1, 5.1, 5.2 and 5.4, BE RECEIVED.

**Motion Passed**

4. (2.3) 5th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: M. Cassidy

That the 5th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on August 15, 2019, BE RECEIVED.

**Motion Passed**

5. (2.4) 7th Report of the London Housing Advisory Committee

Motion made by: M. Cassidy

That the 7th Report of the London Housing Advisory Committee, from its meeting held on August 14, 2019, BE RECEIVED.

**Motion Passed**

6. (2.5) London's Homeless Management Information System – Amended By-law (Relates to Bill No.s 342 and 343)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to London's Homeless Management Information System:

a) the proposed by-law, as appended to the staff report dated September 10, 2019, BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019, to amend By-law No. A-7613-327 being "A by-law to approve The Data Provision Agreement between The Corporation of the City of London and Her Majesty the Queen in Right of Canada as represented by the Federal Minister of Employment and Social Development Canada, and to authorize the Mayor and the City Clerk to execute this Agreement", by deleting any reference to the title "Managing Director, Neighbourhood, Children and Fire Services" and by replacing it with the title "Managing Director, Housing, Social Services and Dearness Home" to reflect a change in the Service Area responsible for Homeless Prevention Initiatives; and,

b) the proposed by-law, as appended to the staff report dated September 10, 2019, BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019, to amend By-law No. A-7706-107 being "A by-law to approve the London Homeless Management Information System Hosting Agreement between The Corporation of the City of London and Homeless Serving Organization and to authorize the Managing Director, Neighbourhood, Children and Fire Services to execute this Agreement", by deleting any reference to the title "Managing Director, Neighbourhood, Children and Fire Services" and by replacing it with the title "Managing Director, Housing, Social Services and Dearness Home" to reflect a change in the Service Area responsible for Homeless Prevention Initiatives. (2019-S14)

**Motion Passed**

7. (2.6) Provincial Audit and Accountability Fund – Transfer Payment Agreement (Relates to Bill No. 344)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law, as appended to the staff report dated September 10, 2019, with respect to the provision of funding for an independent third party review of the delivery of housing services, BE INTRODUCED at the Municipal Council meeting to be held on September 17, 2019, to:

a) authorize and approve the Ontario Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of London, appended to the above-noted by-law; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2019-F11)

**Motion Passed**

8. (2.7) Report from Civic Administration of the Vacant Community Housing Units as a Result of Outstanding Repairs

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated September 10, 2019, with respect to the vacant community housing units as a result of outstanding repairs, BE RECEIVED. (2019-S11)

**Motion Passed**

9. (2.11) Proposed Accessible Vehicle for Hire Incentive Program – Update

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official the following actions be taken with respect to the staff report dated September 10, 2019 related to an update on a proposed accessible vehicle for hire incentive program:

- a) the above-noted report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to hold a public participation meeting at a future meeting of the Community and Protective Services Committee with respect to amending the Vehicle for Hire By-law to make the necessary changes to implement an incentive program for accessible vehicles for hire. (2019-T10/F11)

**Motion Passed**

10. (2.12) Investing in Canada Infrastructure Program – Community, Culture and Recreation

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager and Acting Managing Director of Neighbourhood, Children and Fire Services and the Managing Director of Parks and Recreation, the staff report dated September 10, 2019, with respect to the Investing in Canada Infrastructure Program: Community, Culture and Recreation, BE RECEIVED. (2019-T10)

**Motion Passed**

11. (2.8) Naming of New East Community Centre – 1731 Churchill Avenue

Motion made by: M. Cassidy

That, on the recommendation of the City Clerk with the concurrence of the Managing Director, Parks and Recreation and the Deputy City Manager and Acting Managing Director, Neighbourhood, Children and Fire Services, the Civic Administration BE DIRECTED to make the necessary arrangements to hold a Public Participation Meeting before the Community and Protective Services Committee

on October 8, 2019 to receive input from the public with respect to the proposed name of “The Community Centre on Wavell” for the new east community centre located at 1731 Churchill Avenue; it being noted that a communication, dated September 7, 2019, from B. Brock, was received with respect to this matter. (2019-S12)

**Motion Passed**

13. (2.10) Swimming Pool Fence By-law Review Update

Motion made by: M. Cassidy

That the following actions be taken with respect to the staff report dated September 10, 2019 related to a swimming pool fence by-law review update:

- a) the above-noted report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to report back at a future meeting of the Community and Protective Services Committee with respect to drainage issues related to backyard pools. (2019-P15)

**Motion Passed**

15. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at August 28, 2019, BE RECEIVED.

**Motion Passed**

12. (2.9) Tow Truck Solicitation at Accident Scenes

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the staff report dated September 10, 2019 related to tow truck solicitation at accident scenes:

- a) the above-noted report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to prepare an amendment to the Business Licensing By-law to include Motor Vehicle Towing as a Class of Licence and hold a public participation meeting at a future meeting of the Community and Protective Services Committee; and,
- c) the delegation request from D. Williams, 519TOW, as appended to the agenda, with respect to this matter, BE DEFERRED to the above-noted public participation meeting. (2019-T08)

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (12 to 1)**

14. (4.1) Special Events Policies and Procedures Manual – Parkjam Music Festival – Harris Park

Motion made by: M. Cassidy

That the communication dated September 6, 2019, from Councillor A. Kayabaga, with respect to the Special Events Policies and Procedures Manual, BE RECEIVED. (2019-P11)

**Amendment:**

Motion made by: A. Kayabaga

Seconded by: M. Cassidy

That the motion BE AMENDED, by adding the following new part b):

b) the Civic Administration BE DIRECTED to review the City's "Special Events Policies Manual" and report back on possible amendments to the Manual to address the following matters:

i) the disruption caused by special events being held in the evenings prior to a work and/or school day;

ii) the application of the same rules/restrictions that are in place for Victoria Park to Harris Park; and,

iii) increased fines and penalties for special events that contravene the Manual.

Yeas: (10): Mayor E. Holder, S. Lewis, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (2): M. Salih, and J. Helmer

Recuse: (1): S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (10 to 2)**

Motion made by: M. Cassidy

Seconded by: A. Kayabaga

That Item 4.1(14), as amended, BE APPROVED.

Yeas: (11): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (1): J. Helmer

Recuse: (1): S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (11 to 1)**

Item 4.1(14), as amended, reads as follows:

"That the following actions be taken with respect to the "Special Events Policies and Procedures Manual":

a) the communication dated September 6, 2019 from Councillor A. Kayabaga, with respect to the "Special Events Policies and Procedures Manual", BE RECEIVED; and,

b) the Civic Administration BE DIRECTED to review the City's "Special Events Policies and Procedures Manual" and report back on possible amendments to the Manual to address the following matters:

i) the disruption caused by special events being held in the evenings prior to a work and/or school day;

ii) the application of the same rules/restrictions that are in place for Victoria Park to Harris Park; and,

iii) increased fines and penalties for special events that contravene the Manual."

Motion made by: S. Lewis

Seconded by: E. Pelozza

That Council Recess.

Yeas: (7): Mayor E. Holder, S. Lewis, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, and E. Pelozza

Nays: (6): M. Salih, J. Helmer, P. Van Meerbergen, S. Turner, A. Kayabaga, and S. Hillier

**Motion Passed (7 to 6)**

The Council recesses at 6:57 PM and Council resumes at 7:33 PM, with Mayor E. Holder in the Chair and all Members present except Councillors M. van Holst and S. Lehman.

8.3 17th Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 17th Report of the Corporate Services Committee BE APPROVED.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: A. Kayabaga

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Leave of Absence - Federal Election

Motion made by: A. Kayabaga

That the communication dated August 30, 2019 from Councillor M. van Holst regarding an unpaid leave of absence until October 25, 2019 BE RECEIVED.

**Motion Passed**

**9. Added Reports**

9.1 16th Report of Council in Closed Session

Motion made by: M. Salih

Seconded by: A. Kayabaga

That the following item of the 16th Report of the Council, In Closed Session, BE APPROVED:

6.1 Property Acquisition – 627 Central Avenue – Adelaide Street CP Rail Grade Separation Project

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Director, Roads and Transportation and Division Manager, Transportation Planning and Design, on the advice of the Manager of Realty Services, with respect to the property located at 627 Central Avenue, further described as Part of Lot 3, east side of Adelaide Street, Plan 386 3rd), being the whole of PIN 08280-0005 (LT), as shown on the location map attached, for the purpose of future road improvement to accommodate the Adelaide Street CP Rail Grade Separation Project, the following actions be taken:

a) the offer submitted by Maria Christie Sychangco, to sell the subject property to the City, for the sum of \$439,000.00, BE ACCEPTED subject to the following conditions:

i) the City having until 4:30 p.m. on October 15, 2019 to examine title to the property;

ii) the City agreeing to reimburse on completion, any mortgage penalty discharge cost (the "Mortgage Discharge Cost") incurred by the Vendor to discharge the mortgage from the property at the time of completion in accordance with Section 20 of the Expropriations Act;

iii) the City agreeing to pay the Vendor's reasonable legal costs, including fees, disbursements, and applicable taxes, to complete this transaction, subject to assessment;

iv) the City agreeing to pay the Vendor's reasonable legal and other non-recoverable expenditures incurred in acquiring a similar replacement property, providing a claim is made within a year of the date of vacant possession;

v) the City agreeing to pay an allowance of 5% of the compensation payable in respect of the market value of the lands on completion of this transaction, in accordance with Section 18 of the Expropriations Act;

vi) the City agreeing that the Vendor may remain as a tenant at the subject property for a period of two (2) weeks at a nominal rent to cover the City's utility costs commencing from the date of closing of this transaction; and,

b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

## 9.2 18th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 18th Report of the Strategic Priorities and Policy Committee BE APPROVED, except for Item 4.1.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

### 1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

### 2. City of London Housing Service Review: Proposed Action Plan

4.1(2) That on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the City of London Housing Service Review:

a) the staff report dated September 16, 2019, and the subsequent updated report, BE RECEIVED;

b) Option 3 identified in the reports, noted in a) above, BE APPROVED;

c) the Civic Administration BE DIRECTED to take all necessary steps to implement the above-noted Option 3;

d) the Civic Administration BE DIRECTED to report quarterly to Municipal Council with a status and progress update on the implementation of Option 3;

e) the City Clerk BE DIRECTED to make the necessary arrangements to bring forward the appropriate by-laws to implement actions identified in Option 3; and

f) the Civic Administration BE DIRECTED to report back to Corporate Services Committee on the feasibility of using the same approach taken for affordable housing to reduce the effective tax rate for London Middlesex Community Housing (LMCH) buildings to

be equivalent to the residential tax rate, including any amendments that may be necessary to the Municipal Housing Facilities By-law to do so;

it being noted that the Strategic Priorities and Policy Committee received communications dated September 12, 2019 from D. Astolfi and J. Atkinson, and received verbal delegations and the attached submissions from the Housing Development Corporation and the London & Middlesex Community Housing.

Motion made by: J. Helmer

The motion to Approve parts a) and f) of Item 4.1(2), is put.

That on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the City of London Housing Service Review:

- a) the staff report dated September 16, 2019, and the subsequent updated report, BE RECEIVED;
- f) the Civic Administration BE DIRECTED to report back to Corporate Services Committee on the feasibility of using the same approach taken for affordable housing to reduce the effective tax rate for London Middlesex Community Housing (LMCH) buildings to be equivalent to the residential tax rate, including any amendments that may be necessary to the Municipal Housing Facilities By-law to do so;

it being noted that the Strategic Priorities and Policy Committee received communications dated September 12, 2019 from D. Astolfi and J. Atkinson, and received verbal delegations and the attached submissions from the Housing Development Corporation and the London & Middlesex Community Housing.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

Motion made by: S. Lewis

The motion to Approve parts b) through e) of Item 4.1(2), is put.

- b) Option 3 identified in the reports, noted in a) above, BE APPROVED;
- c) the Civic Administration BE DIRECTED to take all necessary steps to implement the above-noted Option 3;
- d) the Civic Administration BE DIRECTED to report quarterly to Municipal Council with a status and progress update on the implementation of Option 3;
- e) the City Clerk BE DIRECTED to make the necessary arrangements to bring forward the appropriate by-laws to implement actions identified in Option 3; and

Yeas: (9): Mayor E. Holder, S. Lewis, M. Salih, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (9 to 4)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: P. Van Meerbergen

Seconded by: M. Cassidy

That Introduction and First Reading of Bill No.'s 341 to 345, Bill No.'s 347 to 356, Bill No.'s 358 to 361, and Added Bill No. 362, BE APPROVED.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

Motion made by: J. Helmer

Seconded by: S. Lewis

That Second Reading of Bill No.'s 341 to 345, Bill No.'s 347 to 356, Bill No.'s 358 to 361, and Added Bill No. 362, BE APPROVED.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

Motion made by: S. Hillier

Seconded by: S. Turner

That Third Reading and Enactment of Bill No.'s 341 to 345, Bill No.'s 347 to 356, Bill No.'s 358 to 361, and Added Bill No. 362, BE APPROVED.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

Motion made by: M. Cassidy  
Seconded by: E. Pelozza

That Introduction and First Reading of Bill No.'s 346 and 357, BE APPROVED.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (12 to 0)**

Motion made by: E. Pelozza  
Seconded by: M. Cassidy

That Second Reading of Bill No.'s 346 and 357, BE APPROVED.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (12 to 0)**

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

That Third Reading and Enactment of Bill No.'s 346 and 357, BE APPROVED.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (12 to 0)**

Motion made by: S. Lewis  
Seconded by: M. Cassidy

That Introduction and First Reading of Bill No.'s 363 and 365, BE APPROVED.

Yeas: (11): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (2): A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (11 to 2)**

Motion made by: E. Pelozza  
Seconded by: P. Van Meerbergen

That Second Reading of Bill No.'s 363 and 365, BE APPROVED.

Yeas: (10): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (3): J. Helmer, A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (10 to 3)**

Motion made by: M. Cassidy

Seconded by: S. Lewis

That Third Reading and Enactment of Bill No.'s 363 and 365, BE APPROVED.

Yeas: (10): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (3): J. Helmer, A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (10 to 3)**

Motion made by: S. Hillier

Seconded by: P. Van Meerbergen

That Introduction and First Reading of Bill No.'s 364 and 366, BE APPROVED.

Yeas: (9): Mayor E. Holder, S. Lewis, M. Salih, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (9 to 4)**

Motion made by: P. Squire

Seconded by: S. Lewis

That Second Reading of Bill No.'s 364 and 366, BE APPROVED.

Yeas: (9): Mayor E. Holder, S. Lewis, M. Salih, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (9 to 4)**

Motion made by: S. Lewis

Seconded by: E. Pelozo

That Third Reading and Enactment of Bill No.'s 364 and 366, BE APPROVED.

Yeas: (9): Mayor E. Holder, S. Lewis, M. Salih, P. Squire, J. Morgan, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (9 to 4)**

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

<p>Bill No. 341 By-law No. A.-7885-251</p>	<p>A by-law to confirm the proceedings of the Council Meeting held on the 17th day of September, 2019. (City Clerk)</p>
<p>Bill No. 342 By-law No. A.-7613(a)-252</p>	<p>A by-law to amend By-law No. A-7613-327 being "A by-law to approve The Data Provision Agreement between The Corporation of the City of London and Her Majesty the Queen in Right of Canada as represented by the Federal Minister of Employment and Social Development Canada, and to authorize the Mayor and City Clerk to execute this Agreement", by deleting any reference to the title "Managing Director, Neighbourhood, Children and Fire Services" and by replacing it with the title "Managing Director, Housing, Social Services and Dearness Home" to reflect a change in the Service Area responsibility for Homeless Prevention Initiatives. (2.5a/10/CPSC)</p>
<p>Bill No. 343 By-law No. A-7706(a)-253</p>	<p>A by-law to amend By-law No. A-7706-107 being "A by-law to approve the London Homeless Management Information System Hosting Agreement between The Corporation of the City of London and Homeless Serving Organization" and to authorize the Managing Director, Neighbourhood, Children and Fire Services to execute this Agreement" by deleting all references to the title "Managing Director, Neighbourhood, Children and Fire Services" and by replacing it with the title "Managing Director, Housing, Social Services and Dearness Home" to reflect a change in the Service Area responsibility for Homeless Prevention Initiatives. (2.5b/10/CPSC)</p>
<p>Bill No. 344 By-law No. A.-7886-254</p>	<p>A by-law to approve the Ontario Transfer Payment Agreement between Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of London for the provision of funding for an independent third party review of the delivery of housing services and to authorize the Mayor and City Clerk to execute same. (2.6/10/CPSC)</p>
<p>Bill No. 345 By-law No. A.-7887-255</p>	<p>A By-law to approve a limiting distance agreement between the Corporation of the City of London and 947563 Ontario Limited o/a Bridlewood Homes for the property at 1648 Warbler Woods Walk, and to delegate authority to the Managing Director, Parks and Recreation to execute the agreement on behalf of the City of London as the adjacent property owner. (2.8/15/PEC)</p>
<p>Bill No. 346 By-law No. C.P.-1512(l)-256</p>	<p>A by-law to amend The London Plan for the City of London, 2016 relating to 220 and 244 Adelaide Street South. (3.3b/15/PEC)</p>

Bill No. 347 By-law No. C.P.1284(uy)-257	A by-law to amend the Official Plan for the City of London, 1989 relating to 3493 Colonel Talbot Road. (3.6a/15/PEC)
Bill No. 348 By-law No. S.-2021-258	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road East west of Homeview Road) (as widening to Homeview Court and Homeview Road) (Chief Surveyor - pursuant to SPA18-114 and in accordance with Zoning By-law Z.-1)
Bill No. 349 By-law No. S.-2022-259	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Pond Mills Road, east of Ailsa Place) (Chief Surveyor - road widening previously acquired by the County of Middlesex, now in the City of London has never been dedicated)
Bill No. 350 By-law No. W.-5652-260	A by-law to authorize a New Sportspark (Capital Project PD218118). (2.7/9/CPSC)
Bill No. 351 By-law No. W.-5653-261	A by-law to authorize New Field Houses (Capital Project PD223016). (2.7/9/CPSC)
Bill No. 352 By-law No. Z.-1-192776	A by-law to amend By-law No. Z.-1 to remove a holding provision from the zoning for lands located at 447 Old Wonderland Road. (2.3/15/PEC)
Bill No. 353 By-law No. Z.-1-192777	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 180 Villagewalk Boulevard. (2.4/15/PEC)
Bill No. 354 By-law No. Z.-1-192778	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3400 Singleton Avenue. (2.5/15/PEC)
Bill No. 355 By-law No. Z.-1-192779	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 804-860 Kleinburg Drive. (2.7/15/PEC)
Bill No. 356 By-law No. Z.-1-192780	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 915, 965, 1031 and 1095 Upperpoint Avenue. (3.2/15/PEC)
Bill No. 357 By-law No. Z.-1-192781	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 244 Adelaide Street South. (3.3a/15/PEC)
Bill No. 358 By-law No. Z.-1-192782	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 551 Knights Hill Road. (3.5/15/PEC)
Bill No. 359 By-law No. Z.-1-192783	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3493 Colonel Talbot Road. (3.6b/15/PEC)

Bill No. 360 By-law No. Z.-1-192784	A by-law to amend By-law No. Z.-1 to revise the wording of the existing h-18 holding provision in Section 3. (3.7/15/PEC)
Bill No. 361 By-law No. Z.-1-192785	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 475 and 480 Edgevalley Road. (3.8/15/PEC)
Bill No. 362 By-law No. A.-7888-262	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Maria Christie Sychangco, for the acquisition of property located at 627 Central Avenue, in the City of London, for the CPR Adelaide Street North grade separation Project and to authorize the Mayor and the City Clerk to execute the Agreement. (6/17/CSC)
Bill No. 363 By-law No. A.-7889-263	A by-law to appoint an interim director of the Housing Development Corporation, London. (4.1/18/SPPC)
Bill No. 364 By-law No. A.-7890-264	A by-law to discharge the current Board members of the Housing Development Corporation, London. (4.1/18/SPPC)
Bill No. 365 By-law No. A.-7891-265	A by-law to appoint an interim director of the London Middlesex Community Housing. (4.1/18/SPPC)
Bill No. 366 By-law No. A.-7892-266	A by-law to discharge the current Board members of the London Middlesex Community Housing. (4.1/18/SPPC)

**14. Adjournment**

Motion made by: P. Van Meerbergen

Seconded by: A. Kayabaga

That the meeting adjourn.

**Motion Passed**

The meeting adjourns at 7:58 PM.

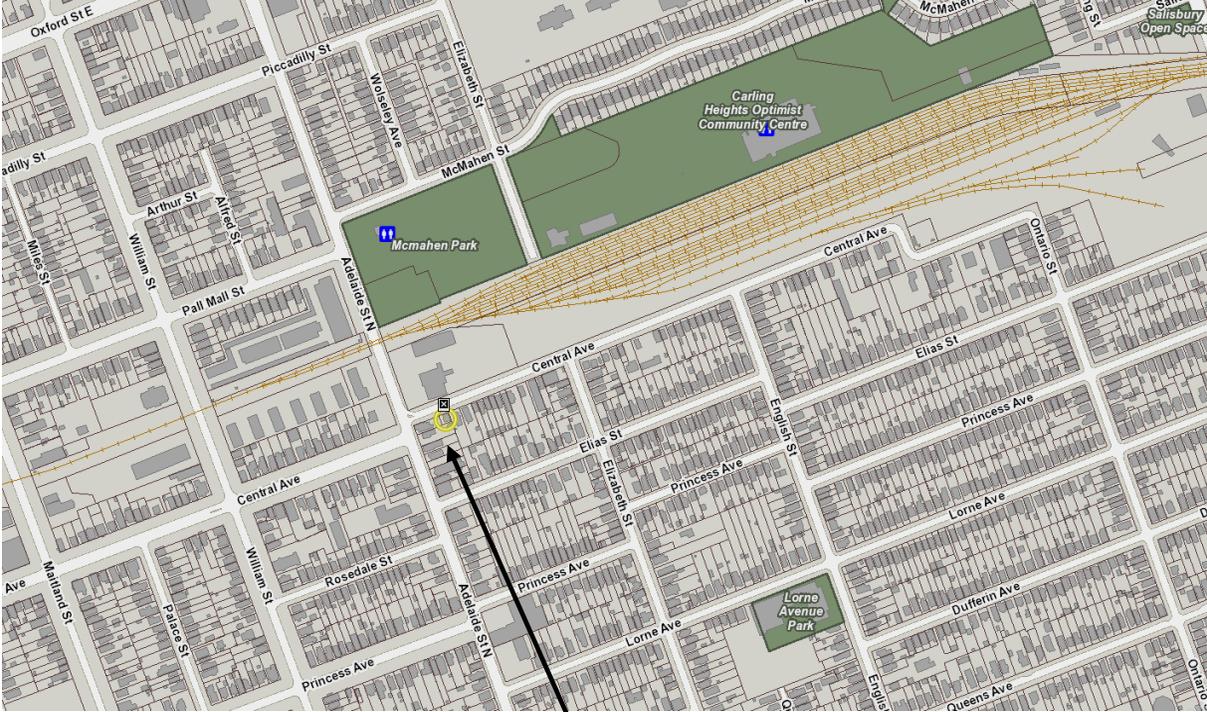
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Ed Holder, Mayor

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Catharine Saunders, City Clerk

**Location Map**



**627 Central Avenue**



**APPENDIX "A"  
CONFIDENTIAL**

#19132

Chair and Members  
Corporate Services Committee

September 10, 2019  
(Property Acquisition)

**RE: Property Acquisition - 627 Central Avenue  
Adelaide Street CP Rail Grade Separation Project  
(Subledger LD180092)  
Capital Project TS1306 - Adelaide Street Grade Separation CPR Tracks  
Maria Christie Sychangco**

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**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:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$3,025,750	\$3,025,750		\$0
Land Acquisition	11,424,250	137,805	482,981	10,803,464
Relocate Utilities	5,800,000			5,800,000
City Related Expenses	100,000	281		99,719
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$20,350,000</b>	<b>\$3,163,836</b>	<b>\$482,981</b> 1)	<b>\$16,703,183</b>
<b><u>SOURCE OF FINANCING</u></b>				
Debenture By-law No. W.-5600-57	\$11,634,500	\$2,119,761	\$323,596	\$9,191,143
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 5,730,500	1,044,075	159,385	4,527,040
Other Contributions	2,985,000			2,985,000
<b>TOTAL FINANCING</b>	<b>\$20,350,000</b>	<b>\$3,163,836</b>	<b>\$482,981</b>	<b>\$16,703,183</b>

1) Financial Note:

Purchase Cost	\$439,000
Add: Land Transfer Tax	5,255
Add: Fees & Disbursements	31,000
Add: HST @13%	57,070
Less: HST Rebate	(49,344)
<b>Total Purchase Cost</b>	<b>\$482,981</b>

2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2019.

JG

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Jason Davies  
Manager of Financial Planning & Policy

# Strategic Priorities and Policy Committee

## Report

18th Special Meeting of the Strategic Priorities and Policy Committee  
September 16, 2019

PRESENT: Mayor E. Holder (Chair), S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier  
ABSENT: Councillors M. van Holst, S. Lehman  
ALSO PRESENT: A. Barbon, G. Barrett, B. Card, S. Corman, B. Coxhead, S. Datars Bere, M. Johnson, G. Kotsifas, L. Livingstone, C. Saunders, M. Schulthess, and J. Taylor.

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

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

None.

### 3. Scheduled Items

None.

### 4. Items for Direction

#### 4.1 City of London Housing Service Review: Proposed Action Plan

That on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the City of London Housing Service Review:

- a) the staff report dated September 16, 2019, and the subsequent updated report, BE RECEIVED;
- b) Option 3 identified in the reports, noted in a) above, BE APPROVED;
- c) the Civic Administration BE DIRECTED to take all necessary steps to implement the above-noted Option 3;
- d) the Civic Administration BE DIRECTED to report quarterly to Municipal Council with a status and progress update on the implementation of Option 3;
- e) the City Clerk BE DIRECTED to make the necessary arrangements to bring forward the appropriate by-laws to implement actions identified in Option 3; and
- f) the Civic Administration BE DIRECTED to report back to Corporate Services Committee on the feasibility of using the same approach taken for affordable housing to reduce the effective tax rate for London Middlesex Community Housing (LMCH) buildings to be equivalent to the residential tax rate, including any amendments that may be necessary to the Municipal Housing Facilities By-law to do so;

it being noted that the Strategic Priorities and Policy Committee received communications dated September 12, 2019 from D. Astolfi and J. Atkinson, and received verbal delegations and the attached submissions

from the Housing Development Corporation and the London & Middlesex Community Housing.

**Motion Passed**

Voting Record:

Moved by: Mayor E. Holder

Seconded by: S. Lewis

That on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the City of London Housing Service Review:

- a) the staff report dated September 16, 2019, and the subsequent updated report, BE RECEIVED;
- b) Option 3 identified in the reports, noted in a) above, BE APPROVED;
- c) the Civic Administration BE DIRECTED to take all necessary steps to implement the above-noted Option 3;
- d) the Civic Administration BE DIRECTED to report quarterly to Municipal Council with a status and progress update on the implementation of Option 3; and,
- e) the City Clerk BE DIRECTED to make the necessary arrangements to bring forward the appropriate by-laws to implement actions identified in Option 3.

Yeas: (7): Mayor E. Holder, S. Lewis, M. Salih, J. Morgan, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (6): J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (7 to 6)**

Moved by: J. Helmer

Seconded by: S. Lewis

That Civic Administration BE DIRECTED to report back to Corporate Services Committee on the feasibility of using the same approach taken for affordable housing to reduce the effective tax rate for London Middlesex Community Housing (LMCH) buildings to be equivalent to the residential tax rate, including any amendments that may be necessary to the Municipal Housing Facilities By-law to do so.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

Moved by: M. Cassidy

Seconded by: A. Kayabaga

That the communications dated September 12, 2019, from D. Astolfi, Canadian Mental Health Association Middlesex, and J. Atkinson, London Poverty Research Centre, Kings University, BE RECEIVED.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

Moved by: S. Hillier  
Seconded by: M. Salih

That the following actions be taken with respect to the delegation request from Housing Development Corporation:

- a) the communication dated September 10, 2019, from S. Giustizia, Housing Development Corporation, with respect to a request for delegation, BE RECEIVED for information;
- b) the delegation request from Housing Development Corporation BE APPROVED to be heard at this time; and
- c) that pursuant to section 36.3 of the Council Procedure By-law, the delegation from Housing Development Corporation BE PERMITTED to speak for 15 minutes with respect to the City of London Housing Service Review: Proposed Action Plan.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (3): M. van Holst, S. Lehman, and S. Turner

**Motion Passed (12 to 0)**

Moved by: A. Kayabaga  
Seconded by: E. Pelozza

That the following actions be taken with respect to the delegation request from London & Middlesex Community Housing:

- a) the communication dated September 12, 2019, from S. Quigley, London & Middlesex Community Housing, with respect to a request for delegation, BE RECEIVED for information;
- b) the delegation request from London & Middlesex Community Housing, BE APPROVED to be heard at this time; and
- c) that pursuant to section 36.3 of the Council Procedure By-law, the delegation from London & Middlesex Community Housing BE PERMITTED to speak for 15 minutes with respect to the City of London Housing Service Review: Proposed Action Plan.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to adjourn.

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (2): M. van Holst, and S. Lehman

**Motion Passed (13 to 0)**

The meeting adjourned at 6:43 PM.



Housing Development Corporation, London (HDC)  
Board of Directors

Mayor Holder and Members of City of London Municipal Council  
Sitting as Strategic Priorities and Policy Committee (SPPC) and as Sole Shareholder of HDC  
For the SPPC Special Meeting of September 16, 2019

City Hall, 300 Dufferin Avenue  
PO Box 5035  
London, ON N6A 4L9

Dear Mayor and Members of Municipal Council:

**REGARDING:           HDC RESPONSE TO COUNCIL (AS SOLE SHAREHOLDER) ON THE  
HOUSING SERVICE REVIEW**

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Civic Administration has provided Municipal Council with a plan and options reflecting bold strategies to build a stronger municipal housing system. ("Housing Service Review - Proposed Action Plan", SPPC, Sept. 16, 2019). The Board and Staff of HDC share in the importance of this outcome.

In late 2016, Municipal Council appointed the members of the HDC Board as stewards to oversee the start-up of HDC, as a new municipal service corporation and as a progressive and focused response to helping create more new and regenerated housing units in London and Middlesex. The start-up activities of HDC were guided by the Council approved business plan that positioned HDC as an external driver and an internal partner to creating more affordable housing. In other words, HDC was established to work with the City and its many service areas and with others in the community and beyond to incubate and deliver new housing solutions as well as the tools and resources needed to make them happen.

To date, the HDC Board and Staff have been able to exceed those actions while also enabling new affordability programs and policies, including those identified in the London Plan, and those recently adopted within Council's new Strategic Plan that still require budget consideration. Since its appointment and staff recruitment, HDC has been able to deliver on its plan to be a specialized body with a focused intent to affordable housing, leveraging new funding, and supporting the creation of more housing for those in need. This includes over 80 units of market housing and 45 units of (height and density) "bonused" housing created through its unique incubation and negotiation practices. HDC also continues to advance in its mandate to activate lands and other resources toward future housing projects.

It is this "future-focus" to housing development that defines the value proposition of HDC. The future of affordable housing will rely on harnessing the combined efforts and resources of municipal services, private developers, non-profit housing providers, new funding tools, community organizations, and support service providers (across other sectors) - all working together.

...2



**Housing Development Corporation, London (HDC)  
Board of Directors**

2.

It is within this context that the HDC Board received the summary findings of the KPMG review. Disputing the KPMG report would only detract from Council's proposed directions, yet it cannot go without some redress. The report reflected measures, risks, and comments related to HDC that were misaligned with the directions, actions, impact, and value of the organization. The HDC Board met with Civic Administration on these concerns to ensure that the tools, processes, and relationships created by HDC were understood and, more importantly, can be retained within any future changes that may occur.

Subject to Council's consideration, the options proposed by Civic Administration remove the current HDC governance structure as a means to building a more responsive municipal housing system. The HDC Board and Staff share in the need for this strong housing system. HDC has participated and led discussions related to these interests and has endeavored to only work together to support these goals.

The HDC Board hopes that Council, Civic Administration, and all Londoners recognize the contributions made and importance of retaining the work of the specialized HDC body, with its highly skilled staff and resources, to further advance their work with the City and with the community. Within whatever directions emerge, the members of the HDC Board remain willing to work with Civic Administration so that the gains made, projects underway, organizational culture established, outcomes achieved, and the value gained by HDC can continue within the emerging system.

Members of the HDC Board and Staff remain available to respond to Civic Administration and Council.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dick Brouwer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dick Brouwer, Chair on behalf of the Board of Directors  
Housing Development Corporation, London (HDC)



1) Leadership based on Collaboration

2) LMCH Path Forward

PRESENTATION TO SPPC • September 16, 2019

## CAPACITY

LMCH has roughly 50% of the Staff complement that Ontario Housing had for London & Middlesex pre-devolution in 2000. Our Assets are now 50 years old on average, with funding stagnant and regulations that are restrictive.



LMCH WE CARE



## PROGRESS & PROCESS

Doing more with what we have:

- Operational Plans to substantiate and provide clarity on implementation over next 4 years: Strategic Plan, Regeneration Strategy, Asset Management Plan, Tenant Engagement and Community Development Framework, Financial Plan, Strategic Resource Plan
- LEAN and Continuous Improvement
- Insite Optimization
- Key Performance Indicators
- Pilot on Pest Control
- Zero-based budgeting
- Document Management System: improving paper processes
- Enterprise Risk Management
- Project Management System
- Service Standards and Metrics
- Eviction Prevention and Housing Stabilization Strategy
- Social Procurement Policy



## PATH FORWARD

To provide the best social housing we can within financial and operational constraints

We provide homes for nearly 5000 people in London and Middlesex.

*In our 2020-2023 Multi Year Budget Request, we articulate a need for an average year over year increase of 17% on operating, and an investment of 8 times the current annual capital allotment:*

**4 year Capital Request: \$ 71.4M**

Begins to meaningfully address critical capital requirements

**4 Year Operating Request: \$69.6 M**

Brings LMCH operating budget more closely in line with average revenue for Local Housing Providers across the province.

LMCH WE CARE





## PATH FORWARD

Leadership in Housing

- 350 New Units through City of London Strategic Plan
- Regeneration strategy ready to action
- Renew and Repair CMHC funding
- Aligning and inviting other service providers into our buildings to ensure supports
- Focusing resources on the tenant experience and housing stock



## VACANCY

TURN AROUND GOAL of 60 days average

- Accounts for variety of levels of repair to create the average
- Recognizes legislative constraints in filling units from wait list



LMCH will achieve 2% vacancy by end of 2019, filling over 4,000 units.

LMCH WE CARE



Housing matters  
People matter *more*

LMCH WE CARE



## CAPITAL SPENDING

- 10.7M in capital to be spent in 2019
- 5.7M of this is Provincial dollars
- Capital reserves are held by the city and the way money flows creates a 4-6 month delay in committed, spent and actual reserves remaining
- There are clearly defined rules for Capital v. Operational expenditures
- The 2.2M annual capital allocation has not grown in over a decade while the buildings have continued to age
- The Asset Management Plan outlines critical expenditures over the next four years to address aging building infrastructure



# VACANCY

WE CAN address vacancy, however, we must be realistic

- o PESTS
- o DEBRIS
- o LEVEL OF REPAIR
- o UNIT REPAIR STANDARDS
- o TENANT ONBOARDING UNDER RGI AND WAITLIST CRITERIA

all play a role in # of days to turn a unit around.



# PATH FORWARD

A noticeable step towards sustainable community housing.

What does this kind of INVESTMENT buy?

4 year Capital Request:

\$71.4M

- LIFE SAFETY SYSTEM PROJECTS
- BUILDING SYSTEM REPLACEMENTS
- UNIT HOUSING STANDARDS
- RE-CAPITALIZATION OF ASSETS
- EXTENDED SERVICE OF CURRENT HOUSING STOCK

4 Year Operating Request:

\$69.6 M

- SAFETY AND SECURITY OF SITES & TENANTS
- 300% INCREASE IN ON SITE SERVICE & SUPPORT
- SERVICE STANDARDS AND METRIC REPORTING TO DELIVER
- CAPACITY TO DELIVER CAPITAL PROJECTS & REGENERATION



# PATH FORWARD

A noticeable step towards sustainable community housing.

4 Year Operating Request: \$69.6 M

Brings LMCH operating budget more closely in line with average revenue for Local Housing Providers across the province.

LMCH Current Operating	22.2 M
LMCH MYB Operating	29.5 M
Other Provincial LHC	31.9 M
AMR - London CMA	35.9 M



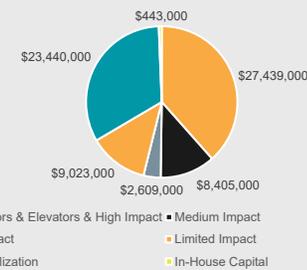
# PATH FORWARD

A noticeable step towards sustainable community housing.

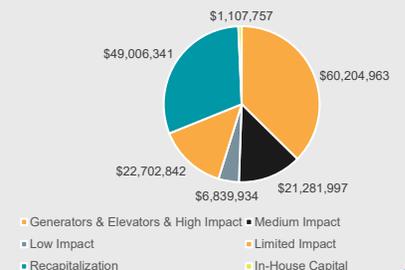
4 Year Capital Request:

\$71.4M

Four Year Capital Investment Breakdown



10 Year Capital Investment Breakdown



# PATH FORWARD

## Connecting to LMHC strategic objectives

Appendix G: KPI Framework



**"We provide and maintain homes in a safe and supportive environment to meet the needs of the people we service in our communities"**

	Organization	Finance	Tenant Services	Community Development	Property Services	Regeneration & Capital
<b>Strategic Objective</b> →	Creating a Healthy & Effective Organization	Establish long-term financial growth and stability	Engage, Support and Empower Tenants	Safe & healthy communities	Improve, Renewal and Maintain the homes we offer	Revisualizing how we manage our properties
<b>Outcome</b> →	Sustainable housing portfolio	Realizing financial and physical infrastructure sustainability	Responding to tenant needs (better service to tenants)	Creating healthier communities (safer communities)	Improving and maintaining buildings (returning the housing stock to good repair); Buildings are clean and well maintained	quality homes Tenants living in clean and well-maintained buildings
<b>Metrics</b> →	<ul style="list-style-type: none"> <li>Sick time</li> <li>Vacation time</li> <li>Incidents</li> <li>Grievances</li> <li>CARE</li> <li>Conversations % completed</li> <li>Staff turnover;</li> <li>New Hires</li> </ul>	<ul style="list-style-type: none"> <li>Manageable Costs</li> <li>Rent Arrears; Rent Arrears %; Rent Surplus/(Deficit)</li> <li>Average Days Monthly Closed</li> </ul>	<ul style="list-style-type: none"> <li>Complaints</li> <li>Referrals Calls Answered; Calls Dropped</li> <li>Housed</li> <li>Walk-ins</li> <li>Managed Arrears</li> <li>Move-outs</li> <li>Evictions</li> <li>Average Time to Lease</li> </ul>	<ul style="list-style-type: none"> <li>Average length of tenancy (% by number of years)</li> <li>Community partners meetings</li> <li>Tenant Group Meetings</li> <li>Tenant Run Activities</li> </ul>	<ul style="list-style-type: none"> <li>Work orders</li> <li>Average WO Response Time</li> <li>Vacancy Rate</li> <li>Vacancy Loss</li> <li>Average Unit Turnover Time</li> <li>Building Audit</li> <li>Average Days Vacant</li> <li>Inactive Units</li> </ul>	<ul style="list-style-type: none"> <li>FCI – NT (% of Building in Range)</li> <li>% Capital Spent vs Approved</li> <li>% of projects started - BL</li> <li>% of projects completed</li> <li># Total of projects<sup>1</sup></li> </ul>

