



London
CANADA

Council Minutes

The 19th Meeting of City Council
October 15, 2019, 4:00 PM

Present: Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier

Absent: M. van Holst

Also Present: M. Hayward, A. Barbon, B. Card, S. Corman, B. Coxhead, S. Datars-Bere, J. Fleming, L. Livingstone, D. MacRae, A. Ostrowski, C. Smith, S. Stafford, J. Taylor, B. Westlake-Power, M. Schulthess, J. Taylor, and P. Yeoman.

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 P. Van Meerbergen.

1. Disclosures of Pecuniary Interest

At 4:05 PM, Councillor Van Meerbergen enters the meeting.

Councillor J. Helmer discloses a pecuniary interest in item 4.2 (11) of the 11th Report of the Community and Protective Services Committee, having to do with Short Term Accommodations, by indicating that he has previously rented his home utilizing AirBnB.

Councillor P. Van Meerbergen discloses a pecuniary interest in item 3.1(3) of the 19th Report of the Strategic Priorities and Policy Committee, having to do with the Fanshawe College Innovation Village project, by indicating that he has two children attending the College.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: P. Van Meerbergen

Seconded by: A. Kayabaga

That Council convene, In Closed Session, for the purpose of considering the following:

6.1 Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List.
(6.1/11/CPSC)

6.2 Land Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending 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. (6.1/19/CSC)

6.3 Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions and advice which is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.2/19/CSC)

6.4 (ADDED) Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending 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. (6.3/19/CSC)

6.5 (ADDED) Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, including municipal employees. (6.4/19/CSC)

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

The Council rises and goes into the Council, In Closed Session, at 4:17 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor M. van Holst.

At 4:23 PM, Councillor S. Turner leaves the meeting.

At 4:40 PM, Councillor S. Turner enters the meeting.

The Council, In Closed Session rises at 5:06 PM and Council reconvenes at 5:08 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor M. van Holst.

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

5.1 18th Meeting held on October 1, 2019

Motion made by: P. Van Meerbergen

Seconded by: M. Salih

That the Minutes of the 18th Meeting held on October 1, 2019, BE APPROVED.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: J. Helmer
Seconded by: S. Lewis

That the communication from E. Clapp, Graydon Street, with respect to the naming of the Community Centre of Wavell BE RECEIVED and BE REFERRED, as noted on the Agenda.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 11th Report of the Community and Protective Services Committee

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

That pursuant to section 9.6 of the Council Procedure By-law, Councillor Turner BE PERMITTED to speak longer than 5 minutes with respect to item 2.7(8) of the 11th Report of the Community and Protective Services Committee Report regarding the Core Area Informed Response and Resting Spaces Update.

Yeas: (12): 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

Nays: (2): Mayor E. Holder, and S. Lehman

Absent: (1): M. van Holst

Motion Passed (12 to 2)

Motion made by: M. Cassidy

That the 11th Report of the Community and Protective Services Committee BE APPROVED, excluding item 4.2 (11).

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 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 London Housing Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 8th Report of the London Housing Advisory Committee, from its meeting held on September 11, 2019:

- a) the Civic Administration BE INVITED to attend a future London Housing Advisory Committee meeting to provide orientations including, but not limited to, By-law Enforcement, Inclusionary Zoning, the coordination of service areas and the tools available to the municipality, relating to housing and affordable housing;
- b) the Civic Administration BE REQUESTED to ask the applicant to consider adding affordable housing units in the proposed development of the property located at 1674 Hyde Park Road; it being noted that the London Housing Advisory Committee reviewed and received a Notice of Application for a Zoning By-law Amendment for the subject property from B. Debbert, Senior Planner; and,
- c) clauses 1.1, 3.1, 5.1 and 5.2 BE RECEIVED.

Motion Passed

3. (2.2) 6th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: M. Cassidy

That the 6th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on September 19, 2019, BE RECEIVED.

Motion Passed

4. (2.3) 8th Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 8th Report of the Animal Welfare Advisory Committee, from its meeting held on September 5, 2019:

- a) the following actions be taken with respect to the Municipal Council resolution adopted at its meeting held on August 27, 2019 with respect to the 8th Report of the Environmental and Ecological Planning Advisory Committee:
 - i) the proposed, revised "You, Your Dog and Environmentally Significant Areas" brochure BE PROVIDED to the Environmental and Ecological Planning Advisory Committee for consideration; and,
 - ii) the Environmental and Ecological Planning Advisory Committee BE ADVISED that the current Animal Welfare Advisory Committee membership is unaware of any previous request for distribution of the "Is Your Cat Safe Outdoors?" brochure;
- b) clauses 1.1, 3.1, 4.1, 5.1 and 5.2, BE RECEIVED.

