



Council Minutes

6th Meeting of City Council
April 12, 2022, 4:00 PM

Present: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, S. Hillier

Absent: M. Cassidy

Also Present: A. Job, M. Schulthess, J. Taylor
Remote Attendance: L. Livingstone, A. Anderson, A. Barbon, G. Barrett, B. Card, S. Corman, J. Davison, K. Dickins, S. Mathers, K. Scherr, C. Smith, B. Warner, B. Westlake-Power
The meeting is called to order a 4:02 PM; it being noted that the following Members were in remote attendance Councillors M. van Holst, M. Salih, J. Helmer, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza and S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor S. Hillier discloses a pecuniary interest in Item 11, clause 4.2, of the 5th Report of the Community and Protective Services Committee having to do with the 2022 Rock the Park One-Time Policy Exemption Request, by indicating that his family puts on a five day festival.

Councillor S. Turner discloses a pecuniary interest in Item 9, clause 3.1, of the 5th Report of the Community and Protective Services Committee, having to do with Short Term Accommodations, by indicating that one of the communications is from a donor to his municipal election campaign.

Councillor J. Morgan discloses a pecuniary interest in Item 5, clause 4.3, of the 7th Report of the Strategic Priorities and Policy Committee, having to do with appointees to Western University's Board of Governors, by indicating that he is an employee of Western University. Councillor J. Morgan further discloses a pecuniary interest in part d) of Item 2, clause 3.1, of the 7th Report of the Strategic Priorities and Policy Committee, having to do with an agreement with Western University, by indicating that he is an employee of Western University.

Councillor J. Helmer discloses a pecuniary interest in Item 5, clause 4.3, of the 7th Report of the Strategic Priorities and Policy Committee, having to do with appointees to Western University's Board of Governors, by indicating that he is an employee of Western University. Councillor J. Helmer further discloses a pecuniary interest in Item 9, clause 3.1, of the 5th Report of the Community and Protective Services Committee, having to do with Short Term Accommodations, by indicating that he has rented out his home using Airbnb. Councillor J. Helmer also discloses a pecuniary interest in part d) of Item 2, clause 3.1, of the 7th Report of the Strategic Priorities and Policy Committee, having to do with an agreement with Western University, by indicating that he is an employee of Western University.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

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

That pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda, BE APPROVED, to provide for Stage 4, Council in Closed Session and Stage 9, Added Reports, to be considered after Stage 13, By-laws.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

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

5.1 5th Meeting held on March 22, 2022

Motion made by: P. Van Meerbergen
Seconded by: J. Fyfe-Millar

That the Minutes of the 5th Meeting held on March 22, 2022, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

6. Communications and Petitions

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

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

- 6.1 Climate Emergency Action Plan;
- 6.2 517, 521 and 525 Fanshawe Park Road East;
- 6.3 Proposed Outdoor Patio Capacity Limit Extension;
- 6.4 Short Term Accommodation; and,
- 6.5 Rock the Park - One-Time Policy Exemption Request

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

7.1 Fugitive Slave Chapel Relocation & Restoration

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

That pursuant to section 11.3 of the Council Procedure By-law, leave be given for the introduction of a notice of motion to consider a time sensitive request for municipal funding assistance for the relocation and restoration of the heritage building known as the Fugitive Slave Chapel.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

At 4:29 PM, the Mayor places Councillor J. Morgan in the Chair.

At 4:33 PM, the Mayor resumes the Chair.

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

That the Civic Administration BE DIRECTED to make all necessary arrangements to provide a \$71,000 grant from the Community Investment Reserve Fund to the Fanshawe Pioneer Village Fugitive Slave Chapel campaign to assist with the cost of relocating and restoring this cultural heritage asset; it being noted that this, combined with community fundraising, will assist in leveraging additional federal funding.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

8. Reports

8.1 5th Report of the Civic Works Committee

Motion made by: E. Pelozza

That the 5th Report of the Civic Works Committee BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (2): J. Helmer, and M. Cassidy

Motion Passed (13 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) 2nd Report of the Transportation Advisory Committee

Motion made by: E. Pelosa

That the 2nd Report of the Transportation Advisory Committee, from its meeting held on February 22, 2022, BE RECEIVED.

Motion Passed

3. (2.2) 2021 Ministry of the Environment, Conservation and Parks Inspection of the City of London Drinking Water System

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated March 29, 2022, with respect to the Ministry of the Environment, Conservation and Parks Inspection of the City of London Drinking Water System BE RECEIVED for information. (2022-E13)

Motion Passed

4. (2.3) Wastewater Treatment Operations Energy Savings Report

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated March 29, 2022, with respect to the achievements of the Wastewater Treatment Operations Division in reducing energy consumption BE RECEIVED for information. (2022-E03)

Motion Passed

5. (2.4) Disaster Mitigation and Adaption Fund - Contribution Agreement (Relates to Bill No. 161)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law as appended to the staff report dated March 29, 2022, BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to approve the Contribution Agreement for Disaster Mitigation and Adaptation Fund (DMAF) between Her Majesty the Queen in right of Canada as represented by the Minister of Infrastructure and Communities and The Corporation of the City of London ("Agreement") and authorize the Mayor and City Clerk to execute the Agreement and any future amending agreements. (2022-P03)

Motion Passed

6. (2.5) Appointment of Consulting Engineer - Detailed Design - Southdale Road West and Colonel Talbot Road 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 March 29, 2022, related to the appointment of a consulting engineer for the Southdale Road West and Colonel Talbot Road Roundabout project:

- a) AECOM Canada Ltd. BE APPOINTED Consulting Engineers to complete the detailed design and tendering services of the project as per the AECOM Canada Ltd. work plan, in the total amount of \$488,375.00, excluding HST, in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in 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 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, if required, to give effect to these recommendations. (2022-T05)

Motion Passed

7. (2.6) Appointment of Consulting Engineers for Contract Administration Services: 2022 Infrastructure Renewal Program

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 March 29, 2022, related to the appointment of consulting engineers for the 2022 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(g) of the City of London's Procurement of Goods and Services Policy:
 - i) Dillon Consulting Limited (Dillon) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of 2022 Infrastructure Renewal Project Regent Street and William Street, in the total amount of \$498,142.70, including contingency, excluding HST;
 - ii) GM Blueplan Engineering Limited (GM Blueplan) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of Pottersburg Phase 1 Contract 6: Dundas Street, Spruce Street, and Burdick Place reconstruction, in the total amount of \$384,120.00, including contingency, excluding HST;
 - iii) Archibald, Gray & McKay Engineering Ltd. (AGM) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of Contract 5: Glen Cairn Phase 1 reconstruction, in the total amount of \$360,800.00, including contingency, excluding HST;

b) the financing for this project BE APPROVED as set out in 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. (2022-A05)

Motion Passed

8. (3.1) Amendments to Consolidated Fees and Charges By-law - Dundas Street Vendor Pilot Program (Relates to Bill No. 164)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, on the advice of the Director, Economic Services and Supports, the proposed by-law as appended to the staff report dated March 29, 2022, BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to amend By-law No. A-57 being, "A by-law to provide for Various Fees and Charges" and to repeal By-law A-56, as amended, being "A by-law to provide for Various Fees and Charges" by adding fees related to the Dundas Place Street Vendor Pilot Program;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

it being noted that the communication from B. Robinson, with respect to this matter, was received. (2022-C01)

Motion Passed

9. (4.1) 2022 Renew London Infrastructure Construction Program and 2021 Review

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated March 29, 2022, with respect to the 2022 Renew London Infrastructure Construction Program BE RECEIVED for information. (2022-T04)

Motion Passed

10. (4.2) Contract Price Increase: 2021 Transportation Infrastructure Renewal Report

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 March 29, 2022, related to the

three projects: 2020 Arterial Road Rehabilitation Project Contract 2, 2021 Fanshawe Park Road Boulevard Cycling Lanes Rehabilitation, and the 2021 Dundas Thames Valley Parkway (TVP) Active Transportation Connection:

- a) the 2020 Arterial Road Rehabilitation Project Contract 2 (Tender T20-100) contract value with Coco Paving Inc. (Coco) BE INCREASED by \$470,000.00 to \$3,038,000.00, excluding HST, in accordance with Section 20.3(e) of the City of London's Procurement of Goods and Services Policy;
- b) the Fanshawe Park Road Boulevard Cycling lanes Rehabilitation Contract (Tender RFT21-83) contract value with Dufferin Construction Company, A division of CRH Canada Group Inc., BE INCREASED by \$250,000.00 to \$1,735,102.20, excluding HST, in accordance with Section 20.3(e) of the City of London's Procurement of Goods and Services Policy;
- c) the contract with IBI Group Professional Services (Canada) Inc. for construction inspection and contract administration for the Dundas Street Thames Valley Parkway Active Transportation Connection Project BE INCREASED by \$91,800.00 to \$414,990.00, excluding HST, in accordance with Section 20.3(e) of the City of London's Procurement of Goods and Services Policy;
- d) the financing for these projects BE APPROVED as set out in the Sources of Financing Reports as appended to the above-noted staff report;
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; 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. (2022-T10)

Motion Passed

11. (4.3) Contract Price Increase: 2021 Water/Wastewater Infrastructure Renewal Report

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 March 29, 2022, related to the English Street and Lorne Avenue Reconstruction project:

- a) the Lorne Avenue Reconstruction (Tender T21-16) contract value with 2376378 Ontario Corp (CH Excavating (2013)) BE INCREASED by \$675,000.00 to \$4,448,382.95, excluding HST, in accordance with Section 20.3(e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in 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; 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. (2022-E03/L04)

Motion Passed

12. (4.4) Metamora Stormwater Outfall Replacement - Contract Award Increase (RFT21-91)

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 March 29, 2022, related to the award of contract for the Metamora Stormwater Outfall Replacement and Slope Rehabilitation:

- a) the contract award increase for BlueCon Construction for additional construction costs of \$200,486.00, including 20% contingency, excluding HST, for the Metamora Stormwater Outfall Replacement and Slope Rehabilitation works, BE APPROVED, resulting in a total contract value of \$1,200,386.00;
- b) the financing for this project BE APPROVED as set out in 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 work;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E03/L04)

Motion Passed

13. (4.5) Contract Award: Tender RFT 21-97 Adelaide Street North CPR Underpass Project - Irregular Result

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 March 29, 2022, related to the Adelaide Street North CPR Underpass Project:

- a) the bid submitted by McLean Taylor Construction Limited at its tendered price of \$60,191,223.44, excluding HST, BE ACCEPTED in accordance with Section 8.10(a) and 13.2(b) of the City of London's Procurement of Goods and Services Policy; it being noted that this is an irregular result because the cost exceeds the project budget; it being further noted that the bid submitted by McLean Taylor Construction Limited was the lowest of three bids received and meets the City's specifications and requirements;

- b) WSP Canada Inc. Consulting Engineers BE AUTHORIZED to complete the contract administration and construction supervision required for this project as well as additional engineering activities, all in accordance with the estimate on file, at an upset amount of \$5,280,625.90, including contingencies, 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 with the consultant for the work;
- f) 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 (Tender 21-97); and,
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including railway purchase orders, if required, to give effect to these recommendations. (2022-T05)

Motion Passed

14. (4.6) Contract Award: Tender RFT-2022-001 Southdale Road West Improvements Phase 1

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 March 29, 2022, related to the Southdale Road West Improvements Phase 1 Project between Bostwick Road and Pine Valley Boulevard (Tender RFT-2022-001):

- a) the bid submitted by L82 Construction Ltd., at its tendered price of \$10,177,967.69, excluding HST, BE ACCEPTED; it being noted that the bid submitted by L82 Construction Ltd. was the lowest of three bids received and meets the City's specifications and requirements in all areas;
- b) AECOM Canada Ltd. BE AUTHORIZED to complete the contract administration and construction inspection for this project in accordance with the estimate, on file, at an upset amount of \$447,398.00, excluding HST, 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 as set out in 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 with the consultant for the work;

f) 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-2022-001); and,

g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-T05)

Motion Passed

15. (4.7) Report on Downtown Road Closures

Motion made by: E. Pelosa

That the communication from Councillor M. van Holst, with respect to a report on Downtown road closures BE RECEIVED and NO ACTION BE TAKEN. (2022-C09)

Motion Passed

16. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at March 21, 2022, BE RECEIVED.

Motion Passed

17. (5.2) Kenmore Place Sidewalk Petition

Motion made by: E. Pelosa

That the petition from T. Jamieson, with respect to the Kenmore Place sidewalk construction, BE RECEIVED; it being noted that Civic Administration will engage in further consultation with the residents to determine the placement of the sidewalk on Kenmore Place on the east or west side of the street.

Motion Passed

8.2 7th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That Items 1, 3, 4 and 6, of the 7th Report of the Strategic Priorities and Policy Committee BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that the following pecuniary interests were disclosed:

a) Councillor J. Morgan discloses a pecuniary interest having to do with Item 4.3, related to City appointments to Western University's Board of Governors, by indicating that Western University is his employer. Councillor J. Morgan further discloses a pecuniary interest having to do with Item 3.1 part d), having to do with the City's Climate Emergency Action Plan's Memorandum of Understanding with the University of Western Ontario, by indicating that the University is his employer;

b) Councillor J. Helmer discloses a pecuniary interest having to do with Item 4.3, related to City appointments to Western University's Board of Governors, by indicating that he is employed by Western University. Councillor J. Helmer further discloses a pecuniary interest having to do with Item 3.1 part d), having to do with the City's Climate Emergency Action Plan's Memorandum of Understanding with the University of Western Ontario, by indicating that he is employed by the University.

Motion Passed

3. (4.1) 2021 Council Compensation Review Task Force Final Report

Motion made by: J. Morgan

That the following actions be taken with respect to Council compensation:

a) consistent with current practice, and effective with the commencement of the next term of Council, the annual compensation for serving as a Ward Councillor BE SET at the 2020 median full-time employment income for Londoners as determined from the 2021 Census data, it being noted that while 2021 data will not be available until July 2022, it will be available well prior to the effective date of adjustment;

b) the current formula for adjusting Council compensation on annual basis BE AMENDED to be based on the average annual variation in median full-time employment income determined from published Census data over the most recent census period (2021 Census data) as opposed to the Labour Index or CPI;

c) the annual adjustment in Councillor compensation BE AUTOMATIC and administered by the Civic Administration;

d) a review of Council Compensation BE UNDERTAKEN by an independent body, once per Council term, subject to the following:
(i) the review should be completed no later than six months in advance of the date that nominations are accepted for the next municipal election;
(ii) any adjustments should be effective on the first day of the next Council term;
(iii) the Task Force should, as much as possible, reflect the diversity of the community and ideally the participants should have knowledge in the areas of municipal government, research, statistics, public engagement and compensation;

- (iv) the Task Force should be limited to no more than five individuals;
- (v) the review should include a review of the major supports required for Council Members to efficiently and effectively carry out their role to the best of their ability as the availability of these supports helps to inform compensation;
- (vi) the review should consider if median full-time income remains an appropriate benchmark for Council Member compensation;
- (vii) the review should consider if the current formula for interim adjustments remains appropriate; and
- (viii) public engagement should continue to be a component of the review process and that engagement should be undertaken in a manner which recognizes community preferences and needs.

e) the following activities related to public engagement and notice BE TAKEN:

- (i) opportunities BE EXPLORED to determine what online public spaces (webpages, social media, etc.) might be available in order to ensure that the system of remuneration for Council, including annual adjustment, is transparent, open, and easily accessible and understandable to the public; and
- (ii) annual adjustments to Council compensation BE REPORTED to Committee and Council and recorded in the minutes of Committee and Council; and

f) that NO ACTION BE TAKEN with respect to the consideration of a system of performance-based compensation for Council Members;

it being noted that the Strategic Priorities and Policy Committee received a verbal overview of the Final Report of the 2021 Council Compensation Task Force from D. Ross, Task Force Chair.

Motion Passed

4. (4.2) Confirmation of Appointment to the Argyle Business Improvement Association

Motion made by: J. Morgan

That Deborah Haroun, Supervisor at Children's Place, BE APPOINTED to the Argyle Business Improvement Association Board of Management for the term ending November 14, 2022.

Motion Passed

6. (5.1) 4th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: J. Morgan

That the following actions be taken with respect to the 4th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee from its meeting held on March 17, 2022:

a) the following actions be taken with respect to a ban on hate symbols:

- i) the Municipal Council BE ADVISED that the Diversity, Inclusion and Anti-Oppression Advisory Committee supports the attached

Federation of Canadian Municipalities' resolution entitled, "Strengthening Canada's Hate Speech Laws", a call to strengthen federal laws to address hate speech including symbols of hate; and,

ii) the verbal presentation from Deputy Mayor J. Morgan, with respect to this matter, BE RECEIVED;

b) clauses 1.1, 2.1, 2.2, 3.1, 4.1, 4.2, 4.3, 4.4 and 5.1 BE RECEIVED for information.

Motion Passed

2. (3.1) Climate Emergency Action Plan (Relates to Bill No. 175)

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken with respect to the Climate Emergency Action Plan:

a) the staff report dated April 5, 2022, containing details of the engagement and feedback received on the draft Climate Emergency Action Plan received between February 8 and March 25, 2022, BE RECEIVED for information;

b) the Climate Emergency Action Plan, as appended to the staff report dated April 5, 2022 as Appendix "A", BE APPROVED; it being noted that two substantive additions have been made to the draft plan:

i) 9.4 What are the Preliminary Benefits and Costs at the Household Level, and

ii) 11.6 Process to Receive and Review Ongoing Feedback;

c) the Climate Emergency Action Plan Foundational Actions, as appended to the staff report dated April 5, 2022 as Appendix "B", BE APPROVED; and

it being noted that the Strategic Priorities and Policy Committee received the following communications with respect to this matter; a communication dated February 26, 2022 from M. Bancroft OC, Climate Action Plan;

a communication dated March 27, 2022 from C. Butler;

a communication from Climate Action London;

a communication dated March 9, 2022 from S. Franke, Executive Director, London Environmental Network;

a communication from J. Kogelheide;

a communication dated March 27, 2022 from C. Kuijpers;

a communication dated March 27, 2022 from M. Luce;

a communication from D. Mailer;

a communication dated March 28, 2022 from M. Miksa, Executive Director, London Cycle Link;

a communication from B. Morrison;

a communication dated March 24, 2022 from C. Murray;

a communication dated March 27, 2022 from S. Pereira;

a communication from G. Sass;

a communication dated March 28, 2022 from AM Valastro;

a communication dated March 16, 2022 from L. Wall;

a communication dated March 28, 2022 from R. K. Jain;

a communication dated March 30, 2022 from H. Elias;

a communication dated March 30, 2022 from A. Johnson;

a communication dated March 22, 2022 from the Trees and Forests

Advisory Committee;
a communication dated April 1, 2022 from M. Jutte;
a communication dated March 31, 2022 from S. Harrott, Executive
Committee Chairperson, Friends of Urban Agriculture London,
Ontario;

it being further noted that the Strategic Priorities and Policy
Committee heard verbal delegations from the following individuals
with respect to this matter;

- staff presentation from J. Stanford, Director, Climate Change,
Environment & Waste Management;
- C. Kuijpers
- D. Mailer
- S. Franke, London Environmental Network
- M. Miksa, London Cycle Link
- G. Sass
- B. Morrison
- M. Larsen
- D. Millar, London Electric Vehicle Association
- K. Easton
- J. B. Morton
- R. McNeil
- M. Hodge
- L. Wall
- M. Wallace, London Development Institute
- M. Bancroft
- A. Cantel

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J.
Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van
Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

Motion made by: S. Lewis

Part d) of Item 2 (3.1)

d) the proposed by-law, as appended to the staff report dated
April 5, 2022 as Appendix "C" BE INTRODUCED at the Municipal
Council meeting to be held on April 12, 2022 to:

- i) authorize and approve a Memorandum of Understanding with
the University of Western Ontario to advance joint climate change
mitigation and adaptation research, technologies, analyses and
knowledge, and
- ii) authorize the Mayor and the City Clerk to execute the
Memorandum of Understanding authorized and approved in part d)
i), above;

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J.
Helmer, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S.
Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Recuse: (1): J. Morgan

Absent: (1): M. Cassidy

Motion Passed (13 to 0)

Motion made by: S. Turner

Seconded by: A. Hopkins

That reconsideration of the vote for part d) of clause 3.1 BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

Motion made by: S. Lewis

d) the proposed by-law, as appended to the staff report dated April 5, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to:

i) authorize and approve a Memorandum of Understanding with the University of Western Ontario to advance joint climate change mitigation and adaptation research, technologies, analyses and knowledge, and

ii) authorize the Mayor and the City Clerk to execute the Memorandum of Understanding authorized and approved in part d) i), above;

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Recuse: (2): J. Helmer, and J. Morgan

Absent: (1): M. Cassidy

Motion Passed (12 to 0)

5. (4.3) City Appointees to Western University's Board of Governors

Motion made by: S. Lewis

That the following actions be taken with respect to Western University's Board of Governors:

a) the term of Harold Usher BE ADJUSTED to end as of June 30, 2022, and that he be thanked for his services on the board recognizing he completed his full term;

b) all future appointments by the City of London to the University of Western Ontario BE MADE effective as of July 1, rather than December 1; and,

c) the City Clerk BE DIRECTED to advertise for two positions, whose terms shall begin July 1, 2022;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 25, 2022 from R. Konrad, Chair, Board of Governors, Western University with respect to this matter.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Recuse: (2): J. Helmer, and J. Morgan

Absent: (1): M. Cassidy

Motion Passed (12 to 0)

8.3 7th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 7th Report of the Planning and Environment Committee BE APPROVED, excluding items 4 (2.3), 7 (3.1), 10 (3.4) and 12 (3.6).

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2nd Report of the Advisory Committee on the Environment

Motion made by: S. Lehman

That the 2nd Report of the Advisory Committee on the Environment, from its meeting held on March 2, 2022, BE RECEIVED for information.

Motion Passed

3. (2.2) 585 Sovereign Road (H-9461) (Relates to Bill No. 170)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Southwest Sun Property Corporation, relating to the property located at 585 Sovereign Road, the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Light Industrial LI2 and LI7 (h-h-148*LI2/LI7) Zone TO a Light Industrial LI2 and LI7 (LI2/LI7) Zone to remove the "h" and "h-148" holding provisions. (2022-D09)

Motion Passed

5. (2.4) 3161 and 3138 Turner Crescent (P-9463)

Motion made by: S. Lehman

That, on the recommendation of the Director, Development Services, based on the application by Greengate Village Limited, the proposed by-law appended to the staff report dated March 28, 2022 BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to exempt Block 48 and 49, Plan 33M-790 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, for a period not exceeding three (3) years. (2022-D25)

Motion Passed

6. (2.5) 1960 Evans Boulevard (Summerside Subdivision) (H-9439)
(Relates to Bill No. 171)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by The Ironstone Building Company, relating to lands located at 1960 Evans Boulevard, the proposed by-law appended to the staff report dated March 28, 2022, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 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 R6 Special Provision (h-1•R6-5(75)) Zone and a Holding Residential R6 (h-70•R6-5) Zone TO a Residential R6 Special Provision (R6-5(75)) Zone and a Residential R6 (R6-5) Zone to remove the h-1 and h-70 holding provisions. (2022-D09)

Motion Passed

8. (3.2) 3700 Colonel Talbot Road - Demolition Request for Heritage Listed Property

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the buildings on the heritage listed property at 3700 Colonel Talbot Road:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the buildings on this property;
- b) the property at 3700 Colonel Talbot Road BE REMOVED from the Register of Cultural Heritage Resources; and,
- c) the property owner BE REQUESTED to commemorate the historic contributions of the Burch family in the future development of this property;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

Motion Passed

9. (3.3) 910 Gainsborough Road (Z-9442) (Relates to Bill No. 173)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Crown Homes London, relating to the property located at 910 Gainsborough Road:

a) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-11) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

1) Engineering

i) ensure stormwater runoff and drainage is contained on site

2) Urban Design/Landscaping

i) consider appropriate measures to further mitigate privacy impacts on abutting townhouse units to the east, including the provision of transom windows and additional plantings;

ii) enhanced design of Unit 1 to establish a pedestrian-friendly streetscape

iii) include a walkway that extends across the front of the units and connects to the public sidewalk on Gainsborough Road;

iv) locate any surface parking area away from Gainsborough Road and provide additional screening and landscaping;

v) include all requirements of the Site Plan Control By-Law in the site design, in particular as it relates to parking (landscape islands, parking setbacks) and garbage pick-up (location);

vi) take into consideration any existing significant mature trees on the site and along property boundaries;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- A. Sloan, Stantec Consulting;
- P. Golab;
- T. McDonald, MCC #800 - 1571 Coronation Drive; and,
- T. Morton, 33 - 1571 Coronation Drive;

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

- the requested amendment is consistent with the policies of the Provincial Policy Statement, 2020 that encourage efficient development and land use patterns;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Neighbourhood Place Type policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation;
- the requested amendment conforms to the Residential Intensification policies of The London Plan and the 1989 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained;
- the subject lands represent an appropriate location for Residential Intensification, within the Built-Area Boundary, along a

- higher-order street at the periphery of an existing neighbourhood;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
 - the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

Motion Passed

11. (3.5) Delegation - Sandy Levin, Chair, Environmental and Ecological Planning Advisory Committee - 4th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: S. Lehman

That, the following actions be taken with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on March 17, 2022:

- a) the Working Group report relating to the property located at 1160 Wharnccliffe Road South BE REFERRED to the Civic Administration for consideration;
- b) the Working Group report relating to the Huron Watermain Environmental Impact Study BE REFERRED to the Civic Administration for consideration;
- c) the following actions be taken with respect to the Notice of Planning Application for a revised draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments dated March 2, 2022, relating to the property located at 7098-7118 Kilbourne Road:
 - i) a Working Group BE ESTABLISHED consisting of S. Levin (lead), L. Banks and I. Whiteside; and,
 - ii) the Environmental and Ecological Planning Advisory Committee Working Group comments BE FORWARDED to the Civic Administration for consideration;
- d) the Civic Administration BE DIRECTED to provide advisory committee members with information and clarity about process for the transition of the existing EEPAC and the incoming ECAC ;
- e) clauses 1.1, 2.1, 2.2, 3.3, 4.2 and 4.3 BE RECEIVED for information.

Motion Passed

13. (4.1) 3rd Report of the London Advisory Committee on Heritage

Motion made by: S. Lehman

That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage from its meeting held on March 9, 2022:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the conclusions of the Revised Heritage Impact Assessment (HIA), dated November 4, 2021, from MHBC Planning, related to the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street and the LACH reiterates its previous

comments, from the October 14, 2020 LACH report, related to retaining and designating the properties located at 197 and 183 Ann Street; it being noted that the LACH prefers part 4 of section 9.1.2 of the above-noted HIA, entitled “Reduce density and retain former Kent Brewery and adjacent 183 Ann Street”;

b) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research and conclusions of the Legacy Village Heritage Impact Assessment (HIA), dated January 31, 2022, from Stantec Consulting Ltd., with respect to the property located at 850 Highbury Avenue North and supports the format of a more detailed HIA that conserves the Cultural Heritage Resources and Cultural Heritage Landscapes (buildings and surroundings on the property);

c) on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the buildings on the heritage listed property located at 3700 Colonel Talbot Road:

i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the buildings on this property;

ii) the property located at 3700 Colonel Talbot Road BE REMOVED from the Register of Cultural Heritage Resources; and,

iii) the property owner BE REQUESTED to commemorate the historic contributions of the Burch family in the future development of this property; and,

d) clauses 1.1, 3.1, 3.4, 4.1 and 5.2, BE RECEIVED for information.

Motion Passed

14. (4.2) Proposed Outdoor Patio Capacity Limit Extension -
Councillors Fyfe-Millar and Lewis

Motion made by: S. Lehman

That Civic Administration BE DIRECTED to investigate options to amend the current capacity restrictions for outdoor patios associated with a restaurant or tavern to allow greater flexibility for restaurateurs in meeting their AGCO capacity limits and report back with options for Council’s consideration;

it being pointed out that the Planning and Environment Committee received a communication dated March 25, 2022 from A.M. Valastro, by e-mail, with respect to this matter.

Motion Passed

4. (2.3) 3024, 3001, 2970 and 2954 Turner Crescent (P-9464)
(Relates to Bill No. 165)

Motion made by: S. Lehman

That, on the recommendation of the Director, Development Services, based on the application by Greengate Village Limited, the proposed by-law appended to the staff report dated March 28, 2022 BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to exempt Block 50, 51, 52 and 53, Plan 33M-790 from the Part-Lot Control provisions of Subsection 50(5)

of the Planning Act, R.S.O. 1990, c.P. 13, for a period not exceeding three (3) years. (2022-D25)

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

That clause 4 (2.3) BE AMENDED to read as follows:

"That, on the recommendation of the Director, Development Services, based on the application by Greengate Village Limited, the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to exempt Block 50, 51, 52 and 53, Plan 33M-790 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, for a period not exceeding three (3) years. (2022-D25)"

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

7. (3.1) 1200 Commissioners Road East (Z-9468) (Relates to Bill No. 172)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Pond Mills Square Realty Inc., relating to the property located at 1200 Commissioners Road East, the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan, 2016 and the 1989 Official Plan), to change the zoning of the subject property FROM a Community Shopping Area Special Provision (CSA5(2)) Zone TO a Community Shopping Area Special Provision (CSA5(_)) Zone;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- S. Diaz, 17|21 Architects; and,
- E. Bryan;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Community Commercial Node designation; and,
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site. (2022-D09)

Motion made by: S. Lehman

Seconded by: A. Hopkins

That clause 7 (3.1) BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, based on the application by Pond Mills Square Realty Inc., relating to the property located at 1200 Commissioners Road East, the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan, 2016 and the 1989 Official Plan), to change the zoning of the subject property FROM a Community Shopping Area Special Provision (CSA5(2)) Zone TO a Community Shopping Area Special Provision (CSA5(_)) Zone;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- S. Diaz, 17121 Architects; and,
- E. Bryan;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Community Commercial Node designation; and,
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site. (2022-D09)"

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

10. (3.4) 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and Other Properties - Innovation Park Phase IV (Z-9454) (Relates to Bill No.'s 162 and 174)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 2520-2544 Advanced Avenue, 2475-255 Bonder Road and 2560-2580 Boyd Court:

- a) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by ADDING new definitions to Section 2 (Definitions) and by AMENDING the Light Industrial Special Provision (LI2(23)) Zone; and,

b) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend the Airport Road South Business Park Urban Design Guidelines by AMENDING Section 5.1.1 (Guidelines for Building Design), Subsection 3. to permit increased height limits;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020. It will contribute to the effective and efficient uses of land, and will promote economic development and competitiveness and community investment-readiness by allowing for an expanded range of permitted uses and increased heights for a more vertical form of development that will provide greater flexibility to support business attraction and retention within Innovation Park Phase IV and reduce potential obstacles for industrial development and the need for additional planning approvals;
- the recommended amendment conforms to the in-force policies of The London Plan, that contemplate a broad range of industrial uses that are unlikely to impose impacts as permitted uses on lands in the Light Industrial Place Type and in Innovation Parks. Permitted uses in Innovation Parks are to incorporate knowledge-based functions with industrial production. Industrial uses are encouraged to utilize land efficiently and limit the extent of their nuisance emissions; and the intensity of development is to be appropriate for individual sites;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, that contemplate a broad range of industrial uses that are unlikely to impose impacts as permitted uses on lands in the Light Industrial designation. Industrial uses are encouraged to utilize land efficiently and limit the extent of their nuisance emissions; and the intensity of development is to be appropriate for individual sites; and,
- the expanded range of permitted uses proposed include industries that involve advance or emerging activities or products in Science, Technology, Engineering or Mathematics. The expanded range of permitted uses continue to direct more traditional industrial uses to other areas intended to accommodate a wider range of industrial uses. With respect to the specific policy area, the expanded range of permitted uses and increased height is compatible with the vision of a high-quality, well-designed prestige innovation park subject to enhanced yard depths and adherence to urban design guidelines. Together with the recommended amendment to the Airport Road South Business Park Urban Design Guidelines, the increased height proposed conforms to intensity of development contemplated The London Plan and the 1989 Official Plan. (2022-D09)

Motion made by: S. Lehman

Seconded by: S. Hillier

That clause 10 (3.4) BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and 2560-2580 Boyd Court:

a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by ADDING new definitions to Section 2 (Definitions) and by AMENDING the Light Industrial Special Provision (LI2(23)) Zone; and,

b) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend the Airport Road South Business Park Urban Design Guidelines by AMENDING Section 5.1.1 (Guidelines for Building Design), Subsection 3. to permit increased height limits;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020. It will contribute to the effective and efficient uses of land, and will promote economic development and competitiveness and community investment-readiness by allowing for an expanded range of permitted uses and increased heights for a more vertical form of development that will provide greater flexibility to support business attraction and retention within Innovation Park Phase IV and reduce potential obstacles for industrial development and the need for additional planning approvals;
- the recommended amendment conforms to the in-force policies of The London Plan, that contemplate a broad range of industrial uses that are unlikely to impose impacts as permitted uses on lands in the Light Industrial Place Type and in Innovation Parks. Permitted uses in Innovation Parks are to incorporate knowledge-based functions with industrial production. Industrial uses are encouraged to utilize land efficiently and limit the extent of their nuisance emissions; and the intensity of development is to be appropriate for individual sites;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, that contemplate a broad range of industrial uses that are unlikely to impose impacts as permitted uses on lands in the Light Industrial designation. Industrial uses are encouraged to utilize land efficiently and limit the extent of their nuisance emissions; and the intensity of development is to be appropriate for individual sites; and,
- the expanded range of permitted uses proposed include industries that involve advance or emerging activities or products in Science, Technology, Engineering or Mathematics. The expanded range of permitted uses continue to direct more traditional industrial uses to other areas intended to accommodate a wider range of industrial uses. With respect to the specific policy area, the expanded range of permitted uses and increased height is compatible with the vision of a high-quality, well-designed prestige innovation park subject to enhanced yard depths and adherence to urban design guidelines. Together with the recommended amendment to the Airport Road South Business Park Urban Design Guidelines, the increased height proposed conforms to intensity of development contemplated The London Plan and the 1989 Official Plan. (2022-D09)"

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Items 4 (2.3), 7(3.1) and 10 (3.4), as amended, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

12. (3.6) 517, 521 and 525 Fanshawe Park Road East (O-9426/Z-9427)

Motion made by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application of Royal Premier Homes relating to the property located at 517, 521 and 525 Fanshawe Park Road East:

- a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 12, 2022 to amend the Official Plan for the City of London (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a residential apartment building with a maximum building height of 6-storeys (21 metres) and a maximum density of 175 units per hectare, through bonusing, within the Low Density Residential designation to align the 1989 Official Plan policies with the Neighbourhood Place Type policies of The London Plan;
- b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R2 (R2-4) Zone, TO a Residential R9 Special Provision Bonus (R9-7()*B-()) Zone, BE REFUSED for the following reasons:
 - i) The requested base zone (R9-7) does not meet the intent of The London Plan within the Neighbourhoods Place Type, which permits a maximum of four storeys;
 - ii) The requested base zone (R9-7) does not meet the policies of the 1989 Official Plan Low Density Residential designation, which permits a maximum density of 75 units per hectare;
- c) the proposed by-law attached hereto as Appendix "B" BE INTRODUCED at the Municipal Council meeting on April 12, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London as amended in part (a) above, to change the zoning of the subject property FROM a Residential R2 (R2-4) Zone, TO a Residential R8 Special Provision Bonus (R8-4()*B-()) Zone, to permit an apartment building at a maximum density of 75 units per hectare, with a special provision for a

maximum height of four storeys or 14 metres, a reduced minimum front yard depth of 1.0 m, and a reduced minimum exterior side yard depth of 1.0 m;

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of 6 storeys or 21 metres, and a maximum density of 175 units per hectare (99 units), a minimum rear yard depth of 8.1m, a minimum parking requirement of 118 spaces (1.19 spaces per unit), and a minimum accessible parking requirement of 4 spaces, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

1) Exceptional Building and Site Design

- i) A built form located along the Fanshawe Park Road and Geary Avenue that establishes a built edge with primary building entrance, street-oriented units and active uses along those frontages;
- ii) An architectural feature/massing/building articulation that addresses and emphasizes the intersection of Fanshawe Park Road and Geary Avenue;
- iii) A step-back and terracing above the 5th storey for the building along Fanshawe Park Road frontage and at the intersection providing a human-scale along the street(s);
- iv) Articulated facades including recesses, projections, balconies and terraces to provide depth and variation in the built form to enhance the pedestrian environment;
- v) A variety of materials, textures and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages;
- vi) A significant setback from the property to the east to provide a transition to the existing low-rise buildings;
- vii) Common outdoor amenity space at ground level and using rooftop terraces located at the intersection to protect the privacy of adjacent properties;
- viii) Locates majority of the parking underground and away from the street;

2) Provision of Affordable Housing

- i) A total of four (4) one-bedroom residential units will be provided for affordable housing;
- ii) 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;
- iii) The duration of affordability set at 50 years from the point of initial occupancy;
- iv) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

d) IT BEING NOTED that the following site plan and urban design matters were raised during the application review process:

- i) A 5m buffer from the property to all structures (including buildings and below ground construction of the parking garage) to preserve the existing trees along the east and south property lines;
- ii) Landscaped islands in the parking area must be a minimum of 3m in width;
- iii) The barrier-free path of travel must be identified from the barrier-free parking spaces to the entrance of the building. Curb

ramps must be shown on the site plan;

iv) The layby must be dimensioned to ensure it is at least 3.5m x 12.0m as required by the Site Plan Control By-law;

v) Relocate the garbage pickup point to ensure bins are accessible by collection vehicles;

vi) Provide individual or a common walkway that connects the east units to the City sidewalk, to encourage and allow residents and visitor to easily walk to transit and nearby commercial amenities to the east. Landscape buffering can be provided between the amenity spaces and the walkway to delineate public from private realm; and

vii) Ground floor doors along Fanshawe Park Road should be lockable 'front door' or French door style, as opposed to sliding patio doors to contribute to the appearance of a front-facing residential streetscape and promote walkability and activation of the street, as well as for security.

e) that the Approval Authority BE ADVISED that in addition to the matters described in clause d), above, that consideration be given to limiting vehicles exiting the site to a right turn only onto Geary Avenue;

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

1. 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;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type;
3. The recommended amendment meets the criteria for Specific Area Policies and will align the 1989 Official Plan with The London Plan;
4. The recommended amendment secures units for affordable housing through the bonus zone; and
5. 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.

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- the staff presentation;
- a communication dated March 17, 2022 from A. Ackland, by e-mail;
- a communication dated March 18, 2022 from G. Ackland, by e-mail;
- a communication from D. Thompson and R. Kilgour, by e-mail;
- a communication dated March 21, 2022 from P. Thomas, by e-mail;
- a communication dated March 21, 2022 from B. and J. Arndt, by e-mail;
- a communication dated March 21, 2022 from J. and J. Orchard, by e-mail;
- a communication dated March 19, 2022 from S. Taylor, by e-mail;
- a communication dated March 21, 2022 from S. Chalmers, by e-mail;

- a communication from J. and T. Roszel, by e-mail;
- a communication dated March 15, 2022 from T. Morton, by e-mail; and,
- a communication dated March 22, 2022 from A. Ackland, by e-mail;

And it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- K. Crowley, Planner, Zelinka Priamo Ltd.;
- M. Peeters, Ron Koudys Landscape Architect;
- T. Morton;
- G. Prentice, 521 Fanshawe Park Road East;
- J. Roszel, 1496 Geary Avenue;
- J. Orchard;
- K. Malone, 1515 Geary Avenue;
- E. Dickson;
- J. Arndt, 1495 Geary Avenue;
- S. Versloot;
- M. Tangredi;
- M. Koncan;
- E. Franke, 47 Hammond Crescent;
- D. Ronson, 1531 Stoneybrook Crescent;
- J. McKee;
- S. Wu, 1536 Geary Avenue;
- G. Ackland, 1532 Geary Avenue;
- A. Surantakos;
- S. Goodbrand;
- V. Brooks, 518 Fanshawe Park Road East; and,
- A. Ackland, 1532 Geary Avenue. (2022-D09)

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

8.4 5th Report of the Community and Protective Services Committee

Motion made by: J. Helmer

That the 5th Report of the Community and Protective Services Committee BE APPROVED, excluding Items 9 (3.1) and 11 (4.2).

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that Councillor S. Hillier disclosed a pecuniary interest in clause 4.2 of this Report, having to do with the 2022 Rock the Park One-Time Policy Exemption Request, by indicating that his family puts on a five day event.

That it BE NOTED that Councillor J. Helmer disclosed a pecuniary interest in clause 3.1 of this Report, having to do with Short Term Accommodations, by indicating that he has used Airbnb to rent out his home in the past.

Motion Passed

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

Motion made by: J. Helmer

That the following actions be taken with respect to the 2nd Report of the Accessibility Advisory Committee, from its meeting held on February 24, 2022:

- a) the Civic Administration BE ADVISED that the Accessibility Advisory Committee endorses the Accessible Election Plan 2022, as appended to the Agenda; and,
- b) clauses 1.1 and 3.1 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 March 9, 2022, BE RECEIVED.

Motion Passed

4. (2.3) RFP-2022-007 Contract Award Recommendation for Service Delivery Improvements Project on Behalf of the London and Middlesex Local Immigration Partnership

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the following actions be taken with respect to the staff report, dated March 29, 2022, related to the Request for Proposal (RFP) 2022-007 – Developing a Model for Community Planning of Settlement Services for the London and Middlesex Local Immigration Partnership, as per the City of London Procurement Policy Section 12.2 (b), requiring Committee and City Council approval for RFP awards greater than \$100,000:

- a) the Request for Proposal 2022-007, in the amount of \$429,419, (excluding HST), BE AWARDED to Mellor Murray Consulting; it being noted that the proposal submitted by the proponent meets the City's requirements and complies with the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this award;
- c) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the Consultant for the work; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or any other documents, to give effect to these recommendations. (2022-T10)

Motion Passed

5. (2.4) Oakridge Resident Engagement Results

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager of Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 29, 2022, related to the Oakridge Resident Engagement Results:

a) the short-term project, upgrades to tennis courts in Oakridge Optimist Park, identified through resident engagement near the Oakridge Assessment Centre BE ENDORSED;

b) the budget for the above-noted short-term project, upgrades to tennis courts in Oakridge Optimist Park, BE APPROVED in accordance with the Sources of Financing Report, as appended to the above-noted staff report; and,

c) the Civic Administration BE DIRECTED to proceed with implementation of the upgrades to tennis courts in Oakridge Optimist Park; it being noted that this work will be undertaken in accordance with the Procurement of Goods and Services Policy. (2022-D19)

Motion Passed

6. (2.5) Roles and Responsibilities of Local School Boards and Collaboration with the City of London

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Managers of Neighbourhood and Community-Wide Services, Social and Health Development, Environment and Infrastructure, and Planning and Economic Development, the staff report, dated March 29, 2022, with respect to Roles and Responsibilities of Local School Boards and Collaboration with the City of London BE RECEIVED. (2022-S13)

Motion Passed

7. (2.6) Parks and Recreation Master Plan Annual Report

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Managers of Neighbourhood and Community-Wide Services and Environment and Infrastructure, the staff report, dated March 29, 2022, with respect to the Parks and Recreation Master Plan Annual Report BE RECEIVED. (2022-R04/R05)

Motion Passed

8. (2.7) Multi-Program Ontario Transfer Payment Agreement - Homelessness Prevention Program Approval (Relates to Bill No. 163)

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the proposed by-law, as appended to the staff report, dated March 29, 2022, BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to:

- a) authorize and approve the Multi-Program Ontario Transfer Payment Agreement (Homelessness Prevention Program), as appended to the above-noted by-law, between Her Majesty the Queen in Right of Ontario, as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of London
- b) authorize the Mayor and the City Clerk to execute the above-noted Homelessness Prevention Program (HPP) Transfer Payment Agreement;
- c) delegate authority to the Deputy City Manager, Social and Health Development or written designate, to approve and execute any further amendments to the HPP Transfer Payment Agreement if the Amendments are substantially in the form of the above-noted HPP Transfer Payment Agreement;
- d) delegate authority to the Deputy City Manager, Social and Health Development, or written designate to undertake all the administrative, financial and reporting acts (including signing authority) associated with the above-noted HPP Transfer Payment Agreement and any amendments, including but not limited to investment plans and amendments to investments plans, application forms for funding budgets, cash flows, other financial reporting, including financial claims and directions, consents and other authorizations, as may be required, provided that the monetary amounts do not exceed the maximum amount of Ontario's contribution specified in the HPP Transfer Payment Agreement that are necessary in connection with the above-noted HPP Transfer Payment Agreement; and,
- e) confirm that the Deputy City Manager, Social and Health Development, or their written designate, has the powers as set out in section 2 of By-law A-7924-5, being the authority to execute the Municipal Purchase of Service Agreements with Service Providers, employing the standard form Agreement authorized and approved in that by-law that do not require additional funding or are provide for in the City's current budget, and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London, with no further approval required from Municipal Council, with respect to Operating Services Categories only. (2022-S14)

Motion Passed

10. (4.1) A. Valastro - Light Pollution By-law

Motion made by: J. Helmer

That the request for delegation from A.M. Valastro, with respect to a light pollution by-law BE APPROVED for a future meeting of the Community and Protective Services Committee; it being noted that

the communications, dated December 7, 2021 and March 18, 2022, from A.M. Valastro, with respect to this matter, were received. (2022-C01/2022-E05)

Motion Passed

12. (4.3) 2nd Report of the Animal Welfare Advisory Committee

Motion made by: J. Helmer

That the following actions be taken with respect to the 2nd Report of the Animal Welfare Advisory Committee (AWAC), from the meeting held on March 3, 2022:

- a) clause 4.2 of the above-noted AWAC Report BE DEFERRED to the April 20, 2022 meeting of the Community and Protective Services Committee (CPSC) for consideration;
- b) the requests for delegation from the individuals listed below BE APPROVED to be heard at the April 20, 2022 meeting of the CPSC:
 - R. Laidlaw, Zoocheck
 - W. Brown, Chair, AWAC
 - V. Van Linden
 - M. Lerner
 - J. Van-Daele
 - F. Morrison
- c) the Civic Administration BE REQUESTED to prepare a report, including any necessary legal advice, for the April 20, 2022 CPSC meeting; and,
- d) the remainder of the above-noted 2nd Report of the AWAC BE RECEIVED

it being noted that the communications, as appended to the Added Agenda, from R. Laidlaw, W. Brown, V. Van Linden, M. Lerner, J. Van-Daele, F. Morrison and M. Hamer, with respect to this matter, were received.

Motion Passed

13. (5.1) Deferred Matters List

Motion made by: J. Helmer

That the Deferred Matters List for the Community and Protective Services Committee, as at March 21, 2022, BE RECEIVED.

Motion Passed

9. (3.1) Short Term Accommodations

Motion made by: M. Hamou

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-laws, as appended to the staff report, dated March 29, 2022, related to Short Term Accommodations, BE RECEIVED;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- T. George
- D. Ferreira, providing the ~~attached~~-submission
- A. Wayland
- Nick
- D. Wood
- D. Denomme
- J. and K. Romnes
- J. Fernandez
- D. Yimmesghen
- P. Chandawani
- C. Thomas
- M. Razak
- A. Fernandez
- D. Wang
- L. Murphy
- A. Wojtak
- V. King
- H. Belanger
- K. Toy
- C. Afanador
- R. Metron
- A. Lindsay
- S. Bollert
- S. Kukadia
- P. McFarlane
- T Choy. (2022-C01)

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Recuse: (2): J. Helmer, and S. Turner

Absent: (1): M. Cassidy

Motion Passed (12 to 0)

11. (4.2) 2022 Rock the Park One-Time Policy Exemption Request (Relates to Bill No. 167)

At 5:26 PM, the Mayor places Councillor J. Helmer in the Chair.

At 5:30 PM, the Mayor resumes the Chair.

Motion made by: J. Helmer

That the proposed by-law, as appended to the staff report, dated March 29, 2022, BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to amend By-law No. CPOL-142-394 being a by-law for a Council policy entitled Special Events Policies and Procedures Manual, to provide for the “Rock the Park 17-July 2022” event use of Harris Park for five (5) consecutive days; it being noted that the communications, as appended to the Agenda, from B. Jones, President, Jones Entertainment Group and G. Jones, Vice-President, Jones Entertainment Group, and the communication, as appended to the Added Agenda, from A.M. Valastro, with respect to this matter, were received. (2022-P11)

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Nays: (1): S. Turner

Recuse: (1): S. Hillier

Absent: (1): M. Cassidy

Motion Passed (12 to 1)

8.5 5th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 5th Report of the Corporate Services Committee BE APPROVED, excluding Items 4 (2.3) and 7 (2.6).

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Corporate Asset Management Plan Development (RFP 2022-049)

Motion made by: S. Lewis

That on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to RFP 2022-049, Corporate Asset Management Plan Development:

- a) the proposal submitted by GM BluePlan Engineering Limited, Royal Centre, 650 Woodlawn Road W., Guelph, Ontario N1K 1B8, for the provision of professional services with respect to the development of the updated Corporate Asset Management Plan at their proposed fees of \$217,195.00 excluding HST, BE ACCEPTED in accordance with section 12.0 of the Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED as set out in the Source of Financing Report as appended to the staff report dated March 28, 2022 as Appendix "A";
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the submitted proposal;
- d) the approval hereby given BE CONDITIONAL upon the City of London entering into a formal agreement or having a purchase

order, or contract record relating to the subject matter of this approval; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract, statement of work or other documents, if required, to give effect to these recommendations.

Motion Passed

3. (2.2) 2022 Debenture Issuance

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Debenture Issuance:

a) the Civic Administration BE AUTHORIZED to proceed with the issuance of debentures in the capital markets upon favourable market conditions to provide permanent financing for capital works in an amount not to exceed \$21,000,000; and,

b) the Civic Administration BE INSTRUCTED to schedule and convene an appropriately timed special Corporate Services Committee meeting upon successful placement of the City's debt in the capital markets to ensure adequate time for Council approval while adhering to the necessary financial settlement requirements.

Motion Passed

5. (2.4) Year 2022 Education Tax Rates (Relates to Bill No. 158)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to levy education tax rates for 2022.

Motion Passed

6. (2.5) 2021 Compliance Report in Accordance with the Procurement of Goods and Services Policy

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Compliance Report in accordance with the Procurement of Goods and Services Policy:

a) as per the Procurement of Goods and Services Policy, Section 8.11 (c), an annual report of total payments where a supplier has invoiced the City a cumulative total value of \$100,000 or more in a calendar year, BE RECEIVED for information, as appended to the staff report dated March 28, 2022 as Appendix "A";

b) the administrative contract awards for Professional Consulting Services with an aggregate total greater than \$100,000, as per Section 15.1 (g) of the Procurement of Goods and Services Policy, decentralized from Purchasing and Supply that have been reported to the Manager of Purchasing and Supply and have been reviewed for compliance to the Procurement of Goods and Services Policy,

BE RECEIVED for information, as appended to the staff report dated March 28, 2022 as Appendix "B";

c) the list of administrative contract awards for Tenders with a value up to \$3,000,000 that do not have an irregular result, as per Section 13.2 (c) of the Procurement of Goods and Services Policy, BE RECEIVED for information, as appended to the staff report dated March 28, 2022 as Appendix "C";

d) the City Treasurer, or delegate, BE DELEGATED authority to, at any time, refer questions concerning compliance with the Procurement of Goods and Services Policy to the City's internal auditor; and,

e) the City Treasurer, or delegate, BE AUTHORIZED to ratify and confirm completed awards or purchases between \$15,000 and \$50,000 where the City Treasurer or delegate is of the opinion that the awards or purchases were in the best interests of the Corporation.

Motion Passed

8. (2.7) Procurement in Emergencies Update 4 - COVID -19

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, as per section 14.2 of the Procurement of Goods and Services Policy, a report of Emergency non-competitive individual purchases which exceed \$50,000 (pre-taxes), that the City has made from the date of February 1, 2021 to January 31, 2022 due to COVID-19, BE RECEIVED for information, as appended to the staff report dated March 28, 2022 as Appendix "A".

Motion Passed

9. (2.8) KPMG Clara File Sharing Tool (Relates to Bill No. 159)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 12, 2022, for the Mayor and City Clerk to execute the KPMG Clara Exhibit to member Firm Engagement Letter / Terms.

Motion Passed

10. (2.9) Respectful Workplace Policy and Workplace Violence Prevention Procedure Annual Report - January 1, 2021 to December 31, 2021

Motion made by: S. Lewis

That, on the recommendation of the Director, People Services, and the concurrence of the Deputy City Manager, Enterprise Supports, the Annual Report regarding the Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination) and Workplace Violence Prevention Procedure BE RECEIVED for information purposes.

Motion Passed

11. (2.10) Association of Municipalities of Ontario (AMO) Board Update
Motion made by: S. Lewis
That the communication dated February 28, 2022 from Councillor A. Hopkins regarding the Association of Municipalities of Ontario (AMO) Board Update BE RECEIVED for information.

Motion Passed

12. (4.1) Application - Issuance of Proclamation - Guillain-Barre Syndrome (GBS) and Chronic Inflammatory Demyelinating Polyneuropathy (CIDP) Awareness Month

Motion made by: S. Lewis

That based on the application dated March 1, 2022, from GBS-CIDP Foundation of Canada, the month of May, 2022 BE PROCLAIMED Guillain-Barré Syndrome (GBS) and Chronic Inflammatory Demyelinating Polyneuropathy (CIDP) Awareness Month.

Motion Passed

13. (4.2) Application - Issuance of Proclamation - Falun Dafa Week 2022

Motion made by: S. Lewis

That based on the application dated March 15, 2022 from Falun Dafa Association Canada, May 13, 2022 BE PROCLAIMED as Falun Dafa Week 2022.

Motion Passed

14. (4.3) Appeal of Flags at City Hall Policy - Section 4.3(b)(ii)

Motion made by: S. Lewis

That the correspondence from P. Zhang with respect to a request to raise a flag to celebrate Falun Dafa day, BE RECEIVED and NO ACTION BE TAKEN.

Motion Passed

15. (5.1) Application - Issuance of Proclamation - World Press Freedom Day

Motion made by: S. Lewis

That based on the application dated March 22, 2022 from ink-stainedwretches.org, May 3, 2022 BE PROCLAIMED World Press Freedom Day.

Motion Passed

16. (5.2) Court Security and Prisoner Transportation Program Transfer Payment Agreement (Relates to Bill No. 160)

Motion made by: S. Lewis

That on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 12, 2022 to:

- a) approve the Ontario Transfer Payment Agreement between Her Majesty the Queen in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding for the Court Security and Prisoner Transportation Program ("Agreement") appended as Schedule "1" to the staff report;
- b) authorize the Mayor and the City Clerk to execute the Agreement;
- c) authorize the Deputy City Manager, Finance Supports to approve any future amending agreements between Her Majesty the Queen in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT");
- d) authorize the Mayor and the City Clerk to execute any future amending agreements between Her Majesty the Queen in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT") approved by the Deputy City Manager, Finance Supports; and,
- e) authorize the Deputy City Manager, Finance Supports (or designate) to execute any reports required by the province under the Agreement.

Motion Passed

17. (5.3) Election Sign By-law Update (Relates to Bill No. 168)

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the proposed by-law as appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to repeal By-law No. E-185-537, being the "Election Sign By-law" and to replace it with a new Election Sign By-law.

Motion Passed

4. (2.3) Year 2022 Tax Policy (Relates to Bill No.'s 156 and 157)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to property taxation for 2022:

- a) the proposed by-law as appended to the staff report dated March 28 2022 as Appendix "A", being a by-law to set tax ratios in the various property classes, in accordance with Sub-sections 308(4) and 308.1(4) of the *Municipal Act, 2001* BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, it

being noted that the 2022 Municipal Tax Ratio By-Law has been prepared reflecting no change to tax ratios; and,

b) the proposed by-law as appended to the staff report dated March 28, 2022 as Appendix "B", being a by-law to set municipal tax rates for the various property classes, in accordance with Sections 307 and 312 of the *Municipal Act, 2001* BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (2): J. Helmer, and S. Turner

Absent: (1): M. Cassidy

Motion Passed (12 to 2)

7. (2.6) Elected Officials and Appointed Citizen Members 2022 Remuneration

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated March 28, 2022, entitled "Elected Officials and Appointed Citizen Members 2022 Remuneration" BE RECEIVED for information.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (1): M. Cassidy

Motion Passed (13 to 1)

10. Deferred Matters

None.

11. Enquiries

Councillor S. Turner enquires with respect to construction noise prior to 7:00 AM and whether there is a provincial order still in affect; DCM Mathers responds, noting that enforcement needs to be notified. Councillor S. Turner further enquires as to whether this can be communicated to the industry.

12. Emergent Motions

None.

13. By-laws

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

That introduction and first reading of Bill No.'s 155, 157 to 166 and 168 to 174, including the revised Bill No.'s 165, 172 and 174, and the Added Bill No.'s 176 and 177, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (13 to 0)

Motion made by: S. Lehman

Seconded by: E. Pelozza

That second reading of Bill No.'s 155, 157 to 166 and 168 to 174, including the revised Bill No.'s 165, 172 and 174, and the Added Bill No.'s 176 and 177, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (13 to 0)

Motion made by: A. Hopkins

Seconded by: P. Van Meerbergen

That third reading and enactment of Bill No.'s 155, 157 to 166 and 168 to 174, including the revised Bill No.'s 165, 172 and 174, and the Added Bill No.'s 176 and 177, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (13 to 0)

Motion made by: J. Fyfe-Millar

Seconded by: M. Hamou

That introduction and first reading of Bill No. 156, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (13 to 0)

Motion made by: A. Hopkins

Seconded by: P. Van Meerbergen

That second reading of Bill No. 156, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Nays: (1): J. Helmer

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (12 to 1)

Motion made by: J. Fyfe-Millar

Seconded by: E. Pelozza

That third reading and enactment of Bill No. 156, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Nays: (1): J. Helmer

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (12 to 1)

Motion made by: P. Van Meerbergen

Seconded by: S. Lehman

That introduction and first reading of Bill No. 167, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Nays: (1): S. Turner

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (12 to 1)

Motion made by: E. Pelozza

Seconded by: J. Fyfe-Millar

That second reading of Bill No. 167, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Nays: (1): S. Turner

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (12 to 1)

Motion made by: E. Pelozza

Seconded by: S. Lewis

That third reading and enactment of Bill No. 167, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Nays: (1): S. Turner

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (12 to 1)

Motion made by: E. Pelozza

Seconded by: J. Fyfe-Millar

That introduction and first reading of Bill No. 175, BE APPROVED.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Recuse: (1): J. Morgan

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (12 to 0)

Motion made by: M. Hamou

Seconded by: S. Lewis

That second reading of Bill No. 175, BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Recuse: (2): J. Helmer, and J. Morgan

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (11 to 0)

Motion made by: J. Fyfe-Millar

Seconded by: M. Hamou

That third reading and enactment of Bill No. 175, BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, and J. Fyfe-Millar

Recuse: (2): J. Helmer, and J. Morgan

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (11 to 0)

4. Council, In Closed Session

Motion made by: A. Hopkins

Seconded by: J. Fyfe-Millar

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

4.1 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/7/PEC)

4.2 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to the 2nd Report of the Animal Welfare Advisory Committee. (6.1/5/CPSC)

4.3 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. (6.1/5/CSC)

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

A matter pertaining to the proposed or pending acquisition of building and assets 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. (6.2/5/CSC)

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

A matter pertaining to the proposed or pending acquisition of building and assets 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. (6.3/5/CSC)

4.6 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.4/5/CSC)

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelouza, and J. Fyfe-Millar

Absent: (2): M. Cassidy, and S. Hillier

Motion Passed (13 to 0)

The Council convenes in closed session from 6:02 PM to 6:45 PM.

9. Added Reports

9.1 6th Report of Council in Closed Session

Motion made by: J. Fyfe-Millar

Seconded by: S. Lewis

1. Property Acquisition – 136 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 136 Wellington Road, further described as Part of Lot 25, Broken Front Concession, Geographic Township of Westminster, designated as Part 1, Plan 33R-2911, being all of PIN 08358-0004 (LT), containing an area of approximately 4,811 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 Valdas Joseph Ordas and Estate of Louise Myrto Ordas (the “Vendor”), to sell the subject property to the City, for the sum of \$509,000.00 BE ACCEPTED, subject to the terms and conditions 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: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, and J. Fyfe-Millar

Nays: (1): P. Van Meerbergen

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (10 to 1)

Motion made by: J. Fyfe-Millar

Seconded by: A. Hopkins

2. Agreement of Purchase and Sale of Assets from London Hydro – Former Substation #36 – 1131 Kilally Road (Meander Creek Park)

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Parks and Forestry, on the advice of the Director, Realty Services, with respect to the Agreement of Purchase and Sale of Assets from London Hydro located at 1131 Kilally Road, as shown on the location map attached in Appendix “B”, for the purpose of renovating the building into a fieldhouse along the Thames Valley Parkway (TVP), the following actions be taken:

a) the Agreement of Purchase and Sale of Assets, attached as Appendix “D”, submitted by London Hydro (the “Vendor”), to sell the building and assets to the City, for the sum of \$5,000.00 BE ACCEPTED, subject to the terms and conditions set out in the agreement;

b) the Bill of Sale, attached as Appendix “E”, submitted by London Hydro (the “Vendor”), in connection with the sale of the building and assets referenced in the Agreement of Purchase and Sale of Assets, attached as Appendix “D” BE APPROVED; and,

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

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (11 to 0)

Motion made by: A. Hopkins

Seconded by: M. van Holst

That introduction and first reading of Added Bill No. 178 BE APPROVED.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, and J. Fyfe-Millar

Nays: (1): P. Van Meerbergen

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (10 to 1)

Motion made by: J. Fyfe-Millar

Seconded by: J. Morgan

That second reading of Added Bill No. 178 BE APPROVED.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, and J. Fyfe-Millar

Nays: (1): P. Van Meerbergen

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (10 to 1)

Motion made by: A. Hopkins

Seconded by: S. Lewis

That third reading and enactment of Added Bill No. 178 BE APPROVED.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, and J. Fyfe-Millar

Nays: (1): P. Van Meerbergen

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (10 to 1)

Motion made by: Mayor E. Holder

Seconded by: M. Hamou

That introduction and first reading of Added Bill No. 179 BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (11 to 0)

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

That second reading of Added Bill No. 179 BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, and J. Fyfe-Millar

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (11 to 0)

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

That third reading and enactment of Added Bill No. 179 BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, and J. Fyfe-Millar

Absent: (4): J. Helmer, M. Cassidy, S. Turner, and S. Hillier

Motion Passed (11 to 0)

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

Bill No. 155	By-law No. A.-8230-103 – A by-law to confirm the proceedings of the Council Meeting held on the 12th day of April, 2022. (City Clerk)
Bill No. 156	By-law No. A.-8231-104 – A by-law setting tax ratios for property classes in 2022 (2.3a/5/CSC)
Bill No. 157	By-law No. A.-8232-105 – A by-law levying tax rates for property classes in 2022. (2.3b/5/CSC)
Bill No. 158	By-law No. A.-8233-106 – A by-law levying rates for 2022 for school purposes in the City of London. (2.4/5/CSC)
Bill No. 159	By-law No. A.-8234-107 – A by-law to approve the KPMG Clara Exhibit to Member Firm Engagement Letter/ Terms; and to authorize the Mayor and City Clerk to execute the Agreement. (2.8/5/CSC)
Bill No. 160	By-law No. A.-8235-108 – A by-law to approve the Ontario Transfer Payment Agreement between Her Majesty the Queen in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding under the Court Security and Prisoner Transportation Program; and to authorize the Mayor and City Clerk to execute the Agreement. (5.2/5/CSC)
Bill No. 161	By-law No. A.-8236-109 – A by-law to approve the Contribution Agreement for Disaster Mitigation and Adaptation Fund (DMAF) between Her Majesty the Queen in right of Canada as represented by the Minister of Infrastructure and Communities and The Corporation of the City of London (“Agreement”) and authorize the Mayor and City Clerk to execute the Agreement and any future amending agreements. (2.4/5/CWC)
Bill No. 162	By-law No. A.-8237-110 – A by-law to amend the Airport Road South Business Park Urban Design Guidelines. (3.4b/7/PEC)
Bill No. 163	By-law No. A.-8238-111 – A by-law to approve The Multi-Program Ontario Transfer Payment Agreement (Homelessness Prevention Program) with Her Majesty the Queen in Right of Ontario, as represented by the Minister of Municipal Affairs and Housing; and to delegate authority to execute the Agreement. (2.7/5/CPSC)
Bill No. 164	By-law No. A-57-22001 – A by-law to amend By-law No. A-57 being “A by-law to provide for Various Fees and Charges and to repeal By-law A-56, as amended, being “A by-law to provide for Various Fees and Charges by adding fees related to the Dundas Place Street Vendor Pilot Program. (3.1/5/CWC)

Bill No. 165	By-law No. C.P.-1577-112 – A by-law to exempt from Part-Lot Control, lands located at 3024, 3001 2970 and 2954 Turner Crescent, legally described as Blocks 50, 51, 52 and 53 in Registered Plan 33M-790. (2.3/7/PEC)
Bill No. 166	By-law No. C.P.-1578-113 – A by-law to exempt from Part-Lot Control, lands located at 3161 and 3138 Turner Crescent, legally described as Blocks 48 and 49 in Registered Plan 33M-790. (2.4/7/PEC)
Bill No. 167	By-law No. CPOL.-142(c)-114 – A by-law to amend By-law No. CPOL-142-394 being a by-law for a Council policy entitled Special Events Policies and Procedures Manual, to provide for the “Rock the Park 17 – July 2022” event use of Harris Park for 5 consecutive days. (4.2/5/CPSC)
Bill No. 168	By-law No. E.-190-115 – A by-law to repeal By-law No. E.- 185-537 being the “Election Sign By-law”, and to enact a new “Election Sign By-law”. (5.3/5/CSC)
Bill No. 169	By-law No. S.-6174-116 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Dundas Street, west of Hale Street) (Chief Surveyor – for road widening purposes on Dundas St, registered as ER1445124 (Part 2) and ER1445128 (Part 4) pursuant to B.020/21 and in accordance with Z.-1)
Bill No. 170	By-law No. Z.-1-223014 – A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 585 Sovereign Road. (2.2/7/PEC)
Bill No. 171	By-law No. Z.-1-223015 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1960 Evans Boulevard. (2.5/7/PEC)
Bill No. 172	By-law No. Z.-1-223016 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1200 Commissioners Road East (3.1/7/PEC)
Bill No. 173	By-law No. Z.-1-223017 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 910 Gainsborough Road. (3.3/7/PEC)
Bill No. 174	By-law No. Z.-1-223018 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and 2560-2580 Boyd Court. (3.4a/7/PEC)
Bill No. 175	By-law No. A.-8239-117 – A by-law to authorize and approve a Memorandum of Understanding between University of Western Ontario and The Corporation of the City of London and to authorize the Mayor and the City Clerk to execute the Memorandum of Understanding. (3.1/7/SPPC)

Bill No. 176	By-law No. C.P.-1284(wu)-118 – A by-law to amend the Official Plan for the City of London, 1989 relating to 517, 521,525 Fanshawe Park Road East. (3.6a/7/PEC)
Bill No. 177	By-law No. Z.-1-223019 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 517, 521 and 525 Fanshawe Park Road East. (3.6c/7/PEC)
Bill No. 178	By-law No. A.-8240-119 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Valdas Joseph Ordas and Estate of Louise Myrto Ordas, for the acquisition of the property located at 136 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. (6.1/5/CSC)
Bill No. 179	By-law No. A.-8241-120 – A by-law to authorize and approve an Agreement of Purchase and Sale of Assets and Bill of Sale between The Corporation of the City of London and London Hydro, being the acquisition of building, equipment and assets located at 1131 Kilally Road and referred to as former Substation #36, and to authorize the Mayor and the City Clerk to execute the Agreements. (6.2/5/CSC)

14. Adjournment

Motion made by: P. Van Meerbergen

Seconded by: J. Fyfe-Millar

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:59 PM.

Ed Holder, Mayor

Michael Schulthess, City Clerk

Bill No. 165
2022

By-law No. C.P.-

A by-law to exempt from Part-Lot Control, lands located at 3024, 3001, 2970 and 2954 Turner Crescent, legally described as Blocks 50, 51, 52 and 53 in Registered Plan 33M-790.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Greengate Village Limited, it is expedient to exempt lands located at 3024, 3001, 2970 and 2954 Turner Crescent, legally described as Blocks 50, 51, 52 and 53 in Registered Plan 33M-790, from Part Lot Control;

THEREFORE the Municipal Council of The Corporation of The City of London enacts as follows:

1. Blocks 50, 51, 52 and 53 in Registered Plan 33M-790, located at 3024, 3001, 2970 and 2954 Turner Crescent, east of Meadowgate Boulevard, are hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit street townhouse dwellings in conformity with the holding Residential R4 Special Provision R4-5(4) and R4-5(3)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on April 12, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – April 12, 2022
Second Reading – April 12, 2022
Third Reading – April 12, 2022

Bill No. 172
2022

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 1200 Commissioners
Road East

WHEREAS Pond Mills Square Realty Inc. has applied to rezone an area
of land located at 1200 Commissioners Road East, as shown on the map attached to
this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of
London enacts as follows:

- 1) Section Number 22.4 e) of the Community Shopping Area (CSA5) Zone is
amended by amending the following Special Provision to read as follows:

CSA5(2) 1200 Commissioners Road East

a) Additional Permitted Uses:

- i) Place of Worship

b) Regulations:

- i) Gross Floor Area 1,585.00 square metres
For Place of Worship (17,060.80 square feet)
(Maximum)
- ii) Notwithstanding the provisions of Table 22.3 of this By-law to
the contrary, the total Gross Floor Area (G.F.A) for Office Uses
will be permitted in excess of 15%, to a maximum Gross Floor
Area (G.F.A) of 5,000 square metres (53,921 square feet) within
the existing central shopping plaza building.

The inclusion in this By-law of imperial measure along with metric measure is for the
purpose of convenience only and the metric measure governs in case of any
discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with
Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the
passage of this by-law or as otherwise provided by the said section.

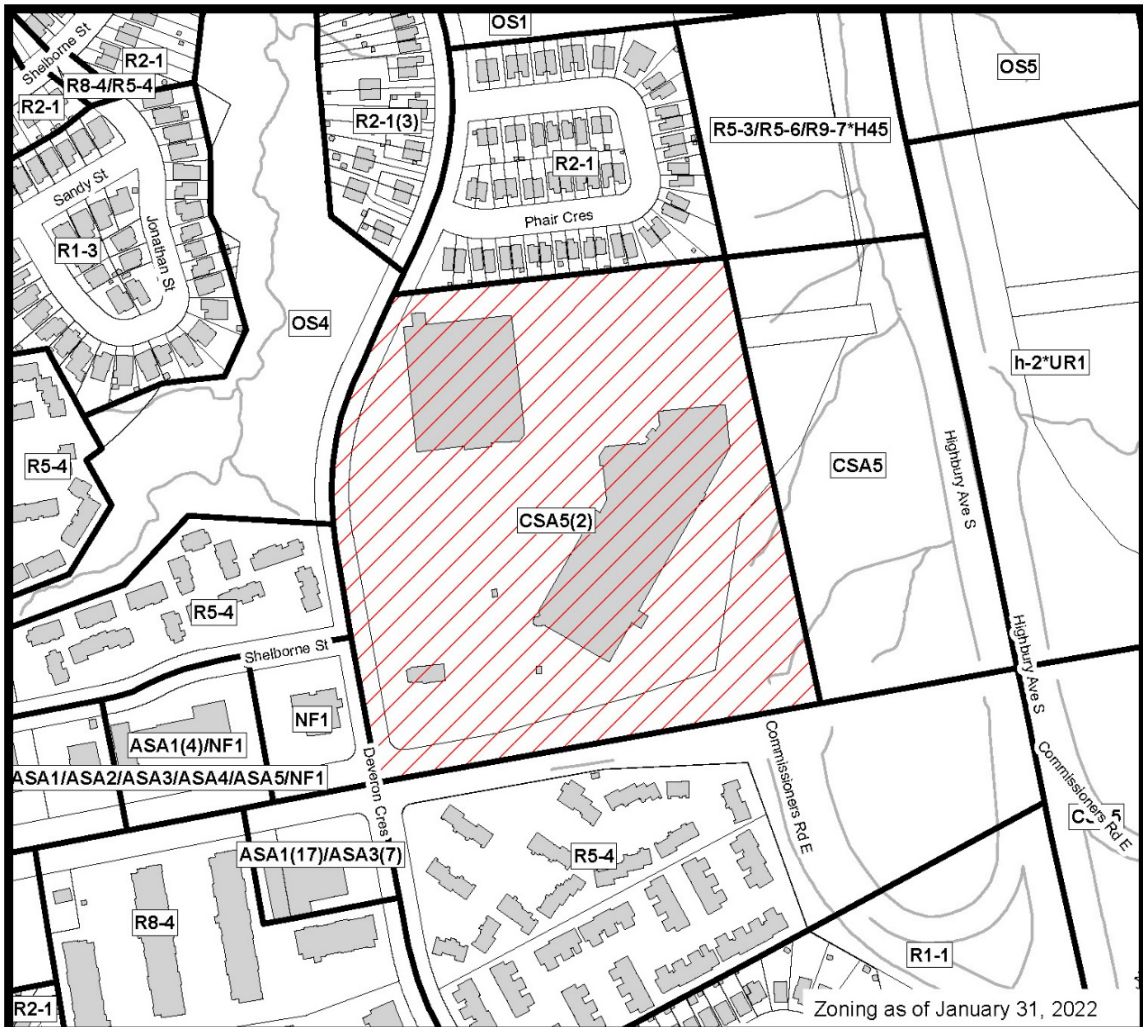
PASSED in Open Council on April 12, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – April 12, 2022
Second Reading – April 12, 2022
Third Reading – April 12, 2022

Zoning By-law Z.-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "H" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING BY-LAW NO. Z.-1 SCHEDULE A



FILE NO:
Z-9468

OA

MAP PREPARED:
2022/02/25

RC

1:4,000

0 20 40 80 120 160
Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

Bill No. 174
2022

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and 2560-2580 Boyd Court.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and 2560-2580 Boyd Court, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Section 2 (Definitions) is amended by adding the following new definitions:

“HIGH-TECH INDUSTRY” means Manufacturing and Assembly Industries that involve a high concentration of activities in Science, Technology, Engineering and Mathematics and may include aerospace products or parts, artificial intelligence, autonomous technology, computer hardware, electronics, information and communication technology, nanotechnology, nanobots, or robotics.

“PRODUCTION STUDIO” means premises for producing live broadcasts, motion pictures, or audio or video recordings or transmissions. The mass reproduction of film or recordings is not a production studio.

2) Section Number 40.4 of the Light Industrial (LI) Zone is amended by deleting and replacing the following subsection:

LI2(23) 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and 2560-2580 Boyd Court.

a) Permitted Uses:

- i) Advanced Manufacturing Industrial Uses
- ii) Advanced Manufacturing Educational Uses
- iii) Data Processing Establishments
- iv) High-Tech Industries
- v) Laboratories
- vi) Laboratories, Scientific or Research and Development
- vii) Production Studios
- viii) Pharmaceutical and Medical Products Industries
- ix) Printing, Reproduction and Data Processing Industries
- x) Research and Development Establishments

b) Regulations:

- i) Lot Area (Minimum): 2,000 sq. m (21,528 sq. ft.)
- ii) Lot Frontage (Minimum): 30.0 metres (98.4 feet)
- iii) Front and Exterior Side Yard Depth (Minimum): 6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)

- | | | |
|-----|--|---|
| iv) | Interior Side and Rear Yard Depth (Minimum): | 1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet) for buildings less than 30.0 metres (98.4 feet) in height. |
| | | 12.0 metres (39.4 feet) for buildings more than 30.1 metres (98.8 feet) in height. |
| v) | Landscaped Open Space (%) (Minimum): | 20.0 |
| vi) | Open Storage (%) (Maximum): | 5.0; all open storage areas shall be screened by fencing and/or landscaped berms. |

- c) Regulations for properties adjacent to Veterans Memorial Parkway:
- i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3.0 metres (9.8 feet) in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
 - ii) Landscaped Open Space – a minimum 5.0 metre (16.4 feet) wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

- 3) The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.
- 4) This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

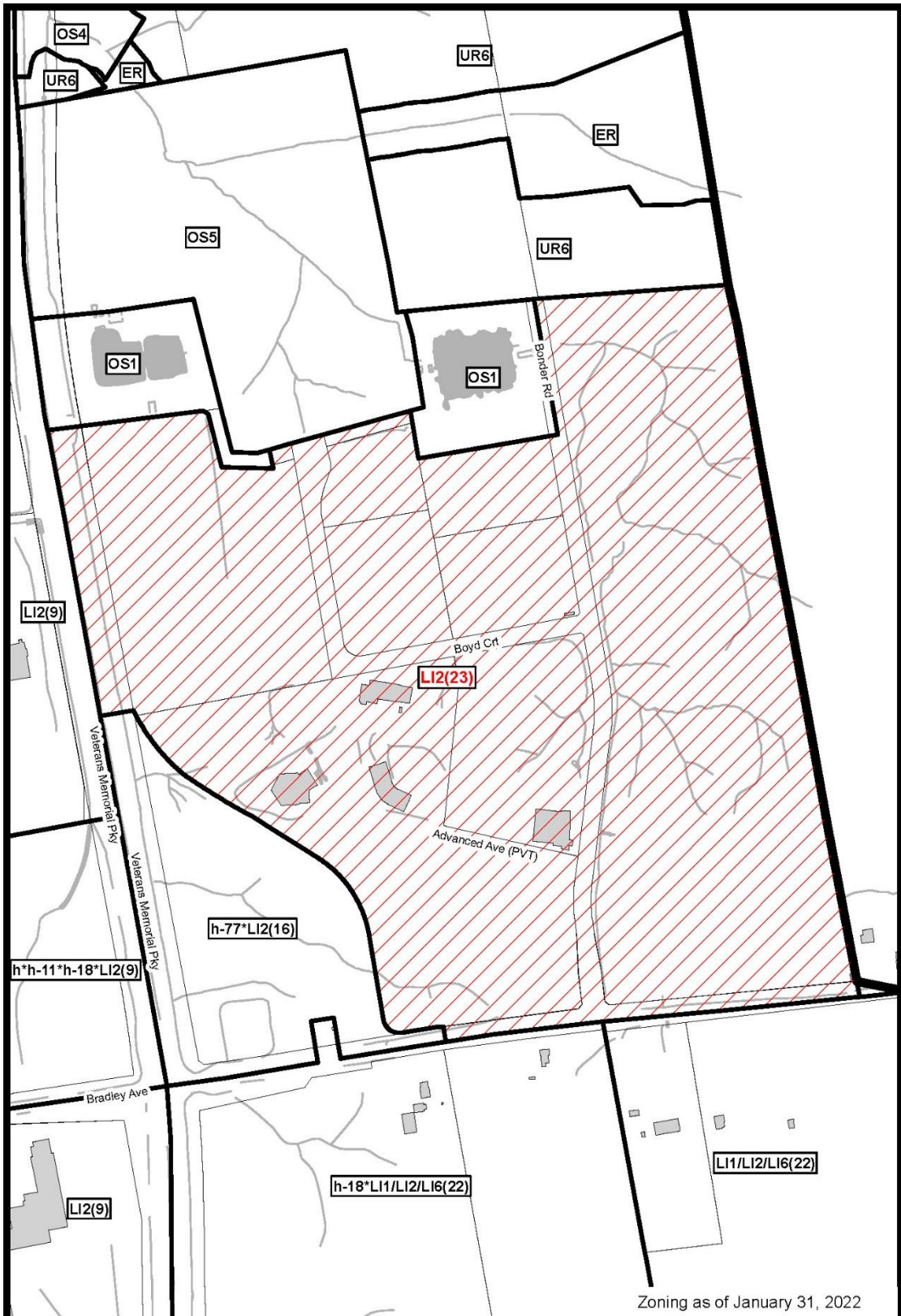
PASSED in Open Council on April 12, 2022


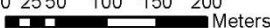

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – April 12, 2022
Second Reading – April 12, 2022
Third Reading – April 12, 2022

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: Z-9454 Planner: MC Date Prepared: 2022/02/16 Technician: RC By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:5,750</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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Bill No. 176
2022

By-law No. C.P.-1284-

A by-law to amend the Official Plan for the City of London, 1989 relating to 517, 521,525 Fanshawe Park Road East.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 12, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – April 12, 2022
Second Reading – April 12, 2022
Third Reading – April 12, 2022

AMENDMENT NO. ____
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a Chapter 10 policy in Section 10.1.3 of the Official Plan for the City of London Planning Area – 1989 to permit a 6-storey, 21 metre apartment building with a total of 99 units and a maximum density of 175 units per hectare, through bonusing, that will allow for a development that is consistent with the Neighbourhoods Place Type policies of The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 517, 521 and 525 Fanshawe Park Road East in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2020, and the in-force policies of the 1989 Official Plan and The London Plan. The recommendation provides for intensification in the form of an apartment building located along a higher order street. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding area, and would help to achieve the vision of the Neighbourhoods Place Type, with bonusing considerations to achieve higher intensity.

D. THE AMENDMENT

The Official Plan for the City of London Planning Area - 1989 is hereby amended as follows:

1. Chapter 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by modifying the following:

517-525 Fanshawe Park Road East

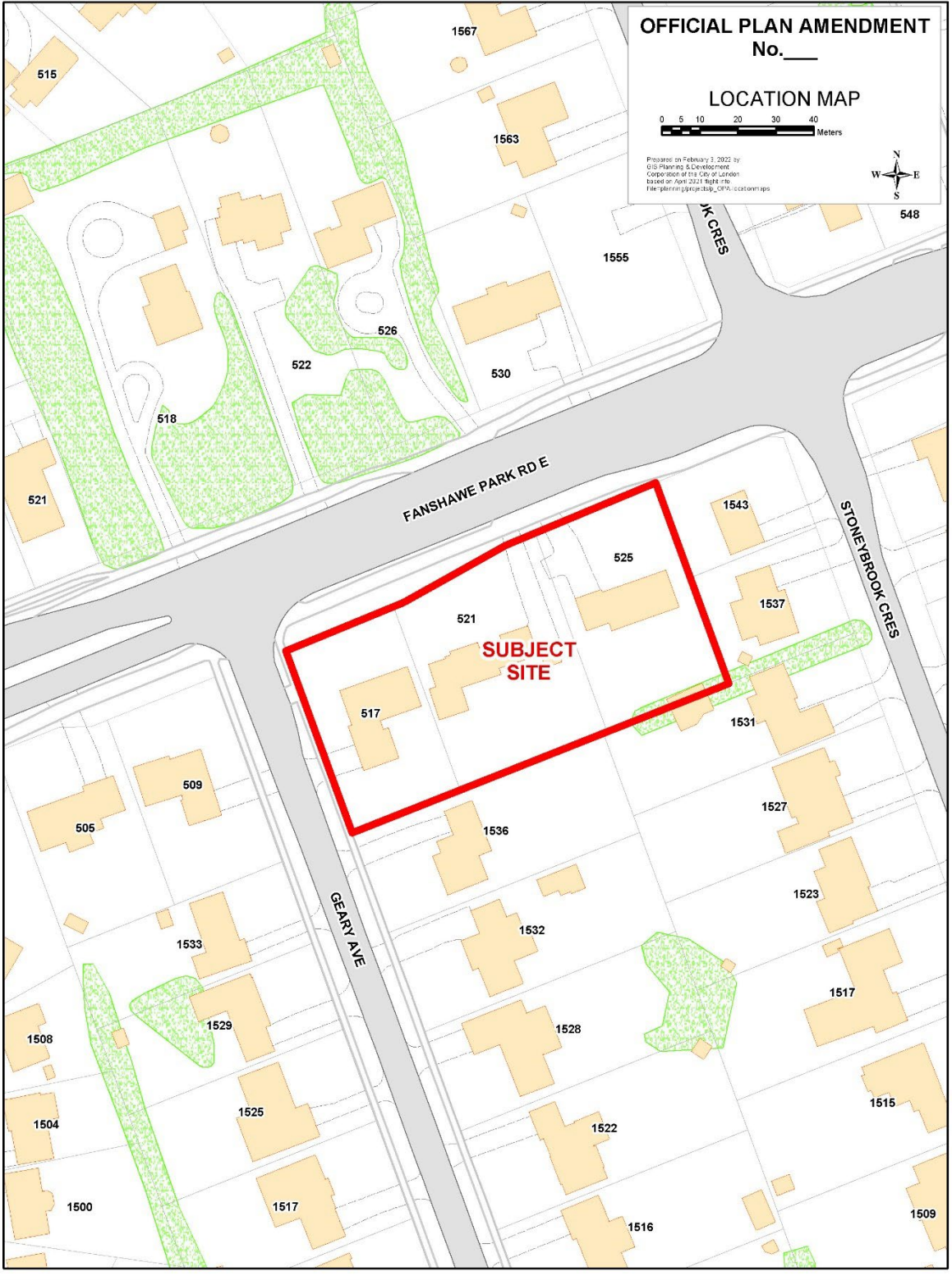
- () At 517-525 Fanshawe Park Road East , a residential development for be permitted with a maximum height of 6 storeys/21 metres through bonusing. Density bonusing may be permitted up to 175 units per hectare. Bonusing may be permitted provided the magnitude of the height and/or density bonus is commensurate with the provision of facilities, services or matters that provide significant public benefit. Bonusing may only be permitted where the site and building design mitigates the impacts of the additional height and/or density. The additional facilities, services or matters that are provided may include, but are not limited to, the provision of high-quality urban design features and the provision of affordable housing. The City Design policies of The London Plan shall apply.

OFFICIAL PLAN AMENDMENT
No. ____

LOCATION MAP



Prepared on February 3, 2022 by:
GIS Planning & Development
Corporation of the City of London
based on April 2021 flight info
file: glplanningdev_0201_locationmaps



Bill No. 177
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 517, 521 and 525 Fanshawe Park Road East.

WHEREAS 242593 Ontario Limited/Royal Premier Homes have applied to rezone an area of land located at 517, 521, 525 Fanshawe Park Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 517, 521, 525 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No. A102, from a Residential R2 (R2-4) Zone, **TO** a Residential R8 Special Provision Bonus (R8-4()*B()) Zone.
- 2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

4.3) B() 517, 521, 525 Fanshawe Park Road East

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of 6 storeys measuring up to 21 metres, and a maximum density of 175 units per hectare, a minimum rear yard depth of 8.1m, a reduced minimum parking requirement of 118 spaces (1.19 spaces per unit), and a reduced minimum accessible parking requirement of 4 spaces, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

- 1) Exceptional Building and Site Design
 - i) A built form located along the Fanshawe Park Road and Geary Avenue that establishes a built edge with primary building entrance, street-oriented units and active uses along those frontages;
 - ii) An architectural feature/massing/building articulation that addresses and emphasizes the intersection of Fanshawe Park Road and Geary Avenue;
 - iii) A step-back and terracing above the 5th storey for the building along Fanshawe Park Road frontage and at the intersection providing a human-scale along the street(s);
 - iv) Articulated facades including recesses, projections, balconies and terraces to provide depth and variation in the built form to enhance the pedestrian environment;
 - v) A variety of materials, textures and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages;
 - vi) A significant setback from the property to the east to provide a transition to the existing low-rise buildings;

vii) Common outdoor amenity space at ground level and using rooftop terraces located at the intersection to protect the privacy of adjacent properties;

viii) Locates majority of the parking underground and away from the street;

2) Provision of Affordable Housing

- i) A total of four (4) one-bedroom residential units will be provided for affordable housing;
- ii) 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;
- iii) The duration of affordability set at 50 years from the point of initial occupancy;
- iv) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations

- i) Density (Maximum) 175 units per hectare,
- ii) Building Height (Maximum) 6 storeys up to 21 metres (68.9 feet)
- iii) Interior Side Yard Depth (Minimum) 21.2 metres (69.6 feet)
- iv) Rear Yard Setback 8.1 metres (26.6 feet)
- v) Parking (Minimum) 118 spaces (1.19 spaces per unit) (4 parking spaces must be accessible parking spaces)

1) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

) R8-4() 517-525 Fanshawe Park Road East

1. Regulations

- i) Front Yard Depth (Minimum) 1.0 metres (3.3 feet)
- ii) Exterior Side Yard Depth (Minimum) 1.0 metres (3.3 feet)
- iii) Height (Maximum) the lesser of 14.0 metres, or 4 storeys

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

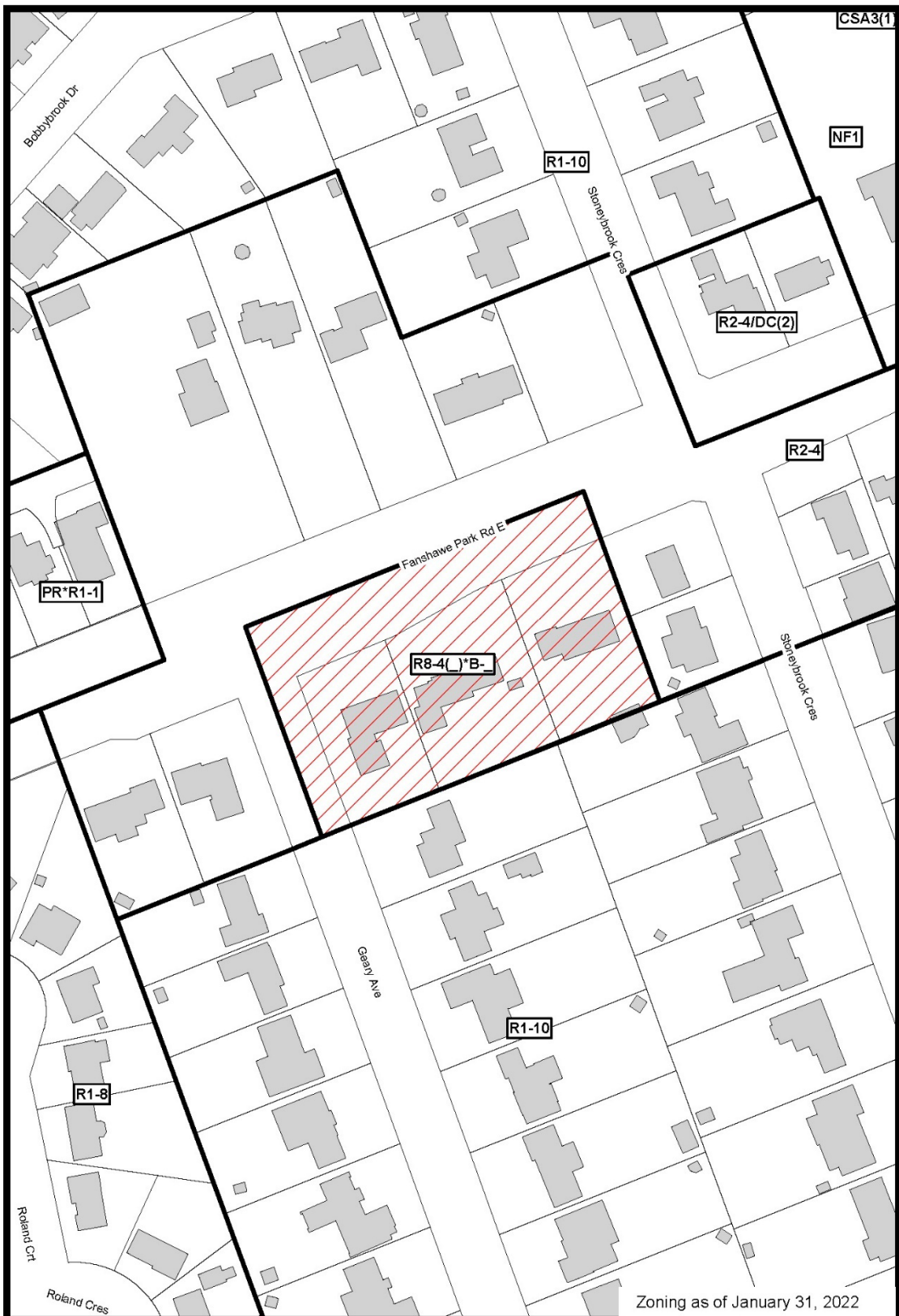
PASSED in Open Council on April 12, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – April 12, 2022
Second Reading – April 12, 2022
Third Reading – April 12, 2022

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: O-9426/Z-9427
 Planner: NP
 Date Prepared: 2022/02/09
 Technician: rc
 By-Law No: Z-1-

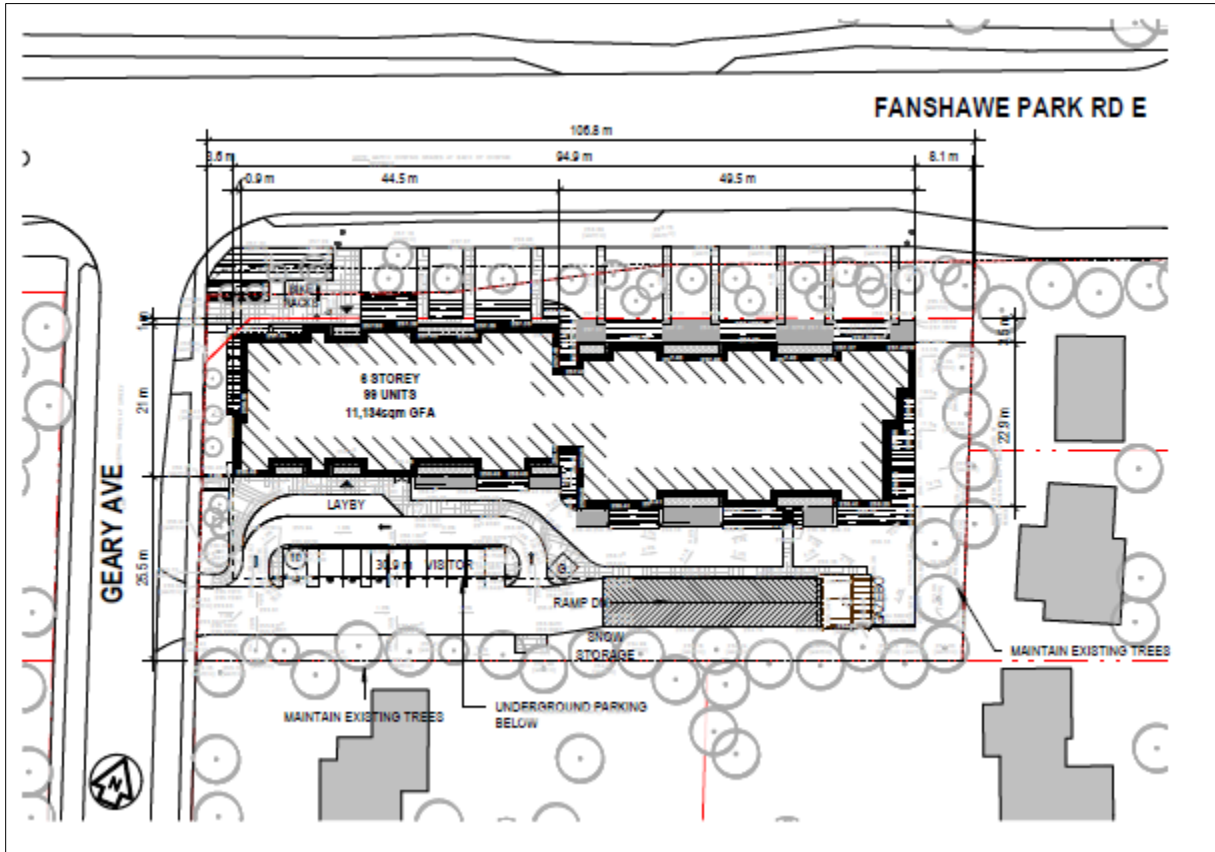
SUBJECT SITE 

1:1,500

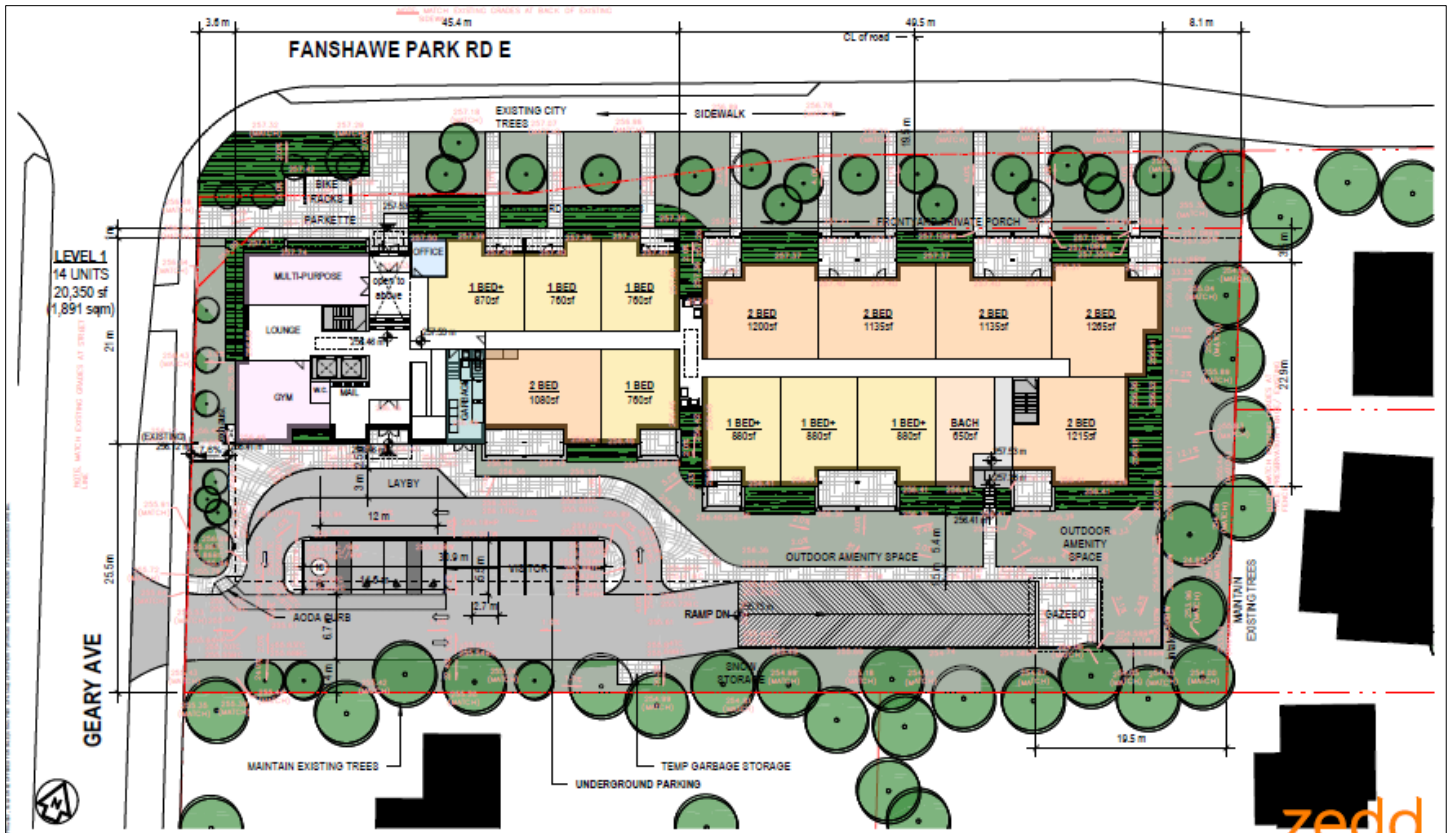
0 5 10 20 30 40 Meters 



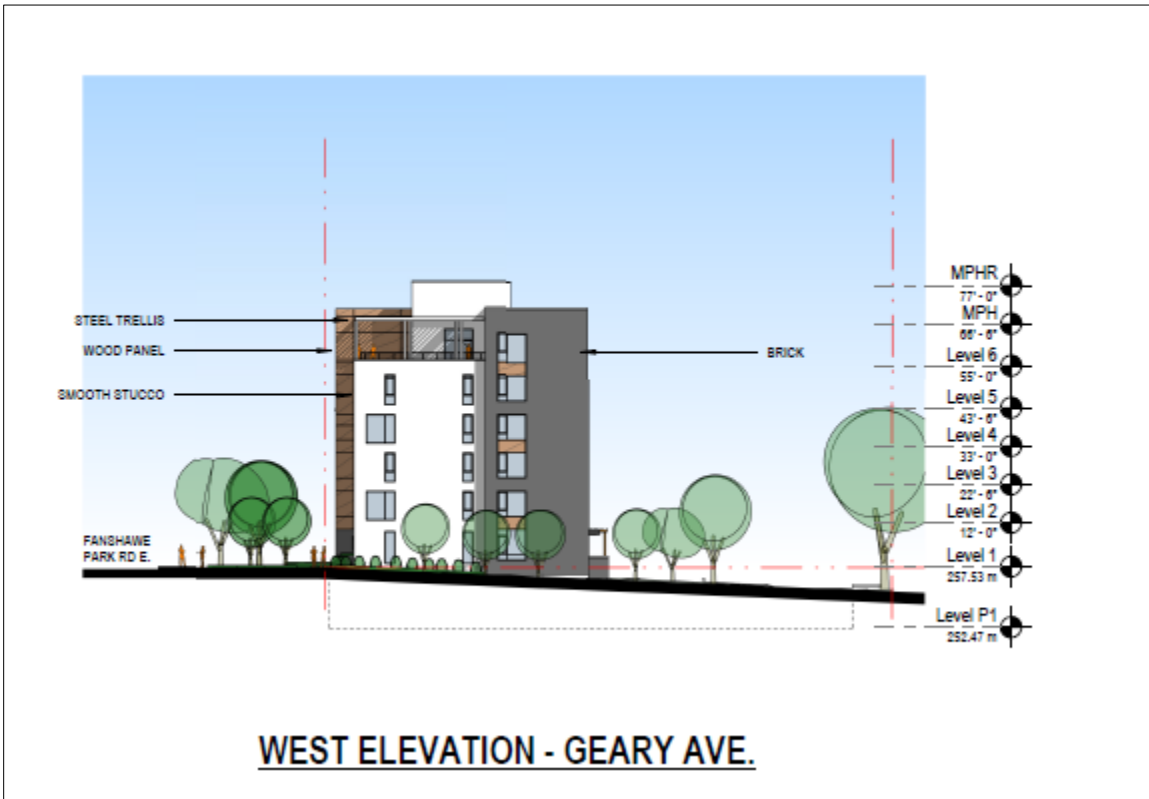
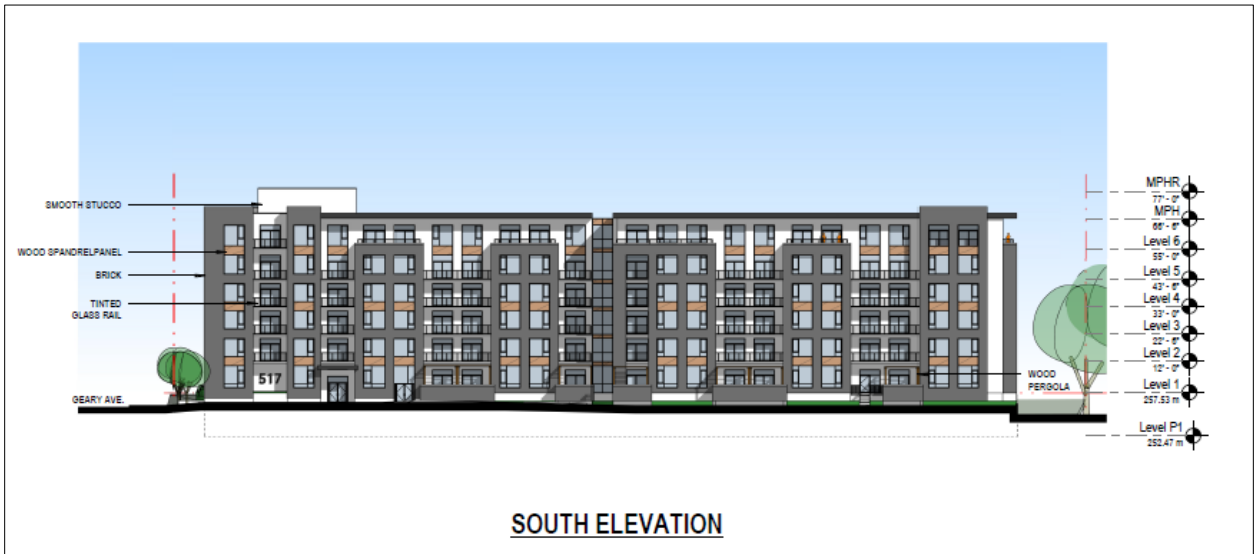
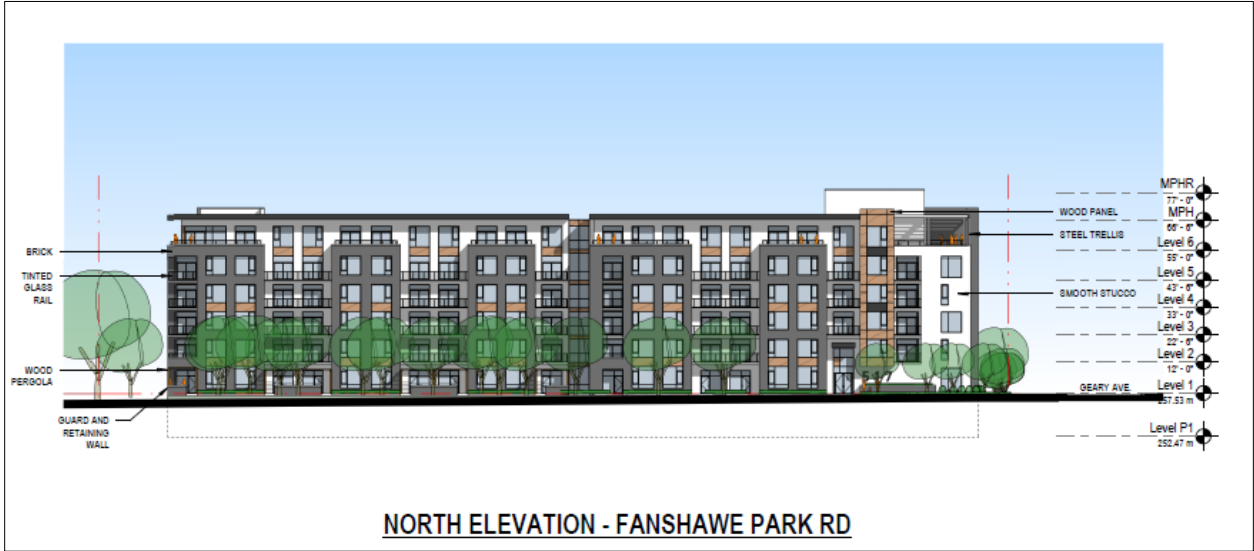
Schedule "1"

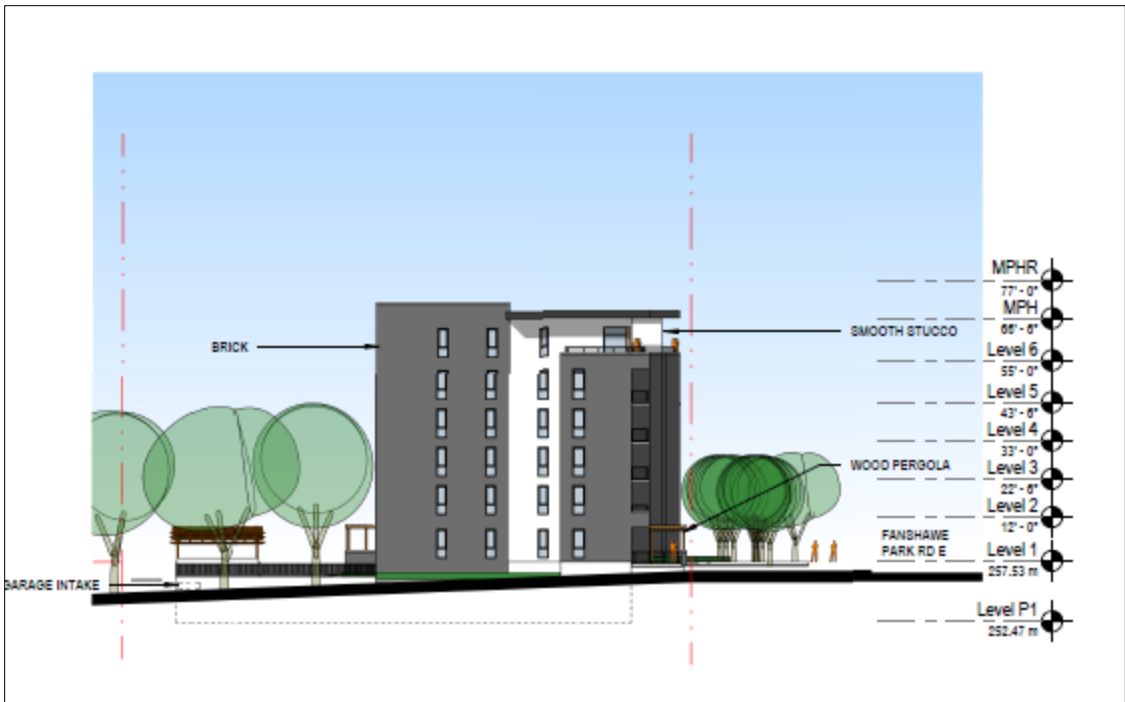


Site Plan



Ground floor internal and external floor plan layout





EAST ELEVATION



VIEW FROM FANSHAWE AND GEARY



VIEW FROM FANSHAWE



VIEW FROM FANSHAWE AND GEARY



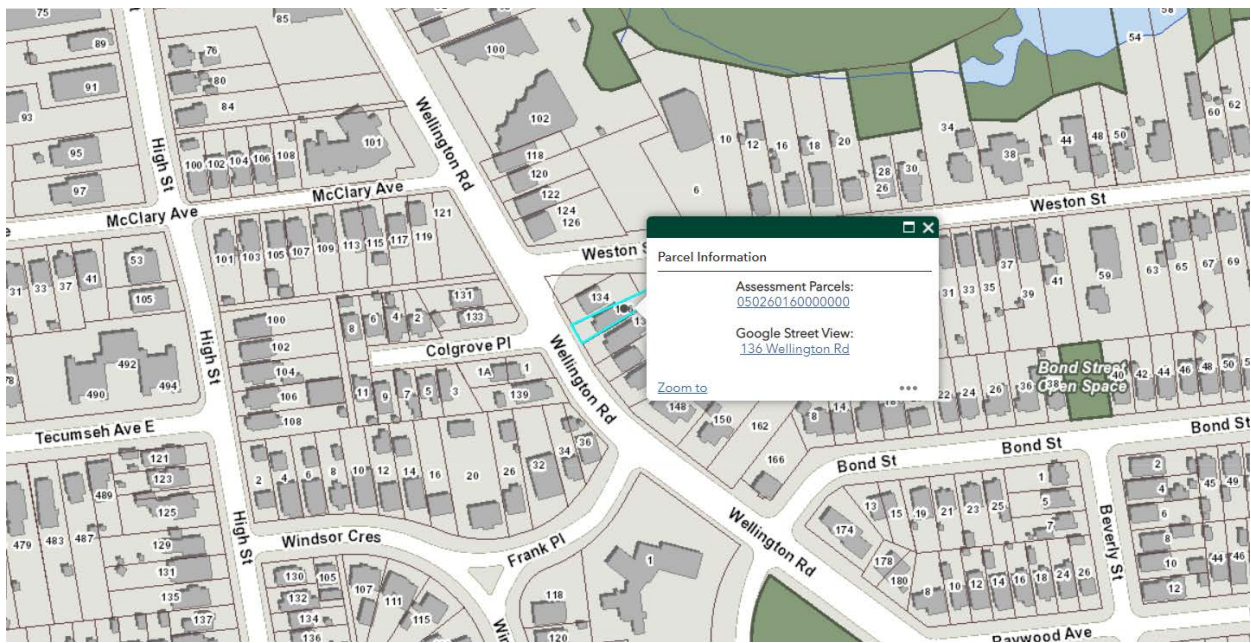
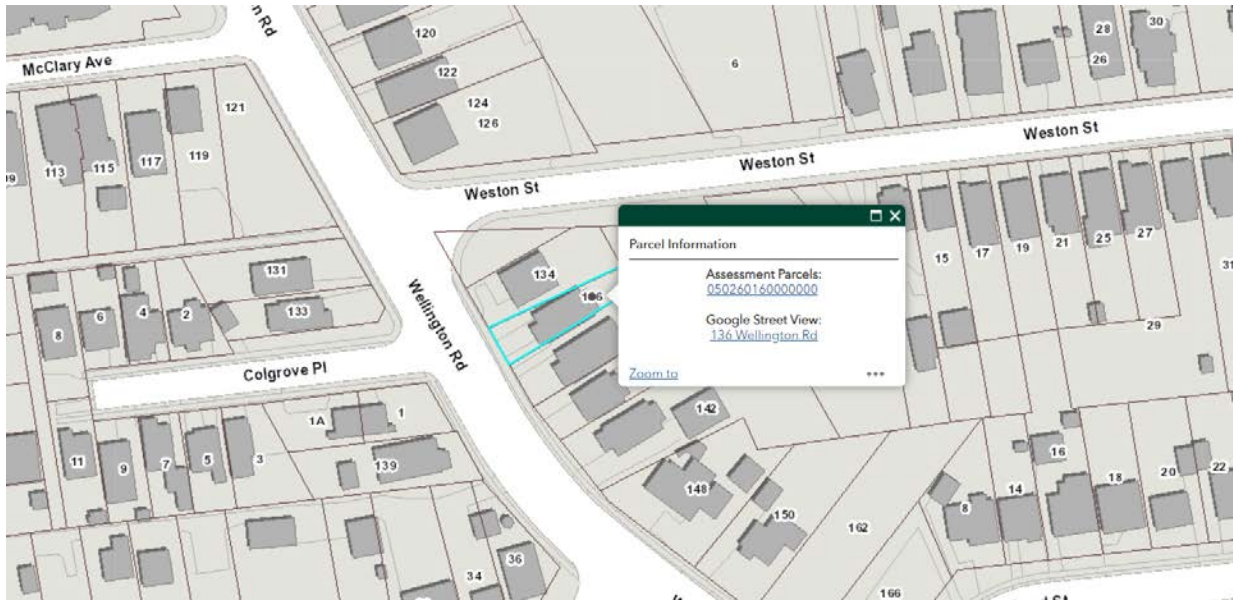
VIEW FROM REAR YARD



VIEW FROM FANSHAWE ROAD

Appendix B – Location Map

136 Wellington Road



Appendix C – Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE

PURCHASER: THE CORPORATION OF THE CITY OF LONDON

VENDOR: VALDAS JOSEPH ORDAS
ESTATE OF LOUISE MYRTO ORDAS

REAL PROPERTY:

Address 136 Wellington Road, London, ON N6C 4N1

Location East side of Wellington Road, South of Weston Street

Measurements approximately 446.99 m²/ 4,811.46 ft²

Legal Description: Part of Lot 25, Broken Front Concession, Geographic Township of Westminster, Designated as Part 1, Plan 33R-2911, in the City of London, County of Middlesex, being all of PIN 08358-0004 (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 AND NINE THOUSAND DOLLARS CDN (\$509,000.00) 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 **April 15th, 2022**, 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 **April 29th, 2022**, (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 **May 13th, 2022**. 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:** 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, 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.

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 _____.

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Michael Schullthess, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this _____ day of _____.

SIGNED, SEALED AND DELIVERED
In the Presence of

Per: *Valdas J. Ordas* _____ *Witness: Mark Ordas*
Name: VALDAS JOSEPH ORDAS

Title: _____
Per: *Valdas J. Ordas* _____ *Mark Ordas*
Name: VALDAS J. ORDAS
Title: Executor of Estate of Louise Myrto Ordas

VENDOR'S LAWYER: _____

PURCHASER'S LAWYER: Sachil Talavarti, 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 Completion 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 Completion 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 completion 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 for disturbance damages of the compensation payable in respect of the market value of the lands herein, being \$35,000.00, prior to 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. **RELEASE:** On or before closing, the Vendor shall provide the Purchaser a full and final release in the Purchaser's form releasing and discharging the Purchaser for and from all actions, causes of actions, suits, claims and demands of every nature or kind available under the *Expropriations Act R.S.O. 1990, c. E.26* arising out of or in any way related to or connected with this transaction including all claims for the market value of land taken, any damages attributable to disturbance, any claims for injurious affection to remaining lands, business loss, interest and any special difficulties in relocation now known or which may be known or anticipated but which may arise in the future as a result of this transaction.
9. **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 Three Thousand Dollars (\$3,000.00) 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.
10. **CHATELS INCLUDED:** Nil.
11. **FIXTURES EXCLUDED:** Washer, dryer, fridge, basement unit kitchen stove, basement unit kitchen cabinets, sink, faucet and counter, gas hot water heater and associated pump from furnace room, all curtains and rods
12. **RENTAL ITEMS:** The following equipment is rented and not included in the Purchase Price. The Purchaser agrees to assume the rental contract(s), if assumable: none.

Appendix A – Source of Financing Report

Appendix "A" Confidential

#22042
March 28, 2022
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Property Acquisition, 136 Wellington Road
Wellington Gateway Rapid Transit Project
(Subledger LD210021)
Capital Project RT1430-1B - Wellington Gateway - Land Rapid Transit
Valdas Joseph Ordas and Estate of Louise Myrto Ordas

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 recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
Land Purchase	18,032,900	10,763,904	575,493	6,693,503
Total Expenditures	\$18,032,900	\$10,763,904	\$575,493	\$6,693,503
Sources of Financing				
Capital Levy	1,896,342	1,131,933	60,519	703,890
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	16,136,558	9,631,971	514,974	5,989,613
Total Financing	\$18,032,900	\$10,763,904	\$575,493	\$6,693,503

Financial Note:

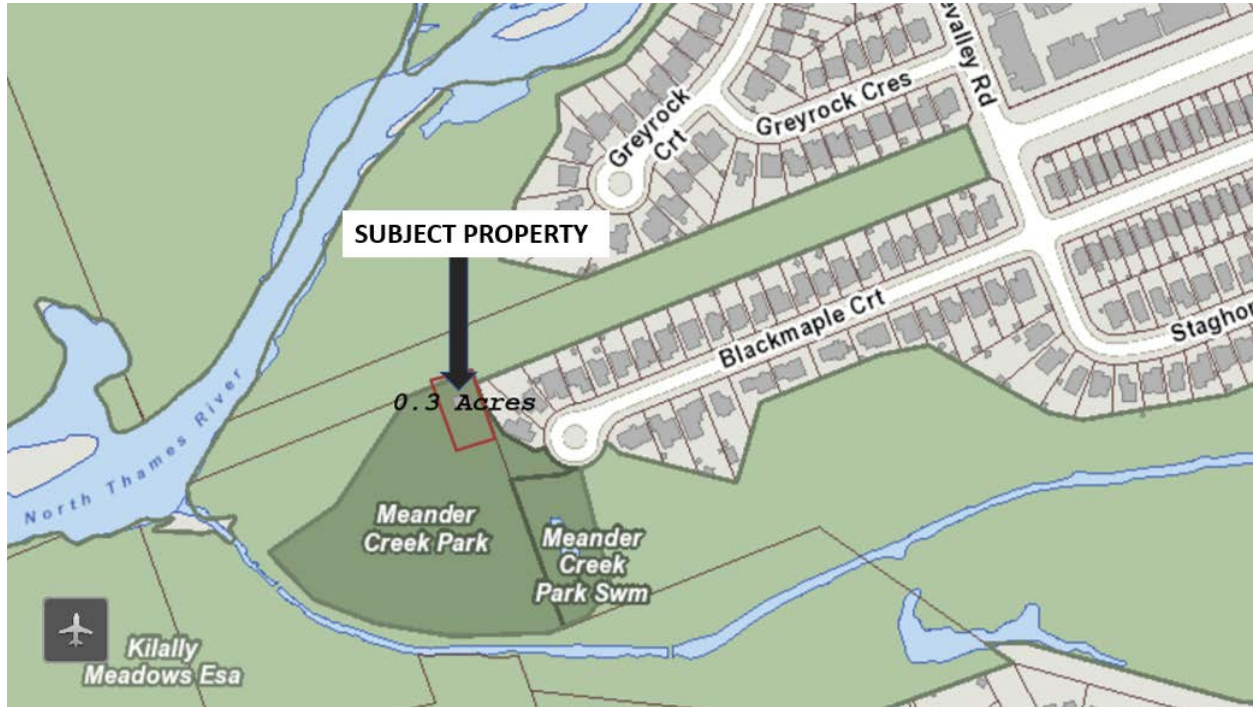
Purchase Cost	\$509,000
Add: Legal Fees etc.	50,000
Add: Land Transfer Tax	6,655
Add: HST @13%	72,670
Less: HST Rebate	<u>-62,832</u>
Total Purchase Cost	\$575,493

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.

Alan Dunbar
Manager of Financial Planning & Policy

HB

Appendix B – Location Map



Aerial Location Map



Appendix D – Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE OF ASSETS

Dated the 16 day of November, 2021.

BETWEEN:

LONDON HYDRO INC.

(herein the “Vendor”)

- and -

THE CORPORATION OF THE CITY OF LONDON

(herein the “Purchaser”)

WHEREAS the Vendor is the owner of certain equipment and assets used in connection with the provision of hydro services in the City of London, in the County of Middlesex and the Vendor has agreed to sell and the Purchaser has agreed to purchase from the Vendor the equipment and assets on the terms hereinafter set forth.

THE PARTIES HERETO agree as follows:

- 1) The Vendor hereby transfers equipment and assets, as described in the attached Schedule “A” and further shown in Schedule “B”, (the “Assets”) to the Purchaser as of the 29th day of April 2022 (hereinafter called the "Closing Date").
- 2) The Purchase Price for the Assets to be paid by the Purchaser shall be the sum of Five Thousand Dollars CDN (\$5,000.00). Upon payment of the Purchase Price, the Vendor shall provide an executed Bill of Sale to the Purchaser evidencing the transfer of ownership of the Assets, in the form prescribed by the Purchaser.
- 3) The Vendor covenants with the Purchaser that the Vendor has the authority to enter into this Agreement and sell the Assets without the consent of any other person, firm, or corporation. The Vendor hereby represents and warrants that it is the sole beneficial owner with good and marketable title to the Assets and that the Assets shall be transferred to the Purchaser free and clear of all liens and encumbrances on the Closing Date. The Purchaser acknowledges receipt of the Environment Site Assessments from the Vendor and agrees to release, indemnify and forever discharge the Vendor, their servants, agents and employees, from any and all actions, causes of action, claims and demands howsoever arising, in relation to the current state and existing condition of the Assets. There are no additional representations or warranties from the Vendor with respect to the condition of the Assets.
- 4) The Purchaser further agrees to provide the Vendor a full and final release against any claims related to the condition of the Property where the Assets are located, in a form satisfactory to the Vendor acting reasonably, upon and subject to the Purchaser completing all necessary environmental studies subsequent to closing and filing a Record of Site Condition (the “RSC”) in accordance with O. Reg 153/04 deeming the Property clean from all forms of soil, water, and other forms of contamination and permitting for the intended municipal use by the Purchaser. The Purchaser shall not be required to provide any release with respect to any contamination discovered prior to obtaining the RSC. This condition shall survive and not merge upon the completion of this transaction.
- 5) The Purchaser shall be liable for and shall pay any Federal and Provincial sales tax and other taxes, duties or other like charges properly payable upon and in connection with the conveyance and transfer of the assets by the Vendor to the Purchaser.
- 6) The Vendor represents that no person, firm, or corporation has any written or oral agreement, option, understanding or commitment, or any right or privilege capable of becoming an agreement, for the purchase from the Vendor of any of the Assets.
- 7) The Purchaser acknowledges and agrees that the Assets are being transferred to the Purchaser in an as-is, where-is condition and there are no representations or warranties regarding the physical condition of the equipment and assets being conveyed.
- 8) The Purchaser represents and warrants that it has inspected the Assets and accepts same in their current condition, with all faults. The Vendor expressly disclaims any warranties as to the condition or suitability of same for the Purchaser’s use.
- 9) The Purchaser covenants and agrees that all necessary action has been taken by the Purchaser in accordance with its obligations pursuant to the *Municipal Act* to authorize the execution and delivery of this Agreement and all other documents required to give effect to the transfer of the Assets.
- 10) On the Closing Date no action or proceeding against the Vendor before any court or governmental body shall be pending or threatened wherein an unfavorable judgment, decree or order would prevent the carrying out of this Agreement or any of the transactions or events contemplated by this Agreement or cause such transactions to be rescinded, require Vendor to divest itself of any of its assets or properties of which, in the opinion of counsel for the Purchaser, would make the transactions contemplated hereby imprudent.

- 11) Except as otherwise provided for herein, each of the parties hereto shall pay its own expenses in connection with the transactions contemplated by this Agreement.
- 12) Time is of the essence in this Agreement.
- 13) This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, successors, and assigns.
- 14) This Agreement shall be governed and construed in accordance with the laws of the Province of Ontario.

IN WITNESS WHEREOF The Corporation of the City of London 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,

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Catharine Saunders, City Clerk

IN WITNESS WHEREOF London Hydro Inc. has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officer.

LONDON HYDRO INC.

Per:  _____

Name: William A. Milroy, P.Eng

Title: Vice President Engineering & Operations

I Have the Authority to Bind the Corporation

Vendor's Lawyer: Elizabeth Cormier, 226-272-0900 Ext. 1 / email: elizabeth@ecormier.ca

Purchaser's Lawyer: Sachit Tataavarti, Solicitor, 519-661-2489 (CITY) Ext. 4709 / email: statavar@london.ca

SCHEDULE "A"

DESCRIPTION OF THE ASSETS:

All existing old leads, ducts, lines, connection boxes, structures, equipment or assets owned by the Vendor on the real property known as: Substation 36 which is shown in Schedule "B" are conveyed to the Purchaser regardless of condition.

The Vendor agrees not to remove any of the foregoing from the Property existing at the time of this Agreement. That which is existing at the time of this Agreement shall be conveyed on Closing.

SCHEDULE "B"

Location: Meander Creek Park (Kilally Valley Park)
1131 Kilally Road, London ON N5Y 6L4



Appendix E – Bill of Sale

BILL OF SALE

BETWEEN:

LONDON HYDRO INC.

(the “Vendor”)

-and-

THE CORPORATION OF THE CITY OF LONDON

(the “Purchaser”)

WHEREAS the Vendor is the owner of various assets as hereinafter described, and has contracted and agreed with the Purchaser for the absolute sale of them pursuant to an Asset Purchase Agreement dated November 16, 2021, for the consideration hereinafter mentioned;

NOW THEREFORE THIS BILL OF SALE WITNESSETH, that in pursuance of the said agreement, and in consideration of the sum of Five Thousand Dollars (\$5,000.00) of lawful money of Canada (the “Purchase Price”), paid by the Purchaser to the Vendor, the Vendor doth bargain, sell, assign, transfer and set over unto the Purchaser the assets described as follows:

All existing old leads, ducts, lines, connection boxes, structures, equipment or assets owned by the Vendor on the real property known as: Substation 36 which is being conveyed to the Purchaser regardless of condition (hereinafter the “Assets”)

including all the right, title, interest, property, claim and demand whatsoever of the Vendor of, in to and out of the same and every part thereof.

TO HAVE AND HOLD the Assets and all the right, title and interest of the Vendor therein and thereto, unto and to the use of the Purchaser.

AND the Vendor hereby covenants, promises and agrees that:

- a) the Vendor is rightfully and absolutely possessed of and entitled to the Assets and has good and valid right to assign the same unto the Purchaser in the manner aforesaid and according to the true intent and meaning of this Bill of Sale;
- b) the Purchaser shall peacefully and quietly have, hold, possess and enjoy the said Assets to and for the Purchaser’s own use and benefit, free and clear from all former and other bargains, sales, gifts, grants, charges and encumbrances whatsoever affecting the Assets, and the Vendor hereby indemnifies the Purchaser with respect thereto;
- c) the Vendor and all persons rightfully claiming any estate, right, title or interest in or to the said Assets shall and will from time to time, and at all times hereafter upon every reasonable request and at the cost and charges of the Purchaser, make, do and execute, or cause to be made, done and executed, all such further acts, deeds, and assurances to more effectually assign and assure the Assets unto the Purchaser in the manner aforesaid.

IT IS AGREED that this Bill of Sale and the terms contained herein shall enure to the benefit of and be binding upon the heirs, executors, administrators and assigns, or successors and assigns, as the case may be, of the parties hereto respectively.

IN WITNESS WHEREOF, the parties have executed this Bill of Sale this ____ day of _____, 202__.

VENDOR:

) **LONDON HYDRO INC.**
)
)
) 
) _____
) Signature of Signing Officer
) Name:
) Title: **WILLIAM A MILROY, P.Eng**
) **Vice President Engineering & Operations**
)
) _____
) Signature of Signing Officer
) Name:
) Title:

I/We have authority to bind the Corporation

PURCHASER:

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Michael Schulthess, City Clerk

Appendix A – Source of Financing Report

Appendix "A"
Confidential

#22045

March 28, 2022
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Agreement of Purchase and Sale of Assets From London Hydro
Former Substation #36 - 1131 Kilally Road (Meander Creek Park)
(Subledger LD220047)
New Capital Project PK273522 - 2022 Misc Parkland Acquisition
London Hydro

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 an additional drawdown from the Parkland Reserve Fund, and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Additional Requirement (Note 1)	This Submission
Land Acquisition	0	5,113	5,113
Total Expenditures	\$0	\$5,113	\$5,113
Sources of Financing			
Drawdown from Parkland Reserve Fund (Note 2)	0	5,113	5,113
Total Financing	\$0	\$5,113	\$5,113

Financial Note:

Purchase Cost	\$5,000
Add: Land Transfer Tax	25
Add: HST @13%	650
Less: HST Rebate	-562
Total Purchase Cost	\$5,113

Note 1: The additional funding requirement is available as a drawdown from the Parkland Reserve Fund. The uncommitted balance of the Parkland Reserve Fund will be approximately \$3.2M with the inclusion of this purchase.

Note 2: There is no annual budget allocated to the miscellaneous parkland acquisition project due to the unknown timing and varying amounts of the acquisitions. The Parkland Reserve Fund is monitored to ensure adequate funding is available when needs arise.



Kyle Murray
Director, Financial Planning and Business Support

lp