



Council Minutes

The 4th Meeting of City Council
February 11, 2020, 4:00 PM

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

Also Present: A. Barbon, G. Barrett, B. Card, S. Datars Bere, M. Geudens, G. Kotsifas, L. Livingstone, C. Mallia, J.P. McGonigle, P. McKague, C. Saunders, M. Schulthess, C. Smith, S. Stafford, J. Stanford, S. Tatavarti, J. Taylor, B. Warner, B. Westlake-Power.

The meeting is called to order at 4:02 PM, with all Members present.

1. Disclosures of Pecuniary Interest

Councillor J. Helmer discloses a pecuniary interest in Item 3 (2.2) of the 5th Report of the Strategic Priorities and Policy Committee, having to do with a review of service delivery for municipal golf, by indicating that his father is employed by the National Golf Course Owners Association of which The Corporation of the City of London is a member.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: E. Peloza

Seconded by: P. Van Meerbergen

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

4.1. 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.
(6.1/4/CSC)

4.2. 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.
(6.2/4/CSC)

4.3. 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. (6.3/4/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 lease 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. (6.4/4/CSC)

4.5. 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 lease 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. (6.5/4/CSC)

4.6. Confidential Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence / Personal Matters/Identifiable Individuals / Solicitor-Client Privileged Advice

Two matters pertaining to trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization as provided by Odgers Berndtson; a matter for the purpose of educating or training the members, and no additional discussion of any matter that materially advances the business or decision-making of the council or committee; and a matter pertaining to advice subject to solicitor-client privilege with respect to confidentiality agreements for Council Members. (6.6/4/CSC)

4.7. Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/4/PEC)

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

The Council rises and convenes In Closed Session at 4:08 PM, with His Worship the Mayor in the Chair and all Members present.

The Council In Closed Session rises at 4:31 PM and reconvenes in public session at 4:33 PM, with His Worship the Mayor in the Chair and all Members present.

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

5.1 3rd Meeting held on January 28, 2020

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

That the Minutes of the 3rd Meeting held on January 28, 2020 BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

6. Communications and Petitions

6.1 Victoria Park Secondary Plan (O-8978)

Motion made by: M. van Holst
Seconded by: M. Salih

That the following communications regarding the Victoria Park Secondary Plan (O-8978) BE RECEIVED and BE REFERRED to the Planning and Environment Committee Stage for consideration with Item 11(3.4) of the 4th Report of the Planning and Environment Committee:

1. J. Grainger, Architectural Conservancy Ontario - London Region;
2. R. Zelinka, Zelinka Priamo Ltd.;
3. K. Muir, GSP Group Inc.;
4. K. McKeating, 329 Victoria Street; and
5. S. Stapleton, Auburn Developments Inc.

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 4th Report of the Corporate Services Committee

Motion made by: M. van Holst

That the 4th Report of the Corporate Services Committee BE APPROVED

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. van Holst

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 3rd Report of the City Manager Search Committee

Motion made by: M. van Holst

That the 3rd Report of the City Manager Search Committee, from its meeting held on January 22, 2020 BE RECEIVED for information.

Motion Passed

3. (4.1) Consideration of Appointment to the Advisory Committee on the Environment

Motion made by: M. van Holst

That the following individuals BE APPOINTED to the Advisory Committee on the Environment for the term ending June 30, 2021:

Robert Pate
Joseph Santarelli
Natalie Beauregard
Brennan Vogel

Motion Passed

4. (5.1) Corporate Services Committee Deferred Matters List

Motion made by: M. van Holst

That the Corporate Services Committee Deferred Matters List, as of January 24, 2020, BE RECEIVED, with the removal of item 1.1, related to "Sister Cities".

Motion Passed

- 8.2 2nd Report of the Civic Works Committee

Motion made by: S. Lehman

That the 2nd Report of the Civic Works Committee BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Tree Impacts for 2020 Infrastructure Renewal Program

Motion made by: S. Lehman

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the staff report dated February 4, 2020, with respect to tree removal, mitigation, and communication as part of the 2020 Infrastructure Renewal Program BE RECEIVED for information. (2020-E04)

Motion Passed

3. (2.3) Award of Contract - RFP 19-33: Restoration of the Farmhouse at Dingman Creek Pumping Station

Motion made by: S. Lehman

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of a construction contract for the restoration of the farmhouse at the Dingman Creek Pumping Station:

- a) the bid submitted by Robertson Restoration, BE ACCEPTED in the total amount of \$143,520.00, including a \$67,735.00 contingency (excluding HST);
- b) the financing for the project BE APPROVED in accordance with the "Sources of Financing Report" as appended to the staff report dated February 4, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-R01)

Motion Passed

4. (2.4) Award of Contract - RFP 19-59: Installation of Sludge Mixing Systems at Greenway Wastewater Treatment Plant

Motion made by: S. Lehman

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of a construction contract for the installation of sludge mixing systems at Greenway Wastewater Treatment Plant:

- a) the bid submitted by Dielco Industrial Contractors Ltd., BE ACCEPTED in the total amount of \$369,321.58, including contingency (excluding HST);
- b) the financing for the project BE APPROVED in accordance with the "Sources of Financing Report" as appended to the staff report dated February 4, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E03)

Motion Passed

- 5. (2.5) Single Source Purchase of Two Turbo Blowers for the Oxford Wastewater Treatment Plant

Motion made by: S. Lehman

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Single Source Purchase of two APG-Neuros blowers for the Oxford wastewater treatment plant:

- a) the price submitted by APG-Neuros of \$284,000 (excluding HST), for the supply of two blowers and associated components BE ACCEPTED;
- b) the financing for these acquisitions BE APPROVED as set out in the "Sources of Financing Report" as appended to the staff report dated February 4, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the work to be done relating to this project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E03)

Motion Passed

- 6. (2.7) 1st Report of the Rapid Transit Implementation Working Group

Motion made by: S. Lehman

That the 1st Report of the Rapid Transit Implementation Working Group, from its meeting held on January 27, 2020, BE RECEIVED.

Motion Passed

- 7. (2.1) 2nd Report of the Cycling Advisory Committee

Motion made by: S. Lehman

That the following actions be taken with respect to the 2nd Report of the Cycling Advisory Committee, from its meeting held on January 15, 2020:

- a) that work plan items 18.1, 18.12, 18.3, 19.1, 19.7, and 19.8 BE APPROVED;

- b) the remainder of the ~~attached~~ 2020 Cycling Advisory Committee work plan BE REFERRED to the Civic Administration to review and refine the listed projects in order to ensure alignment and timing with approved City projects in 2020/2021, with a report back at the next Civic Works Committee meeting;
- c) the Civic Administration BE INVITED to attend a future meeting of the Cycling Advisory Committee to provide updates and information on the development of the climate emergency evaluation tool and how it applies to the budget process; it being noted that the ~~attached~~ presentation from A. Dunbar, Manager III, Financial Planning and Policy, with respect to the City's active transportation budget, was received;
- d) the following actions be taken with respect to the 2020 Cycling Advisory Committee Budget:
 - i) a member of the Cycling Advisory Committee (CAC) BE PERMITTED to attend the 2020 Share the Road conference;
 - ii) the expenditure of up to \$375.00 + tax from the 2020 CAC budget BE APPROVED to cover the conference fees as noted in part a) above; and,
 - iii) if selected by the conference organizers to participate, that the above-noted CAC member BE PERMITTED to present at said conference on the topic of "revisiting cycling master plans using a climate emergency lens"; it being noted that the CAC will provide the Civic Administration with a copy of the above-noted presentation for review before the conference date; and,
- e) the remainder of the Cycling Advisory Committee report BE RECEIVED.

Motion Passed

- 8. (2.6) Dingman Creek Subwatershed: Stormwater Servicing Strategy for Stage 1 Lands - Municipal Class Environmental Assessment: Notice of Completion

Motion made by: S. Lehman

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Dingman Creek Subwatershed: Stormwater Servicing Strategy Municipal Class Environmental Assessment:

- a) the Dingman Creek Subwatershed Municipal Class Assessment Executive Summary, as appended to the staff report dated February 4, 2020, BE ACCEPTED;
- b) a Notice of Completion BE FILED with the Municipal Clerk; and,
- c) the Project File for the Dingman Creek Subwatershed: Stormwater Servicing Strategy Municipal Class Environmental Assessment BE PLACED on public record for a 30-day review period;

it being noted that the ~~attached~~ presentation from S. Chambers, Division Manager, Stormwater Management, with respect to this matter, was received. (2020-E03)

Motion Passed

9. (4.1) Snow Removal

Motion made by: S. Lehman

That the communication from E. Chivers, dated January 24, 2020, with respect to snow removal in London, BE RECEIVED (2020-T06)

Motion Passed

10. (4.2) Bike Lanes in London Ontario

Motion made by: S. Lehman

That the communication from M. Desjardins, dated January 20, 2020, with respect to bike lanes in London, BE RECEIVED. (2020-T05)

Motion Passed

11. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List as at January 27, 2020, BE RECEIVED.

Motion Passed

12. (5.2) 1st Report of the Transportation Advisory Committee

Motion made by: S. Lehman

That the following actions be taken with respect to the 1st Report of the Transportation Advisory Committee, from its meeting held on January 28, 2020:

a) the following actions be taken with respect to the Transportation Advisory Committee (TAC) 2020 Work Plan:

i) D. Doroshenko BE APPOINTED to observe any upcoming meetings of the Rapid Transit Implementation Working Group and report back to the TAC with updates;

ii) M. Rice BE APPOINTED to take the lead on item 18.5 on the TAC Work Plan, having to do with Connected and Automated Vehicles and 5G Network;

iii) the revised attached 2020 Work Plan for the TAC BE APPROVED;

iv) the Civic Works Committee BE ADVISED that the TAC considers Items 18.5, 18.11, 18.12, 19.10, 20.7 and 20.8, on the above-noted Work Plan, to be the top priorities; and,

v) clause 5.1 e) of the 1st Report of the TAC BE DEFERRED to the next meeting of the CWC to allow time for consideration of the request; it being noted that the above-noted clause read as follows:

“The Civic Works Committee BE REQUESTED to advise the TAC as to which items on the above-noted Work Plan should be the top priorities for the TAC.”; and,

b) the remainder of the report BE RECEIVED.

Motion Passed

13. (5.3) Tree Replacement Options

Motion made by: S. Lehman

That the Civic Administration BE DIRECTED to report back to a future meeting of Civic Works Committee with respect to how options can be provided to residents in terms a choice of species on tree replacements following tree removals for the purpose of infrastructure renewal, which may include options for a pilot project to assess cost/benefit analysis of uptake of new trees by residents; it being noted that currently the choice for residents is to have the single species of new tree offered or no tree replacement.

Motion Passed

8.3 4th Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 4th Report of the Planning and Environment Committee BE APPROVED

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 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. (2.2) Application - 865 Kleinburg Drive (H-9136) (Relates to Bill No. 86)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by 660 Sunningdale LP, relating to the property located at 865 Kleinburg Drive, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Business District Commercial Special Provision/Temporary (h*h-100*h-173*BDC2(9)*H18*T-76) Zone TO a Business District Commercial Special Provision/Temporary

(BDC2(9)*H18*T-76) Zone to remove the “h”, “h-100” and “h-173” holding provisions. (2020-D09)

Motion Passed

3. (2.3) Application - Exemption from Part-Lot Control - 1877 Sandy Somerville Lane-Block 1-33M-758 (P-9076) (Relates to Bill No. 81)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to exempt Block 1, Plan 33M-758 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, for a period not exceeding three (3) years. (2020-P01)

Motion Passed

4. (2.4) Application - Exemption from Part-Lot Control - 3316 Strawberry Walk and 2675 Asima Drive (P-9150) (Relates to Bill No. 82)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Rockwood Homes, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to exempt Blocks 52 and 54, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, for a period not exceeding three (3) years. (2020-P01)

Motion Passed

5. (2.6) Building Division Monthly Report for December 2019

Motion made by: M. Cassidy

That the Building Division Monthly Report for the month of December, 2019 BE RECEIVED for information. (2020-A23)

Motion Passed

6. (2.1) Urban Design Peer Review Panel Terms of Reference

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, with the concurrence of the City Clerk, the following actions be taken with respect to the proposed amendments to the Terms of Reference for the Urban and Design Peer Review Panel:

- a) the staff report dated February 3, 2020 entitled “Urban Design Peer Review Terms of Reference” BE RECEIVED for information;

- b) the Urban Design Peer Review Panel Terms of Reference – April, 2008 appended to the staff report dated February 3, 2020 as Appendix “B” BE REPEALED; and,
- c) the Urban Design Peer Review Panel Terms of Reference appended to the staff report dated February 3, 2020 as Appendix “A”, BE APPROVED. (2020-D32)

Motion Passed

7. (2.5) 2019 Annual Development Report

Motion made by: M. Cassidy

That the Civic Administration BE DIRECTED to include in future Annual Development Reports the percentage of residential units located within the Built Area Boundary, as defined in the London Plan, to aid in tracking progress towards the 45% intensification target. (2020-A23)

Motion Passed

8. (3.1) 1st Report of the Environmental and Ecological Advisory Committee

Motion made by: M. Cassidy

That, the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on January 16, 2020:

a) the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee:

i) S. Levin BE REQUESTED to attend the next meeting of the Planning and Environment Committee to update the Municipal Council on the actions that have been taken with respect to environmental considerations relating to studies and reports; and,

ii) it BE NOTED that the 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019, was received;

b) the Kilally South, East Basin Stormwater Environmental Assessment Working Group comments appended to the 1st Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration;

c) the expenditure of up to \$175.00 from the 2020 Environmental and Ecological Planning Advisory Committee (EEPAC) budget BE APPROVED to assist with the expenditure of a booth at the 2020 Go Wild Grow Wild event; it being noted that the cost of the booth is being shared between the EEPAC and the Animal Welfare Advisory Committee; and,

d) clauses 1.1, 1.2, 2.1 to 2.3, inclusive, 3.2 to 3.4, inclusive, 4.2, 5.1, 5.2, 5.4 and 5.5 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal presentation and received the attached map from S. Levin, Chair, EEPAC, with respect to the above-noted matters.

Motion Passed

9. (3.2) Application - 464-466 Dufferin Avenue and 499 Maitland Street (OZ-9130) (Relates to Bill Nos. 79, 80 and 87)

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 Ian B. Johnstone Professional Corporation, relating to the property located at 464-466 Dufferin Avenue and 499 Maitland Street:

a) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend the Official Plan by ADDING a policy to section 10.1.3. – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type AND AMENDING Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to Specific Policy Area 82;

c) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) and b) above), to change the zoning of the subject property FROM a Residential R3/Convenience Commercial (R3-2/CC) Zone TO a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) 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 amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment conforms to the applicable in-force policies of The London Plan, including but not limited to the Specific Policies for the Near Campus Neighbourhood and the Woodfield Neighbourhood, and will facilitate the adaptive re-use of the existing heritage building;
- the recommended amendment conforms to the applicable in-force policies of the (1989) Official Plan which list the necessary condition(s) for approval of Policies for Specific Areas to enable the adaptive re-use of the existing heritage building for uses that are consistent with the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood; and,
- the recommended amendment is consistent with the East Woodfield Heritage Conservation District Guidelines. (2020-D09)

Motion Passed

10. (3.3) Application - 6682 Fisher Lane (TZ-9132) (Relates to Bill No. 88)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Joe Marche and Monique Rodriguez, relating to the property located at 6682 Fisher Lane, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-77) Zone for a period of time not exceeding two (2) years;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2020-D09)

Motion Passed

11. (3.4) Victoria Park Secondary Plan (O-8978)

Motion made by: M. Cassidy

That, the following actions be taken with respect to the Victoria Park Secondary Plan:

a) the Victoria Park Secondary Plan BE REFERRED back to the Civic Administration for further public consultation and consideration, with a report back to a future meeting of the Planning and Environment Committee, with the report back to include consideration to include, but not be limited to, the following matters:

- i) permitted heights and the relationship with the proposed 45 degree angular plane;
- ii) housing affordability within the proposed Secondary Plan;
- iii) sound mitigation from noise generated from festivals held at Victoria Park; and,
- iv) other issues raised by the public during the public participation meeting held on this matter; and,

b) the Civic Administration BE REQUESTED to provide 3D modelling of different permitted heights and related shadow impacts with the report back;

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. (2020-D09)

Motion Passed

12. (4.1) Councillor A. Hopkins - Review of Bill 108 as it Relates to Conservation Authorities

Motion made by: M. Cassidy

That in response to the consultation being undertaken with respect to the *Conservation Authorities Act*, the Minister of Environment, Conservation and Parks BE ADVISED that the Municipal Council supports the protection of people, property and safe development with a watershed approach to the programs offered by all Conservation Authorities in the London area; it being noted that the Planning and Environment Committee reviewed and received a

communication from Councillor A. Hopkins with respect to this matter. (2020-E18)

Motion Passed

13. (4.2) 1st Report of the Agricultural Advisory Committee

Motion made by: M. Cassidy

That, the following actions be taken with respect to the 1st Report of the Agricultural Advisory Committee, from its meeting held on January 15, 2020:

- a) the ~~attached~~ 2020 Work Plan for the Agricultural Advisory Committee BE APPROVED; and,
- b) clauses 1.1, 1.2, 2.1, 2.2, 3.1 to 3.3, inclusive, and 5.1 BE RECEIVED for information.

Motion Passed

14. (4.3) 1st Report of the Trees and Forests Advisory Committee

Motion made by: M. Cassidy

That, the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on January 22, 2020:

- a) the following actions be taken with respect to the Education Sub-Committee update:
 - i) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the Urban Forest Strategy Communication Plan, when said document becomes publicly available, for the committee's review and feedback; and,
 - ii) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the proposed changes to Chapter 12 of the Design Specifications and Requirements Manual and any standard contract documents, when said documents become publicly available, for the committee's review and feedback;
- b) clause 5.1 BE RECEIVED for information; it being noted that clause 5.1 reads as follows:

"That the following actions be taken with respect to the City Budget as it relates to climate emergency initiatives:

- a) in light of the global climate emergency and its expected impacts on London's urban forest and the lives of its citizens, the Civic Administration BE REQUESTED to make initiatives to reduce greenhouse gas emissions an absolute priority;

it being noted that this should include, as part of the ongoing budget process, fully funding related business cases, including Business Case #1 (60% Waste Diversion Action Plan), Business Case #5A (Climate Emergency Declaration – Plan), and Business Case #5B (Climate Emergency Declaration – Implementation); and,

- b) the Civic Administration BE ENCOURAGED to adopt, as a part of its climate change planning, an explicit principle that our community will not fail to do less than its fair share of emission reductions, and that fears that other communities or nations will fail

to do their part will not be accepted as a justification for London to not do its own."; and,

c) clauses 1.1, 1.2, 2.1, 3.1, and 4.2 BE RECEIVED for information.

Motion Passed

8.4 5th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 5th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding item 3 (2.2)

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

1. Disclosure of Pecuniary Interest

Motion made by: J. Helmer

Councillor J. Helmer discloses a pecuniary interest in Item 2.2 having to do with a review of service delivery for municipal golf, by indicating that his father is employed by the National Golf Course Owners Association of which The Corporation of the City of London is a member.

Motion Passed

2. (2.1) City of London Service Review: Review of Municipal User Fees

Motion made by: J. Helmer

That on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated February 4, 2020 with respect to the City of London Service Review: Review of Municipal User Fees BE RECEIVED for information.

Motion Passed

4. (4.1) Confirmation of Appointment to the Argyle BIA

Motion made by: J. Helmer

That Donna Moerenhout, Owner of Razor's Barber Shop BE APPOINTED to the Argyle Business Improvement Area for the term ending November 15, 2022.

Motion Passed

5. (4.2) Electric Buses

Motion made by: J. Helmer

That the following actions be taken with respect to electrification of buses:

- a) the London Transit Commission BE THANKED for initiating a study of electrifying its fleet of buses;
- b) the Civic Administration BE DIRECTED to work with the London Transit Commission (LTC), the provincial government and the federal government to identify funding streams to be used for the purchase of electric buses and related charging infrastructure, starting as soon as possible; it being noted that this funding not come at the expense of the LTC's current five-year service plan, and that these funds not come at the expense of prospective transit improvements in the West and North;
- c) the Civic Administration BE DIRECTED to work with the London Transit Commission, London Hydro and other key partners in support of the transit electrification study; and
- d) the Civic Administration BE DIRECTED to find an appropriate one-time source of financing, such as the Economy, Efficiency and Effectiveness Reserve Fund, to cover 100% of the cost of LTC's electrification study.

Motion Passed

3. (2.2) City of London Service Review: Review of Service Delivery for Municipal Golf

Motion made by: J. Morgan
Seconded by: M. van Holst

That, on the recommendation of the Managing Director, Parks and Recreation and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to City of London Service Delivery for Municipal Golf:

- a) the KPMG Report entitled "City of London Service Review - Review of Golf Operations", dated January 23, 2020 appended as Appendix "A" to the staff report dated February 4, 2020, BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to report back at a Public Participation Meeting before the appropriate Standing Committee with respect to the options set out in Option 1 set out in the Report noted in a) above; and,
- c) the Civic Administration BE DIRECTED to take no further action regarding Options 2, 3, 4 set out in the Report noted in a) above;

it being noted that Option 1 includes a review of all possible options for the future use of River Road Golf Course.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier
Recuse: (1): J. Helmer

Motion Passed (14 to 0)

9. Added Reports

9.1 4th Report of Council in Closed Session

Motion made by: P. Squire
Seconded by: S. Lewis

That Items 6.1 to 6.5, inclusive, BE APPROVED.

6.1 Property Acquisition – 579, 585 and 589 Adelaide Street North – Stingray Holdings Limited – 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 properties located at 579, 585 and 589 Adelaide Street North, further described as Lots 1, 2 and 3, Plan 194 (E), being Part of PIN 08277-0035 (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 Agreement of Purchase and Sale submitted by Stingray Holdings Limited (the Vendor) to sell that portion of the subject properties designated as Part 6, Plan 33R-20556 (the Property) to the City, for the sum of \$476,500.00, BE ACCEPTED, subject to the following conditions:

i) the Vendor granting the City vacant possession over that portion of 589 Adelaide Street designated as Part 6, Plan 33R-20556, currently occupied by North End Body Shop;

ii) the Vendor undertaking and completing the removal of the building located at 589 Adelaide Street North on or before December 31, 2020;

iii) the City agreeing to reimburse Stingray Holdings Limited for its costs to remove the building located at 589 Adelaide Street North;

iv) the City agreeing to reimburse Stingray Holdings Limited for its costs to relocate the existing fence between the dwellings located at 579 and 585 Adelaide Street North;

v) the Vendor agreeing to a hold back of \$25,000.00 from the closing funds, which holdback will only be released upon the successful removal of the building located at 589 Adelaide Street North. Should the building not be removed by December 31, 2020, the City shall have the right to enter and undertake the removal of the building and deduct its costs from the holdback funds;

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

vii) the City agreeing to pay the Vendor's reasonable legal costs, including fees, disbursements, and applicable taxes, to acquire a replacement investment property, subject to assessment; and,

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

6.2 Offer to Purchase Industrial Lands and Option Agreement for Industrial Lands – Dancor Construction Limited – Part of Block 3, 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, Innovation Park, Phase I, Part of Block 3 containing an area of

approximately 4 acres, located on the East side of Innovation Drive, and being comprised of Part Block 3, Plan 33M-544, as outlined on the sketch attached hereto as Appendix "A", the following actions the Agreement of Purchase and Sale (the "Agreement") submitted by Dancor Construction Limited (the "Purchaser") to purchase the subject property from the City, at a purchase price of \$280,000.00 (reflecting a sale price of \$70,000.00 per acre), attached as Appendix "B", BE ACCEPTED, subject to the following:

- a) the Purchaser be allowed sixty (60) days from the date of acceptance of this Agreement to examine title at the Purchaser's own expense;
- b) the Purchaser be allowed sixty (60) days from the date of acceptance of this Agreement to carry out soil tests as it might reasonably require;
- c) the Purchaser be allowed sixty (60) days from the date of acceptance of this Agreement to conduct environmental inspections and investigations of the property;
- d) the Purchaser satisfying itself, within sixty (60) days from the acceptance of this Agreement, of the geotechnical condition of the property;
- e) the Purchaser shall have sixty (60) days from acceptance to this offer to finalize and secure a Lease Agreement with the Purchaser's tenant satisfactory to the Purchaser in its sole discretion;
- f) the City agreeing to grant to the Purchaser an Option to Purchase Agreement for the abutting four (4) acre of land identified in Schedule E-1 on the terms contained in Schedule E of the Agreement of Purchase and Sale;
- g) the City agreeing to prepare and deposit on title, on or before closing and at its expense, a reference plan describing the property;
- h) the City shall have ninety (90) days from the date of acceptance of this Agreement to terminate the existing Farm Lease with the farm tenant; and,
- i) the City agreeing to provide the Purchaser all documents within possession for the property (being surveys, reports etc.) within five (5) days from the acceptance of this Agreement.

6.3 Offer to Purchase Industrial Lands – 11850407 Canada Inc. – Block 4, 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 in Innovation Park, Phase I, containing approximately 12.1 acres, subject to survey, located on the north side of Concept Drive, legally described as being Block 4, Plan 33M-544, save and except Part 1, Plan 33R-16973, and being PIN 081970140, as as outlined on the sketch attached, the Agreement of Purchase and Sale attached as Schedule "A" (the "Agreement") submitted by 11850407 Canada Inc. (the "Purchaser"), to purchase the subject property from the City, at a purchase price of \$847,000.00 (reflecting a sale price of \$70,000.00 per acre), BE ACCEPTED, subject to the following:

- a) the Purchaser be allowed ninety (90) days from the date of acceptance of this Agreement to examine title at the Purchaser's own expense;
- b) the Purchaser be allowed ninety (90) days from the date of acceptance of this Agreement to carry out soil tests as it might reasonably require;

- c) the Purchaser be allowed ninety (90) days from the date of acceptance of this Agreement to conduct environmental inspections and investigations of the property;
- d) the Purchaser satisfying itself, within ninety (90) days from the date of acceptance, of the geotechnical condition of the property; and,
- e) the Purchaser, at the Purchaser's expense, within ninety (90) days from the date of acceptance of this Agreement, determining the financial feasibility of the Purchaser's intended use.

6.4 Lease Agreement Renewal for Office Space – 520 Wellington Street, Units 1-3 – Centennial House – Risk Management Division

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the review and concurrence of the Manager, Risk Management, on the advice of the Manager of Realty Services, the following actions be taken:

- a) the Lease Renewal Proposal (the "Proposal"), attached as Appendix "A", between the City and Centennial House Limited (the "Landlord"), for the lease extension of approximately 4,246 square feet of Gross Rentable Area space located at 520 Wellington Street, Units 1-3, for a term of five (5) years, for the City's Risk Management Division, at a base semi gross rent of \$7.75 per square foot for the first year, \$8.00 per square foot for years two, three, and four, and \$8.25 per square for year five BE ACCEPTED; and
- b) the Civic Administration BE AUTHORIZED to enter into a formal Lease Extension Agreement with Centennial House Limited (the "Landlord") in accordance to the general terms of the Proposal.

6.5 Lease Agreement Renewal for Office Space – 520 Wellington Street, Units 11-12 – Centennial House – Municipal Law Enforcement Office

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the review and concurrence of the Chief Municipal Law Enforcement Officer, on the advice of the Manager of Realty Services, the following actions be taken:

- a) the Lease Renewal Proposal (the "Proposal"), attached as Appendix "A", between the City and Centennial House Limited (the "Landlord"), for the lease extension of approximately 3,157 square feet of Gross Rentable Area space located at 520 Wellington Street, Units 11-12, for a term of five (5) years, for the City's Municipal Law Enforcement Office (MLEO), at a base semi gross rent of \$7.75 per square foot for the first year, \$8.00 per square foot for years two, three, and four, and \$8.25 per square for year five BE ACCEPTED; and
- b) the Civic Administration BE AUTHORIZED to enter into a formal Lease Extension Agreement with Centennial House Limited (the "Landlord") in accordance to the general terms of the Proposal.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: S. Turner

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No.'s 78 to 88, inclusive and the Added Bill No.'s 89, 90 and 91, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

Motion made by: P. Van Meerbergen

Seconded by: S. Hillier

That Second Reading of Bill No.'s 78 to 88, inclusive and the Added Bill No.'s 89, 90 and 91, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

Motion made by: S. Lehman

Seconded by: J. Helmer

That Third Reading and Enactment of Bill No.'s 78 to 88, inclusive and the Added Bill No.'s 89, 90 and 91, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, 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

Motion Passed (15 to 0)

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

Bill	By-law
Bill No. 78	By-law No. A.-7936-52 – A by-law to confirm the proceedings of the Council Meeting held on the 11th day of February, 2020. (City Clerk)
Bill No. 79	By-law No. C.P.-1284(vi)-53 – A by-law to amend the Official Plan for the City of London, 1989 relating to 464-466 Dufferin Avenue and 499 Maitland Street. (3.2a/4/PEC)
Bill No. 80	By-law No. C.P.-1512(q)-54 – A by-law to amend The London Plan for the City of London, 2016 relating to 464-466 Dufferin Avenue and 499 Maitland Street. (3.2b/4/PEC)
Bill No. 81	By-law No. C.P.-1546-55 – A by-law to exempt from Part-Lot Control, on lands located at 1877 Sandy Somerville Lane, legally described as Block 1 in Registered Plan 33M-758. (2.3/4/PEC)
Bill No. 82	By-law No. C.P.-1547-56 – A by-law to exempt from Part-Lot Control, lands located at 3316 Strawberry Walk and 2675 Asima Drive, legally described as Blocks 52 and 54, Plan 33M-699. (2.4/4/PEC)
Bill No. 83	By-law No. S.-6051-57 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East, east of Clarke Road) (Chief Surveyor - pursuant to Site Plan SPA19-080 and in accordance with Zoning By-law Z.-1)
Bill No. 84	By-law No. S.-6052-58 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Tweedsmuir Avenue, west of Manitoulin Drive) (Chief Surveyor - pursuant to Site Plan SPA18-115 and in accordance with Zoning By-law Z.-1)
Bill No. 85	By-law No. S.-6053-59 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Evergreen Avenue, west of Wharncliffe Road South) (Chief Surveyor - pursuant to Consent B.012/19 and in accordance with Zoning By-law Z.-1)
Bill No. 86	By-law No. Z.-1-202834 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 865 Kleinburg Drive. (2.2/4/PEC)
Bill No. 87	By-law No. Z.-1-202835 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland Street. (3.2c/4/PEC)
Bill No. 88	By-law No. Z.-1-202836 – A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 6682 Fisher Lane. (3.3/4/PEC)

Bill No. 89	By-law No. A.-7937-60 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 11850407 Canada Inc. for the sale of the City owned industrial land described as Block 4, Plan 33M-544, save and except Part 1, Plan 33R-16973, and to authorize the Mayor and the City Clerk to execute the Agreement. (C-6/4/CSC)
Bill No. 90	By-law No. A.-7938-61 – A by-law to authorize and approve an Agreement of Purchase and Sale and Option Agreement between The Corporation of the City of London and Dancor Construction Limited, for the sale of the City owned industrial land described as Part Block 3, Plan 33M-544, and to authorize the Mayor and the City Clerk to execute the Agreement. (C-6/4/CSC)
Bill No. 91	By-law No. A.-7939-62 – A by-law to authorize and approve the Agreement of Purchase and Sale between Stingray Holdings Limited and The Corporation of the City of London, for the partial acquisition of property, including compensation for the loss of a building, for property located at 579, 585 and 589 Adelaide Street North, 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. (C-6/4/CSC)

14. Adjournment

Motion made by: A. Kayabaga
 Seconded by: S. Lewis

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:51 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk