



Council Minutes

The 1st Meeting of City Council
December 8, 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. Pelozo, A. Kayabaga, S. Hillier

Also Present: M. Ribera, C. Saunders, M. Schulthess, B. Westlake-Power
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, G. Belch, B. Card, C. Cooper, S. Corman, K. Dickins, M. Goldrup, G. Kotsifas, D. O'Brien, K. Scherr, C. Smith, S. Stafford, S. Tatavarti, B. Warner.

The meeting was called to order at 4:02 PM, with Deputy Mayor Morgan in the Chair and all Members participating, except Mayor E. Holder; it being noted that the following Members attended the meeting remotely: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga and S. Hillier.

1. Disclosures of Pecuniary Interest

None.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

Motion made by: S. Lewis

Seconded by: M. Cassidy

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. 1, being a by-law to confirm the proceedings of the Council Meeting held on the 8th Day of December, 2020, which will be considered, prior to Stage 14 – Adjournment; and

b) Stage 9 – Added Reports –Item 9.1 - 1st Report of Council, In Closed Session be considered after Stage 4 – Council, In Closed Session.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

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

Motion made by: A. Hopkins

Seconded by: S. Hillier

That the Minutes of the 21st Meeting held on November 24, 2020, BE APPROVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: S. Lehman

Seconded by: E. Pelozza

That the following communications BE RECEIVED and BE REFERRED, as noted on the Added Agenda:

6.1 Protected Major Transit Station Areas

1. C. O'Brien, Drewlo Holdings Inc.;

6.2 Implementing Additional Residential Units Requirements of the Planning Act (Bill 108)

1. P. Williamson;

6.3 City of London 2020-2021 Winter Response Program for Unsheltered Individuals

1. A. Oudshoorn; and

6.4 Taxation of Properties Owned by London Middlesex Community Housing Inc

1. Councillor J. Helmer

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

At 4:15 PM, Councillor S. Turner leaves the meeting.

8. Reports

8.1 19th Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 19th Report of the Planning and Environment Committee BE APPROVED, excluding Item 8 (3.3).

Yeas: (13): 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: (2): Mayor E. Holder, 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. (2.1) ReThink Zoning Update

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "ReThink Zoning Update" BE RECEIVED for information.

Motion Passed

3. (2.2) London Plan Monitoring Report

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "London Plan Monitoring" BE RECEIVED for information.

Motion Passed

4. (2.3) Bill 108 and Regulations, Amendments to the Ontario Heritage Act - Process and Implications

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications:

- a) the staff report dated November 30, 2020 entitled "Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications", and the comments appended to the staff report dated November 30, 2020 as Appendix "A" on the Proposed Regulation under the Ontario Heritage Act (Bill 108) BE RECEIVED for information; it being noted that the staff report will be forwarded to

the London Advisory Committee on Heritage for their information; it being further noted that the comments noted above have been submitted to the Environmental Registry of Ontario; and,

b) the Civic Administration BE DIRECTED to take the necessary steps in anticipation of the proclamation of amendments to the *Ontario Heritage Act* in Bill 108, including, but not limited to, preparing terms of reference for Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and complete application requirements.

Motion Passed

5. (2.4) London Plan - Appeals and LPAT Hearing Update

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "London Plan - Appeals and LPAT Hearing Update" BE RECEIVED for information.

Motion Passed

6. (3.1) Application - 1284 and 1388 Sunningdale Road West - Application for Zoning By-law Amendment - Request for Revisions to the Draft Plan of Subdivisions 39T-04510 (Z-9216) (Relates to Bill No. 14)

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 Auburn Developments Ltd., relating to portions of the lands located at 1284 and 1388 Sunningdale Road West:

a) the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 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 Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71*h-95*h-109*R6-3/NF1) Zone TO a Holding Residential R1/R5/R6 (h-71*h-95*h-109*R1-3/R5-7/R6-3) Zone; FROM an Open Space (OS1) Zone TO a Holding Residential R1 (h*h100*R1-5) Zone; FROM a Holding Residential R1 Special Provision (h*h-100*R1-3(8)) Zone TO a Holding Residential R1/R4 Special Provision (h*h-100*R1-3(8)/R4-6(*)) Zone; FROM a Holding Residential R6 (h*h-54*h-71*h-95*h-100*R6-5) Zone TO a Holding Residential R1/R4/R6 (h*h-54*h-71*h-95*h-100*R1-1/R4-6(*)/R6-5) Zone; and FROM a Holding Residential R6/R7/R8 (h*h-54*h-71*h-95*h-100*R6-5/R7*h15*D75/R8*H15*D75) TO a Holding Residential R4/R6/R7/R8 Special Provision (h*h-54*h-71*h-95*h-100*R4-6(*)/R6-5/R7*h15*D75/R8*H15*D75) Zone;

b) the Civic Administration BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Auburn Developments Ltd., prepared by Stantec Consulting Ltd. (Drawing No. 1, Project No. 161403100 dated April 30, 2020), which shows the extension of Shields Place, removal of the Walkway Block

(previously block 41), Park Block (previously Block 40) and property realignment between blocks 19 and 20 (previously blocks 20, 21) and property realignment between blocks 15 and 16 SUBJECT TO the conditions contained in Appendix 'A-2' appended to the staff report dated November 30, 2020; and,

c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Kent Subdivision, as submitted by Auburn Development Limited relating to the relocation of the parkland;

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

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

- the recommended zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited the policies of the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood.

Motion Passed

7. (3.2) Application - 1761 Wonderland Road North (OZ-9178)
(Relates to Bill No.'s 3, 5 and 15)

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 1830145 Ontario Limited, relating to the property located at 1761 Wonderland Road North:

a) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend the Official Plan for the City of London (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a mixed-use commercial/residential apartment building within the Neighbourhood Commercial Node designation having a maximum residential density of 226 units/ha;

b) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend The London Plan to ADD a new policy to the Specific Policies for the Shopping Area Place Type to permit a mixed-use commercial/residential apartment building having a maximum height of 63 metres, 17 storeys, exclusive of the mechanical penthouse, and by ADDING the subject lands to Map 7 - Specific Area Policies – of The London Plan;

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

c) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in parts a) and b) above), to change the zoning of the subject property FROM a holding Neighbourhood Shopping Area Special Provision (h-17•h-103•NSA5(5)) Zone TO a holding Neighbourhood Shopping Area Special Provision Bonus (h-17•h-103•NSA5(5)/NSA3*B()) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use commercial/ residential apartment building with a maximum density of 226 units per hectare and a maximum height of 63 metres (17-storeys) which substantially implements the Site Plan and Elevations appended to the staff report dated November 30, 2020 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Provision of Affordable Housing including:

A) a total of twelve (12) one-bedroom units, including a maximum of two (2) accessible one-bedroom units, established by agreement not exceeding 85% of the CMHC Average Market Rent (AMR) for a duration for affordability set at 50 years from initial occupancy;

ii) a high quality development which substantially implements the site plan and elevations in Schedule "1" appended to the staff report dated November 30, 2020 to the amending by-law:

Building Design

A) high quality architectural design (building/landscaping) including a common design theme for residential and commercial elements; and provision of structure parking facilities and screening for surface parking areas;

Underground Parking

A) underground Parking Structure parking provided to reduce surface parking areas (a minimum of 189 subsurface spaces provided);

Outdoor Amenity and Landscaping

A) common outdoor amenity area to be provided in the northeast quadrant of the site; and rooftop terraces above the 4th, 16th and 17th floors;

B) landscape enhancements beyond City design standards, including theme lighting and public seating at strategic locations;

C) large caliper boulevard trees planted with a minimum 100m caliper and a minimum distance of 10m between tree planting for the extent of the Wonderland Road North frontage; and,

D) landscape plans for common outdoor amenity areas to incorporate hard landscape elements and drought resistant landscaping to reduce water consumption;

Sustainability

A) four electric vehicle charging stations within the publically accessible surface parking area, as well as 16 charging stations within the parking garage; and,

B) dedicated areas for bicycle parking along the Wonderland

Road North frontage (with convenient access to building entrances). Secure bicycle storage within the structured parking facility. Walkway connections from the tower podium and surface parking filed to provide connectivity to Wonderland Road North bike lanes;

iii) Public Transit

A) the financial contribution of funding towards construction of transit shelters in close proximity to Wonderland Road North/Fanshawe Park Road West intersection in the amount of \$10,000 to promote bus ridership;

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, 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 Provincial Policy Statement directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in force policies of the 1989 Official Plan;
- the recommended amendment conforms with the in force policies of The London Plan, including but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies;
- the revised proposal for a mixed-use development with 1,200m² of commercial (double the amount of the original proposal) and 228 residential units is consistent with the planned function of the commercial node and the planned commercial function intended by policy;
- the proposed density and height of the residential component within this proposed commercial development meets the criteria for specific area policies in both the 1989 Official Plan and The London Plan;
- the recommended amendment facilitates the development of 12 affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, and a quality design standard to be implemented through a subsequent public site plan application.

Motion Passed

9. (3.4) Application - 820 Cabell Street (Z-9196) (Relates to Bill No. 16)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning & City Planner, based on the application by Bruce Sworik (1625993 Ontario Limited), relating to the property located at 820 Cabell Street, the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 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 Light Industrial (LI1) Zone TO a Light Industrial Special Provision (LI2()) Zone to permit the existing marijuana growing and processing facility and to allow up a maximum of 400 square metres of ancillary retail uses within the existing building;

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

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

- the requested change from an LI1 to an LI2 Zone is consistent with the Provincial Policy Statement which encourages retention and re-use of older industrial uses by providing for a broader range of low impact industrial uses in close proximity to an existing residential area. The recommended zone also conforms with the Light Industrial Place Type of the London Plan and the Light Industrial designation in the 1989 Official Plan; and,
- the increase in the permitted floor area for ancillary retail uses is also consistent with the PPS, and conforms with the London Plan and the 1989 Official Plan. Policies in each of these documents prioritize the protection of industrial areas, and the recommended zoning will support industrial uses by permitting retail sales related to those permitted uses.

Motion Passed

10. (3.5) Implementing Additional Residential Units Requirements of the Planning Act (Bill 108) (OZ-9176) (Relates to Bill No.'s 4, 7 and 17)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Official Plan and Zoning By-law review relating to additional residential units:

- a) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend the London Plan to add new policies to permit additional residential units in any single detached, semi-detached or street townhouse dwelling unit in accordance with recent changes to the Planning Act;
- b) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to

amend the Official Plan for the City of London (1989) to add new policies to permit additional residential units in any single detached, semi-detached or street townhouse dwelling unit in accordance with recent changes to the Planning Act;

c) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the amendments above), to add a new definition for additional residential units and to add new regulations to allow up to two additional residential units in the primary residential unit and in an accessory building; and,

d) the Civic Administration BE DIRECTED to implement required changes to the Residential Rental Unit Licensing By-law to address Additional Residential Units;

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

- a communication from A. Waz;
 - a communication from C. Thompson;
 - a communication dated November 24, 2020 from J. Wates;
 - communications dated November 26, 2020 from A.M. Valastro;
- and,
- a communication dated November 26, 2020 from K. Owen, St. George Grosvenor Neighbourhood Association;

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

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

- Policy 1.4.3 of the Provincial Policy Statement requires that the City plan for an appropriate mix of housing types and densities and permit, where appropriate “all forms of residential intensification, including additional residential units”;
- Bill 108 (More Homes, More Choices Act, 2019) amended the Planning Act to require that municipalities adopt policies in their Official Plans to provide for additional residential units;
- The London Plan includes policies to direct residential intensification. The proposed London Plan, 1989 Official Plan and Zoning By-law amendments to permit additional residential units contribute to the objective of promoting appropriate residential intensification; and,
- the recommended amendments result in consistency in terms of language, policies and regulations between the Provincial Policy Statement (2020), the Planning Act, London Plan, 1989 Official Plan, and Zoning By-law Z-1.

Motion Passed

11. (4.1) Phasing-Out Ontario's Gas Fired Power Plants - Request for Delegation Status

Motion made by: M. Cassidy

That, the following actions be taken with respect to the phasing out of Ontario's gas fired power plants:

- a) E. Wyatt, Ontario Clean Air Alliance, BE GRANTED delegation status with respect to the phasing out of Ontario's gas fired power plants; and, (See ~~attached~~ presentation.)
- b) the Civic Administration BE REQUESTED to review the proposed request from E. Wyatt, Ontario Clean Air Alliance, to determine how it aligns with the Climate Emergency Action Plan and to report back at a future Planning and Environment Committee meeting.

Motion Passed

At 4:17 PM, Councillor S. Turner enters the meeting.

8. (3.3) Protected Major Transit Station Areas (PMTSAs) (O-9208) (Relates to Bill No. 6)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, based on the application by The Corporation of the City of London, relating to Protected Major Transit Station Areas (PMTSAs), the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend The London Plan, 2016 TO ADD new policies and a map pertaining to Protected Major Transit Station Areas and the by-law BE FORWARDED to the Minister of Municipal Affairs and Housing for approval;

it being noted that in accordance with the *Planning Act*, the Ministry of Municipal Affairs and Housing is the approval authority for official plan amendments with respect to PMTSAs;

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, as it supports transit-supportive development and intensification in close proximity to existing or planned transit corridors or stations;
- the recommended amendment conforms with the *Planning Act*, as it addresses the requirements set out in the legislation for PMTSAs, such as a minimum number of residents and jobs per hectare, permitted uses, and minimum densities'
- the recommended amendment is supportive of the policies in the London Plan, particularly those for the Downtown, Transit Village, and Rapid Transit Corridor Place Types; and,
- the recommended amendment will support the implementation of the higher order transit system and Council's approved city

structure by directing more intensity and mix of uses close to the approved higher order transit stations in the 2019 Rapid Transit Environmental Project Report.

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

Nays: (1): P. Van Meerbergen

Absent: (1): Mayor E. Holder

Motion Passed (13 to 1)

Motion made by: P. Van Meerbergen

Seconded by: M. van Holst

That the matter of Protected Major Transit Station Areas BE REFERRED back to the Planning and Environment Committee in order for additional consultation with the industry, with a report back within 60 (sixty) days.

Yeas: (2): M. van Holst, and P. Van Meerbergen

Nays: (12): S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Absent: (1): Mayor E. Holder

Motion Failed (2 to 12)

At 5:05 PM, Mayor E. Holder enters the meeting.

8.2 1st Report the Community and Protective Services Committee

Motion made by: J. Helmer

That the 1st Report of the Community and Protective 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. (1.1) Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (1.2) Election of Vice Chair for the term ending November 30, 2021
Motion made by: J. Helmer
That Councillor S. Hillier BE ELECTED Vice-Chair of the Community and Protective Services Committee for the term ending November 30, 2021.

Motion Passed

3. (2.1) 2020 Annual Emergency Management Program Update (Relates to Bill No. 2)
Motion made by: J. Helmer
That, on the recommendation of the City Manager, the following actions be taken with respect to the 2020 Annual Emergency Management Program Update:
- a) the revised ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020, to:
 - i) repeal and replace Schedule “A” of By-law No. A.-7657-4 with the new Schedule “A”, being the City of London Emergency Response Plan, as appended to the above-noted revised by-law; and,
 - ii) repeal By-law No. A.-7657(b)-2; and,
 - b) the staff report, dated December 1, 2020, with respect to this matter, BE RECEIVED. (2020-P03)

Motion Passed

4. (2.2) 2019 Ontario Works Participant and Service Delivery Profile
Motion made by: J. Helmer
That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the staff report dated December 1, 2020, with respect to the 2019 Ontario Works Participant and Service Delivery Profile, BE RECEIVED. (2020-S04)

Motion Passed

5. (2.3) Extension of Delegated Authority in By-laws Related to Business Reopenings and Supportive Actions
Motion made by: J. Helmer
That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official and the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the extension of delegated authority in by-laws related to business reopenings and supportive actions:
- a) the staff report dated December 1, 2020, with respect to this matter, BE RECEIVED;
 - b) the Managing Directors and designates BE DELEGATED authority in regulations related to business reopening and

supportive actions, including business application and permit processing procedures, until April 14, 2021 in the following By-laws: Business Licence By-law, Streets By-law, Traffic and Parking By-law, Sign By-law, Parks and Recreation By-law, Sound By-law, Building By-law and Council Policy By-law. (2020-S08)

Motion Passed

6. (3.1) Proposed Amendment to the Noise/Sound By-law

Motion made by: J. Helmer

That the verbal delegation from D. Mailer and the written communication from A. Valastro, as appended to the Added Agenda, with respect to a request to amend the City of London Noise/Sound By-law to restrict or prohibit the use of outdoor frequency sound emitting devices within city limits BE RECEIVED. (2020-P01)

Motion Passed

7. (5.1) Deferred Matters List

Motion made by: J. Helmer

That the Deferred Matters List for the Community and Protective Services Committee, as at November 5, 2020, BE RECEIVED.

Motion Passed

8. (5.2) City of London 2020-2021 Winter Response Program for Unsheltered Individuals

Motion made by: J. Helmer

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the City of London 2020-2021 Winter Response Program for unsheltered individuals:

- a) the proposed City of London 2020-2021 Winter Response Program for Unsheltered Individuals, as outlined in the staff report dated December 1, 2020, BE ENDORSED and BE APPROVED; and,
- b) the Civic Administration BE DIRECTED to undertake all administrative acts which are necessary in relation to the above-noted report.

Motion Passed

Motion made by: S. Lewis

Seconded by: P. Squire

Motion made that Council RECESS.

Motion Passed

The Council recesses at 5:09 PM and resumes in public session at 5:13 PM, with Mayor E. Holder in the Chair and all Members participating.

8.3 19th Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 19th Report of the Corporate Services Committee BE APPROVED, excluding Item 2 (2.1).

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: A. Kayabaga

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

3. (2.2) Report to the Federation of Canadian Municipalities Board of Directors Virtual Meeting - September 8-11, 2020

Motion made by: A. Kayabaga

That the communication from Councillor J. Morgan regarding the Federation of Canadian Municipalities (FCM) update on board activities from the virtual meeting held on September 8-11, 2020 BE RECEIVED for information.

Motion Passed

4. (4.1) Consideration of Appointment to the Accessibility Advisory Committee

Motion made by: A. Kayabaga

That Madison Bush BE APPOINTED as a Voting Member to the Accessibility Advisory Committee for the term ending June 30, 2021.

Motion Passed

5. (5.1) AMO 2021 Conference

Motion made by: A. Kayabaga

That the ~~attached~~ update from Councillor A. Hopkins, with respect to the 2021 AMO Conference, BE RECEIVED.

Motion Passed

2. (2.1) Taxation of Properties Owned by London Middlesex Community Housing Inc.

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated November 30, 2020, entitled "Taxation of Properties Owned by London Middlesex Community Housing Inc.", BE RECEIVED for information.

At 5:52 PM, Mayor E. Holder places Deputy Mayor J. Morgan in the Chair and takes a seat at the Council Board.

At 5:56 PM, Mayor E. Holder resumes the Chair and Deputy Mayor J. Morgan takes a seat at the Council Board.

Motion made by: J. Helmer

Seconded by: M. Salih

That clause 2.1 BE AMENDED to add the following new part b), as follows:

"b) the Civic Administration BE DIRECTED to report back to Corporate Services Committee with a phased approach of reducing the effective tax rate for London Middlesex Community Housing Inc. (LMCH) buildings, over a period of four years, to be equivalent to the residential tax rate, and with the report to include information related to consultation with the County of Middlesex with respect to this matter."

Yeas: (7): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelozo, and A. Kayabaga

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

Motion Failed (7 to 8)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated November 30, 2020, entitled "Taxation of Properties Owned by London Middlesex Community Housing Inc.," BE RECEIVED for information.

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

Nays: (4): J. Helmer, S. Lehman, S. Turner, and E. Pelozza

Motion Passed (11 to 4)

10. Deferred Matters

None.

11. Enquiries

None

12. Emergent Motions

None.

13. By-laws

Motion made by: P. Van Meerbergen

Seconded by: E. Pelozza

That Introduction and First Reading of Bill No.'s 2 to 5 and 7 to 17, 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. Lewis

Seconded by: A. Hopkins

That Second Reading of Bill No.'s 2 to 5 and 7 to 17, 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. Turner
Seconded by: S. Lehman

That Third Reading and Enactment of Bill No.'s 2 to 5 and 7 to 17, 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: A. Hopkins
Seconded by: M. Cassidy

That Introduction and First Reading of Bill No. 6, 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

That Second Reading of Bill No. 6, 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

That Third Reading and Enactment of Bill No. 6, 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

4. Council, In Closed Session

Motion made by: P. Van Meerbergen

Seconded by: S. Lehman

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

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/19/CSC)

4.2 Personal Matters/Identifiable Individuals

A matter pertaining to labour relations or employee negotiations and pertaining to personal matters about identifiable individuals as it relates to employee benefits. (6.2/19/CSC)

4.3 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to The Corporation of the City of London v. Amal and Samir Samhouri in connection with a Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the Default Judgment dated May 12, 20003 in Ontario Superior Court, file # 41525. (6.3/19/CSC)

Motion Passed

The Council convenes, In Closed Session at 6:16 PM, with Mayor E. Holder in the Chair and all Members participating.

At 6:41 PM, Council resumes in public session, with Mayor E. Holder in the Chair and all Members participating.

9. Added Reports

9.1 1st Report of Council in Closed Session

Motion made by: S. Lewis

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, Financial Services, on the advice of the Manager of Realty Services, with respect to the Ground Lease dated January 1, 2016, between the City and Western Fair Association (the "Ground Lease") in relation to the lease of lands known as the Western Fair District:

- a) the staff report dated November 30, 2020 BE RECEIVED for information; and,

b) Base Rent in the amount of \$615,000.00 per annum BE ACCEPTED for each year of the next ten (10) year term commencing January 1, 2021, subject to an annual rent escalation of up to 3% per year, as provided in Section 5.01(b) of the Ground Lease.

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

Motion made by: S. Turner

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 1, 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

Motion made by: S. Turner

Seconded by: S. Hillier

That Second Reading of Bill No. 1, 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

Motion made by: M. Cassidy

Seconded by: E. Pelozza

That Third Reading and Enactment of Bill No. 1, 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 By-laws of The Corporation of the City of London:

Bill	By-law
Bill No. 1	By-law No. A.-8045-1 – A by-law to confirm the proceedings of the Council Meeting held on the 8th day of December, 2020. (City Clerk)
Bill No. 2	By-law No. A.-7657(c)-2 – A by-law to amend By-law No. A.-7657-4, being “A by-law to repeal By-law No. A.-7495- 21 and to adopt an Emergency Management Program and Plan.” in order to repeal and replace Schedule “A” to the by-law. (2.1/1/CPSC)
Bill No. 3	By-law No. C.P.-1284(vs)-3 – A by-law to amend the Official Plan for the City of London, 1989 relating to 1761 Wonderland Road North. (3.2a/19/PEC)
Bill No. 4	By-law No. C.P.-1284(vt)-4 – A by-law to amend the Official Plan for the City of London, 1989 relating to implementing of Bill 108 Additional Residential Unit Policies City-wide. (3.5b/19/PEC)
Bill No. 5	By-law No. C.P.-1512(ac)-5 – A by-law to amend the London Plan for the City of London, 2016 relating to 1761 Wonderland Road North. (3.2b/19/PEC)
Bill No. 6	By-law No. C.P.-1512(ad)-6 – A by-law to amend The London Plan for the City of London, 2016 relating to Protected Major Transit Station Areas (PMTSAs). (3.3/19/PEC)
Bill No. 7	By-law No. C.P.-1512(ae)-7 – A by-law to amend The London Plan for the City of London, 2016 relating to implementing of Bill 108 Additional Residential Unit Policies City-wide. (3.5a/19/PEC)
Bill No. 8	By-law No. S.-6084-8 – A by-law to assume certain works and services in the City of London. (Vista Woods Estates Subdivision – Phase 1A; Plan 33M-679) (City Engineer)
Bill No. 9	By-law No. S.-6085-9 – A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway. (as widening to Waterwheel Road, west of Pleasantview Drive) (Chief Surveyor - pursuant to Consents B.022/19 and B.023/19)
Bill No. 10	By-law No. S.-6086-10 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Sorrel Road, north of Perth Avenue) (Chief Surveyor – pursuant to Consent B.020/19 and in accordance with Zoning By-law Z.-1)

Bill No. 11	By-law No. S.-6087-11 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Viscount Road, west of Wonderland Road South) (Chief Surveyor - registered as Instrument No. ER1317452, pursuant to Site Plan SPA20-042 and in accordance with Zoning By-law Z.-1)
Bill No. 12	By-law No. S.-6088-12 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Clarence Street, north of King Street) (Chief Surveyor - registered as Instrument No. ER1316663, pursuant to Site Plan SPA18-051 and in accordance with Zoning By-law Z.-1)
Bill No. 13	By-law No. S.-6089-13 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Gainsborough Road, west of Hyde Park Road) (Chief Surveyor - registered as Inst. No. ER1319761, pursuant to Site Plan SPA19-091 and in accordance with Zoning By-law Z.-1)
Bill No. 14	By-law No. Z.-1-212893 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1284 Sunningdale Road West and 2804, 2808, 2812, 2816 and 2830 Tokala Trail. (3.1/19/PEC)
Bill No. 15	By-law No. Z.-1-212894 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1761 Wonderland Road North. (3.2c/19/PEC)
Bill No. 16	By-law No. Z.-1-212895 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 820 Cabell Street. (3.4/19/PEC)
Bill No. 17	By-law No. Z.-1-212896 – A by-law to amend By-law No. Z.-1 to delete the existing secondary dwelling unit regulations and replace with new regulations for additional residential units (3.5c/19/PEC)

14. Adjournment

Motion made by: E. Pelosa

Seconded by: S. Turner

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourns at 6:47 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk