



Council Minutes

The 9th Meeting of City Council
June 15, 2021, 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. Pelozza, A. Kayabaga, S. Hillier

Also Present: M. Schulthess and J. Taylor
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, B. Card, C. Cooper, S. Corman, M. Daley, K. Dickins, G. Kotsifas, J. Raycroft, K. Scherr, C. Saunders, E. Skalski, C. Smith, B. Warner, B. Westlake-Power and P. Yeoman.
The meeting was called to order at 4:02 PM, with Mayor E. Holder in the Chair and all Members participating; 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. Pelozza, A. Kayabaga and S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest Added Item 4.4 (6.1) of the 9th Report of the Council, In Closed session and related Added Bill No. 290, having to do with the acquisition of the property located at 271 Wellington Road - Wellington Gateway Project, by indicating that he owns property within close vicinity of the subject property.

Mayor E. Holder discloses a pecuniary interest in Item 9 (5.1) of the 8th Report of the Civic Works Committee, having to do with the Deferred Matters Lists as it relates to the property located at 745-747 Waterloo Street, by indicating that his family owns and operates a business at this location.

Motion made by: M. Salih

Seconded by: E. Pelozza

That the following changes in order BE APPROVED:

- a) Stage 12, Emergent Motions, be considered at this time; and,
- b) Stage 4, Council In Closed Session and the 9th Report of Council, In Closed Session, be considered after Stage 13, By-laws.

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)

12. Emergent Motions

12.1 Councillors M. Salih and A. Kayabaga - Hyde Park Road Terrorist Attack

Motion made by: M. Salih

Seconded by: S. Hillier

That pursuant to section 20.2 of the Council Procedure By-law leave BE GIVEN to introduce the following emergent motion from Councillor Mo Salih and Councillor Arielle Kayabaga with respect to the June 6, 2021 Hyde Park Road Terrorist Attack.

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: M. Salih
Seconded by: A. Kayabaga

WHEREAS the Municipal Council of The Corporation of the City of London unequivocally denounces the June 6, 2021 Islamophobic Attack at Hyde Park Road and South Carriage Road;

AND WHEREAS the Municipal Council denounces, in the strongest terms, Islamophobia and commits to end Islamophobia and hate; and,

AND WHEREAS the Municipal Council acknowledges that Islamophobia exists in London;

NOW THEREFORE IT BE RESOLVED THAT the following actions be taken in response to the June 6, 2021 Hyde Park Road Islamophobic Attack:

- a) the Civic Administration BE DIRECTED to work with the local Muslim community, the Community Diversity and Inclusion Strategy, and stakeholders to help end Islamophobia and report back on the outcomes of that work, including the identification of a source of funding, if applicable, to properly fund initiatives to assist with the implementation of these initiatives;
- b) the Civic Administration BE DIRECTED to seek input from the Muslim community to determine appropriate means by which The Corporation of the City of London can remember and honour the victims; and,
- c) the Civic Administration BE DIRECTED to work with the local Muslim community and report back on how The Corporation of the City of London can highlight and honour the contributions of the London Muslim community.

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

That the Emergent Motion BE AMENDED by adding the following part d):

"d) the Municipal Council SUPPORTS the call for a National Action Summit on Islamophobia and stands ready to participate in any Summit or related intergovernmental effort to dismantle all forms of Islamophobia."

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. Kayabaga
Seconded by: E. Pelozza

That the Emergent Motion, as amended, 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 Emergent Motion, as amended, reads as follows:

WHEREAS the Municipal Council of The Corporation of the City of London unequivocally denounces the June 6, 2021 Islamophobic Attack at Hyde Park Road and South Carriage Road;

AND WHEREAS the Municipal Council denounces, in the strongest terms, Islamophobia and commits to end Islamophobia and hate; and,

AND WHEREAS the Municipal Council acknowledges that Islamophobia exists in London;

NOW THEREFORE IT BE RESOLVED THAT the following actions be taken in response to the June 6, 2021 Hyde Park Road Islamophobic Attack:

- a) the Civic Administration BE DIRECTED to work with the local Muslim community, the Community Diversity and Inclusion Strategy, and stakeholders to help end Islamophobia and report back on the outcomes of that work, including the identification of a source of funding, if applicable, to properly fund initiatives to assist with the implementation of these initiatives;
- b) the Civic Administration BE DIRECTED to seek input from the Muslim community to determine appropriate means by which The Corporation of the City of London can remember and honour the victims;
- c) the Civic Administration BE DIRECTED to work with the local Muslim community and report back on how The Corporation of the City of London can highlight and honour the contributions of the London Muslim community; and,
- d) the Municipal Council SUPPORTS the call for a National Action Summit on Islamophobia and stands ready to participate in any Summit or related intergovernmental effort to dismantle all forms of Islamophobia.

12.2 Councillors J. Helmer and E. Pelozza - Proclamation Request - Indigenous Peoples Day

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

That pursuant to section 20.2 of the Council Procedure By-law leave BE GIVEN to introduce a motion related to a request for support from Councillor Jesse Helmer of the application from Brian Hill, Chair of CDIS Priority 1, submitted on June 8, 2021, to proclaim June 21, 2021 "Indigenous Peoples Day".

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: J. Helmer
Seconded by: E. Pelozza

That, notwithstanding Council Policy "Issuance of Proclamations Policy" which requires requests for proclamations to be submitted at least six (6)

weeks in advance of the requested issuance dates, that based on the application dated June 8, 2021 from Brian Hill, Chair of CDIS Priority 1, June 21, 2021 BE PROCLAIMED “Indigenous Peoples Day.”

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)

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)

Motion made by: P. Van Meerbergen

Seconded by: S. Lewis

That the Minutes of the 8th Meeting held on May 25, 2021, BE APPROVED.

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

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: S. Lewis

Seconded by: A. Hopkins

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

6.1 1752-1754 Hamilton Road

(Refer to the Planning and Environment Committee Stage for Consideration with Item 9 (3.2) of the 9th Report of the Planning and Environment Committee)

1. M. Romanoff

6.2 435-451 Ridout Street North

(Refer to the Planning and Environment Committee Stage for Consideration with Item 17 (3.10) of the 9th Report of the Planning and Environment and Committee)

1. M and B. Evans
2. J. Jacobson
3. B. Lindsay
4. M. Loft
5. L. Postor
6. S. Rodrigues
7. T. Smith
8. N. Tangredi
9. O. Whitehead

- 10. J. Grainger
- 11. C. Kelsey
- 12. S. Bentley
- 13. (ADDED) F. Keogh
- 14. (ADDED) S. Miller
- 15. (ADDED) L. DiStefano
- 16. (ADDED) N. Tausky

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

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 8th Report of the Civic Works Committee

At 5:02 PM, Councillor M. Salih leaves the meeting.

Motion made by: E. Pelozza

That the 8th Report of the Civic Works Committee BE APPROVED, excluding Item 9 (5.1).

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

Absent: (1): M. Salih

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 4th Report of the Cycling Advisory Committee

Motion made by: E. Pelozza

That the 4th Report of the Cycling Advisory Committee, from its meeting held on May 19, 2021, BE RECEIVED.

Motion Passed

3. (2.2) Amendments to the Traffic and Parking By-law (Relates to Bill No. 274)

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated June 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend By-law PS-113 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2021-C01/T08)

Motion Passed

4. (2.3) Contract Award: Tender RFT 21-63 - Hyde Park Road and Sunningdale Road West Roundabout

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the Hyde Park Road and Sunningdale Road West Roundabout project:

- a) the bid submitted by J-AAR Excavating Limited, at its tendered price of \$3,681,287.80, excluding HST, BE ACCEPTED; it being noted that the bid submitted by J-AAR Excavating Limited was the lowest of three bids received and meets the City's specifications and requirements in all areas;
- b) MTE Consultants Inc. BE AUTHORIZED to complete the contract administration and construction supervision in accordance with the estimate, on file, at an upset amount of \$184,475.00, excluding HST, and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT 21-63); and,
- f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-T05)

Motion Passed

5. (2.4) Purchase of Rotary Drum Thickener for Greenway Wastewater Treatment Plant

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the supply of a rotary drum thickener for Greenway Wastewater Treatment Plant:

- a) the proposal submitted by JWC Environmental Canada ULC (JWC Environmental) at a price of \$187,060.00, excluding HST, BE ACCEPTED;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to this project; and
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E03)

Motion Passed

6. (2.5) White Oak Road Two-Lane Upgrades from Exeter Road to 400 m South - Appointment of Consulting Engineer

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the appointment of a Consulting Engineer for the Detailed Design and Tendering of White Oak Road Two-Lane Upgrades from Exeter Road to 400 m south:

- a) R.V. Anderson Associates Limited BE APPOINTED as the Consulting Engineer to complete the Detailed Design and Tendering Services at an upset amount of \$249,568, excluding HST, in accordance with RFP21-28 and Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2021-T04)

Motion Passed

7. (2.6) Appointment of Consulting Engineers for the Infrastructure Renewal Program

Motion made by: E. Pelozo

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the

appointment of consulting engineers for the Infrastructure Renewal Program:

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy:
 - i) Archibald, Gray & McKay Engineering Ltd. BE APPOINTED as consulting engineers to complete the pre-design, detailed design and construction administration of Assignment A, Hickson Avenue from Ridout Street to Belgrave Avenue and Belgrave Avenue from Hickson Avenue to Chester Street, in the total amount of \$407,616.00 (including contingency), excluding HST;
 - ii) J.L. Richards & Associates Limited BE APPOINTED as consulting engineers to complete the pre-design, and construction administration of Assignment C, Churchill Avenue from Spruce Street to Vancouver Street and Manitoba Street from Churchill Avenue to Dundas Street in the total amount of \$354,596.00 (including contingency), excluding HST;
 - iii) GM Blueplan Engineering Limited BE APPOINTED as consulting engineers to complete the pre-design, detailed design construction administration of Assignment D, Hansuld Street from Second Street to Dale Street and Dale Street from Hansuld Street to Second Street reconstruction, in the total amount of \$352,742.50 (including contingency), excluding HST;
 - iv) Spriet Associates London Limited BE APPOINTED as consulting engineers to complete the pre-design, detailed design and construction administration of Assignment F, St Julien Street from Major Street to Trafalgar Street, Hume Street from Major Street to Trafalgar Street and Major Street from Hyla Street to St Julien Street reconstruction, in the total amount of \$421,727.90 (including contingency), excluding HST;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-T04)

Motion Passed

- 8. (2.7) Emergency Repair of Dewatering Centrifuge for Greenway Wastewater Treatment Plant

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the

emergency repair of a centrifuge for the Greenway Wastewater Treatment Plant:

- a) the purchase order for emergency centrifuge repair awarded to Flottweg, in accordance with Section 14.2 of the City of London's Procurement of Goods and Services Policy, at a projected total price of \$150,000.00, excluding HST, BE CONFIRMED;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report; and
- c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E03)

Motion Passed

9. (5.1) Deferred Matters List

Motion made by: E. Pelozza

That the Civic Works Committee Deferred Matters List as at May 21, 2021, BE RECEIVED.

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

Recuse: (1): Mayor E. Holder

Absent: (1): M. Salih

Motion Passed (13 to 0)

8.2 9th Report of the Planning and Environment Committee

Motion made by: P. Squire

That the 9th Report of the Planning and Environment Committee BE APPROVED, excluding Item 17 (3.10).

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

Absent: (1): M. Salih

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: P. Squire

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 234 Edgevalley Road - Removal of Holding Provisions - (H-9342) (Relates to Bill No. 280)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Ironstone, relating to the property located at 234 Edgevalley Road, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/Residential R6 (h*R5-7/R6-5) Zone TO a Residential R5/Residential R6 (R5-7/R6-5) Zone to remove the "h" holding provision. (2021-D09)

Motion Passed

3. (2.2) 704 and 706 Boler Road - Boler Heights Subdivision - Special Provisions - (39T-15503)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Southside Construction Management Limited, for the subdivision of land over Concession 1, Part Lot 44, situated on the east side of Boler Road, north of Southdale Road West, municipally known as 704 and 706 Boler Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Southside Construction Management Limited, for the Boler Heights Subdivision (39T-15503) appended to the staff report dated May 31, 2021 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated May 31, 2021 as Appendix "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

Motion Passed

4. (2.3) 995 Fanshawe Park Road West - Creekview Subdivision Phase 4 - Special Provisions - (39T-05512-4)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London, Landea North Developments Inc. and Landea Developments Inc., for the subdivision of land over Part Lot 22, Concession 5 (Township of London), City of London, County of Middlesex, situated on the north side of Bridgehaven Drive, south of Sunningdale Road West, west of Applerock Avenue, municipally known as 1196 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London, Landea North Developments Inc. and Landea Developments Inc., for the

Creekview Subdivision Phase 4 (39T-05512_4) appended to the staff report dated May 31, 2021 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated May 31, 2021 as Appendix "B";

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 31, 2021 as Appendix "C"; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

Motion Passed

5. (2.4) 1600 Twilite Boulevard - (H-9345) (Relates to Bill No. 281)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Foxwood Developments (London) Inc, relating to the property located at 1600 Twilite Boulevard, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15th, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 (h*h-100*R1-4) and (h*h-100*R1-13) Zones TO a Residential R1 (R1-4) and (R1-13)) Zones to remove the "h and h-100" holding provisions. (2021-D09)

Motion Passed

6. (2.5) Building Division Monthly Report for March 2021

Motion made by: P. Squire

That the Building Division Monthly Report for March, 2021 BE RECEIVED for information. (2021-A23)

Motion Passed

7. (2.6) 4th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: P. Squire

That the 4th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on May 20, 2021 BE RECEIVED for information.

Motion Passed

8. (3.1) 349 Southdale Road East - (Z-9308 / 39CD-20501) (Relates to Bill No. 282)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Incon Developments Ltd., relating to the lands located at 349 Southdale Road East:

a) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 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 R3 (R3-3) Zone TO a Residential R6 (R6-5) Zone to permit cluster housing in the form of townhouse dwelling units with a maximum density of 34 units per hectare; and,

b) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 349 Southdale Road East:

- i) safety;
- ii) privacy;
- iii) tree ownership on the property line; and,
- iv) possible removal of the chain link fence;

it being 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. (2021-D09)

Motion Passed

9. (3.2) 1752 – 1754 Hamilton Road (Relates to Bill No. 283)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Connor Wilks c/o Thames Village Joint Venture Group, relating to the lands located at 1752 – 1754 Hamilton Road, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 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 (R1-14) Zone TO a Holding Residential R1 (h•h-100•R1-3) Zone;

it being 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;

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

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation; and,

- the zoning will permit single detached dwellings which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the zoning that was applied to the adjacent draft-approved plan of subdivision. (2021-D09)

Motion Passed

10. (3.3) Request to Remove Properties from the Register of Cultural Heritage Resources

Motion made by: P. Squire

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- a) 1033-1037 Dundas Street;
- b) 1 Kennon Place ;
- c) 19 Raywood Avenue;
- d) 32 Wellington Road;
- e) 34 Wellington Road;
- f) 90 Wellington Road;
- g) 98 Wellington Road;
- h) 118 Wellington Road;
- i) 120 Wellington Road;
- j) 122 Wellington Road;
- k) 126 Wellington Road;
- l) 134 Wellington Road;
- m) 136 Wellington Road;
- n) 138 Wellington Road;
- o) 140 Wellington Road;
- p) 142 Wellington Road;
- q) 166 Wellington Road;
- r) 220 Wellington Road;
- s) 247 Wellington Road ;
- t) 249 Wellington Road;
- u) 251 Wellington Road ;
- v) 253-255 Wellington Road;
- w) 261 Wellington Road;
- x) 263 Wellington Road;
- y) 265 Wellington Road;
- z) 267 Wellington Road;
- aa) 269 Wellington Road;
- bb) 271 Wellington Road;
- cc) 273 Wellington Road;
- dd) 275 Wellington Road;
- ee) 285 Wellington Road;
- ff) 287 Wellington Road;
- gg) 289 Wellington Road;
- hh) 297 Wellington Road;
- ii) 301 Wellington Road;
- jj) 327 Wellington Road;
- kk) 331 Wellington Road;
- ll) 333 Wellington Road;
- mm) 72 Wellington Street; and,
- nn) 44 Wharnccliffe Road North;

it being 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. (2021-R01)

Motion Passed

11. (3.4) 16 Wethered Street North - (Z-9309)

Motion made by: P. Squire

That, the following actions be taken with respect to the application by 2445727 Ontario Inc. (Phil Pattyn), relating to the property located at 16 Wethered Street:

a) the application by 2445727 Ontario Inc. (Phil Pattyn), relating to the property located at 16 Wethered Street BE REFERRED back to the Civic Administration for further discussion with the applicant and to report back at a future Planning and Environment Committee meeting; and,

b) the Civic Administration BE DIRECTED to review the proposal within the context of the Near Campus Neighbourhood Policies, as they relate to residential intensification, focusing on lots that front onto neighbourhood streets, but are immediately adjacent to rapid transit place types or urban corridor place types;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to this matter;

it being 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. (2021-D09)

Motion Passed

12. (3.5) Demolition Request for Garage on Heritage Listed Property - 325 Victoria Street

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated May 24, 2021, from C. Egerton, 315 Victoria Street, with respect to this matter;

it being 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. (2021-P10D/R01)

Motion Passed

13. (3.6) 135 Villagewalk Boulevard – (SPA18-067)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 2560334 Ontario Limited, relating to the property located at 135 Villagewalk Boulevard:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 2 commercial pads in the southeast corner of the subject lands and associated accesses; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application;

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

- a communication dated May 26, 2021, from S. Lebert, by e-mail; and,
- a communication dated May 26, 2021, from A. Mustard-Thompson, by e-mail;

it being 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. (2021-D11)

Motion Passed

14. (3.7) Demolition Request for Heritage Listed Property - 126 Price Street

Motion made by: P. Squire

That, on the recommendations of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 126 Price Street, the following actions be taken:

a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the dwelling on the property; and,

b) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- a communication dated May 22, 2021, from W. Rohrer and C. Scott; and,
- a petition signed by approximately 24 individuals is on file in the City Clerk's Office;

it being 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. (2021-P10D/R01)

Motion Passed

15. (3.8) 1697 Highbury Avenue North - (Z-9302) (Relates to Bill No. 284)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Habitat for Humanity Heartland Ontario Inc., relating to the property located at 1697 Highbury Avenue North, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 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 R5/Residential R6 (R5-2/R6-4) Zone and an Open Space (OS5) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone and an Open Space (OS5) Zone;

it being noted that the following site plan matters were raised during the application review process:

- i) orientation of the easterly stacked townhouse building to Highbury Avenue North;
- ii) visual access for the southerly end units to the open space area and the Thames River interface be enhanced by providing increased number of windows and/or balconies;
- iii) naturalization of the Open Space lands on the site; and,
- iv) the potential conveyance of all or part of the Open Space lands to the City;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to this matter;

it being 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;

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 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;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation and Environmental Policies; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2021-D09)

Motion Passed

16. (3.9) 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road – (Z-9301) (Relates to Bill No. 285)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1630 HP Inc., relating to the property located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road:

a) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Business District Commercial (BDC) Zone and a Business District Commercial Special Provision (BDC(39)) Zone TO a Business District Commercial Special Provision Bonus (BDC*B_) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum height of 8-storeys or 29 metres and a maximum density of 169 units per hectare, in general conformity with the Site Plan, Renderings and Elevations appended to the staff report dated May 31, 2021 as Schedule "1" to the amending by-law, and provides for the following:

- 1) Exceptional Building Design
 - i) providing an 'L'-shaped mixed-use building that is generally in keeping with the vision of the current Official Plan as well as The London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages;
 - ii) providing a 7-storey massing along Hyde Park Road that includes a significant step-back above the second storey and 8-storey massing along North Routledge Park;
 - iii) providing for appropriate scale/ rhythm/ materials/ fenestration;
 - iv) incorporating all parking in the rear yard and underground, away from the adjacent street frontages;
 - v) providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road frontage creating an active edge;
 - vi) providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage;
 - vii) providing a rooftop patio;
 - viii) providing a parking lot layout that accommodates appropriate driveway alignments across North Routledge Park; and,
 - ix) relocating the existing heritage structure and providing a glass link between the heritage structure and the new building along the North Routledge Park frontage, and a recessed courtyard immediately south of the heritage structure;

2) Provision of Affordable Housing

- a total of five (5) one-bedroom units will be provided for affordable housing. Subject to the concurrence of the City, some or all of these five (5) one-bedroom units may be allocated from the adjacent development owned and/or managed by the Proponent, noting the bonus zone requirement and encumbrance would remain specific to the Subject Lands;
- rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- the duration of affordability set at 50 years from the point of

initial occupancy;

- the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,
- these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

3) Relocation, conservation, and adaptive re-use of the existing heritage designated structure at 1656 Hyde Park Road:

- the owner shall enter into a Heritage Easement Agreement with the City of London;

b) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application;

it being 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;

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

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 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 in-force policies of The London Plan, including but not limited to the Key Directions and the Main Street Place Type policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation;
- the subject lands represent an appropriate location for mixed-use residential intensification, within the Hyde Park Village Core and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment secures units for affordable housing through the bonus zone; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2021-D09)

Motion Passed

18. (4.1) 5th Report of the London Advisory Committee on Heritage

Motion made by: P. Squire

That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on May 12, 2021:

a) M. Corby, Senior Planner, BE ADVISED of the following comments from the London Advisory Committee on Heritage (LACH) with respect to the Notice of Application for Draft Plan of

Subdivision, Official Plan and Zoning By-law Amendments and the Heritage Impact Assessment (HIA), dated January 2021, from Zelinka Priamo Ltd., with respect to the property located at 850 Highbury Avenue North, previously received by the LACH:

i) sufficient information has not been received as part of the application in order to appropriately assess the impacts of the proposed applications on the significant heritage resources on this property; it being noted that:

A) the HIA should be prepared by a qualified heritage professional;
B) the HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries; it being noted that the HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site; and,
C) the LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP); it being noted that this includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources;

- the LACH emphasizes the need to consider the built heritage resources as landmarks within the cultural heritage landscape, and that the assessment of impacts must address the cultural heritage landscape including views and vistas as described through the appropriate governing documents;
- the LACH acknowledges the differences or 'inconsistencies' between elements of the Heritage Conservation Easement, designating by-law L.S.P.-3321-208, and the LPHSP as identified within the HIA, but notes that these documents each have different forms and functions, and do not necessarily conflict (save for mapping discrepancies); it being noted that where these differences or 'inconsistencies' are identified, the more detailed description and assessment should apply;
- the LACH does not support many of the proposed changes to heritage policies within the LPHSP which serve to reduce protection of the heritage resources and introduce greater uncertainty; it being noted that sufficient rationale or justification for these revisions to heritage policies have not been provided within the Final Proposal Report or HIA (examples include but are not limited to:

o LPHSP 20.4.1.4 – "Retain as much of the identified cultural and heritage resources of the area as possible feasible";

o LPHSP 20.4.1.5.II.a) – "provide for ...and mixed-use buildings where possible";

o LPHSP 20.4.2.2 – "Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape where possible";

o PHSP 20.4.3.5.2.III. d) "Built form adjacent to the Treed Allee within the Heritage Area should be encouraged to oriented towards the Allee in applicable locations"; and,

o LPHSP 20.4.4.10 - "shall" to "should");

- the LACH requests clarification from City of London Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources

and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress (for example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications); it being noted that the LACH respectfully requests that these assessments be provided to LACH for review and comment;

- the LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property; and,
- the LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the removal and replacement of the windows on the heritage designated property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that this Heritage Alteration Permit application is seeking retroactive approval for window replacements that were previously considered and refused by Municipal Council;

it being noted that the London Advisory Committee on Heritage (LACH) encourages the applicant to work with the Heritage Planner to address the concerns raised by the LACH at the meeting;

it being further noted that a verbal delegation from P. Scott, with respect to this matter, was received;

c) 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 the demolition request for the existing dwelling on the heritage listed property located at 126 Price Street:

- i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the dwelling on the property; and,
- ii) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

d) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- 1033-1037 Dundas Street;
- 1 Kennon Place;
- 19 Raywood Avenue;
- 32 Wellington Road;
- 34 Wellington Road;
- 90 Wellington Road;
- 98 Wellington Road;
- 118 Wellington Road;
- 120 Wellington Road;
- 122 Wellington Road;
- 126 Wellington Road;
- 134 Wellington Road;
- 136 Wellington Road;
- 138 Wellington Road;
- 140 Wellington Road;
- 142 Wellington Road;

- 166 Wellington Road;
- 220 Wellington Road;
- 247 Wellington Road;
- 249 Wellington Road;
- 251 Wellington Road;
- 253-255 Wellington Road;
- 261 Wellington Road;
- 263 Wellington Road;
- 265 Wellington Road;
- 267 Wellington Road;
- 269 Wellington Road;
- 271 Wellington Road;
- 273 Wellington Road;
- 275 Wellington Road;
- 285 Wellington Road;
- 287 Wellington Road;
- 289 Wellington Road;
- 297 Wellington Road;
- 301 Wellington Road;
- 327 Wellington Road;
- 331 Wellington Road;
- 333 Wellington Road;
- 72 Wellington Street; and,
- 44 Wharnccliffe Road North;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act seeking consent for alterations to the heritage designated property located at 426 St James Street BE GIVEN, subject to the following terms and conditions:

- the new railing be 24" in height above the porch floor to maintain the proportions of the porch;
- wood be used as the material for the alterations;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

f) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property located at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; it being noted that the communication, dated May 10, 2021, from B. Jones and K. Mckeating, as appended to the Added Agenda, and the verbal delegations from D. Lee, E. Van den Steen, B. Jones and K. McKeating, with respect to this matter, were received;

g) 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 the potential designation of Labatt Memorial Park as a National Historic Site of Canada:

- i) the above noted initiative BE ENDORSED; and,
- ii) the Civic Administration BE DIRECTED to undertake the application process with respect to this matter;

h) clauses 1.1, 2.1 to 2.4, inclusive, 3.1, 3.2, 4.7 and 4.8 BE RECEIVED for information.

Motion Passed

19. (4.2) 4th Report of the Advisory Committee on the Environment

Motion made by: P. Squire

That, the following actions be taken with respect to the 4th Report of the Advisory Committee on the Environment, from its meeting held on May 5, 2021:

a) the following actions be taken with respect to Greener Homes London:

i) the presentation, as appended to the Added Agenda, from S. Franke, London Environmental Network, and a verbal delegation from S. Franke, with respect to the Greener Homes London program, BE RECEIVED;

ii) a representative from London Hydro BE INVITED to a future meeting of the Advisory Committee on the Environment to speak with respect to:

- future infrastructure improvements to assist with climate change reductions;
- alternative energy sources for providing power to the city;
- fuel forecasting to support the Climate Energy Action Plan and net zero targets; and,
- demand side management strategy and on-bill financing for home energy retrofitting;

b) the following actions be taken with respect to the Notice of Planning Application, dated March 31, 2021, from C. Parker, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to Encouraging the Growing of Food in Urban Areas – City-Wide:

i) the Civic Administration BE ADVISED that the Advisory Committee on the Environment (ACE) supports the amendments made to date and the amendment that is currently under review; it being noted that the ACE has been involved with the urban agriculture process and development; and,

ii) the above-noted Notice BE RECEIVED;

c) Jack Gibbons of the Ontario Clean Air Alliance BE INVITED to a future meeting of the Advisory Committee on the Environment to speak to the current campaign of the Clean Air Alliance; and,

d) clauses 1.1, 2.1, 3.1 and 3.2, inclusive, and 4.1 BE RECEIVED for information.

Motion Passed

20. (5.1) Deferred Matters List

Motion made by: P. Squire

That the Deputy City Manager, Planning and Economic Development BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Motion Passed

21. (5.2) 4th Report of the Trees and Forests Advisory Committee

Motion made by: P. Squire

That the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on May 26, 2021:

a) the Educational Initiatives and Outreach Sub-Committee recommendations, appended to the Trees and Forests Advisory Committee (TFAC) Agenda, BE FORWARDED to the Civic Administration for consideration and to report back at a future meeting of the TFAC; it being noted that the TFAC reviewed and received the "May 2021: TFAC Educational Initiatives and Outreach Subcommittee: A Few Suggestions and Comments" on the City of London Website;

b) the following actions be taken with respect to creating ecosystems in London:

- i) a Working Group BE ESTABLISHED consisting of J. Kogelheide, A. Hames and A. Morrison, to review the creation of ecosystems in the City; and,
- ii) the Civic Administration BE REQUESTED to attend a future Trees and Forests Advisory Committee meeting to provide an update on the initiatives currently being undertaken;

it being noted that the Trees and Forests Advisory Committee reviewed and received a communication from J. Kogelheide with respect to this matter;

c) the following actions be taken with respect to the Advisory Committee Review - Interim Report VI:

- i) A. Cantell BE REQUESTED to prepare recommendations on the Advisory Committee Review - Interim Report VI and to report back at the next meeting of the Trees and Forests Advisory Committee meeting; and,
- ii) the Chair of the Trees and Forests Advisory Committee (TFAC) BE REQUESTED to attend a future Planning and Environment Committee meeting to provide an overview of the TFAC recommendations with respect to these matters;

it being noted that the TFAC reviewed and received staff report dated May 17, 2021, with respect to these matters;

d) the following actions be taken with respect to the Urban Forestry Communications Strategy:

- i) Civic Administration BE REQUESTED to attend the next meeting of the Trees and Forests Advisory Committee to provide an update on the Urban Forestry Communications Strategy;
- ii) P. Nichoson BE INCLUDED on the existing Working Group; it being noted that the Working Group consists of A. Cantell and M. Demand; and,
- iii) the Urban Forestry Communications Strategy BE INCLUDED on the 2021 Trees and Forests Advisory Committee Work Plan.

e) clauses 1.1, 2.1 and 2.2, inclusive, 4.1, 4.2 and 4.4, BE RECEIVED for information.

Motion Passed

17. (3.10) 435-451 Ridout Street North - (OZ-9157) (Relates to Bill No's. 271 and 286)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Farhi Holdings Corporation, relating to the property located at 435-451 Ridout Street North:

- a) consistent with Policy 19.1.1. of the Official Plan for the City of London (1989), the subject lands, representing a portion of 435-451 Ridout Street North BE INTERPRETED to be located within the Downtown Area designation;
- b) consistent with Policy 43_1 of The London Plan, the subject lands, representing a portion of 435-451 Ridout Street North, BE INTERPRETED to be located within the Downtown Place Type;
- c) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend The London Plan by ADDING a new policy the Specific Policies for the Downtown Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of The London Plan;

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

- d) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (2016) as amended in part c) above), to change the zoning of a portion of the subject property FROM a Heritage/Regional Facility (HER/RF) Zone and a Downtown Area Special Provision (DA2(3)*D350) Zone TO a Holding Downtown Area Special Provision Bonus (h-3*h-55*h-_*DA2(3)*D350*B-_) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate a high quality mixed-use office/residential apartment building, with a maximum height of 40-storeys (125 metres), and a maximum density of 500 units per hectare, in general conformity with the Site Plan and Elevations appended to the staff report dated May 31, 2021 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

- 1) Exceptional Building Design
 - i) retention in situ of the heritage buildings along the Ridout Street frontage;
 - ii) materials on the podium of the building that are in-keeping with the surrounding heritage buildings;
 - iii) a slender point tower design;
 - iv) the tower portion of the building located to the south of the podium to increase the spatial separation between the tower and the Eldon House property;
 - v) interesting architectural design features on the tower that will enhance the downtown skyline and break up the building mass;
 - vi) terraces overlooking Harris Park and providing opportunity for activating these terraces with the proposed adjacent office/commercial uses; and,
 - vii) connections between Ridout Street North and Queens Avenue to Harris Park that provide new entrance opportunities to further connect the Downtown with the Park.
- 2) Provision of four (4) levels of underground parking, of which a minimum of 100 parking spaces will be publicly accessible

3) Provision of Affordable Housing

The provision of affordable housing shall consist of:

- a minimum of twelve (12) residential units or five percent (5%) of the total residential unit count (rounded to the nearest unit), whichever is greater;
- the mix of affordable one- and two-bedroom units will be based on the same proportion of one- and two-bedroom units as within the final approved plan. Subject to availability and with the concurrence of the City, some or all of these units may be secured through existing vacancies in developments owned and/or managed by the proponent or associated corporate entity;
- rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- the duration of affordability shall be set at 50 years from the point of initial occupancy; and,
- the proponent shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;

4) Conservation, retention, and adaptive re-use of the existing heritage designated buildings at 435, 441, and 451 Ridout Street North

- the owner shall enter into a Heritage Easement Agreement with the City of London;

5) Construction of a Leadership in Energy and Environmental Design (LEED) certified building

it being noted that the following site plan matters were raised during the public participation process:

i) design the parking and drop-off areas between the building and the adjacent streets (Ridout Street North and Queens Avenue) as a shared plaza space, using pavers or patterned concrete to:

- I) tie into the design of the terraces
- II) reduce the amount of asphalt
- III) provide a welcoming entrance to the development
- IV) provide for a stronger connection between the stairs leading to Harris Park and the City sidewalks along the streets;

ii) design the westerly stairway as a more naturalized landscape solution to soften the experience and avoid blank brick walls. This stairwell should provide for a grand entrance feature between the development and the Park;

iii) final location and design of all vehicular accesses on-site, including service access;

iv) final location, design, and landscaping of publicly accessible spaces, including terraces, staircases, and walkways;

v) the final building design is to incorporate bird-friendly design features;

vi) the applicant is to work with the City of London with regards to compensation restoration to create a wetland and other natural features (ie forest), either on-site or within Harris Park; and,

vii) the final building design is to include a fully enclosed mechanical penthouse, clad in materials complementary to the building, to screen rooftop mechanical equipment and contribute positively to the skyline.

f) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes in

building height and setback to the residential component of the building are minor in nature and the illustrations circulated in the Notice of Application and Notice of Public Meeting accurately depict the development as proposed;

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

- a communication dated May 20, 2021, from C. Naismith, by e-mail;
- a communication dated May 20, 2021, from D. McKillop, by e-mail;
- a communication dated May 20, 2021, from R. Lacy, by e-mail;
- a communication dated May 20, 2021, from K. Baker, by e-mail;
- a communication dated May 20, 2021, from C. Ryan, by e-mail;
- communications dated May 20, 2021, from E. Rath, by e-mail;
- the staff presentation;
- a communication dated May 27, 2021, from C. Littlejohn, by e-mail;
- a communication dated May 27, 2021, from K. Kydd, by e-mail;
- a communication dated May 27, 2021, from U. Troughton, by e-mail;
- a communication dated May 27, 2021, from B. McQuaid, by e-mail;
- a communication dated May 27, 2021, from G. Hodder, by e-mail;
- a communication dated May 27, 2021, from M. Conklin, by e-mail;
- a communication dated May 27, 2021, from M. Young, by e-mail;
- a communication dated May 27, 2021, from M.A. Colihan, 191 Sherwood Avenue;
- a communication dated May 27, 2021, from B. Reilly and R. Shroyer, 574 Victoria Street;
- a communication dated May 27, 2021, from S. Skaith, by e-mail;
- a communication dated May 27, 2021, from S. Andrejicka, by e-mail;
- a communication dated May 26, 2021, from M. Temme, 66 Palmer Street;
- a communication dated May 27, 2021, from M.L. Collins, by e-mail;
- a communication dated May 26, 2021, from H. Guizzetti, by e-mail;
- a communication dated May 26, 2021, from M. Rooks, by e-mail;
- a communication from M. Whalley, 39-250 North Centre Road;
- communications dated May 26, 2021, from A.M. Valastro, by e-mail;
- a communication dated May 27, 2021, from B. Spratley, by e-mail;
- a communication dated May 25, 2021, from S. Shroyer, by e-mail;
- a communication dated May 25, 2021, from C. Woolner, by e-mail;
- a communication dated May 25, 2021, from K. Elgie, Chair, Board of Directors, Architectural Conservancy of Ontario;
- a communication dated May 25, 2021, from K. Peckham, Wide Eye Television Inc.;
- a communication dated May 25, 2021, from J. Grainger, by e-mail;
- a communication dated May 27, 2021, from J. Devereux, 926 Colborne Street;
- a communication dated May 21, 2021, from P. and J. Wombwell, 174 Guildford Crescent;
- a communication dated May 21, 2021, from M. Romhanyi, by e-mail;
- a communication dated May 27, 2021, from S. Saunders, by e-mail;
- a communication dated May 27, 2021, from J.C. Garnett,

University Librarian Emeritus, Western University;

- a communication dated May 26, 2021, from S. Bentley, 34 Mayfair Drive;
 - a communication dated May 27, 2021, from L. Brown, by e-mail;
 - a communication dated May 27, 2021, from B. and S. Morrison, by e-mail;
 - a communication dated May 27, 2021, from A. Martin, by e-mail;
 - a communication dated May 27, 2021, from D. Rogers, by e-mail;
 - a communication dated May 27, 2021, from S. Agranove, by e-mail;
 - a communication dated May 27, 2021, from J. Manness, by e-mail;
 - a communication dated May 27, 2021, from N. Bol, by e-mail;
 - a communication dated May 27, 2021, from A. Warren, Director of Operations, The Wedding Ring;
 - a communication dated May 27, 2021, from J. Farquhar, 383 St. George Street;
 - a communication dated May 27, 2021, from J. Hunten, 253 Huron Street;
 - a communication dated May 27, 2021, from J. and D. Surry, by e-mail;
 - a communication dated May 27, 2021, from B. and H. Luckman, by e-mail;
 - a communication dated May 27, 2021, from G. Nicodemo, by e-mail;
 - a communication dated May 27, 2021, from K. and G. Patton, 20-50 Northumberland Road;
 - a communication dated May 27, 2021, from S. Lunau, 1096 Kingston Avenue;
 - a communication dated May 27, 2021, from J. Spencer, by e-mail;
 - a communication dated May 25, 2021, from K. McKeating, President, Architectural Conservancy of Ontario - London Region;
 - a communication dated May 28, 2021, from A. Little, by e-mail;
 - a communication dated May 27, 2021, from D. Oates, by e-mail;
- and,
- a communication dated May 27, 2021, from C. Mellamphy, by e-mail;

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, 2020, which encourages land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment, as well as
- enhancing the vitality and viability of downtowns and mainstreets;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Downtown Place Type and Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Downtown Area designation;
- the recommended amendment conforms to Our Move Forward: London's Downtown Plan, by providing for a landmark development on an underutilized site;
- the recommended amendment secures units for affordable housing through the bonus zone; and,
- the recommended amendment facilitates the development of an

underutilized site at an important location in the Built Area Boundary and Primary Transit Area. (2021-D09)

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelosa, A. Kayabaga, and S. Hillier

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

Absent: (1): M. Salih

Motion Passed (12 to 2)

8.3 9th Report of the Community and Protective Services Committee

Motion made by: J. Helmer

That the 9th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (1): M. Salih

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. (2.1) 4th Report of the Animal Welfare Advisory Committee

Motion made by: J. Helmer

That the 4th Report of the Animal Welfare Advisory Committee, from its meeting held on May 6, 2021, BE RECEIVED.

Motion Passed

3. (2.2) 2nd Report of the London Housing Advisory Committee

Motion made by: J. Helmer

That the 2nd Report of the London Housing Advisory Committee, from its meeting held on May 12, 2021, BE RECEIVED.

Motion Passed

4. (2.3) 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: J. Helmer

That the 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on May 20, 2021, BE RECEIVED.

Motion Passed

5. (2.4) LMCH – CMHC Co-Investment Letter of Intent (Relates to Bill No. 270)

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law, as appended to the staff report dated June 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021, to:

- a) authorize and approve the Letter of Intent, as appended to the above-noted by-law, between the Canada Mortgage and Housing Corporation, London and Middlesex Community Housing and The Corporation of the City of London to initiate a loan agreement, through the National Housing Co-Investment Fund;
- b) authorize the Mayor and the City Clerk to execute the above-noted Letter of Intent; and,
- c) authorize the Mayor and the City Clerk to approve any future amended versions of the above-noted Letter of Intent. (2021-F11/S11)

Motion Passed

6. (2.5) SkillsAdvance Ontario (SAO) Employment Services for Manufacturing Sector Update

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report dated June 1, 2021, with respect to an update on the SkillsAdvance Ontario (SAO) Employment Services for the Manufacturing Sector, BE RECEIVED. (2021-S04)

Motion Passed

7. (2.6) City of London Additional Short Term Supports for Unsheltered Individuals

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report dated June 1, 2021, related to the City of London Additional Short Term Supports for Unsheltered Individuals:

- a) the above-noted staff report BE RECEIVED;
- b) a one-time funding allocation through a single source procurement (#SS21-09) to Ark Aid Street Mission on behalf of the WISH Coalition of up to \$1,150,000 (excluding HST) for the extension of services until Dec 31, 2021, to support individuals currently residing at the York Street pop up shelter through the

operation of a low-barrier overnight response at an alternate location BE APPROVED;

c) the Civic Administration BE DIRECTED to explore opportunities and report back to the Community and Protective Services Committee on June 22, 2021 with an implementation plan related to temporary expansion of the following support programs:

- i) temporarily increasing capacity in existing housing support programs until March 31, 2022 to support individuals currently residing in emergency shelter for a period greater than 365 days;
- ii) temporarily increasing the number of shelter or resting space beds up to a maximum of 20 additional beds until September 30, 2021 for individuals experiencing unsheltered homelessness;
- iii) implementation of 24/7 staff supports model for the 13 Head Lease units until December 31, 2021; and,
- iv) work with community partners to operationalize a hygiene facility for individuals and families experiencing homelessness for July and August 2021;

d) the Civic Administration BE DIRECTED to work with community providers to determine where Day Spaces can be reopened to meet the needs of individuals experiencing homelessness; and,

e) the Civic Administration BE DIRECTED to undertake all administrative acts which are necessary in relation to this report. (2021-S14)

Motion Passed

8. (2.7) 2019-2022 Multi-Sector Service Accountability Agreement - Dearness Home Adult Day Program and the South West Local Health Integration Network - Declaration of Compliance - April 1, 2020-March 31, 2021

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the Deputy City Manager, Social and Health Development BE AUTHORIZED to execute the Declaration of Compliance, as appended to the staff report dated June 1, 2021, with respect to compliance with the terms of the 2019-2022 Multi-Sector Service Accountability Agreement for the Dearness Home Adult Day Program for the reporting period April 1, 2020 to March 31, 2021. (2021-S02)

Motion Passed

9. (3.1) Post June 30, 2021 Strategy for High Acuity Homelessness

Motion made by: J. Helmer

That the request for delegation from S. Campbell, Ark Aid Mission, with respect to a post June 30, 2021 strategy for high acuity homelessness, BE APPROVED for a future meeting of the Community and Protective Services Committee; it being noted that a communication from S. Campbell, as appended to the agenda, with respect to this matter, was received. (2021-S14)

Motion Passed

10. (4.1) Deferred Matters List

Motion made by: J. Helmer

That the Deferred Matters List for the Community and Protective Services Committee, as at May 21, 2021, BE RECEIVED.

Motion Passed

8.4 9th Report of the Corporate Services Committee

Motion made by: M. Cassidy

That the 9th Report of the Corporate Services Committee, excluding Item 7 (2.3), BE APPROVED.

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

Absent: (1): M. Salih

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Recommendation to Award RFP 21-24 Network Connectivity Services

Motion made by: M. Cassidy

That, on the recommendation of the Director, Information Technology Services, the following actions be taken with respect to the award of the contract for Request for Proposal (RFP) 21-24 Network Connectivity Services as per City of London Procurement Policy Section 12.2 (b), requiring Committee and City Council approval for Request for Proposal awards greater than \$100,000:

- a) the proposal submitted by Rogers Communications Canada Inc., 800 York Street, London, ON, N5W 2S9 for network connectivity services in the estimated annual amount of \$153,479.64 (exclusive applicable taxes), for a three (3) year term, and an option to renew the contract for two (2) additional one (1) year terms each at the sole discretion of the City of London, BE ACCEPTED in accordance with section 12.0 of the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase; and,
- c) approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

Motion Passed

3. (2.2) 2022 Municipal Election Update (Relates to Bill No.'s 272 and 273)

Motion made by: M. Cassidy

That, on the recommendation of the City Clerk, the following actions be taken with respect to the 2022 Municipal Election:

a) the City Clerk BE DIRECTED that as elementary and secondary schools are used as voting locations, the local school boards be requested to consider scheduling a Professional Development on Voting Day, October 24, 2022;

b) the proposed by-law as appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to establish the following advance voting dates and times:

Saturday, October 8, 2022 from 10:00 AM to 8:00 PM
Tuesday, October, 11, 2022 to Saturday, October 15, 2022, inclusive, from 10:00 AM to 8:00 PM; and

c) the proposed by-law as appended to the staff report dated May 31, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to authorize the use of poll optical scanning vote tabulators, voting by mail, and proxy voting for the 2022 Municipal Election;

d) NO FURTHER ACTIONS BE TAKEN with respect to adopting a candidate contribution rebate by-law or implementing internet voting in advance of the 2022 Municipal Election; and,

e) the staff report dated May 31, 2021 entitled "2022 Municipal Election Update" BE RECEIVED for information.

Motion Passed

4. (2.4) Standing Committee Meetings and Annual Meeting Calendar

Motion made by: M. Cassidy

That, on the recommendation of the City Clerk, the annual meeting calendar, as appended to the staff report dated May 31, 2021, for the period January 1, 2022 to December 31, 2022 (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. (2.5) Agency, Board and Commission Asset Management Maturity Assessment Review

Motion made by: M. Cassidy

That on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated May 31, 2021 with respect to Agency, Board, and Commission Asset Management Maturity Assessment review BE RECEIVED for information.

Motion Passed

6. (2.6) Declare Surplus - Portion of City-Owned Property - Part of Carfrae Park East

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to a portion of City-owned parkland, known as part of Carfrae Park East, as outlined on the location map attached as Appendix "A" to the staff report dated May 31, 2021, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and,
- b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner, in accordance with the City's Sale and Other Disposition of Land Policy.

Motion Passed

8. (4.1) Province of Ontario – Request for Comment – Code of Conduct for Members of Council and Report on the Town of Collingwood Judicial Inquiry

Motion made by: M. Cassidy

That on the recommendation of the City Clerk, the following actions be taken with respect to the Code of Conduct for Members of Council:

- a) the report dated May 31, 2021 entitled "Province of Ontario – Request for Comment – Code of Conduct for Members of Council and Report on the Town of Collingwood Judicial Inquiry", BE RECEIVED;
- b) the City Clerk BE REQUESTED to include in the contract with the next City of London Integrity Commissioner requirements for reporting to the Municipal Council with respect to a Lobbyist Register, and to provide recommendations to the Council on any related current reviews being undertaken in the Province; and,
- c) the Government of Ontario BE ADVISED that the City of London Council supports the recommendations of the Association of Municipalities of Ontario, as outlined in the above-noted report with respect to this matter.

Motion Passed

9. (4.2) Application - Issuance of Proclamation - Childhood Cancer Awareness Month

Motion made by: M. Cassidy

That based on the application dated April 29, 2021 from Childhood Cancer Canada, the month of September, 2021 BE PROCLAIMED Childhood Cancer Awareness Month.

Motion Passed

10. (5.1) Application - Issuance of Proclamation - Longest Day of Smiles

Motion made by: M. Cassidy

That based on the application dated May 25, 2021 from Operation Smile Canada, June 20, 2021 BE PROCLAIMED as Longest Day of Smiles.

Motion Passed

7. (2.3) Review of Ward Boundaries Update

Motion made by: M. Cassidy

That the report dated May 31, 2021 entitled "Review of Ward Boundaries Update" BE RECEIVED.

Motion made by: M. Cassidy

Seconded by: J. Helmer

That Item 7 (2.3) BE AMENDED to include the following additional wording, "and the Civic Administration BE DIRECTED to not proceed with changes to the existing Ward Boundaries at this time."

Yeas: (7): Mayor E. Holder, J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner, and A. Kayabaga

Nays: (7): M. van Holst, S. Lewis, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Absent: (1): M. Salih

Motion Failed (7 to 7)

Motion made by: J. Morgan

Seconded by: S. Lewis

That Item 7 (2.3), BE AMENDED by adding the following:

"That the City Clerk BE DIRECTED to proceed to arrange a Public Participation Meeting, including any necessary information, at a future meeting of the Corporate Services Committee, with respect to the following proposed ward boundary adjustment as outlined in the staff report dated May 31, 2021 with respect to this matter:

a) Option 4 - Ward 7 Masonville Area to Ward 5; Ward 5 Fanshawe Park Road Area to Ward 3; and,"

Yeas: (6): S. Lewis, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (8): Mayor E. Holder, M. van Holst, J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): M. Salih

Motion Failed (6 to 8)

Motion made by: S. Lewis

Seconded by: E. Pelozza

That Item 7 (2.3) BE AMENDED by adding the following:

"That the City Clerk BE DIRECTED to proceed to arrange a Public Participation Meeting, including any necessary information, at a future meeting of the Corporate Services Committee, with respect to the following proposed ward boundary adjustment as outlined in the staff report dated May 31, 2021 with respect to this matter:

b) Option 7 - Ward 4 Hale Street Area to Ward 2."

Yeas: (5): S. Lewis, J. Morgan, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (9): Mayor E. Holder, M. van Holst, J. Helmer, M. Cassidy, P. Squire, S. Lehman, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): M. Salih

Motion Failed (5 to 9)

Motion made by: M. Cassidy

The motion to adopt the Committee recommendation is put.

That the report dated May 31, 2021 entitled "Review of Ward Boundaries Update" BE RECEIVED.

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

Nays: (1): S. Lewis

Absent: (1): M. Salih

Motion Passed (13 to 1)

10. Deferred Matters

None.

11. Enquiries

None.

13. By-laws

Motion made by: E. Pelozza

Seconded by: M. van Holst

That Introduction and First Reading of Bill No.'s 270, 272 to 285, inclusive, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, 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 (14 to 0)

Motion made by: P. Van Meerbergen

Seconded by: S. Lewis

That Second Reading of Bill No's 270, 272 to 285, inclusive, BE APPROVED.

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

Motion Passed (14 to 0)

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

That Third Reading and Enactment of Bill No.'s 270, 272 to 285, inclusive, BE APPROVED.

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

Motion Passed (14 to 0)

Motion made by: S. Lewis
Seconded by: S. Lehman

That Introduction and First Reading of Bill No. 271, BE APPROVED.

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

Motion Passed (14 to 0)

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

That Second Reading of Bill No. 271, BE APPROVED.

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

Motion Passed (14 to 0)

Motion made by: J. Helmer
Seconded by: M. Cassidy

That Third Reading and Enactment of Bill No. 271, BE APPROVED.

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

Motion Passed (14 to 0)

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

That Introduction and First Reading of Bill No. 286, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Peloza, A. Kayabaga, and S. Hillier

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

Motion Passed (12 to 2)

Motion made by: M. Cassidy

Seconded by: S. Lewis

The Second Reading of Bill No. 286, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Peloza, A. Kayabaga, and S. Hillier

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

Motion Passed (12 to 2)

Motion made by: S. Lewis

Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No. 286, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Peloza, A. Kayabaga, and S. Hillier

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

Motion Passed (12 to 2)

4. Council, In Closed Session

Motion made by: E. Peloza

Seconded by: S. Lehman

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. (6.1/9/CSC)

4.2 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.
(6.2/9/CSC)

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.
(6.3/9/CSC)

4.4 (ADDED) 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 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.
(6.1/10/CSC)

Motion Passed

The Council convenes, In Closed Session, at 7:00 PM, with Mayor E. Holder in the Chair and all Members participating, except Councillor M. Salih.

At 7:23 PM, Councillor S. Turner leaves the meeting.

At 7:26 PM Council resumes in public session, with Mayor E. Holder in the Chair and all Members participating, except Councillor M. Salih.

9. Added Reports

9.1 9th Report of Council in Closed Session

Motion made by: S. Lehman

Seconded by: E. Pelosa

1. Partial Property Acquisition, 50 King Street, Downtown Loop and Municipal Infrastructure Improvements

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 50 King Street, further described as Part of Lot 21, north of King Street, being Part of PIN 08322-0129 (LT), containing an area of approximately 2,441.7 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Downtown Loop Project, the following actions be taken:

a) the offer submitted by 50 King Street London Limited (the "Vendor"), to sell the subject property to the City, for the sum of \$551,300.00 BE ACCEPTED, subject to the following conditions:

i) the City agreeing to pay the Vendor a further sum of \$15,500.00 for disturbance upon completion of the transaction, pursuant to Section 18 of the *Expropriations Act*;

ii) the City agreeing to pay the Vendor a further sum of \$42,100.00 in consideration of a Grant of Temporary Easement and Consent to Enter Agreement, with the right to renew the easement for an additional term of one year upon an additional payment of \$21,050.00;

iii) the City agreeing to pay the Vendor's reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary, as set out in Section 32 of the *Expropriations Act*; and

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

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

Nays: (1): P. Van Meerbergen

Absent: (1): M. Salih

Motion Passed (13 to 1)

Motion made by: S. Lehman

Seconded by: E. Pelozo

2. Partial Property Acquisition, 399 Ridout Street North, Downtown Loop and Municipal Infrastructure Improvements

That, on the recommendation of the Deputy City Manager, Finance Supports, on the concurrence of the Deputy City Manager, Environment and Infrastructure, and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 399 Ridout Street North, further described as Part of Lot 21, south of Dundas Street, Part of Lot 21, north of King Street, being Part of PIN 08322-0128 (LT), containing an area of approximately 1,433.7 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Downtown Loop Project, the following actions be taken:

a) the offer submitted by 399 Ridout Street London Limited (the "Vendor"), to sell the subject property to the City, for the sum of \$323,700.00 BE ACCEPTED, subject to the following conditions:

i) the City agreeing to pay the Vendor a further sum of \$15,500.00 for disturbance, upon completion of the transaction, pursuant to Section 18 of the *Expropriations Act*;

ii) the City agreeing to pay the Vendor a further sum of \$55,200.00 in consideration of a Grant of Temporary Easement and Consent to Enter Agreement, with the right to renew the easement for an additional term of one year for the sum of \$27,600.00;

iii) the City agreeing to pay the Vendor's reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary, as set out in Section 32 of the *Expropriations Act*; and

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

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

Nays: (1): P. Van Meerbergen

Absent: (1): M. Salih

Motion Passed (13 to 1)

Motion made by: S. Lehman

Seconded by: E. Pelosa

3. Old Victoria Hospital Lands Phase II Disposition RFT- 21- 09

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the subject property known as Old Victoria Hospital Lands Phase II, being approximately 6.25 acres and further described as:

PARCEL 1 - Part of Lot 27 and all of Lots 26, 34 and 35, Registered Plan 172(E), designated as Part 1 on Plan 33R-17941, BEING ALL OF PIN 08315-0080 in the City of London and County of Middlesex; AND

PARCEL 2 - Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex, (collectively the "Property"), the following actions be taken:

a) the Amending Agreement submitted by Vision SoHo Alliance consisting of: Indwell Community Homes, ZerIn Development Corporation, Homes Unlimited (London) Inc., Chelsea Green Home Society, Italian Seniors' Project and London Affordable Housing Foundation, BE ACCEPTED.

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

Absent: (1): M. Salih

Motion Passed (14 to 0)

Motion made by: S. Lehman

Seconded by: E. Pelosa

4. (ADDED) Property Acquisition – 271 Wellington Road – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 271 Wellington Road, further described as Part Lot 70, Plan 452 (4th), being the southerly 37 feet, as in Inst. No. 611376, being all of PIN 08364-0097 (LT), containing an area of approximately 4,441 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

a) the offer submitted by Derek Michael Berg (the "Vendor"), to sell the subject property to the City, for the sum of \$500,000.00, subject to the terms and conditions, BE ACCEPTED, as set out in the agreement attached as Appendix "C"; and,

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

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): M. Salih

Motion Passed (12 to 1)

9.2 (ADDED) 10th Report of the Corporate Services Committee

Motion made by: M. Cassidy

That the 10th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (1): M. Salih

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

Motion made by: E. Pelozza

Seconded by: A. Hopkins

That Introduction and First Reading of Added Bill No. 287, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, 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 (13 to 1)

Motion made by: E. Pelozza

Seconded by: A. Hopkins

That Second Reading of Added Bill No. 287, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, 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 (13 to 1)

Motion made by: M. Cassidy

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No. 287, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, 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 (13 to 1)

Motion made by: M. Cassidy

Seconded by: E. Pelozza

That Introduction and First Reading of Added Bill No. 288, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, 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 (13 to 1)

Motion made by: A. Hopkins

Seconded by: E. Pelozza

That Second Reading of Added Bill No. 288, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, 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 (13 to 1)

Motion made by: M. Cassidy

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No. 288, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, 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 (13 to 1)

Motion made by: A. Hopkins

Seconded by: S. Lehman

That Introduction and First Reading of Added Bill No. 290, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Peloz, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (12 to 1)

Motion made by: M. Cassidy

Seconded by: A. Hopkins

That Second Reading of Added Bill No. 290, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Peloz, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (12 to 1)

Motion made by: M. Cassidy

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No. 290, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Peloz, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (12 to 1)

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Introduction and First Reading of Added Bill No. 289, BE APPROVED.

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

Motion Passed (14 to 0)

Motion made by: P. Van Meerbergen

Seconded by: M. Cassidy

That Second Reading of Added Bill No. 289, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, 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 (14 to 0)

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

That Third Reading and Enactment of Added Bill No. 289, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, 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 (14 to 0)

Motion made by: M. van Holst
Seconded by: P. Van Meerbergen

That Introduction and First Reading of Bill No. 269, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, 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 (14 to 0)

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

That Second Reading of Bill No. 269, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, 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 (14 to 0)

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

That Third Reading and Enactment of Bill No. 269, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, 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 (14 to 0)

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

Bill	By-law
Bill No. 269	By-law No. A.-8127-185 – A by-law to confirm the proceedings of the Council Meeting held on the 15th day of June, 2021. (City Clerk)
Bill No. 270	By-law No. A.-8128-186 – A by-law to approve and authorize the execution of the Letter of Intent, and any future amended versions, between the Canada Mortgage and Housing Corporation, London and Middlesex Community Housing and The Corporation of the City of London, to initiate a loan agreement through the National Housing Co-Investment Fund to support repairs to London and Middlesex Community Housing’s portfolio of housing. (2.4/9/CPSC)
Bill No. 271	By-law No. C.P.-1512(aj)-187 – A by-law to amend The London Plan for the City of London, 2016 relating to 435-451 Ridout Street North. (3.10c/9/PEC)
Bill No. 272	By-law No. E.-188-188 – A by-law to establish the dates for advance voting and the hours during which voting places shall be open on those dates for the 2022 Municipal Election. (2.2a/9/CSC)
Bill No. 273	By-law No. E.-189-189 – A by-law to authorize the use of poll optical scanning vote tabulators, voting by mail, advance voting and proxy voting for the 2022 Municipal Election; and to repeal By-law No. E.-182-116 entitled “A by-law to authorize the use of touchscreen voting machines, poll optical scanning vote tabulators, voting by mail, advance voting and proxy voting for the 2018 Municipal Election.” (2.2c/9/CSC)
Bill No. 274	By-law No. PS-113-21070 – A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.2/8/CWC)
Bill No. 275	By-law No. S.-6128-190 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Commissioners Road West, west of Halls Mill Road) (Chief Surveyor – for road widening purposes on Commissioners Rd W, registered as ER1360347, pursuant SPA19-116 and in accordance with Z.-1)

Bill No. 276	By-law No. S.-6129-191 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Clarke Road, north of Charterhouse Crescent) (Chief Surveyor – for road widening purposes on Clarke Road, registered as ER1354384, pursuant to B.035/19 and in accordance with Z.-1)
Bill No. 277	By-law No. W.-5577(a)-192 – A by-law to amend by-law No. W.-5577-64 entitled, “A by-law to authorize the Western Road and Philip Aziz Avenue Improvements. (Project No. TS1136).” (2.3/7/CWC)
Bill No. 278	By-law No. W.-5642(a)-193 – A by-law to amend by-law No. W.-5642-466 entitled, “A by-law to authorize debenture financing for project ES5263 – Southwest Capacity Improvement.” (2.2/7/CWC)
Bill No. 279	By-law No. W.-5676-194 – A by-law to authorize Capital Project TS1627 – Philip Aziz – Western Rd to Thames River. (2.7/7/CWC)
Bill No. 280	By-law No. Z.-1-212936 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 234 Edgevalley Road. (2.1/9/PEC)
Bill No. 281	By-law No. Z.-1-212937 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1600 Twilite Boulevard. (2.4/9/PEC)
Bill No. 282	By-law No. Z.-1-213938 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 349 Southdale Road East. (3.1/9/PEC)
Bill No. 283	By-law No. Z.-1-212939 – A bylaw to amend By-law No. Z.-1 to rezone lands located at 1752-1754 Hamilton Road. (3.2/9/PEC)
Bill No. 284	By-law No. Z.-1-212940 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1697 Highbury Avenue North. (3.8/9/PEC)
Bill No. 285	By-law No. Z.-1-212941 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road. (3.9/9/PEC)
Bill No. 286	By-law No. Z.-1-212942 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 435-451 Ridout Street North (3.10d/9/PEC)

Bill No. 287	(ADDED) By-law No. A.-8129-195 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 50 King Street London Limited for the partial acquisition of the property located at 50 King Street, in the City of London, for the Downtown Loop Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/9/CSC)
Bill No. 288	(ADDED) By-law No. A.-8130-196 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 399 Ridout Street London Limited, for the partial acquisition of the property located at 399 Ridout Street North, in the City of London, for the Downtown Loop Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/9/CSC)
Bill No. 289	(ADDED) By-law No. A.-8131-197 – A by-law to authorize and approve an Amending Agreement between The Corporation of the City of London and Vision SoHo Alliance consisting of: Indwell Community Homes, Zerim Development Corporation, Homes Unlimited (London) Inc., Chelsea Green Home Society, Italian Seniors' Project and London Affordable Housing Foundation, for the disposition of property located at Old Victoria Hospital Lands Phase II, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.3/9/CSC)
Bill No. 290	(ADDED) By-law No. A.-8132-198 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Derek Michael Berg, for the acquisition of the property located at 271 Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/10/CSC)

14. Adjournment

Motion made by: P. Squire

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

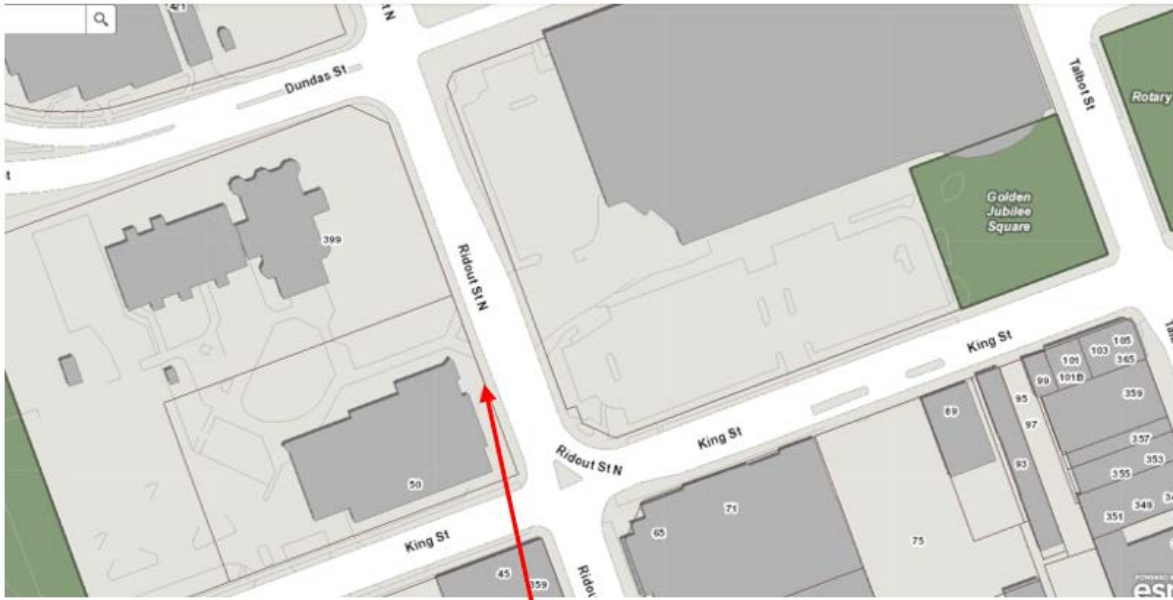
Motion Passed

The meeting adjourns at 7:57 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

Appendix B – Location Map



50 King Street

Appendix A – Source of Financing Report

Appendix "A" Confidential

#21079

May 31, 2021
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Partial Property Acquisition, 50 King Street
Downtown Loop and Municipal Infrastructure Improvements
(Subledger LD200082)
Capital Project RT1430-7B - Downtown Loop - Land Rapid Transit
50 King Street London Limited

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase cannot be accommodated within the financing available for it in the Capital Budget, but can be accommodated with additional drawdowns from the Land Acquisition Reserve Fund and City Services - Roads Reserve Fund, and that, subject to the approval of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Additional Requirement	Revised Budget	Committed To This Date	This Submission
Land Acquisition	427,690	723,790	1,151,480	427,690	723,790
Total Expenditures	\$427,690	\$723,790	\$1,151,480	\$427,690	\$723,790

Sources of Financing

Capital Levy	24,300	0	24,300	24,300	0
Drawdown from Land Acquisition Reserve Fund (Note 1)	10,343	58,627	68,970	10,343	58,627
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 2 and 3)	393,047	665,163	1,058,210	393,047	665,163
Total Financing	\$427,690	\$723,790	\$1,151,480	\$427,690	\$723,790

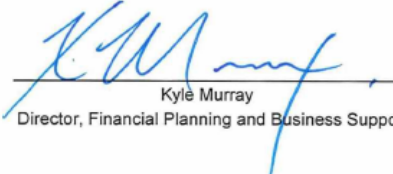
Financial Note:

Purchase Cost	\$551,300
Add: Legal Fees etc.	152,600
Add: Land Transfer Tax	7,501
Add: HST @13%	91,507
Less: HST Rebate	-79,118
Total Purchase Cost	\$723,790

Note 1: The additional requirement is available as a drawdown from the Land Acquisition Reserve Fund. The uncommitted balance of the reserve fund will be \$12.7M with the inclusion of this project.

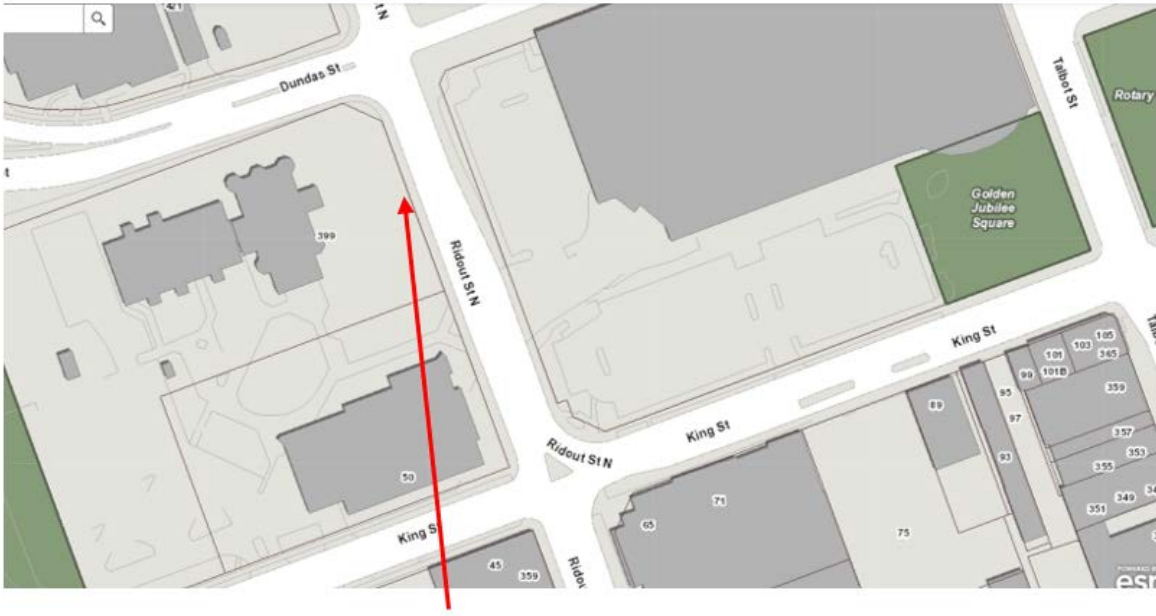
Note 2: The additional requirement is available as a drawdown from the City Services - Roads Reserve Fund. The uncommitted balance of the reserve fund will be \$2.0M with the inclusion of this project.

Note 4: Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.


Kyle Murray
Director, Financial Planning and Business Support

lp

Appendix B – Location Map



399 Ridout Street North

Appendix A – Source of Financing Report

Appendix "A"
Confidential

#21078
May 31, 2021
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Partial Property Acquisition, 399 Ridout Street North
Downtown Loop and Municipal Infrastructure Improvements
(Subledger LD200081)
Capital Project RT1430-7B - Downtown Loop - Land Rapid Transit
399 Ridout Street London Limited

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase cannot be accommodated within the financing available for it in the Capital Budget, but can be accommodated with additional drawdowns from the Land Acquisition Reserve Fund and City Services - Roads Reserve Fund, and that, subject to the approval of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Additional Requirement	Revised Budget	Committed To This Date	This Submission
Land Acquisition	300,000	127,690	427,690	17,930	409,760
Total Expenditures	\$300,000	\$127,690	\$427,690	\$17,930	\$409,760
Sources of Financing					
Capital Levy	24,300	0	24,300	1,452	22,848
Drawdown from Land Acquisition Reserve Fund (Note 1)	0	10,343	10,343	0	10,343
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 2 and 3)	275,700	117,347	393,047	16,478	376,569
Total Financing	\$300,000	\$127,690	\$427,690	\$17,930	\$409,760

Financial Note:

Purchase Cost	\$323,700
Add: Legal Fees etc.	75,700
Add: Land Transfer Tax	3,331
Add: HST @13%	51,922
Less: HST Rebate	-44,893
Total Purchase Cost	\$409,760

Note 1: The additional requirement is available as a drawdown from the Land Acquisition Reserve Fund. The uncommitted balance of the reserve fund will be \$12.8M with the inclusion of this project.

Note 2: The additional requirement is available as a drawdown from the City Services - Roads Reserve Fund. The uncommitted balance of the reserve fund will be \$2.7M with the inclusion of this project.

Note 3: Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

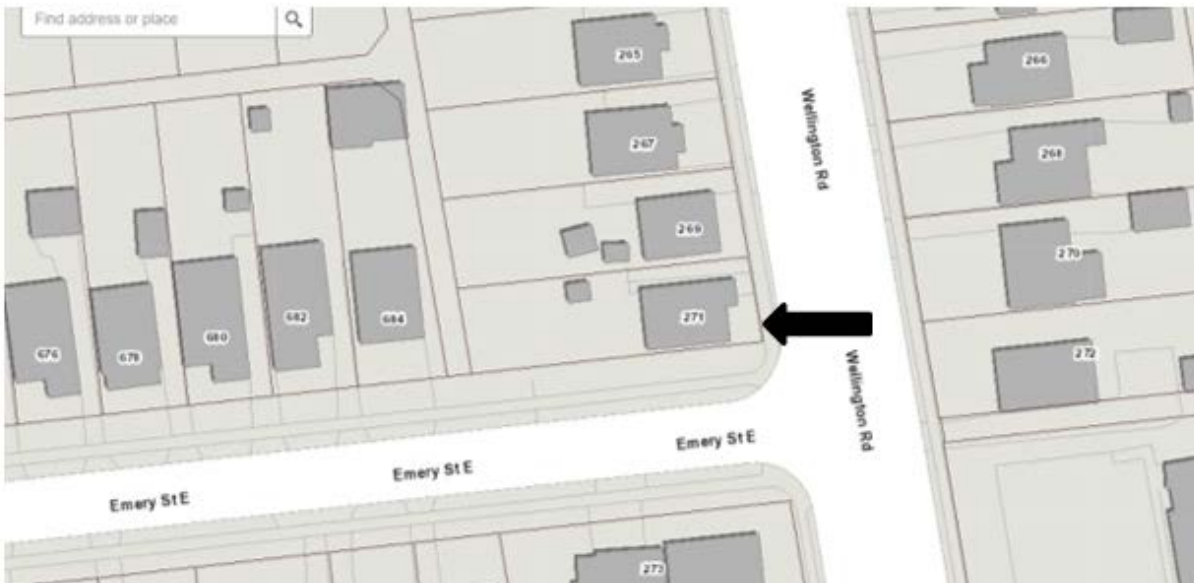
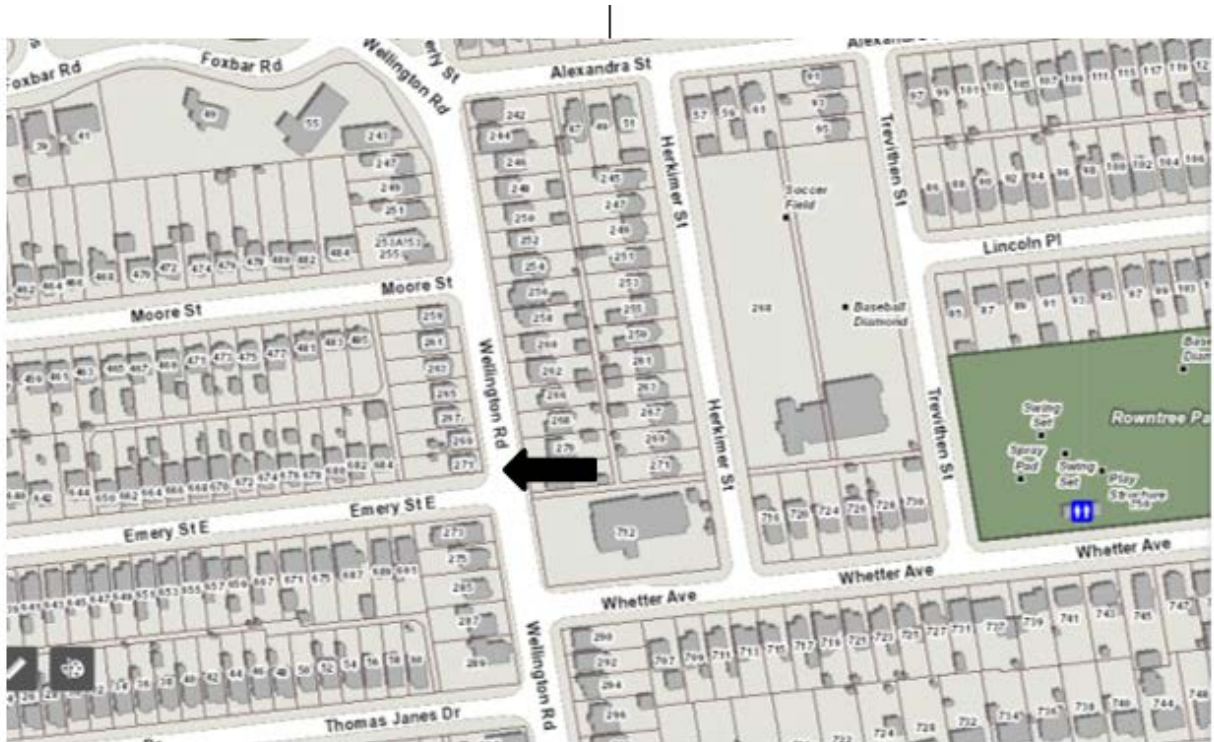


Kyle Murray
Director, Financial Planning and Business Support

lp

Appendix B – Location Map

271 Wellington Road



Appendix C – Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE

PURCHASER: THE CORPORATION OF THE CITY OF LONDON

VENDOR: DEREK MICHAEL BERG

REAL PROPERTY:

Address: 271 Wellington Road South, London, ON N6C 4N7

Location: West side of Wellington Road, North of Emery Street

Measurements: 412.57 m²/ 4,441 ft² (37' x 120')

Legal Description: Part of Lot 70, Plan 452(4th),
being the Southerly 37 Feet
City of London, County of Middlesex,
being all of PIN 08364-0097 (LT), (the "Property")

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be FIVE HUNDRED THOUSAND DOLLARS CDN (\$500,000.00) payable as follows:
 - a) a deposit of Two Dollars (\$2.00) cash or cheque on the date hereof as a deposit; and
 - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

Schedule "A" Additional Terms and Conditions
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by the Council of the Corporation of the City of London at a meeting to be held no later than **July 9, 2021**, after which date, if not accepted by Council, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on **July 16, 2021**, (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on **July 30, 2021**. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** The Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all restrictions and encumbrances, except as otherwise specifically provided in this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, the Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
19. **CLOSING ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
20. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
21. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

I, the undersigned Vendor agree to the above offer.

SIGNED, SEALED AND DELIVERED IN WITNESS whereof we hereunto set our hand and seal.



Witness:



Derek Michael Berg

May 26/21

Date

The Corporation of the City of London hereby accepts the above Agreement of Purchase and Sale and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. _____ of the Council of The Corporation of the City of London passed the _____ day of _____, 2021.

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Catharine Saunders, City Clerk

VENDOR'S LAWYER: _____ Siskinds LLP, 226-213-7366

PURCHASER'S LAWYER: Sachit Tatavarti, Solicitor, 519-661-2489 (CITY) Ext. 4709 Fax: 519-661-0082

SCHEDULE "A"

1. **LEGAL COSTS:** As set out in Section 32 of the *Expropriations Act* the City agrees to pay the Owner reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary.
2. **INSURANCE:** All buildings on the Property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion.
3. **STATEMENT OF ADJUSTMENTS:** The Vendor shall provide the Purchaser with the Statement of Adjustments and fully executed copies of any further final and irrevocable directions and re-directions regarding payment of the balance of the Purchase Price (as defined in Section 2 of this Agreement) as the Vendor may require (collectively, the "Direction re: Funds"), by no later than 4:00 p.m. on the 6th business day that precedes the Closing Date (as defined in Section 7 of this Agreement or otherwise agreed upon by the parties), failing which, at the sole option of the Purchaser, the Closing Date may be extended to a date up to ten (10) business days after the Purchaser's receipt of the Direction re: Funds.
4. **RIGHT OF INSPECTION:** The Purchaser or an agent of the Purchaser shall be entitled to enter and inspect the property including all dwellings and buildings prior to the closing of this Agreement.
5. **REPLACEMENT PROPERTY:** The Purchaser agrees to pay reasonable legal and other non-recoverable expenditures incurred in acquiring a similar replacement property, providing a claim is made within one year of the date of possession. The Vendor shall be responsible to apply to the Ministry of Finance for any eligible reduction to the payment of the Land Transfer Tax for the purchase of the replacement property, in accordance with Section 1(2) of the *Land Transfer Tax Act, RSO 1990, cL6*, and such amounts shall not be recoverable under this clause. This condition shall survive and not merge upon the completion of this Agreement.
6. **SECTION 18 OF THE EXPROPRIATIONS ACT:** Pursuant to section 18 of the *Expropriations Act* the Purchaser shall pay to the Vendor an allowance of five per cent of the compensation payable in respect of the market value of the lands herein, being \$25,000.00, upon completion of this transaction.
7. **SECTION 20 OF THE EXPROPRIATIONS ACT:** With respect to any prepayment of mortgage, the Purchaser agrees to pay compensation for any bonus legally payable and for any loss incurred by reason of a difference in interest rates upon completion as set out in section 20 of the *Expropriations Act*.
8. **BRIDGE FINANCING:** The Purchaser agrees to pay reasonable costs incurred from June 21, 2021 to July 30, 2021-closing date of this transaction) for bridge financing. Reasonable costs shall include only interest on principal, financial institution administrative costs, and the vendor solicitor's fees and costs.
9. **ADJUSTMENTS:** The parties agree that the Realty Taxes, including local improvement rates, and utilities shall be adjusted effective June 21, 2021.
10. **VACANT POSSESSION:** The Vendor agrees to leave the Property in a clean, broom-swept condition, free and clear of all refuse, hazardous and other waste material, garbage or other loose or objectionable materials upon closing. Should the Vendor be unable to fulfill the terms of this condition prior to completion, the Purchaser may hold back an amount up to One Thousand Dollars (\$1,000.00) from the Purchase Price due on closing, as determined by the Purchaser in their sole discretion, to be contributed towards the Purchaser's reasonable costs to clean the Property and remove any left-over materials.

Appendix A – Source of Financing Report

Appendix "A" Confidential

#21096

June 21, 2021
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Property Acquisition, 271 Wellington Road
Wellington Gateway Project
(Subledger LD210008)
Capital Project RT1430-1B - Wellington Gateway - Land Rapid Transit
Derek Michael Berg

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget, and that, subject to the approval of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
Land Acquisition	11,059,900	5,316,451	521,889	5,221,560
Total Expenditures	\$11,059,900	\$5,316,451	\$521,889	\$5,221,560
Sources of Financing				
Capital Levy	1,157,204	556,263	54,606	546,335
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	9,902,696	4,760,188	467,283	4,675,225
Total Financing	\$11,059,900	\$5,316,451	\$521,889	\$5,221,560

Financial Note:

Purchase Cost	\$500,000
Add: Legal Fees etc.	6,500
Add: Land Transfer Tax	6,475
Add: HST @13%	65,845
Less: HST Rebate	<u>-56,931</u>
Total Purchase Cost	<u>\$521,889</u>

Note 1: Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.


Jason Davies
Manager of Financial Planning & Policy