



Council Minutes

The 13th Meeting of City Council
June 29, 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, E. Pelozza, A. Kayabaga, S. Hillier

Absent: S. Turner

Also Present: C. Saunders, J. Taylor and B. Westlake-Power
The following were in remote attendance: L. Livingstone, A.L. Barbon, G. Belch, B. Card, S. Corman, K. Dickins, G. Kotsifas, K. Scherr, C. Smith, S. Stafford, M. Tomazincic and B. Warner.
The meeting was called to order at 4:03 PM, with Mayor E. Holder in the Chair, with all Members participating except Councillor S. Turner and A. Kayabaga; it being noted that the following were in remote attendance: Councillor M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga and S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor J. Helmer discloses a pecuniary interest in Item 4 (clause 2.3) of the 12th Report of the Strategic Priorities and Policy Committee, having to do with COVID-19 Financial Impacts, specific to item #10 of Table 3 - Additional Proposed Service Adjustments - related to the proposed closure of River Road Golf Course for the 2020 season, by indicating that his father is employed by the National Golf Course Owners Association, of which River Road is a member.

Motion made by: P. Van Meerbergen

Seconded by: A. Hopkins

That pursuant to section 6.5 of the Council Procedure By-law, the following changes in order BE APPROVED:

- a) Stage 4 – Council, In Closed Session be considered after Stage 13- By-laws, with the exception of Bill No. 203, being a by-law to confirm the proceedings of the Council Meeting held on the 29th Day of June, 2020, which will be considered, prior to Stage 14 – Adjournment; and
- b) Stage 9 – Added Reports –Item 9.1 - 10th Report of Council, In Closed Session be considered after Stage 4 – Council, In Closed Session.

Yeas: (13): 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, E. Pelozza, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

Motion Passed (13 to 0)

At 4:08 PM, Councillor A. Kayabaga enters the meeting remotely.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

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

5.1 12th Meeting held on June 16, 2020

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

That the Minutes of the 12th Meeting held on June 16, 2020, BE APPROVED.

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

6. Communications and Petitions

None.

7. Motions of Which Notice is Given

None.

8. Reports

8.1 8th Report of the Civic Works Committee

Motion made by: S. Lehman

That the 8th Report of the Civic Works Committee BE APPROVED.

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

At 4:10 PM, His Worship Mayor E. Holder, places Councillor J. Helmer in the Chair and takes a seat at the Council Board.

At 4:12 PM, His Worship Mayor E. Holder, resumes the Chair and Councillor J. Helmer takes a seat at the Council Board.

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Notification of Expenditure - Environmental Spills Response

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to addressing an environmental spill that occurred on Wilton Grove Road:

a) the action taken by the Managing Director, Environmental and Engineering Services and City Engineer, in accordance with the

Procurement of Goods and Services Policy (Section 4.3 d “Triggering Event”) BE RECOGNIZED; it being noted that immediate actions were taken to comply with direction of the Ministry of Environment, Conservation and Parks (MECP); and,

b) the financing for this environmental spill cleanup BE PROVIDED by the Council-approved 2020 Sewer Operations Division operating budget. (2020-E05)

Motion Passed

3. (2.2) Dingman Drive East of Wellington Road to the Highway 401 Overpass and Area Intersection Improvements - Environmental Study Report

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Dingman Drive East of Wellington Road to the Highway 401 Overpass and Area Intersection Improvements Environmental Study Report:

- a) the Dingman Drive Improvements Schedule “C” Municipal Class Environmental Assessment Study BE ACCEPTED;
- b) a Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,
- c) the Environmental Study Report BE PLACED on the public record for a 30 day review period. (2020-E05)

Motion Passed

4. (2.3) Implementation of Environmental Assessment Recommendations (Deferred Matters Item)

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the implementation of Environmental Assessment recommendations:

- a) the staff report, dated June 23, 2020 BE RECEIVED for information; and,
- b) the corresponding item BE REMOVED from the Civic Works Committee Deferred Matters list (Environmental Assessment – Item #3, as of April 6, 2020 on the CWC Deferred Matters list). (2020-E05)

Motion Passed

5. (2.4) Single Source Procurement - Additional Sidewalk Sweeper

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the single source procurement of an additional sidewalk sweeper:

- a) the Civic Administration BE AUTHORIZED to enter into a single source agreement for the procurement of an additional articulating sidewalk sweeper, as per Section 14.4(d)(e) of the Procurement of Goods and Services Policy;
- b) the submission from Cubex Ltd., 189 Garden Ave., Brantford, Ontario, N3S 0A7 BE ACCEPTED for the supply and delivery of one (1) 2019 Mathieu MC110 Sidewalk Sweeper at a total purchase price of \$121,100 (excluding HST);
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- d) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval; and,
- e) the funding for this purchase BE APPROVED as set out in the Source of Financing Report, as appended to the staff report dated June 23, 2020. (2020-T06)

Motion Passed

6. (4.1) Active Transportation Manager

Motion made by: S. Lehman

That the following actions be taken with respect to the upcoming review of the City's Cycling Master Plan in 2021:

- a) the Civic Administration BE DIRECTED to develop a plan for the creation of an Active Transportation Manager under Environmental and Engineering Services and the City Engineer, including options to offset the costs for such a position through the reallocation of resources including but not limited to the redeployment of unfilled positions in the "Smart Cities" area;
- b) the Civic Administration BE DIRECTED to report back to the Civic Works Committee by the end of Q3 2020 with an update on progress made with regard to this initiative; it being noted and understood that the City of London is currently in a hiring freeze and hiring would occur once this has concluded; and,
- c) the Civic Administration BE DIRECTED to investigate opportunities to address the immediate need of residents for secure bicycle parking in key locations as existing budget opportunities allow; it being noted that providing secure bike parking in the Core Area relates to several council approved components of the Core Area Action Plan;

it being further noted that the Civic Works Committee received a communication from Councillors E. Pelozo and S. Lewis, dated June 19, 2020, with respect to this matter.

Motion Passed

7. (4.2) Removal of Trees on Lambeth Avenue

Motion made by: S. Lehman

That the request for delegation status made by H. Sanderson, dated June 22, 2020, with respect to the Lambeth Avenue

infrastructure renewal project and associated tree removal, BE APPROVED for the July 14, 2020 Civic Works Committee meeting.

Motion Passed

8. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List, as at June 15, 2020, BE RECEIVED.

Motion Passed

8.2 11th Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 11th Report of the Corporate Services Committee BE APPROVED, excluding Items 5(4.1), 6(4.2) and 8 (5.2).

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Kayabaga

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Microwave Backhaul Replacement RFP 20-19 Microwave Radio Backhaul Replacement and SS 20-16 Single Source Procurement for Router Replacement and Configuration for Microwave Radio Backhaul Project

Motion made by: A. Kayabaga

That, on the recommendation of the City Manager, the following actions be taken, with respect to the Microwave Backhaul Replacement Project;

a) the proposal submitted by Broadnet Telecom (Broadnet), 9464 Henri Bourassa West, VilleSaint-Laurent, Montreal, Quebec H4S 1N8, BE ACCEPTED for the design, implementation, installation and one year service of a microwave radio backhaul system including decommissioning of legacy equipment, for the pricing of one time implementation fee of \$809,223.00 (HST excluded), and subsequent five year(s) of an annual Service Level Agreement (SLA_ fee of \$6,250.00 (HST excluded);

b) the financing for the microwave radio backhaul and decommissioning of legacy equipment noted above, BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated June 22, 2020 hereto as

Appendix "A";

c) the approval given herein in a) above, BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory terms and conditions with Broadnet to the satisfaction of the City Manager;

d) in accordance with sections 14.d. and e. of the Procurement of Goods and Services Policy, the proposal from L3Harris Canada Systems to supply, install and configure MLPS routers BE ACCEPTED as the sole source provider at the quoted purchase value of \$257,857.71 (HST excluded);

e) the financing for the supply, install, and configure of routers noted above, BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated June 22, 2020 hereto as Appendix "B";

f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with parts a) and d) above; and,

g) the approval hereby given BE CONDITIONAL upon The Corporation of the City of London entering into a formal contract, agreement or having a purchase order relating to the subject matter of the approval set out d) above.

Motion Passed

3. (2.3) Delegation of Authority for Building Permit Applications (Relates to Bill No. 204)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "A", being "A by-law to delegate authority to the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer or designate, to apply through the City's Building Division for any necessary permits with respect to Council approved Capital Works Project BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020.

Motion Passed

4. (2.1) Council Policy - General Policy for Advisory Committees (Relates to Bill No. 205)

Motion made by: A. Kayabaga

That, on the recommendation of the City Clerk, the proposed by-law attached as Appendix "A" to the staff report dated June 22, 2020, to amend the "General Policy for Advisory Committees" to provide for electronic meeting participation, BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020.

Motion Passed

7. (5.1) Standing Committee Meetings and Annual Meeting Calendar

Motion made by: A. Kayabaga

That, on the recommendation of the City Clerk, the annual meeting calendar for the period December 1, 2020 to December 31, 2021, as appended to the staff report dated June 22, 2020 as Appendix "A", BE APPROVED; it being understood that adjustments to the calendar may be required from time to time in order to accommodate special/additional meetings or changes to governing legislation.

Motion Passed

5. (4.1) Application - Issuance of Proclamation - Ontario FASD Action Network -London Branch

Motion made by: A. Kayabaga

That based on the application dated May 29, 2020, from the Ontario FASD Action Network - London Branch, the day of September 9, 2020 BE PROCLAIMED as FASD Awareness Day in London.

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

Nays: (1): P. Squire

Absent: (1): S. Turner

Motion Passed (13 to 1)

At 4:21 PM, His Worship Mayor E. Holder places Councillor J. Helmer in the Chair, and takes a seat at the Council Board.

At 4:23 PM, His Worship Mayor E. Holder resumes the Chair and Councillor J. Helmer takes a seat at the Council Board.

6. (4.2) Application - Issuance of Proclamation - The Institute for the Research of Genocide Canada

Motion made by: A. Kayabaga

That based on the application dated June 13, 2020, from the Institute for Research of Genocide Canada, the day July 11, 2020 BE PROCLAIMED 25. Commemoration of the Srebrenica Genocide in London.

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

Nays: (2): Mayor E. Holder, and P. Squire

Absent: (1): S. Turner

Motion Passed (12 to 2)

8. (5.2) 2nd Report of the County/City Liaison Committee

Motion made by: A. Kayabaga

That the 2nd Report of the County/City Liaison Committee, from its meeting held on June 17, 2020, BE RECEIVED.

Amendment:

Motion made by: J. Morgan
Seconded by: Mayor E. Holder

Amend by added the following additional part to the clause:

That the County of Middlesex BE REQUESTED to provide for the equal voting representation from the County of Middlesex and the City of London on the Municipal Service Board for the Provision of Land Ambulance Services.

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

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

Item 8 (5.2), as amended BE APPROVED.

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

Item 8 (5.2), as amended, reads as follows:

The following actions be taken with respect to the 2nd Report of the County/City Liaison Committee:

- a) the 2nd Report of the County/City Liaison Committee, from its meeting held on June 17, 2020, BE RECEIVED; and,
- b) the County of Middlesex BE REQUESTED to provide for the equal voting representation from the County of Middlesex and the City of London on the Municipal Service Board for the Provision of Land Ambulance Services.

At 4:27 PM, Councillor P. Squire leaves the meeting.

8.3 9th Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 9th Report of the Planning and Environment Committee Meeting BE APPROVED, excluding Item 10 (clause 3.5).

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, A. Kayabaga, and S. Hillier
Absent: (2): P. Squire, and S. Turner

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) City of London Boulevard Cafe Grant Program (Relates to Bill No. 208)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Planning and City Planner, the following actions be taken with respect to implementing program guidelines for a Boulevard Café Grant Program:

a) the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend By-law C.P.-1467-175, as amended, being a by-law to establish financial incentives for the Downtown Community Improvement Project Areas, to adopt the Boulevard Café Grant Program as Schedule 3; and,

b) the Civic Administration BE DIRECTED to supplement the Core Area Action Plan funding approved through the 2020-2023 Multi-Year Budget with the Small Scale Downtown Projects Fund, approved through the 2015-2019 Multi-Year Budget to support the Boulevard Café Grant Program and other small-scale projects that assist with the economic recovery of the downtown as a result of the COVID-19 pandemic;

it being noted that this initial Grant Program is being adopted under the existing Downtown Community Improvement Plan until such a time as a Core Area Community Improvement Plan is developed and approved, which would extend this Program to the entire Core Area as identified in the Core Area Action Plan.

Motion Passed

3. (2.3) (Revised) Application - 184 Exeter Road - Removal of Holding Provision (H-9168) (Relates to Bill No. 212)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Southbridge Health Care G.P. Inc., relating to the property located at 184 Exeter Road the proposed by-law appended to the staff report dated June 22, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning for a portion of 184 Exeter Road FROM a Holding Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (h-100*R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone TO a Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone to remove the "h-100" holding provision.

Motion Passed

4. (2.4) Building Division Monthly Report for April 2020

Motion made by: M. Cassidy

That the Building Division Monthly Report for the month of April, 2020 BE RECEIVED for information.

Motion Passed

5. (2.1) ReThink Zoning Phase One Update

Motion made by: M. Cassidy

That the staff report dated June 22, 2020 entitled "ReThink Zoning Phase One Update" BE REFERRED back to the Civic Administration to report back at a future Planning and Environment Committee meeting.

Motion Passed

6. (3.1) Application - 1919 and 1929 Oxford Street West (Z-9115)
(Relates to Bill No. 213)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Oxford Westdel Centre Inc., relating to the properties located at 1919 and 1929 Oxford Street West, the proposed by-law appended to the staff report dated June 22, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-14) Zone and a holding Convenience Commercial (h-17*CC3) Zone TO a holding Residential R1 (h-94*R1-14) Zone and a holding Community Shopping Area Special Provision (h-17*CSA1(_)) Zone;

it being noted that the following site plan matters have been raised during the public meeting process:

- i) restrict the access along Oxford Street West to right-out only; and,
- ii) locate garbage facilities away from the Oxford Street West frontage;

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

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

- the recommended Zoning Amendment is consistent with the Provincial Policy Statement (PPS), 2020, which encourages an appropriate range and mix of uses to meet projected requirements of current and future residents;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Shopping Area Place Type, Our City, Our Strategy, and all other applicable London Plan policies;
- the recommended amendment permits an appropriate range of commercial and automotive uses that conform to the in-force policies of the (1989) Official Plan, including but not limited to the Community Commercial Node designation; and,

- the recommended Zoning By-law Amendment permits development that is appropriate for the site and compatible with the surrounding land uses.

Motion Passed

7. (3.2) Application - 584 and 588 Wonderland Road North (OZ-9114)
(Relates to Bill No.'s 206, 209 and 214)

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 Wasan Holdings Ltd relating to the property located at 584 and 588 Wonderland Road North:

- a) the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend the Official Plan by ADDING a specific policy to permit office, medical/dental office, and pharmacy uses;
- b) the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to add a new policy to the Specific Policies for the Neighbourhoods Place Type and amend Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to the list of Specific Policy Areas;
- c) the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on June 29 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in the above-mentioned parts a) and b)), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a Restricted Office Special Provision (RO1(_)) Zone;

it being noted that the following site plan matter was raised during the public meeting process:

- to consider removing the fencing in the exterior side yard of 584 Wonderland Road North to improve sightlines for motorists;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 which promotes an appropriate range and mix of uses in a settlement area;
- the recommended specific policy to The London Plan conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate the development of a building with a greater floor area than contemplated in the Neighbourhoods Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to, Chapter 10 – Policies for Specific Areas, which allows Council to apply specific policies where the change in land use is site specific and located in

an area where Council wishes to maintain the existing land use designation while allowing for a site specific use; and,

- the recommended Zoning By-law Amendment implements an appropriate use and intensity for the site which is compatible with the surrounding area.

Motion Passed

8. (3.3) Application - 944 Hamilton Road (Z-9151) (Relates to Bill No. 215)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by York Developments, relating to the property located at 944 Hamilton Road:

a) consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 944 Hamilton Road, BE INTERPRETED to be located in the Community Commercial Node designation; and,

b) the proposed by-law appended to the staff report dated June 22, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 29th, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Convenience Commercial/Service Station (CC/SS1) Zone and a Residential R1 (R1-6) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(_)/ASA2(_)/ASA3(_)) 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 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, Policy 253_, Policy 926_ and Policy 932_;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan policies, including but not limited to, Section 4.3.7.1., Section 4.3.7.2., Section 4.3.7.3., Section 4.3.7.4., Section 4.3.7.5. and Section 19.1.1i;
- the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the existing building; and,
- the existing and proposed built form and on-site parking is capable of supporting the requested commercial uses without resulting in any negative impacts on the abutting lands.

Motion Passed

9. (3.4) Application - 754-760 Baseline Road (OZ-9148) (Relates to Bill No.'s 207, 210 and 216)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Canadian Commercial Management Inc. relating to the property located at 754-760 Base Line Road East:

- a) the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 29, 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 June 22, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend The London Plan by AMENDING Policy 1101_ in the Specific Policies for the Institutional Place Type;

it being noted that the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London Plan;

- c) the proposed by-law appended to the staff report dated June 22, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in the above-noted parts a) and b) above), to change the zoning of the subject property FROM an Office (OF2) Zone TO a Residential R8 Bonus/Office (R8-4*B-_ /OF2) Zone;

the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum height of 4-storeys, 28 dwelling units and a maximum density of 165 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated June 22, 2020 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

- i) Exceptional Building Design

The building design shown in the various illustrations contained in Schedule "1" to the amending by-law is being bonused for features which serve to support the City's objective of promoting a high standard of design including:

- A) a building located along the street frontage with reduced front and exterior side yard setbacks;
- B) providing for appropriate scale/rhythm/materials/fenestration; and,
- C) enhanced landscaping and amenity area at grade;

- ii) Provision of Affordable Housing

The development shall provide for the following:

- A) one, one-bedroom barrier-free affordable rental unit;
- B) rent not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy; and,
- C) the duration of affordability shall be set at 25 years from the point of initial occupancy of the unit;

- d) the Civic Administration BE REQUESTED to consider the following during the Site Plan process:

- i) an alternate location for the garbage location away from the residential units; and,
- ii) the privacy fence height be increased to 7 feet (2.1 meters);

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

- a communication dated June 9, 2020 from R. and J. Robinson, 347 Fairview Avenue; and,
- a communication dated June 15, 2020 from B. and E. May, 749 Rowntree Avenue;

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 these applications for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2020, 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 London Plan, including but not limited to the Key Directions and Institutional Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the criteria for a Chapter 10 Specific Area Policy;
- the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary and Primary Transit Area with an appropriate form of development.

Motion Passed

At 4:41 PM, Councillor P. Squire enters the meeting.

At 4:46 PM, His Worship Mayor E. Holder places Councillor J. Helmer in the Chair, and takes a seat at the Council Board.

At 4:48 PM, His Worship Mayor E. Holder resumes the Chair and Councillor J. Helmer takes a Chair at the Council Board.

10. (3.5) Application - 1992 Fanshawe Park Road West (TZ-9177)

Motion made by: M. Cassidy

Seconded by: J. Morgan

That, on the recommendation of the Director, Development Services, based on the application by Southside Construction Management Limited, relating to the property located at 1992 Fanshawe Park Road West, the ~~attached~~ proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to extend the Temporary Use (T-45) Zone to permit a golf driving range and accessory uses for an additional three (3) year period;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated June 11, 2020 from C. Butler, 863 Waterloo Street, with respect to this matter;

it being further pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter; and,

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

- the proposed amendment is consistent with the Provincial Policy Statement (PPS), 2020;
- the proposed amendment conforms to the in-force policies of The London Plan;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan; and,
- the portion of the subject property used for the golf driving range can be reverted back to agricultural use should the lands be required for that purpose.

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

Nays: (1): A. Hopkins

Absent: (1): S. Turner

Motion Passed (13 to 1)

8.4 12th Report of the Strategic Priorities and Planning Committee

Motion made by: J. Helmer

That the 12th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding Item 4 (2.3) and Item 5 (2.4).

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

Councillor J. Helmer discloses a pecuniary interest in Item 2.3 - COVID-19 Financial Impacts, specific to item #10 of Table 3 - Additional Proposed Service Adjustments - having to do with the proposed closure of River Road Golf Course for the 2020 season, by indicating that his father is employed by National Golf Course Owners Association of which River Road is a member.

Motion Passed

2. (2.1) COVID-19 - City of London Services

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the staff report dated June 23, 2020 entitled "Covid-19 – City of London Services", BE RECEIVED for information.

Motion Passed

3. (2.2) Strategic Plan: Semi-Annual Progress Report

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the staff report dated June 23, 2020, entitled "Strategic Plan: Semi-Annual Progress Report", BE RECEIVED for information.

Motion Passed

6. (3.1) Federal/Provincial Advocacy Efforts Related to COVID-19 - Verbal Update - City Manager

Motion made by: J. Helmer

That it BE NOTED that the Strategic Priorities and Policy Committee heard a verbal update from the City Manager with respect to Federal/Provincial advocacy efforts, related to COVID-19.

Motion Passed

7. (5.1) Community Recovery Plan

Motion made by: J. Helmer

That the Civic Administration BE DIRECTED to develop and report back as soon as possible with a proposed model to bring together community partners in the development of a community recovery plan in response to the COVID-19 crisis, included therein the ability for such a model to capture short term community needs as well as a longer-term strategy for London's economic and social recovery.

Motion Passed

4. (2.3) COVID-19 Financial Impacts - Update

That the following actions be taken with respect to the staff report dated June 23, 2020, related to an update on COVID-19 Financial Impacts:

a) the overview of projected financial impacts of COVID-19 on The Corporation of the City of London and the measures taken to date to address these pressures BE RECEIVED for information;

b) the actions below BE APPROVED to further mitigate the financial pressures caused by COVID-19:

i) additional operating service adjustments identified in Table 3 in the staff report dated June 23, 2020, excluding Item 10 – Golf, be approved, noting the anticipated service impacts associated with these actions;

ii) item 10 - Golf operating service adjustments identified in the above-noted Table 3, noting the anticipated service impacts associated with these actions;

iii) deferral of capital projects totaling \$3,539,000, it being noted that there are anticipated service impacts associated with these

deferrals;

- c) the Civic Administration BE AUTHORIZED to take the necessary actions to adjust the 2020 capital budgets and associated funding sources referenced in part b)ii), above;
- d) deferral of 2020 additional investments approved during the 2020-2023 Multi-Year Budget totaling \$1,345,000 BE APPROVED; it being noted that there are anticipated service impacts associated with these deferrals;
- e) the measures being taken by the City's Agencies, Boards and Commissions and other funded organizations to mitigate their financial challenges BE RECEIVED for information;
- f) a one-year deferral of the annual loan repayment for RBC Place BE APPROVED;
- g) the extension of the waiver of late payment charges for unpaid water & wastewater billings through July 2020 BE ENDORSED; it being noted that this is consistent with London Hydro's approach for electricity late payment charges;
- h) the Civic Administration BE AUTHORIZED to take the actions necessary to waive the applicable fees associated with permits and encroachments to assist London businesses with reopening items such as temporary restaurant patios, curbside pick-ups, vending stands and other applicable business practices;
- i) the proposed approach for the 2021 Annual Budget Update outlined in the report dated June 23, 2020, BE ENDORSED;
- j) the Civic Administration BE AUTHORIZED to further extend the deferral period, on Community Improvement Plan loan repayments, on an interest-free basis for a further period of 90 days, being June, July and August 2020, where the applicant has requested a further deferral in writing; it being noted that the September loan repayments will be cashed as planned; and,
- k) the Civic Administration BE AUTHORIZED to further extend the deferral period for the loan payments on the interest-free loan to the London Community Players until January 2021; it being noted that the January loan repayments will be cashed as planned; it being noted that the Strategic Priorities and Policy Committee received a presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and a communication dated June 18, 2020 from C. Butler with respect to this matter.

Motion made by: J. Helmer

That Item 4 (2.3), excluding part b)ii) BE APPROVED:

That the following actions be taken with respect to the staff report dated June 23, 2020, related to an update on COVID-19 Financial Impacts:

- a) the overview of projected financial impacts of COVID-19 on The Corporation of the City of London and the measures taken to date to address these pressures BE RECEIVED for information;
- b) the actions below BE APPROVED to further mitigate the financial pressures caused by COVID-19:

- i) additional operating service adjustments identified in Table 3 in the staff report dated June 23, 2020, excluding Item 10 – Golf, be approved, noting the anticipated service impacts associated with these actions;
- iii) deferral of capital projects totaling \$3,539,000, it being noted that there are anticipated service impacts associated with these deferrals;
- c) the Civic Administration BE AUTHORIZED to take the necessary actions to adjust the 2020 capital budgets and associated funding sources referenced in part b)ii), above;
- d) deferral of 2020 additional investments approved during the 2020-2023 Multi-Year Budget totaling \$1,345,000 BE APPROVED; it being noted that there are anticipated service impacts associated with these deferrals;
- e) the measures being taken by the City's Agencies, Boards and Commissions and other funded organizations to mitigate their financial challenges BE RECEIVED for information;
- f) a one-year deferral of the annual loan repayment for RBC Place BE APPROVED;
- g) the extension of the waiver of late payment charges for unpaid water & wastewater billings through July 2020 BE ENDORSED; it being noted that this is consistent with London Hydro's approach for electricity late payment charges;
- h) the Civic Administration BE AUTHORIZED to take the actions necessary to waive the applicable fees associated with permits and encroachments to assist London businesses with reopening items such as temporary restaurant patios, curbside pick-ups, vending stands and other applicable business practices;
- i) the proposed approach for the 2021 Annual Budget Update outlined in the report dated June 23, 2020, BE ENDORSED;
- j) the Civic Administration BE AUTHORIZED to further extend the deferral period, on Community Improvement Plan loan repayments, on an interest-free basis for a further period of 90 days, being June, July and August 2020, where the applicant has requested a further deferral in writing; it being noted that the September loan repayments will be cashed as planned; and,
- k) the Civic Administration BE AUTHORIZED to further extend the deferral period for the loan payments on the interest-free loan to the London Community Players until January 2021; it being noted that the January loan repayments will be cashed as planned; it being noted that the Strategic Priorities and Policy Committee received a presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and a communication dated June 18, 2020 from C. Butler with respect to this matter.

Yeas: (14): 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, E. Peloza, A. Kayabaga, and S. Hillier
 Absent: (1): S. Turner

Motion Passed (14 to 0)

Motion made by: S. Lewis

That part b)ii) of Item 4 (2.3) BE APPROVED:

ii) item 10 - Golf operating service adjustments identified in the above-noted Table 3, noting the anticipated service impacts associated with these actions;

Yeas: (9): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, P.

Squire, J. Morgan, A. Hopkins, E. Pelosa, and A. Kayabaga

Nays: (4): M. van Holst, S. Lehman, P. Van Meerbergen, and S. Hillier

Recuse: (1): J. Helmer

Absent: (1): S. Turner

Motion Passed (9 to 4)

5. (2.4) 2020 Assessment Growth Funding Allocation

That the following actions be taken with respect the 2020 Assessment Growth Funding Allocation:

a) the report of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, dated June 23, 2020, entitled "2020 Assessment Growth Funding Allocation" BE RECEIVED for information; it being noted that approved assessment growth requests are only being partially funded at this time as a result of the projected financial impacts of COVID-19, and that the remaining 2020 assessment growth funding may be used to offset COVID-19 financial impacts on a one-time basis if Federal or Provincial support is not received; and

b) notwithstanding Council's Assessment Growth Policy, for 2020, the following actions be taken:

i) recognizing that the London Police Services Board has voted to defer three police positions provided for in its original 2020 Assessment Growth Business Case #12 request, the funding for the three positions that is currently allocated to the assessment growth request from the London Police Services Board BE DEFERRED; and,

ii) subject to the approval of part b)i) above, the proposed 2020 funding for the three positions BE REALLOCATED to support the 2020 Assessment Growth Business Case #13 Homeless Prevention - Homeless Prevention Allowances.

Motion made by: J. Helmer

That part b) i) of Item 5 (2.4) BE APPROVED:

b) notwithstanding Council's Assessment Growth Policy, for 2020, the following actions be taken:

i) recognizing that the London Police Services Board has voted to defer three police positions provided for in its original 2020 Assessment Growth Business Case #12 request, the funding for the three positions that is currently allocated to the assessment growth request from the London Police Services Board BE DEFERRED; and,

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, A. Kayabaga, and S. Hillier
Nays: (1): P. Van Meerbergen
Absent: (1): S. Turner

Motion Passed (13 to 1)

Motion made by: J. Helmer

That parts a) and b)ii) of Item 5(2.4) BE APPROVED:

That the following actions be taken with respect the 2020 Assessment Growth Funding Allocation:

a) the report of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, dated June 23, 2020, entitled "2020 Assessment Growth Funding Allocation" BE RECEIVED for information; it being noted that approved assessment growth requests are only being partially funded at this time as a result of the projected financial impacts of COVID-19, and that the remaining 2020 assessment growth funding may be used to offset COVID-19 financial impacts on a one-time basis if Federal or Provincial support is not received; and

b) notwithstanding Council's Assessment Growth Policy, for 202, the following actions be taken:

ii) subject to the approval of part b)i) above, the proposed 2020 funding for the three positions BE REALLOCATED to support the 2020 Assessment Growth Business Case #13 Homeless Prevention - Homeless Prevention Allowances.

Yeas: (14): 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, E. Pelozza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

8.5 2nd Report of the Audit Committee

Motion made by: J. Helmer

That the 2nd Report of the Audit Committee BE APPROVED.

Yeas: (14): 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, E. Pelozza, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (4.1) Internal and External Audit Services - Contract Extensions

Motion made by: J. Helmer

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

- a) pursuant to section 13.3 of the Council Procedural By-law the decision of Municipal Council from the meeting held on March 24, 2020 with respect to clause 4.9 of the 1st Report of the Audit Committee, having to do with undertaking a Request for Proposal (RFP) process for the internal audit services, BE RECONSIDERED;
- b) consistent with RFP16-36 and the terms set out in the contract with Deloitte LLP for internal audit services, the internal audit services by Deloitte LPP BE RENEWED for one (1) additional one (1) year term;
- c) approval noted in b) above, hereby BE GIVEN to extend the current contract for a one (1) year period;
- d) the Civic Administration BE DIRECTED to enter into negotiations with KPMG LLP, 1400-140 Fullarton Street, London, Ontario N6A 5P2 for external audit services to extend the existing contract for two (2) more years;
- e) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with contracts to implement c) and d), above; and
- f) the approval hereby given BE CONDITIONAL upon The Corporation of the City of London entering into negotiations for satisfactory prices, terms and conditions with Deloitte LLP and KPMG LLP, to the satisfaction of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer.

Motion Passed

3. (4.2) Internal Audit Summary Update - Dashboard - Observation Summary

Motion made by: J. Helmer

That the following actions be taken with regards to the Internal Audit submission from Deloitte dated June 15, 2020:

- a) the Internal Audit Summary Update, Internal Audit Dashboard Report, the General Internal Audit Consideration in Response to COVID-19 and the Audit Observation Status Summary of High and Medium Priority Observations, BE RECEIVED; and
- b) the Civic Administration BE DIRECTED to work with Deloitte and report back at a future meeting of the Audit Committee regarding a revised Audit Plan.

Motion Passed

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: A. Hopkins

Seconded by: E. Pelozza

That Introduction and First Reading of Bill No.'s 204 to 216, inclusive, BE APPROVED.

Yeas: (14): 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, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

Motion Passed (14 to 0)

Motion made by: S. Lewis

Seconded by: S. Hillier

That Second Reading of Bill No.'s 204 to 216, inclusive, BE APPROVED.

Yeas: (14): 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, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

Motion Passed (14 to 0)

Motion made by: S. Lehman

Seconded by: S. Lewis

That Third Reading and Enactment of Bill No.'s 204 to 216, inclusive, BE APPROVED.

Yeas: (14): 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, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

Motion Passed (14 to 0)

4. Council, In Closed Session

Motion made by: E. Pelozza

Seconded by: A. Hopkins

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. (6.1/11/CSC)

4.2 Litigation/Potential Litigation / Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to the full expropriation of property located at 69 Wharnccliffe Road South, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 69 Wharnccliffe Road South; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of a property located at 69 Wharnccliffe Road South. (6.2/11/CSC)

4.3 Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, with respect to employment-related matters; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/12/SPPC)

Yeas: (14): 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, E. Pelosa, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

The Council convenes In Closed Session at 5:13 PM, with Mayor E. Holder in the Chair and all Members participating, except Councillor S. Turner; it being noted that Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, A. Kayabaga and S. Hillier were in remote attendance.

The Council reconvenes in public session at 5:34 PM, with Mayor E. Holder in the Chair and all Members participating, except Councillor S. Turner; it being noted that Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, A. Kayabaga and S. Hillier were in remote attendance.

9. Added Reports

9.1 11th Report of Council in Closed Session

Motion made by: M. van Holst
Seconded by: S. Lehman

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 the Division Manager, Transportation Planning and Design, on the advice of the Manager of Realty Services, with respect to the property located at 589 Adelaide Street North, further described as Part of Lot 1, Plan 194 (E), being Part of PIN 08277-0035 (LT), as shown on the location map attached, for the purpose of a future road improvement to accommodate the Adelaide Street CP Rail Grade Separation Project, the following actions be taken:

a) the Tenant Settlement Agreement submitted by North End Body Shop Limited (the Tenant) to surrender the commercial lease and give vacant possession, BE ACCEPTED, as follows:

i) to the City over that portion of the subject property known

municipally as 589 Adelaide Street North, and designated as Part 6, Plan 33R-20556 (the Property);

ii) to the owner, Stingray Holdings Limited, over that remaining portion of the property known municipally as 589 Adelaide Street North; for the sum of \$130,000.00, subject to the following conditions:

A. the Tenant, North End Body Shop Limited, granting the City vacant possession over that portion of 589 Adelaide Street North designated as Part 6 on Plan 33R-20556 and granting Stingray Holdings Limited, vacant possession to the remaining portion of the property known municipally as 589 Adelaide Street North;

B. the City agreeing to pay the Tenant, upon vacant possession, an additional sum of \$25,000.00 for Disturbance Damages pursuant to Sections 18(2) and Section 19(1) of the Expropriations Act;

C. the City agreeing to reimburse the Tenant for its reasonable actual incurred costs to terminate its current employees, in compliance with the Employment Standards Act, as a holdback provision;

D. the City agreeing to pay the Tenant's reasonable legal costs, including fees, disbursements, and applicable taxes, to complete this transaction, subject to assessment; and

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

Yeas: (14): 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, E. Pelozo, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

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

That Introduction and First Reading of Bill No. 203 and Added Bill No. 217, BE APPROVED.

Yeas: (14): 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, E. Pelozo, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

Motion made by: E. Pelozo
Seconded by: J. Helmer

That Second Reading of Bill No. 203 and Added Bill No. 217, BE APPROVED.

Yeas: (14): 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, E. Pelozo, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

Motion made by: A. Hopkins
Seconded by: M. Cassidy

That Third Reading and Enactment of Bill No. 203 and Added Bill No. 217,
BE APPROVED.

Yeas: (14): 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, E. Pelozo, A. Kayabaga, and S. Hillier
Absent: (1): S. Turner

Motion Passed (14 to 0)

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

That Introduction and First Reading of Added Bill No. 218, BE
APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer,
M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E.
Pelozo, A. Kayabaga, and S. Hillier
Nays: (1): A. Hopkins
Absent: (1): S. Turner

Motion Passed (13 to 1)

Motion made by: S. Lewis
Seconded by: E. Pelozo

That Second Reading of Bill No. 218, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer,
M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E.
Pelozo, A. Kayabaga, and S. Hillier
Nays: (1): A. Hopkins
Absent: (1): S. Turner

Motion Passed (13 to 1)

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

That Third Reading and Enactment of Added Bill No. 218, BE
APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer,
M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E.
Pelozo, A. Kayabaga, and S. Hillier
Nays: (1): A. Hopkins
Absent: (1): S. Turner

Motion Passed (13 to 1)

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

Bill	By-law
Bill No. 203	By-law No. A.-7994-151 - A by-law to confirm the proceedings of the Council Meeting held on the 29th day of June, 2020. (City Clerk)
Bill No. 204	By-law No. A.-7995-152 - A by-law to delegate authority to the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, or designate, to apply through the City's Building Division for any necessary permits with respect to Council approved Capital Works Projects. (2.3/11/CSC)
Bill No. 205	By-law No. CPOL.-381(a)-153 - A by-law to amend By-law No. CPOL.-381-506, as it relates to a "General Policy for Advisory Committees" to provide for electronic meeting participation. (2.1/11/CSC)
Bill No. 206	By-law No. C.P.-1284(vj)-154 - A by-law to amend the Official Plan for the City of London, 1989 relating to 584 and 588 Wonderland Road North. (3.2a/9/PEC)
Bill No. 207	By-law No. C.P.-1284(vk)-155 - A by-law to amend the Official Plan for the City of London, 1989 relating to 754-760 Base Line Road East. (3.4a/9/PEC)
Bill No. 208	By-law No. C.P.-1467(h)-156 - A by-law to amend C.P.-1467-175, as amended, being "A By-law to establish financial incentives for the Downtown Community Improvement Project Areas". (2.2/9/PEC)
Bill No. 209	By-law No. C.P.-1512(s)-157 - A by-law to amend The London Plan for the City of London, 2016 relating to 584 and 588 Wonderland Road North. (3.2b/9/PEC)
Bill No. 210	By-law No. C.P.-1512(t)-158 - A by-law to amend The London Plan for the City of London, 2016 relating to 754-760 Base Line Road East. (3.4b/9/PEC)
Bill No. 211	By-law No. S.-6067-159 - A by-law to repeal By-law No. S.-3504-365 entitled "A by-law to permit Anna Zivkovic to maintain and use an encroachment upon the road allowance for Grey Street; City of London". (Chief Surveyor)
Bill No. 212	By-law No. Z.-1-202849 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning from lands located at 184 Exeter Road. (2.3/9/PEC)
Bill No. 213	By-law No. Z.-1-202850 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1919 and 1929 Oxford Street West. (3.1/9/PEC)

Bill No. 214	By-law No. Z.-1-202851 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 584 and 588 Wonderland Road North. (3.2c/9/PEC)
Bill No. 215	By-law No. Z.-1-202852 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 944 Hamilton Road. (3.3b/9/PEC)
Bill No. 216	By-law No. Z.-1-202853 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 754-760 Base Line Road East. (3.4c/9/PEC)
Bill No. 217	(ADDED) By-law No. A.-7996-160 - A by-law to authorize and approve a Tenant Settlement Agreement between North End Body Shop Limited and The Corporation of the City of London, for the surrender of lease, including compensation for the loss of business, pertaining to the leased property at 589 Adelaide Street North, in the City of London, for the CP Rail Adelaide Street North Grade Separation Project and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/11/CSC)
Bill No. 218	(ADDED) By-law No. Z.-1-202854 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1992 Fanshawe Park Road West. (3.5/9/PEC)

14. Adjournment

Motion made by: M. van Holst
 Seconded by: S. Lehman

That the Meeting BE ADJOURNED.

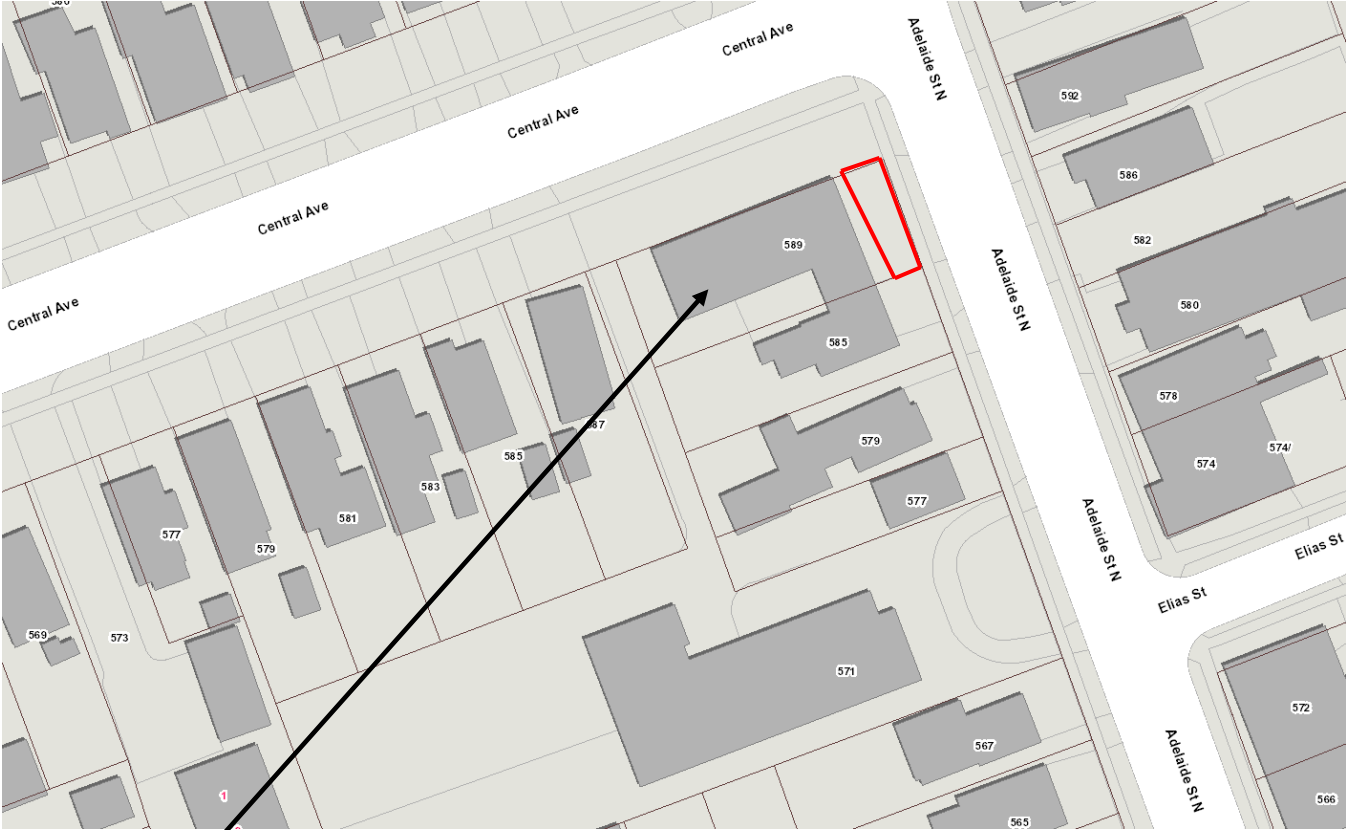
Motion Passed

The meeting adjourned at 5:46 PM.

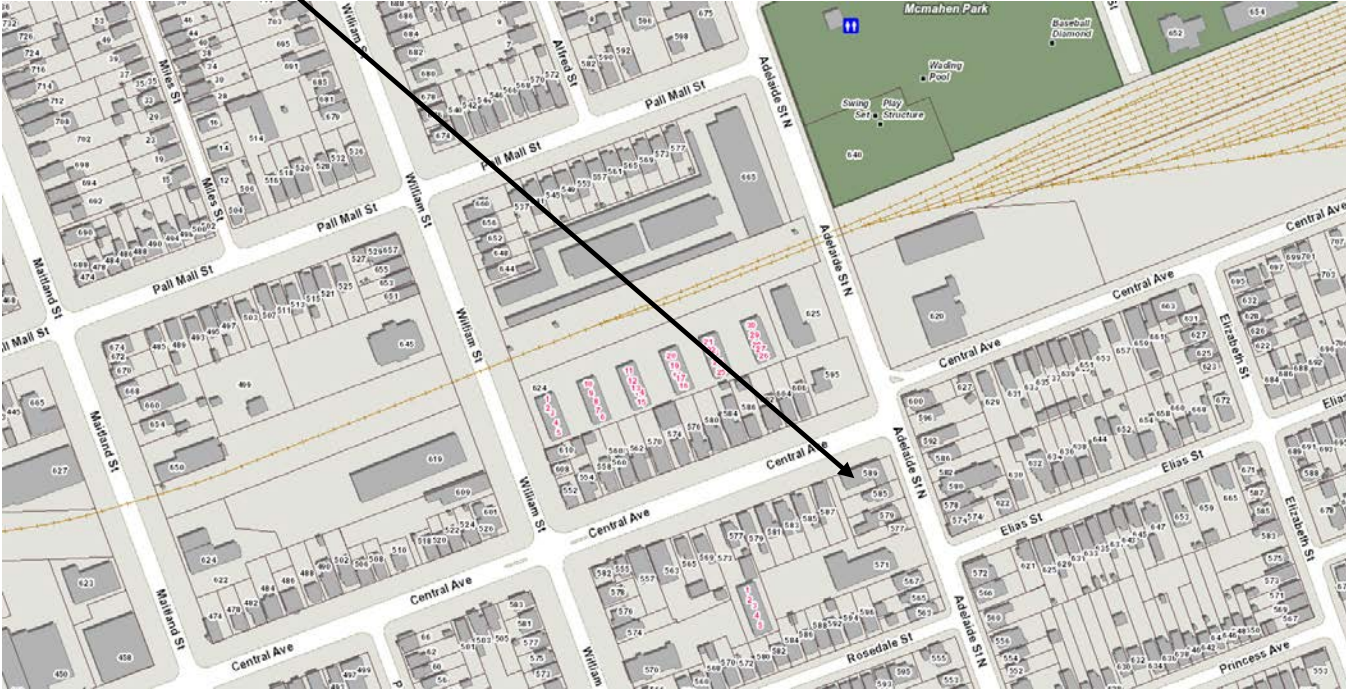
Ed Holder, Mayor

Catharine Saunders, City Clerk

Location Map



589 Adelaide Street



APPENDIX "A"
CONFIDENTIAL

Chair and Members
Corporate Services Committee

#20083
June 16, 2020
(Tenant Settlement Agreement)

RE: Tenant Settlement Agreement - 589 Adelaide St N
Adelaide Street CP Rail Grade Separation Project
(Subledger LD180097)
Capital Project TS1306 - Adelaide St Grade Separation CPR Tracks
North End Body Shop Limited

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the approval of the City Solicitor, on the advice of the Manager of Realty Services, the detailed source of financing for this project is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
Engineering	\$5,532,920	\$3,033,389		\$2,499,531
Land Acquisition	11,417,080	7,975,890	183,000	3,258,190
Construction	16,525,200	4,485,901		12,039,299
Relocate Utilities	5,800,000	464,495		5,335,505
City Related Expenses	100,000	424		99,576
NET ESTIMATED EXPENDITURES	<u>\$39,375,200</u>	<u>\$15,960,099</u>	<u>\$183,000</u> 1)	<u>\$23,232,101</u>
<u>SOURCE OF FINANCING</u>				
Debenture By-law No. W.-5600-57	\$22,714,638	\$11,474,811	\$131,571	\$11,108,256
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 11,065,664	4,485,288	51,429	6,528,947
Other Contributions	5,594,898			5,594,898
TOTAL FINANCING	<u>\$39,375,200</u>	<u>\$15,960,099</u>	<u>\$183,000</u>	<u>\$23,232,101</u>

1) **Financial Note:**

Fair Market Value of Business	\$130,000
Add: Disturbance Damages, Employee Severance, Legal Fees	53,000
Total Settlement	<u>\$183,000</u>

- 2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2019.
- 3) The property was purchased from Stingray Holdings Limited at the February 3, 2020 CSC Meeting (SOF #20012).

Note to City Clerk:

- 4) The City Clerk be authorized to increase Debenture By-law No. W.-5600-57 by \$18,369,738 from \$4,344,900 to \$22,714,638.

lp


 Jason Davies
 Manager of Financial Planning & Policy