Motion Passed

5. (2.4) 9th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 9th Report of the Accessibility Advisory Committee, from its meeting held on September 26, 2019:

- a) the Civic Administration BE ADVISED that G. LaHay will be the Accessibility Advisory Committee representative at the Community Diversity and Inclusion Strategy (CDIS) Leadership Table; it being noted that the ~~attached~~ presentation from K. Koltun, Research Intern, with respect to a CDIS update was received; and,
b) clauses 1.1, 2.2, 2.3, 3.1 to 3.3, 4.1, 5.1 and 5.2 BE RECEIVED.

Motion Passed

6. (2.5) Income-Related Subsidized Public Transit Program for Individuals 18 Years of Age and Over Evaluation

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager and Acting Managing Director, Neighbourhood, Children and Fire Services, the staff report dated October 8, 2019, with respect to an evaluation of an Income-Related Subsidized Public Transit Program for Individuals 18 Years of Age and Over, BE RECEIVED. (2019-T10)

Motion Passed

7. (2.6) Choose London - Innovation, Vibrant and Global - London's Newcomer Strategy - Year One Update

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated October 8, 2019, with respect to a year one update on Choose London – Innovative and Global: London's Newcomer Strategy, BE RECEIVED. (2019-S11)

Motion Passed

8. (2.7) Core Area Informed Response and Resting Spaces Update

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated October 8, 2019, with respect to an update on Core Area Informed Response and Resting Spaces, BE RECEIVED. (2019-S14)

Motion Passed

9. (3.1) Request for Input Regarding the Proposed Name of the "Community Centre on Wavell" - 1731 Churchill Avenue

Motion made by: M. Cassidy

That the name "East Lions Community Centre" BE APPROVED for the new east community centre located at 1731 Churchill Avenue; it being noted that the proposed name is in compliance with Council-approved naming preferences;

it being further noted that the Community and Protective Services Committee reviewed and received the following communications with respect to this matter:

- M. Juszczynski;
- S. Maracle;
- R. McElmon;
- C. Wyatt;
- J. Brooks;
- L. McCardle;
- R. Cochrane;
- E. de Koning;
- R. Graham;
- L. Campbell;
- G. Genereaux;
- C. Hunter;
- K. Bujold;
- N. Wright;
- R. and L. Cassidy;
- J. Dobravec;
- D. Deschenes-McKay;
- A. Walls;
- Kimberly; and,
- Councillor S. Lewis;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter. (2019-S12)

Motion Passed

10. (4.1) 6th Report of the Community Safety and Crime Prevention Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 6th Report of the Community Safety and Crime Prevention Advisory Committee (CSCP), from its meeting held on September 26, 2019:

- a) clause 5.2 BE REFERRED back to the CSCP for further clarification of the information being requested;
- b) that representatives of the London Police Services and Corporate Security BE INVITED to attend a future meeting of the CSCP to discuss current statistics that are available; and,
- c) clauses 1.1, 2.1 to 2.3, 3.1 to 3.3 and 5.1 BE RECEIVED.

Motion Passed

12. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at September 30, 2019, BE RECEIVED.

Motion Passed

11. (4.2) Councillor A. Hopkins - Short Term Accommodations

Motion made by: M. Cassidy

That the Civic Administration BE REQUESTED to report back to the Community and Protective Services Committee with respect to potential regulatory options that could be put in place to address short term rental accommodations in London; it being noted that the communication dated September 26, 2019, from Councillor A. Hopkins, was received with respect to this matter. (2019-D02)

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

Recuse: (1): J. Helmer

Absent: (1): M. van Holst

Motion Passed (13 to 0)

8.2 19th Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 19th Report of the Corporate Services Committee BE APPROVED, excluding item 4.1 (4).

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) City of London's Credit Rating

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the City of London's Credit Rating Report, providing a summary of Moody's Investors Service Credit Opinion of the City of London, BE RECEIVED for information.

Motion Passed

3. (2.2) Report from the Association of Municipalities of Ontario (AMO) Annual Conference - Ottawa, ON, August 17-21, 2019

Motion made by: J. Morgan

That the communication dated September 24, 2019, from Councillor A. Hopkins, regarding the Association of Municipalities of Ontario (AMO) Board meeting held August 17-21, 2019 in Ottawa, Ontario BE RECEIVED for information.

Motion Passed

5. (5.1) Issuance of Proclamation Policy

Motion made by: J. Morgan

That the Civic Administration BE DIRECTED to review and report back to the Corporate Services Committee with respect to the City of London Issuance of Proclamation Policy, specifically in terms of acknowledging nationally recognized proclamations.

Motion Passed

4. (4.1) Council Policy - Mayor's New Year's Honour List Policy (Relates to Bill No. 394)

At 5:45 PM, His Worship Mayor Holder places Councillor S. Lehman in the Chair, and takes a seat at the Council Board.

At 5:46 PM, His Worship Mayor Holder resumes the Chair, and Councillor S. Lehman takes his seat at the Council Board.

Motion made by: J. Morgan

That the proposed by-law as appended to the staff report dated October 8, 2019, BE INTRODUCED at the Municipal Council Meeting to be held on October 15, 2019, to amend By-law No. CPOL.-18-214, as amended, being "Mayor's New Year's Honour List Policy" to add a new category of nomination, being "Distinguished Londoner" to be selected by the Mayor.

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

Nays: (1): S. Turner

Absent: (1): M. van Holst

Motion Passed (13 to 1)

8.3 17th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 17th Report of the Planning and Environment Committee BE APPROVED, excluding items 2.3 (7) and 3.4 (12).

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2nd Report of the Agricultural Advisory Committee

Motion made by: A. Hopkins

That the 2nd Report of the Agricultural Advisory Committee, from its meeting held on September 18, 2019, BE RECEIVED for information

Motion Passed

3. (2.2) Provincial Policy Statement (PPS) 2019 Review

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the proposed policies under the Provincial Policy Statement:

a) the staff report dated October 7, 2019 entitled "Provincial Policy Statement (PPS) 2019 Review" BE RECEIVED for information;

b) the Province BE ADVISED that several of the proposed changes are contrary to Municipal Council's Climate Emergency Declaration; and,

c) the above-noted staff report BE FORWARDED to the Ministry of Municipal Affairs and Housing for consideration in response to the Environmental Registry of Ontario (ERO) posting of the proposed policies by the commenting deadline of October 21, 2019. (2019-S11)

Motion Passed

4. (2.4) Application - Eagle Ridge Subdivision - Phase 2 - 810 Westdel Bourne - Removal of Holding Provisions (H-9112) (Relates to Bill No. 398)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by West Kains Land Corp. and Liahn Farms Ltd., relating to lands located at 810 Westdel Bourne, known as Eagle Ridge Subdivision – Phase 2, the proposed by-law appended to the staff report dated October 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 15, 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 (h•R1-4) Zone, a Holding Residential R1 (h•h-211•R1-4) Zone, a Holding Residential R1 (h•R1-8) Zone, and a Holding Residential R6 (h•h-54•h-71•R6-5)

Zone TO a Residential R1 (R1-4) Zone, a Holding Residential R1 (h-211•R1-4) Zone, a Residential R1 (R1-8) Zone, and a Holding Residential R6 (h-54•h-71•R6-5) Zone to remove the h holding provisions. (2019-D09)

Motion Passed

5. (2.5) Application - 56 High Street - Removal of Holding Provision (Relates to Bill No. 399)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 56 High Street Inc., relating to the property located at 56 High Street, the proposed by-law appended to the staff report dated October 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (h*RO2/AC5/CC1(7)) Zone TO Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (RO2/AC5/CC1(7)) Zone to remove the h holding provision. (2019-D09)

Motion Passed

6. (2.7) Building Division Monthly Report for August 2019

Motion made by: A. Hopkins

That the Building Division Monthly Report for the month of August, 2019 BE RECEIVED for information. (2019-A23)

Motion Passed

8. (2.6) Masonville Transit Village Secondary Plan - Update (O-8991)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated October 7, 2019 entitled "The Corporation of the City of London Masonville Transit Village Secondary Plan - Update" BE RECEIVED for information. (2019-T03)

Motion Passed

9. (3.1) 10th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 10th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on September 19, 2019:

- a) a Working Group BE ESTABLISHED consisting of S. Heuchan, I.

Mohamed, R. Doyle, S. Esan, L. Banks, S. Levin and B. Samuels, to review the draft Subject Lands Status Report for the White Oak-Dingman Secondary Plan; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received the presentation appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee from L. McDougall, Ecologist and T. Macbeth, Planner II, with respect to these matters;

b) G. Barrett, Manager, Land Use Planning and Sustainability, BE INVITED to the next meeting of the Environmental and Ecological Planning Advisory Committee (EEPAC) to discuss the differences between City-owned and privately owned Environmentally Significant Areas; it being noted that at the EEPAC reviewed and received the Environmentally Significant Areas Meeting Minutes from its meetings held on April 30, 2019 and August 20, 2019;

c) the following actions be taken with respect to the review of the Environmental Management Guidelines:

i) the Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee with respect to the review of the Environmental Management Guidelines BE FORWARDED to the Civic Administration for consideration; and,

ii) a special Environmental and Ecological Planning Advisory Committee BE HELD on November 7, 2019 at 5:00 PM to provide further Working Group comments on these matters; and,

d) clauses 1.1, 2.1, 3.1, 3.2 and 5.1 BE RECEIVED for information.

Motion Passed

10. (3.2) 9th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 9th Report of the Trees and Forests Advisory Committee, from its meeting held on September 25, 2019:

a) clause 5.3 BE AMENDED as follows:

i) part a) BE REFERRED to the Budget review for consideration; it being noted that part a) of clause 5.3 reads as follows:

“a) the Municipal Council BE REQUESTED to continue to cover the operating budgets, at the current level or higher, for the Conservation Authorities operating within London; and”;

ii) part b) BE RECEIVED for information; it being noted that part b) of clause 5.3 reads as follows:

“b) a representative from ReForest London BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee to present their business plan for the next two years and to indicate how the Provincial funding cuts are affecting their budget;

it being noted that this funding will be necessary in keeping the City of London on track with the Urban Forest Strategy;

it being further noted that the communication from J. Kogelheide,

as appended to the agenda, with respect to this matter, was received.”; and,

b) clauses 1.1, 3.1, 3.2, 5.1, 5.2 and 5.4 BE RECEIVED for information.

Motion Passed

11. (3.3) Application - 800, 805 and 810 Chelton Road - Application for Zoning By-law Amendment (Z-9089) (Relates to Bill No. 400)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by The Ironstone Building Company Inc., relating to the lands located at 800, 805 and 810 Chelton Road, the proposed by-law appended to the staff report dated October 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 15, 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 Community Shopping Area CSA3 Zone, Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-3•H20) Zone TO a Residential R5 (R5-7) Zone, a Residential R5 Special Provision R5-7() Zone, a Residential R9 Special Provision Bonus (R9-7()•H16•B-) Zone, and an Open Space OS5 Zone;

it being noted that the proposed Bonus Zone will be implemented through the required development agreement(s) to facilitate the development of low to mid-rise apartment buildings up to a maximum of five (5) storeys and six (6) storeys which substantially implements the vision and principles of the Chelton Road Master Plan for 800, 805 and 810 Chelton Road, and site concept plans as outlined in the amending by-law appended to the staff report dated October 7, 2019, in exchange for the following facilities, services and matters:

- i) enhanced building and site design features including an active street edge along Bradley Avenue, Chelton Road, and Meadowgate Boulevard;
- ii) dedication of public open space (OS5) lands;
- iii) measures to enhance the Natural Heritage System including substantial buffer planting with native vegetation to protect adjacent natural features;
- iv) large quantities of secure bicycle parking and cycling infrastructure including indoor and outdoor storage facilities, and a multi-use pathway internal to the site providing connections to surrounding public sidewalks and pedestrian trails; and,
- v) substantial tree planting of large caliper trees to be planted along the street frontage and outdoor amenity areas;

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

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns; accommodates an appropriate

range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;

- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
- the recommended zoning amendment permits a use, form and intensity of residential development that conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Community Commercial Node and Multi-Family, High Density Residential designations;
- the recommended zoning amendment will allow for an increase in building height through a Bonus Zone which requires that developments implement the vision and principles of the Chelton Road Master Plan, and site concept plans attached to the amending by-law. The recommended Bonus Zone provides for an increased height in return for a series of bonusable features, matters and contributions that benefit the public;
- the subject development blocks are of a size and shape suitable to accommodate the proposal. The recommended zoning amendment provides appropriate regulations to control the use and intensity of the building and ensure a well-designed development with appropriate mitigation measures; and,
- the proposed uses, form, and intensity are considered appropriate and compatible with existing residential development in the surrounding neighbourhood. (2019-D09)

Motion Passed

13. (4.1) Request to Amend City By-law CP-2

Motion made by: A. Hopkins

That the City Clerk BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the proposed amendments to the London Downtown Business Association (LDBA) and MainStreet London By-law CP-2 as requested by the LDBA and MainStreet London Board of Management as outlined in the communication dated from G. Gallacher, Chair of the Board (LDBA). (2019-C12)

Motion Passed

7. (2.3) Application - 185 Queens Avenue Parking Lot Redevelopment (19 DOWr1)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the property located at 185 Queens Avenue:

a) the staff report dated October 7, 2019 entitled "185 Queens Avenue Parking Lot Redevelopment" BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to undertake a procurement process to find a potential partner to redevelop the parking lot at 185 Queens Avenue for the purposes of a mixed-use development including a municipal parking garage. (2019-T02)

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

Motion made by: P. Squire

Seconded by: M. Cassidy

That the Municipal Council continue through the agenda and break for dinner upon completion of the agenda.

Yeas: (9): Mayor E. Holder, M. Salih, M. Cassidy, P. Squire, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, and A. Kayabaga

Nays: (5): S. Lewis, J. Helmer, J. Morgan, E. Pelozza, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (9 to 5)

12. (3.4) Application - 1339-1347 Commissioners Road West (Z-9081/O-9082) (Relates to Bill No.'s 393 and 401)

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 Milan Starcevic, relating to the properties located at 1339 – 1347 Commissioners Road West:

a) the proposed by-law appended to the staff report dated October 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend the Official Plan for the City of London Planning Area – 1989 by ADDING a policy to Section 3.5. – Policies for Specific Residential Areas to recognize the permitted uses of the Neighbourhoods Place Type in The London Plan at this location;

b) the ~~attached~~ proposed revised by-law BE INTRODUCED at the Municipal Council meeting to be held on October 15, 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 Residential R1/Residential R5 (R1-9/R5-3) Zone TO a Residential R8 Bonus (R8-4*B-_) Zone and Holding (h-5) Zone to ensure that development takes a form compatible with the adjacent land uses, agreement shall be entered into following site plan review specifying the issues allowed for under section 41 of the Planning Act, R.S.O. 1990, c.P. 13, prior to the removal of the h-5 symbol;

c) the Approval Authority BE ADVISED that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority with regard to the mitigation of potential impacts on the townhouse development at 1337 Commissioners Road West:

i) photometric analysis to manage lighting impacts on adjacent developments;

ii) a noise study to evaluate and mitigate noise impacts related to the parking ramp and underground parking garage on the adjacent

development at 1337 Commissioners Road West;
iii) enhanced provision of boundary landscaping along the east and north property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;
iv) the protection and preservation of trees along the northerly boundary (both shared and within the boundary vegetation) of the subject property, with the exception of invasive species or hazard trees; and,
v) privacy trees be used for replacement trees;

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

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

- the recommended amendments to the Official Plan and Zoning By-law Z.-1 are consistent with the 2014 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Policies for Specific Residential Areas which allow Council to address development opportunities through specific policies that provide additional guidance to the general Multi-family, Medium Density Residential policies;
- the recommended amendment conforms to the in-force policies of The London Plan including, but not limited to the policies of the Neighbourhoods Place Type which contemplate low-rise apartment buildings with a maximum height of 4 storeys with the potential for up to 6 storeys with Type 2 bonusing where the property has frontage on a Civic Boulevard;
- the subject lands represent an appropriate location for residential intensification, along a higher-order street within an existing neighbourhood, and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment would help to achieve the vision of The Neighbourhoods Place Type by providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities; and,
- the recommended increases in height and density are commensurate with the value conferred by the recommended bonus provision for design and affordable housing. (2019-D09)

Amendment:

Motion made by: P. Van Meerbergen
Seconded by: S. Lewis

That part c) iv) BE AMENDED by adding "where possible" at the beginning of the clause, to read as follows:

"c) iv) where possible, the protection and preservation of trees along the northerly boundary (both shared and within the boundary

vegetation) of the subject property, with the exception of invasive species or hazard trees; and,"

Yeas: (6): Mayor E. Holder, S. Lewis, S. Lehman, P. Van Meerbergen, S. Turner, and S. Hillier

Nays: (8): M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, E. Pelozo, and A. Kayabaga

Absent: (1): M. van Holst

Motion Failed (6 to 8)

The motion to approve Item 12 (3.4), excluding part c) iv), is put.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

The motion to approve Item 12 (3.4), part c) iv), is put.

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

Nays: (3): S. Lehman, P. Van Meerbergen, and S. Turner

Absent: (1): M. van Holst

Motion Passed (11 to 3)

8.4 19th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 18th Report of the Strategic Priorities and Planning Committee BE APPROVED, excluding item 3 (3.1).

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that Councillor P. Van Meerbergen disclosed a pecuniary interest in item 3.1 of this Report, having to do with the Fanshawe College Innovation Village project, by indicating that he has two children attending the College.

Motion Passed

2. (2.1) Service Review Initiatives 2019 Update

Motion made by: J. Helmer

That, on the recommendation of the City Manager and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated September 30, 2019 with respect to an update on the service review initiatives for 2019, BE RECEIVED.

Motion Passed

4. (3.2) London Economic Development Corporation - Annual Update

Motion made by: J. Helmer

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from K. Lakhotia, President and CEO, and J. Crich, London Economic Development Corporation.

Motion Passed

5. (3.3) London Small Business Centre - Annual Update

Motion made by: J. Helmer

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from S. Pellarin, Executive Director, and G. Graham, London Small Business Centre.

Motion Passed

6. (3.4) TechAlliance - Annual Update

Motion made by: J. Helmer

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from C. Fox, CEO, and D. Cicerelli, TechAlliance.

Motion Passed

7. (4.1) 4th Report of the Governance Working Group

Motion made by: J. Helmer

That the following actions be taken with respect to the 4th Report of the Governance Working Group, from its meeting held on August 26, 2019:

a) the City Clerk BE DIRECTED to bring forward to the next meeting of the Governance Working Group a revised proposed Policy providing for procedures to implement an electronic voting system for the consideration of Council and public appointments to Standing Committees, Advisory Committees, Boards and Commissions for further consideration that would include the following:

- i) the removal of the term “election” from the proposed Policy replace it with the term “selection process”;
- ii) the requirement for candidates to be nominated for consideration of appointment at the Committee Meeting where the appointments are to be considered;
- iii) the provision for batch elimination of the candidates with the lowest tied votes and those receiving no votes, where multiple candidates are to be appointed;
- iv) the provision for single elimination of the lowest candidates where one candidate is to be appointed, except in circumstances where a candidate has been given no votes and in those circumstances, the candidate will be eliminated from subsequent rounds of voting, with the intent of achieving a minimum threshold of 50% plus 1 of the votes cast;

it being noted that the Governance Working Group (GWG) received a demonstration of the proposed electronic voting system from the Deputy Clerk and the Manager, Licensing and Elections; and,

- b) clauses 1.1 and 1.2 BE RECEIVED for information.

Motion Passed

3. (3.1) Fanshawe College - Innovation Capital Grants Application

Motion made by: J. Helmer

That it BE NOTED that the Strategic Priorities and Policy Committee received the ~~attached~~ presentation from Peter Devlin, President, Fanshawe College, David Belford, Executive Director, Innovation Village, Jason Bates, General Manager, Excellence in Manufacturing Consortium London and Anne Marie DeCicco-Best, Executive Advisor and Government Relations, Fanshawe College with respect to the Fanshawe College Innovation Village project;

it being noted that the Strategic Priorities and Policy Committee received a communication dated September 26, 2019 from D. Bedford, President, OPSEU Local 110, Fanshawe College Faculty Union with respect to this matter.

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

Recuse: (1): P. Van Meerbergen

Absent: (1): M. van Holst

Motion Passed (13 to 0)

9. Added Reports

9.1 18th Report of Council in Closed Session

M. Hayward addresses Municipal Council to indicate that he is retiring in January 2020.

Motion made by: S. Hillier

Seconded by: M. Cassidy

1. Offer to Purchase Industrial Lands Unifirst Canada, Ltd. – Part of Block 1, Plan 33M-544 – Innovation Park Phase I

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City owned industrial land located on the west side of Venture Gate in Innovation Park, Phase I, containing an area of approximately 9.03 acres, more or less subject to survey, being comprised of Part Block 1, Plan 33M-544, as outlined attached location map, the offer submitted by Unifirst Canada, Ltd. (the “Purchaser”) to purchase the subject property from the City, at a purchase price of \$632,100.00 (reflecting a sale price of \$70,000.00 per acre), BE ACCEPTED subject to the following conditions:

a) the Purchaser, at its expense, be allowed within seventy five (75) days from acceptance of the offer to:

- i) examine title;
- ii) carry out environmental inspections as it might reasonably require; and,
- iii) carry out geotechnical inspections;

b) the Purchaser shall have One Hundred and Twenty (120) days from the date of acceptance of this offer to obtain, at the Purchaser’s expense, a zoning variance for the property to permit additional services which include laundering of mats, mop, towel and cleaning cloths (“the Additional Services”) for the said subject property; and

c) the City shall permit a minimum building coverage of approximately 14.75 % in place of the required minimum building coverage of 15 %.

2. Unifor Tentative Agreement

That, on the recommendation of the Acting Director, Human Resources, the attached Memorandum of Agreement and Agreed To Items dated September 11, 2019 concerning the 2019-2022 Collective Agreement for Unifor Local 302 representing full-time and part-time service workers at the Dearness Home BE RATIFIED.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: S. Lehman

Seconded by: J. Morgan

That Introduction and First Reading of Bill No.’s 392 to 401, and the Added Bill No. 402, BE APPROVED.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

Motion made by: A. Hopkins

Seconded by: M. Cassidy

That Second Reading of Bill No.'s 392 to 401, and the Added Bill No. 402 BE APPROVED.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

Motion made by: S. Hillier

Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No.'s 392 to 401, and the Added Bill No. 402, BE APPROVED.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

Motion Passed (14 to 0)

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

Bill	By-law
Bill No. 392	By-law No. A.-7900-286 - A by-law to confirm the proceedings of the Council Meeting held on the 15th day of October, 2019. (City Clerk)
Bill No. 393	By-law No. C.P-1284(vb)-287 - A by-law to amend the Official Plan for the City of London, 1989 relating to 1339 – 1347 Commissioners Road West. (3.4a/17/PEC)
Bill No. 394	By-law No. CPOL.-18(c)-288 - A by-law to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy” to add a new category of nomination, being “Distinguished Londoner”, to be selected by the Mayor. (4.1/19/CSC)
Bill No. 395	By-law No. S.-2029-289 - A by-law to permit Stephen Newsome to maintain and use a boulevard parking area upon the road allowance for 677 Princess Avenue, City of London. (City Clerk)
Bill No. 396	By-law No. S.-2030-290 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Eagletrace Drive, south of Foxcreek Road) (Chief Surveyor - lands for road widening purposes on Eagletrace Drive that require dedication at the present time)
Bill No. 397	By-law No. W.-5654-291 - A by-law to authorize the 2019-2023 Active Transportation Project. (Project No. TS173919) (2.10/13/CWC)
Bill No. 398	By-law No. Z.-1-192792 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands within Eagle Ridge Subdivision – Phase 2 located at 810 Westdel Bourne. (2.4/17/PEC)
Bill No. 399	By-law No. Z.-1-192793 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 56 High Street. (2.5/17/PEC)
Bill No. 400	By-law No. Z.-1-192794 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 800, 805 and 810 Chelton Road. (3.3/17/PEC)
Bill No. 401	By-law No. Z.-1-192795 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1339 – 1347 Commissioners Road West. (3.4b/17/PEC)
Bill No. 402	By-law No. A.-7901-292 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Unifirst Canada, Ltd., for the sale of the City owned industrial land described as Part Block 1, Plan 33M-544, in the City’s Innovation Park, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/19/CSC)

14. Adjournment

Motion made by: J. Morgan

Seconded by: P. Squire

That the meeting adjourn.

Motion Passed

The meeting adjourns at 7:00 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk