



**London**  
C A N A D A

## COUNCIL MINUTES 12TH MEETING

June 25, 2013

The Council meets in Regular Session in the Council Chambers this day at 4:04 PM.

PRESENT: Mayor J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White and C. Saunders (City Clerk).

ALSO PRESENT: A. Zuidema, J.P. Barber, G. Belch, J. Braam, B. Coxhead, S. Datars Bere, J. Edward, J. Fleming, G.T. Hopcroft, G. Kostifas, L. Livingstone, V. McAlea Major, K. Owen, L. Palarchio, R. Paynter, J. Purser, L.M. Rowe, R. Sharpe, J. Smout, B. Warner and B. Westlake-Power.

At the beginning of the Meeting all Members are present, except Councillor P. Van Meerbergen.

### **I DISCLOSURES OF PECUNIARY INTEREST**

Councillor P. Hubert discloses a pecuniary interest in clause 7 of 12th Report of the Community and Protective Services Committee, having to do with an update on the decentralization of Ontario Works, by indicating that he is the Executive Director of a social services agency that has a purchase of service agreement with Ontario Works. Councillor P. Hubert further discloses a pecuniary interest in clause 10 of the 12th Report of Community and Protective Services Committee, having to do with a graffiti removal partnership, by indicating that he is the President of a company that provides graffiti removal services. Councillor P. Hubert further discloses a pecuniary interest in clause 2 of the 12th Report of the Community and Protective Services Committee, having to do with the 2nd Report of the Child Care Advisory Committee, by indicating that his daughter is an employee of the YMCA Child Care Administration Office.

Councillor D. Brown discloses a pecuniary interest in clause 13 of the 12th Report of the Community and Protective Services Committee, having to do with an update on the Taxicab and Limousine Licensing By-law and related issues, by indicating that her employer owns a taxi dispatch service. Councillor D. Brown further discloses a pecuniary interest in clause 12 of the 14th Report of the Planning and Environment Committee, having to do with the demolition request for the properties located at 275, 277 and 281 Thames Street, by indicating that her employer owns the subject properties.

Councillor J.P. Bryant discloses a pecuniary interest in clause 14 of the 12th Report of the Community and Protective Services Committee, and related Bill No. 280, having to do with residential rental unit licensing fees, by indicating that she has a rental unit in her home.

Councillor B. Armstrong discloses a pecuniary interest in clause 14 of the 12th Report of the Community and Protective Services Committee, and related Bill No. 280, having to do with residential rental licensing fees, by indicating that he owns residential rental units.

Councillor J.B. Swan discloses a pecuniary interest in clause 2 of the 7th Report of the Investment and Economic Prosperity Committee, having to do with the Orchestra London business plan, by indicating that he is employed by Orchestra London.

Councillor J.L. Baechler discloses a pecuniary interest in clause 3 of the 16th Report of the Planning and Environment Committee, and related Bill No.s 313 and 320, having to do with applications related to the properties located at 3312-3405 Wonderland Road South and 1789 Wharnclyffe Road South, by indicating that the proposal includes the development of a Lowe's retail store and her son is employed by Lowe's. Councillor J.L. Baechler further discloses a pecuniary interest in clause 10 of the 15th Report of the Planning and Environment Committee, having to do with applications related to the properties located at 3312-3405 Wonderland Road South and 1789 Wharnclyffe Road South, by indicating that the proposal includes the development of a Lowe's retail store and her son is employed by Lowe's.

Councillor M. Brown discloses a pecuniary interest in clause 3 of the 14th Report of the Planning and Environment Committee, and related Bill No. 303, having to do with an application related to the property located at 2095 Coronation Drive, by indicating that his home is in the circulation area of the subject property. Councillor M. Brown further discloses a pecuniary interest in clause 3 of the 7th Report of the Investment and Economic Prosperity Committee, having to do with the key cultural prosperity plan initiatives funded by the Culture Office in 2013, by indicating that he is employed by the Thames Valley District School Board, which receives funding under the LAIR program. Councillor M. Brown further discloses a pecuniary interest in clause 17 of the 12th Report of the Community and Protective Services Committee, having to do with the school crossing guard program, by indicating that he is employed by the Thames Valley District School Board.

Councillor P. Van Meerbergen discloses a pecuniary interest in clause 2 of the 12th Report of the Community and Protective Services Committee, having to do with the 2nd Report of the Child Care Advisory Committee, by indicating that his spouse owns and operates a day care.

## **II REVIEW OF CONFIDENTIAL MATTERS TO BE CONSIDERED IN PUBLIC**

None.

## **III ADDED REPORTS**

15th Report of the Planning and Environment Committee

16th Report of the Planning and Environment Committee

7th Report of the Investment and Economic Prosperity Committee

## **IV COMMITTEE OF THE WHOLE, IN CAMERA**

### **MOTION FOR IN CAMERA SESSION**

Motion made by Councillor D. Brown and seconded by Councillor S. Orser to Approve that Council rise and go into Committee of the Whole, in camera, for the purpose of considering the following:

That Council rise and go into Committee of the Whole, in camera, for the purpose of considering the following:

- a) A matter pertaining to litigation or potential litigation with respect to the expropriation of temporary easement on a property located at 257 Springbank Drive, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of temporary easement on a property located at 257 Springbank Drive; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of temporary easement on a property located at 257 Springbank Drive. (C-1/18/CSC)
- b) A matter pertaining to litigation or potential litigation with respect to the expropriation of temporary easement on a property located at 265-267 Springbank Drive, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of temporary easement on a property located at 265-267 Springbank Drive; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of temporary easement on a property located at 265-267 Springbank Drive. (C-2/18/CSC)
- c) A matter pertaining to litigation or potential litigation with respect to the expropriation of temporary easement on a property located at 335 Springbank Drive, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to

solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of temporary easement on a property located at 335 Springbank Drive; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of temporary easement on a property located at 335 Springbank Drive. (C-3/18/CSC)

- d) A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the decommissioning of City owned lands known as the South Street Campus currently leased and occupied by London Health Sciences Centre; a proposed or pending acquisition or disposition of land by the municipality; and for the purpose of a vote for giving directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality. (C-4/18/CSC)
- e) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to, prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (C-5/18/CSC)
- f) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to, prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (C-6/18/CSC)

- g) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to, prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (C-7/18/CSC)
- h) A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to, prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition. (C-8/18/CSC)
- i) A matter pertaining to litigation currently before the Superior Court of Justice, effecting the municipality and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (C-1/12/CWC)
- j) (ADDED) A matter being considered for the purpose of instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land. (C-1/15/PEC)
- k) (ADDED) A matter being considered pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with an application by Sifton Properties Limited for an Official Plan amendment and Zoning By-law amendment for lands located at 1311, 1363, and 1451 Wharnccliffe Road South. (C-2/15/PEC)
- l) (ADDED) A matter pertaining to advice that is subject to solicitor-client privilege and any communications necessary for the purpose, and a proposed or pending acquisition or disposition of land by the municipality or local board, related to the Western Fair District. (C-1/7/IEPC)

- m) (ADDED) A matter pertaining to personal matters, including information regarding identifiable individuals, including municipal employees, with respect to employment related matters, labour relations and employee negotiations, and advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

At 4:12 PM Councillor P. Van Meerbergen enters the meeting.

The Council rises and goes in camera at 4:13 PM, with Mayor J.F. Fontana in the Chair and all Members present.

The Committee of the Whole rises and Council resumes in regular session at 5:24 PM with Mayor J.F. Fontana in the Chair and all Members present, except Councillors B. Polhill and B. Armstrong.

At 5:30 PM Councillors B. Polhill and B. Armstrong enter the meeting.

## **V RECOGNITIONS**

1. His Worship the Mayor presents a certificate for "London's Featured Community Organization" to the Elmwood Lawn Bowling Club.
2. His Worship the Mayor recognizes the finalists of the London District Science and Technology Fair.
3. His Worship the Mayor is presented with the E.A. Danby Award from Michelle Smibert, representing the AMCTO, for the City of London's innovation as it relates to the Budget process.

## **VI CONFIRMATION AND SIGNING OF THE MINUTES OF THE ELEVENTH MEETING HELD ON JUNE 11, 2013**

Motion made by Councillor B. Polhill and seconded by Councillor H.L. Usher to Approve the Minutes of the 11th Meeting held on June 11, 2013.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

## **VII COMMUNICATIONS AND PETITIONS**

Motion made by Councillor D. Brown and seconded by Councillor B. Polhill to Approve referral of the following communications for consideration with the noted clauses:

1. M. Zunti, Sifton Properties Limited - Declare Surplus City Owned Land - Untraveled North South Section of Logans Way (Refer to the Corporate Services Committee Stage for Consideration with Clause 4 of the 18th Report of the Corporate Services Committee.)
2. (ADDED) Properties located at 3130 and 3260 Dingman Drive and the rear portion of 4397 and 4407 Wellington Road South (OZ-8120) (Refer to the Planning and Environment Committee Stage for Consideration with Clause 20 of the 14th Report of the Planning and Environment Committee and Clause 18 of the 15th Report of the Planning and Environment Committee.)
  - a) D. Muma, By E-mail;

- b) S. Clark, By E-mail; and
  - c) V. White and B. Shore, Glanworth Community Association
3. (ADDED) Properties located at 3313-3405 Wonderland Road South and 1789 Wharnccliffe Road South (OZ-7072/OZ-7073) (Refer to the Planning and Environment Committee Stage for Consideration with Clause 10 of the 15th Report of the Planning and Environment Committee.)
- a) D.H. Wood, Wood Bull LLP; and
  - b) A. Soufan, York Developments
4. (ADDED) Properties located at 1311, 1363 and 1451 Wharnccliffe Road South (OZ-8087) (Refer to the Planning and Environment Committee Stage for Consideration with Clause 11 of the 15th Report of the Planning and Environment Committee.)
- a) D.H. Wood, Wood Bull LLP; and
  - b) S. Zakem, Aird & Berlis LLP

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

NAYS: S. Orser (1)

## **VIII MOTIONS OF WHICH NOTICE IS GIVEN**

None.

## **IX REPORTS**

Motion made by Councillor D. Brown and seconded by Councillor P. Hubert to Approve that pursuant to section 7.4 of the Council Procedure By-law, the order of business be changed to permit consideration of the 12th Report of the Community and Protective Services Committee at this time.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

12th Report of the Community and Protective Services Committee  
Councillor D. Brown presents.

Motion made by Councillor D. Brown to Approve clause 2.

- 2. 2nd Report of the Child Care Advisory Committee

That the 2nd Report of the Child Care Advisory Committee, from its meeting held on May 22, 2013, BE RECEIVED.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (13)

RECUSED: P. Hubert, P. Van Meerbergen (2)

Motion made by Councillor D. Brown to Approve clause 7.

7. Ontario Works Decentralization Update

That, on the recommendation of the Managing Director, Housing, Social Services and Dearthness Home, the staff report dated June 17, 2013, with respect to an update on Ontario Works decentralization, BE RECEIVED. (2013-S04)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: P. Hubert (1)

Motion made by Councillor D. Brown to Approve clause 14.

14. Residential Rental Units Licensing Fees – Second Public Participation Meeting

That, on the recommendation of the Managing Director, Development & Compliance Services and the Chief Building Official, the by-laws as appended to the staff report dated June 17, 2013 BE INTRODUCED at the Municipal Council Meeting to be held on June 25, 2013 to:

- a) amend By-law A-46, "A By-law to provide for Various Fees and Charges," to approve amendments to "Schedule 1 Protective Services Service Grouping":
  - i) Property Standards Order - Registration on Title - \$125.00;
  - ii) Property Standards Order - De-registration from Title \$125.00;
  - iii) Residential Rental Units Licensing By-law - new application \$55.00;
  - iv) Residential Rental Units Licensing By-law - renewal application \$55.00;
  - v) Residential Rental Units Licensing By-law - appeal fee \$100.00; and,
- b) amend By-law CP-19, "A By-law to provide for the licensing and regulation of Residential Rental Units in the City of London," to remove references to fees and to make technical amendments resulting from administration title changes as a result of the most recent organizational structure;

it being pointed out that the following persons made a verbal presentation in connection therewith:

- J. Hoffer, Cohen Highley, representing the London Property Management Association – providing the attached submission.
- D. Lansink, 505 Colborne Street – noting only a small percent of landlords are licensed, and this program punishes good landlords; suggesting that since bad landlords are not licensed the program should be abandoned; and advising that total costs in excess of \$235.00 to license will definitely be passed on to tenants.
- S. Morrison, 803 Waterloo Street – indicating he owns 5 rental properties and most are single-family dwellings; suggesting that an increase to fees will not encourage compliance and that this program and fee increase punish the "small guy"; suggesting that the program should apply to all rental properties and that would mean that fees wouldn't have to increase; and summarizing that the program is just not right.
- B. Mugford, 1810 Parkhurst Avenue – indicating that he is a small landlord, trying to supplement his retirement income with rental properties and that the City should be trying to help the "little guy"; noting that he has had issues with tenants in the past, but there has never been a charge against him; advising that the current \$25.00 fee is just the tip of the iceberg for costs and noting that all costs are increasing; advising that he disagrees with the entire program.
- D. McBurney, #4-466 South Street – noting that it appears the program is picking on the little guy and advising that the program should apply to all landlords; suggesting that this entire matter should be referred back to staff to address all rental properties.
- S. McNally, 133 Toulon Crescent – noting that he works two full-time jobs and has rental properties; advising that he volunteers with Goodwill and helps people learn to appropriately budget and noting that even \$20.00 a month will severely impact people, and take funds from their food budget; indicating support for Mr. Hoffer's presentation and suggesting that he does not see the benefit of the program.

it being further noted that the following written submission was received:

- L. Gaspar, 255 Deveron Crescent – opposed to the proposed fee increase. (2013-P09)

Motion made by Councillor D. Brown and seconded by Councillor M. Brown to Amend clause 14 by adding a new part c) as follows:

- c) the Civic Administration BE DIRECTED to undertake any necessary changes to the City of London's Fees and Charges By-law to ensure that in circumstances where a new application is received under the Residential Rental Units By-law that requires the submission of a new Fire Inspection Report, that the applicant is only charged for the initial fire inspection, and not for any follow up inspections required to ensure compliance with the Fire Code at the time of licensing.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, J.B. Swan, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (11)

NAYS: S. Orser, D.G. Henderson (2)

RECUSED: B. Armstrong, J.P. Bryant (2)

Motion made by Councillor D. Brown and seconded by Councillor J.B. Swan to Approve clause 14, as amended.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, J.B. Swan, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Brown, H.L. Usher, S.E. White (10)

NAYS: S. Orser, D.G. Henderson, P. Van Meerbergen (3)

RECUSED: B. Armstrong, J.P. Bryant (2)

Clause 14, as amended, reads as follows:

That, on the recommendation of the Managing Director, Development & Compliance Services and the Chief Building Official, the by-laws as appended to the staff report dated June 17, 2013 BE INTRODUCED at the Municipal Council Meeting to be held on June 25, 2013 to:

- a) amend By-law A-46, "A By-law to provide for Various Fees and Charges," to approve amendments to "Schedule 1 Protective Services Service Grouping":
  - i) Property Standards Order - Registration on Title - \$125.00;
  - ii) Property Standards Order - De-registration from Title \$125.00;
  - iii) Residential Rental Units Licensing By-law - new application \$55.00;
  - iv) Residential Rental Units Licensing By-law - renewal application \$55.00;
  - v) Residential Rental Units Licensing By-law - appeal fee \$100.00; and,
- b) amend By-law CP-19, "A By-law to provide for the licensing and regulation of Residential Rental Units in the City of London," to remove references to fees and to make technical amendments resulting from administration title changes as a result of the most recent organizational structure;
- c) the Civic Administration BE DIRECTED to undertake any necessary changes to the City of London's Fees and Charges By-law to ensure that in circumstances where a new application is received under the Residential Rental Units By-law that requires the submission of a new Fire Inspection Report, that the applicant is only charged for the initial fire inspection, and not for any follow up inspections required to ensure compliance with the Fire Code at the time of licensing;

it being pointed out that the following persons made a verbal presentation in connection therewith:



- J. Hoffer, Cohen Highley, representing the London Property Management Association – providing the attached submission.
- D. Lansink, 505 Colborne Street – noting only a small percent of landlords are licensed, and this program punishes good landlords; suggesting that since bad landlords are not licensed the program should be abandoned; and advising that total costs in excess of \$235.00 to license will definitely be passed on to tenants.
- S. Morrison, 803 Waterloo Street – indicating he owns 5 rental properties and most are single-family dwellings; suggesting that an increase to fees will not encourage compliance and that this program and fee increase punish the “small guy”; suggesting that the program should apply to all rental properties and that would mean that fees wouldn’t have to increase; and summarizing that the program is just not right.
- B. Mugford, 1810 Parkhurst Avenue – indicating that he is a small landlord, trying to supplement his retirement income with rental properties and that the City should be trying to help the “little guy”; noting that he has had issues with tenants in the past, but there has never been a charge against him; advising that the current \$25.00 fee is just the tip of the iceberg for costs and noting that all costs are increasing; advising that he disagrees with the entire program.
- D. McBurney, #4-466 South Street – noting that it appears the program is picking on the little guy and advising that the program should apply to all landlords; suggesting that this entire matter should be referred back to staff to address all rental properties.
- S. McNally, 133 Toulon Crescent – noting that he works two full-time jobs and has rental properties; advising that he volunteers with Goodwill and helps people learn to appropriately budget and noting that even \$20.00 a month will severely impact people, and take funds from their food budget; indicating support for Mr. Hoffer’s presentation and suggesting that he does not see the benefit of the program.

it being further noted that the following written submission was received:

- L. Gaspar, 255 Deveron Crescent – opposed to the proposed fee increase. (2013-P09)

Motion made by Councillor D. Brown to Approve clause 17.

#### 17. School Crossing Guard Program Implementation Single Source

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer and Managing Director, Corporate Service and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the School Crossing Guard Program:

- a) the Civic Administration BE DIRECTED to implement a School Crossing Guard Program, commencing on September 1, 2013, it being noted that the source of funding for the school crossing guard program under the new service delivery model would continue to be the 2013 Corporate Operating budget;
- b) the Civic Administration BE DIRECTED to negotiate a Single Source contract under section 14.4 of the City’s Procurement of Goods and Services Policy with Stinson Security Services Inc. until August 31st 2014, subject to Council approval of an agreement;
- c) the Civic Administration BE DIRECTED to collaborate with the London Police Service to ensure that the appropriate transfer of budget funding takes place in 2013 for the transition of the School Crossing Guard Program to the Roads and Transportation program effective September 1, 2013; it being noted that the estimated annual “direct” service operating cost/budget of the School Crossing Guard Program contained within the London Police Budget in 2013 was \$1.049 million; it being further noted that this ongoing discussion will include the addressing of the administrative costs previously absorbed within the Police budget;
- d) the Civic Administration BE DIRECTED to introduce an annual Operating Budget line item, within the Road and Transportation Program for the School Crossing Guard Program, in 2014; it being noted that the cost of operating the School Crossing Guard Program may exceed the \$1.049 million “direct” service cost estimate from 2013 as a result of the program requirements that could be required to operate the program within Roads and Transportation;

- e) the proposed by-law appended to the staff report dated June 17, 2013 BE INTRODUCED at the June 25, 2013 Municipal Council meeting, for the purpose of implementing a School Crossing Guard Program;
- f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work; 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. (2013-T08)

Motion made by Councillor J.B. Swan and seconded by Councillor M. Brown to Amend clause 17 in line 2 of part c) by adding the words, "at full cost recovery" after the word "funding".

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, H.L. Usher, S.E. White (13)

NAYS: D. Brown, J.P. Bryant (2)

Motion made by Councillor N. Branscombe and seconded by Councillor D. Brown to Amend clause 17 by adding the following new part h) as follows:

- "h) the matter of the provision of crossing guard services be referred to the School Board Liaison Committees for discussion."

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

Motion made by Councillor P. Hubert and seconded by Councillor D. Brown to Approve that pursuant to section 13.7 of the Council Procedure By-law, the motion related to the amendment to part c) of the clause be reconsidered, as Councillor M. Brown has indicated that he now wishes to declare a pecuniary interest with respect to this matter.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

Motion made by Councillor J.B. Swan and seconded by Councillor S. Orser to Amend clause 17 in line 2 of part c) by adding the words, "at full cost recovery" after the word "funding".

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, H.L. Usher, J.P. Bryant, S.E. White (13)

NAYS: D. Brown (1)

RECUSED: M. Brown (1)

Motion made by Councillor H.L. Usher and seconded by Councillor S. Orser to Amend clause 17 in line 1 of part e), by inserting the words " attached revised" before the word "proposed" and by deleting the words "appended to the staff report dated June 17, 2013".

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

Pursuant to section 12.3 of the Council Procedure By-law, Councillor J.P. Bryant calls for a separate vote on part c) of clause 17.

Pursuant to section 12.3 of the Council Procedure By-law, Councillor S.E. White calls for a separate vote on part h) of clause 17.

Motion made by Councillor H.L. Usher and seconded by Councillor S. Orser to Approve part c), as amended.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, P. Van Meerbergen, H.L. Usher (10)

NAYS: D.G. Henderson, D. Brown, J.P. Bryant, S.E. White (4)

RECUSED: M. Brown (1)

Motion made by Councillor J.B. Swan and seconded by Councillor S. Orser to Approve part h), as amended.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

Motion made by Councillor D. Brown and seconded by Councillor S. Orser to Approve clause 17, as amended.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant (12)

NAYS: D.G. Henderson, S.E. White (2)

RECUSED: M. Brown (1)

Clause 17, as amended, reads as follows:

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer and Managing Director, Corporate Service and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the School Crossing Guard Program:

- a) the Civic Administration BE DIRECTED to implement a School Crossing Guard Program, commencing on September 1, 2013, it being noted that the source of funding for the school crossing guard program under the new service delivery model would continue to be the 2013 Corporate Operating budget;
- b) the Civic Administration BE DIRECTED to negotiate a Single Source contract under section 14.4 of the City's Procurement of Goods and Services Policy with Stinson Security Services Inc. until August 31st 2014, subject to Council approval of an agreement;

- c) the Civic Administration BE DIRECTED to collaborate with the London Police Service to ensure that the appropriate transfer of budget funding, at full cost recovery, takes place in 2013 for the transition of the School Crossing Guard Program to the Roads and Transportation program effective September 1, 2013; it being noted that the estimated annual "direct" service operating cost/budget of the School Crossing Guard Program contained within the London Police Budget in 2013 was \$1.049 million; it being further noted that this ongoing discussion will include the addressing of the administrative costs previously absorbed within the Police budget;
- d) the Civic Administration BE DIRECTED to introduce an annual Operating Budget line item, within the Road and Transportation Program for the School Crossing Guard Program, in 2014; it being noted that the cost of operating the School Crossing Guard Program may exceed the \$1.049 million "direct" service cost estimate from 2013 as a result of the program requirements that could be required to operate the program within Roads and Transportation;
- e) the ~~attached~~ revised proposed by-law BE INTRODUCED at the June 25, 2013 Municipal Council meeting, for the purpose of implementing a School Crossing Guard Program;
- f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work;
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,
- h) the matter of the provision of crossing guard services be referred to the School Board Liaison Committees for discussion. (2013-T08)

Motion made by Councillor D. Brown to Approve clause 10.

#### 10. Graffiti Removal Partnership

That, on the recommendation of the Managing Director of Development and Compliance Services and Chief Building Official, the staff report dated June 17, 2013, with respect to a graffiti removal partnership with The Color Company – Para Paints, BE RECEIVED for information. (2013-P20)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: P. Hubert (1)

Motion made by Councillor B. Armstrong to Approve clause 13.

#### 13. Taxi Update

That the following actions be taken with respect to an update on issues related to the Taxicab and Limousine Licensing By-law:

- a) the Civic Administration BE DIRECTED to draft a by-law to amend the Taxicab & Limousine Licensing By-law to address the following issues, in consideration of the comments made by the Committee Members:  
  
demerit point thresholds, the need for brokers records, hours on duty, fare fraud mitigation, vehicle entry age and the maintenance of trip sheets;
- b) the Civic Administration BE DIRECTED to report back with respect to the feasibility of a Taxi Advisory Committee; and,
- c) the above-noted draft by-law amendment BE CONSIDERED at a public participation meeting, to be held at a future meeting of the Community and Protective Services Committee (CPSC);

it being noted that the CPSC received the ~~attached~~ presentation from R. Caranci, Caranci Consulting, on behalf of the London Taxi Association, with respect to this matter. (2013-P09)

Pursuant to section 12.3 of the Council Procedure By-law, Councillor S. Orser calls for a separate vote on part b) of clause 13.

Motion made by Councillor B. Armstrong and seconded by Councillor H.L. Usher to Approve part b).

Motion Failed

YEAS: B. Armstrong, J.P. Bryant (2)

NAYS: J.F. Fontana, B. Polhill, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, H.L. Usher, S.E. White (12)

RECUSED: D. Brown (1)

Motion made by Councillor B. Armstrong and seconded by Councillor S. Orser to Approve parts a) and c).

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: D. Brown (1)

Clause 13, as amended, reads as follows:

That the following actions be taken with respect to an update on issues related to the Taxicab and Limousine Licensing By-law:

- a) the Civic Administration BE DIRECTED to draft a by-law to amend the Taxicab & Limousine Licensing By-law to address the following issues, in consideration of the comments made by the Committee Members:  
  
demerit point thresholds, the need for brokers records, hours on duty, fare fraud mitigation, vehicle entry age and the maintenance of trip sheets; and
- b) the above-noted draft by-law amendment BE CONSIDERED at a public participation meeting, to be held at a future meeting of the Community and Protective Services Committee (CPSC);

it being noted that the CPSC received the attached presentation from R. Caranci, Caranci Consulting, on behalf of the London Taxi Association, with respect to this matter. (2013-P09)

Motion made by Councillor D. Brown to Approve clauses 1, 3, 4, 5, 6, 8, 9, 11, 12, 15, 16, 18, 19 and 20.

1. Disclosures of Pecuniary Interest

- a) Councillor J.P. Bryant discloses a pecuniary interest in clause 14 of this report, having to do with residential rental unit licensing fees, by indicating that she has a rental unit within her residence.
- b) Councillor B. Armstrong discloses a pecuniary interest in clause 14 of this report, having to do with residential rental unit licensing fees, by indicating that he owns rental properties.
- c) Councillor D. Brown discloses a pecuniary interest in clause 13 of this report, having to do with the Taxicab and Limousine Licensing By-law and related issues, by indicating that she is employee by a taxi business.

3. License Agreement – Crouch Neighbourhood Resource Centre

That, on the recommendation of the Managing Director of Neighbourhood, Children and Fire Services, the by-law appended to the staff report dated June 17, 2013 BE INTRODUCED at the Municipal Council meeting of June 25, 2013 to:

- a) approve the Licence Agreement with the Crouch Neighbourhood Resource Centre to use portions of the Hamilton Road Seniors' Centre and Community Centre and Annex for the purpose of program space, office space and storage space; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted Licence Agreement. (2013-L04)

4. Sponsorship Agreement – The Optimist Club of Fanshawe, London Constitution Park – Children and Youth Facilities

That, on the recommendation of the Managing Director of Neighbourhood, Children and Fire Services the by-law appended to the staff report dated June 17, 2013 BE INTRODUCED at the Municipal Council of June 25, 2013 to:

- a) approve the Sponsorship Agreement with the Optimist Club of Fanshawe, London for their sponsorship of the construction of the Constitution Park - Children and Youth Facilities (accessible play equipment, multi-use sports pad); and
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2013-I04)

5. "in motion" – Community Challenge

That, on the recommendation of the Managing Director of Neighbourhood, Children and Fire Services, the staff report dated June 17, 2013, with respect to an update on the "in motion" Community Challenge, BE RECEIVED. (2013-S12)

6. Housing Services Act Requirements Related to a Local Housing and Homelessness Plan

That, on the recommendation of the Director of Municipal Housing, and with the concurrence of the Managing Director of Housing, Social Services and Dearness Home and the Managing Director, Neighbourhood, Children and Fire Services, the staff report dated June 17, 2013, with respect to an update on the *Housing Services Act, 2011* requirements for a local housing and homelessness plan, BE RECEIVED. (2013-S11/S14)

8. Purchase of Service Agreement – Addiction Services of Thames Valley to Deliver Addiction Services

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the by-law appended to the staff report dated June 17, 2013 BE INTRODUCED at the Municipal Council meeting of June 25, 2013 to:

- a) approve a Purchase of Service Agreement to provide for a 3 year contract between The Corporation of the City of London and Addiction Services of Thames Valley to deliver addiction services;
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement; and,
- c) delegate to the City Manager, or designate, the authority to act as the City Representative with respect to the Agreement;

it being noted that:

- the contract is for a three-year period;
- the cost of the service is funded at 100% by the Ministry of Community and Social Services;
- the annual payment will be \$225,038 per year;
- the City Representative, subject to the City receiving further funding from the Province for same, may increase annual sum payments to the Service Provider in year 2 and in year 3 to a maximum of 3% of the annual sum; and
- Addiction Services of Thames Valley is the sole Ministry of Health and Long Term Care provider of assessment and community based treatment for addictions.(2013-L04)

9. Residential Tax By-law for New Affordable Housing Program – Project at 590 Grosvenor Street

That, on the recommendation of the Director of Municipal Housing, with the concurrence of the Managing Director Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the affordable housing project at 590 Grosvenor Street:

- a) By-law A.-6859-250 BE REPEALED;
- b) the proposed by-law, as appended to the staff report dated June 17, 2013, BE INTRODUCED at the Municipal Council meeting on June 25, 2013, to tax the affordable housing property at 590 Grosvenor Street at an effective tax rate equal to the residential tax rate; and
- c) the City Clerk BE DIRECTED to give written notice of the by-law to the Municipal Property Assessment Corporation and the secretary of all area school boards. (2013-C11)

11. Request for Proposal 13-20 Consultant to Conduct an Environmental Study to Determine a Viable Pedestrian Connection Across Federally-Owned Canadian National Railway Lands in Kiwanis Park

That, on the recommendation of the Managing Director, Planning & City Planner, the following actions be taken with respect to Request for Proposal 13-20, Consultant to Conduct an Environmental Study to Determine a Viable Pedestrian Pathway Connection Across Federally-Owned Canadian Nation Railway Lands, in Kiwanis Park:

- a) the submission received from Aecom, 410-250 York Street, Citi Plaza, London, Ontario N6A 6K2, at a total proposed price of \$174,520.00 (HST extra), BE ACCEPTED;
- b) the funding for this purchase BE APPROVED as set out in the Source of Finance Report, appended to the staff report dated June 17, 2013;
- c) the Civic Administration BE AUTHORIZED to undertake all of the administrative acts that are necessary in connection with this contract; and,
- d) the approval hereby given BE CONDITIONAL upon the Corporation entering into formal contract or issuing purchase orders or contract record relating to these matters of this approval. (2013-F18)

12. Use of Automated External Defibrillators in Police Vehicles

That the correspondence dated May 23, 2013 from M. Deeb, Chair, London Police Services Board, with respect to the use of automated external defibrillators in police vehicles, BE RECEIVED.

15. 4th Report of the Community Safety and Crime Prevention Advisory Committee

That the following actions be taken with respect to the 4th Report of the Community Safety and Crime Prevention Advisory Committee (CSCP) from its meeting held on May 23, 2013:

- a) on the recommendation of the CSCP, notwithstanding part 11 (e)(iii) of clause 5(16) of the Policy Manual, which indicates that financial grants/contributions or awards to third party individuals, organizations or groups shall be directed to the appropriate Civic Department to be addressed through the approval and reporting processes already established by the Municipal Council for those situation, the amount of \$500.00 for the graphic design and printing of a new Child Safety Middlesex-London display BE APPROVED from the CSCP 2013 Budget; it being noted that the CSCP reviewed and received a communication dated May 13, 2013 from M. Georgieff, Public Health Nurse, Middlesex-London Health Unit, with respect to this matter; and
- b) clauses 2 to 6 BE RECEIVED.

16. 5th Report of the Accessibility Advisory Committee

That the following actions be taken with respect to the 5th Report of the Accessibility Advisory Committee (ACCAC), from its meeting held on May 30, 2013:

- a) on the recommendation of the ACCAC, the terms of reference and the non-voting resource composition of the ACCAC BE AMENDED as follows:
  - i) Ability Awareness Training – be eliminated as it no longer exists;
  - ii) Partners in Employment (PIE) – be eliminated and a representative from the Employment Sector be added in its place;
  - iii) Architectural Sector – be eliminated as there is no longer a prominent need for this sector;
  - iv) Western Ontario Therapeutic Community Hostel (WOTCH) – be eliminated and a representative of the mental health sector be added in its place; and
  - v) a post-secondary student representative be added;
- b) the recommendation to remove representation from the Association for the Elimination of Hate BE REFERRED back to the ACCAC for consideration of representation from LUSO; and,
- c) clauses 2 to 10 BE RECEIVED.

18. Parks and Recreation Area By-law PR-2 Amendments

That the matter of proposed amendments to PR-2 the “Parks and Recreation By-law”, related to e-bikes, speed limits, feeding wildlife and licensed events or gatherings in parks and Environmentally Significant Areas, BE REFERRED back to staff for further refinement specific to clarity on the exclusion of ‘scooter-style’ e-bikes from pathways, but not ‘bicycle-style’ e-bikes, with a revised by-law to be brought forward at the next meeting of the Community and Protective Services Committee. (2013-R04/C01)

19. Changes to Existing By-laws for Fostering Animals

The request for delegation status from B. Engel, related to changes to existing by-laws for fostering rescued animals, BE REFERRED to the Civic Administration for consideration in conjunction with the staff report currently being prepared, with respect to this matter.

20. 3rd Report of the Council Housing Leadership Committee

That the following actions be taken with respect to the 3rd Report of the Council Housing Leadership Committee (CHLC) from its meeting held on June 12, 2013:

- a) on the recommendation of the Director of Municipal Housing, with the concurrence of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the project proposals received under the Investment in Affordable Housing (IAH) Program RFP13-13:
  - i) Homes Unlimited (London) Inc. BE APPROVED to receive a municipal allocation of \$55,000 per unit for twenty two (22) IAH units, plus \$5,000 per unit for three (3) accessible units, for a total municipal allocation of \$1,225,000 and a federal/provincial allocation of \$60,000 per unit, for a project located at 77 Tecumseh Avenue, London;
  - ii) Tricar Group BE APPROVED to receive a municipal allocation of \$49,109 per unit for thirty five (35) IAH units, plus \$5,000 per unit for three (3) accessible units, for a total municipal allocation of \$1,733,815 and a federal/provincial allocation of \$45,891 per unit, for a project located at 27 Centre Street, London;
  - iii) Namje Cho & Jinsun Kim BE APPROVED to receive a municipal allocation of \$54,983 per unit for four (4) IAH units, for a total municipal allocation of \$219,930 and a federal/provincial allocation of \$35,438 per unit, for a project located at 668 Dundas Street, London;
  - iv) 1718794 Ontario Limited BE APPROVED to receive a federal/provincial allocation of \$60,000 per unit for a six (6) IAH unit project, located at 173 Main Street, Glencoe;



- v) 1822039 Ontario Ltd. BE APPROVED to receive a federal/provincial allocation of \$60,000 per unit for a twelve (12) IAH unit project, located at 602 Albert Street, Strathroy;
- vi) Woodfield Developments BE APPROVED to receive a municipal allocation of \$53,500 per unit for thirty three (33) IAH units, plus \$5,000 per unit for four (4) accessible units, for a total municipal allocation of \$1,785,500 and a federal/provincial allocation of \$60,000 per unit for a project located at Princess Avenue, London; it being noted that this proposal will be submitted to the Province as part of the IAH 2014/2015 fiscal year beginning April 1, 2014;
- vi) the above-noted project proposals BE FORWARDED to the Province for program funding approval under the Investment in Affordable Housing Program;
- viii) the funding allocation from the Affordable Housing Reserve Fund, for the total municipal allocation of \$4,964,245 recommended above, BE APPROVED as set out in the Sources of Financing Report attached; and,
- ix) in accordance with Municipal Housing Facilities By-Law No A.-5814-11, the attached by-laws BE INTRODUCED at the Municipal Council meeting to be held on June 25, 1013, to:
  - A) authorize a Municipal Contribution Agreement, substantially in the form of an agreement appended to the by-laws and to the satisfaction of the City Solicitor for each of the above-noted proponents; and,
  - B) authorize the Mayor and the City Clerk to execute the said Agreement(s);
- b) on the recommendation of the Director of Municipal Housing, with the concurrence of the Managing Director of Housing, Social Services and Dearness Home, the following actions be taken with respect to the securing of Housing Development Corporation Project Management and Consultant Services - RFP13-12:
  - i) the proposal submitted by SHS Inc. (Operating as SHS Consulting), 70 East Beaver Creek Road, Unit 46, Richmond Hill, ON, L4B 3B2, for project management and consulting services at a proposed amount of \$119,957, inclusive of HST, disbursements, and not inclusive of negotiated cost reductions through payment incentives, BE ACCEPTED;
  - ii) the funding for this purchased service BE APPROVED through existing operating allocations within the Housing Division 2013 administration budget;
  - iii) approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or purchase order or contract record related to this approval; and,
  - iv) the Civic Administration BE AUTHORIZED to execute the said Agreement; and,
- c) clauses, 3 and 4 BE RECEIVED.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor P. Hubert and seconded by Councillor S. Orser to Recess.

Motion Passed

The Council recesses at 6:32 PM and reconvenes at 7:25 PM with Mayor J. Fontana in the Chair and all Members present, except Councillors P. Van Meerbergen and S.E. White.

18th Report of the Corporate Services Committee  
Councillor J.P. Bryant presents.

Motion made by Councillor J.P. Bryant to Approve clauses 1 to 6, inclusive.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 2013 Facility Renewal and Energy Retrofit Program - Phase IV

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Parks & Recreation and Manager of Purchasing and Supply, the following actions be taken with respect to the 2013 Facility Renewal and Energy Retrofit Program Phase IV:

- a) the proposal submitted by Ameresco Canada Inc., 90 Sheppard Avenue East, Toronto Ontario M2N 6X3, included as Appendix "C" to the staff report dated June 18, 2013, to undertake a 2013 Facility Renewal and Energy Retrofit Program Phase IV two-part project at an upset limit of \$3.7 million for Part 1 and an upset limit of \$2.65 million for Part 2, with completion of Part 2 being subject to Council approval of the required funding as part of the 2014 Capital Budget, BE ACCEPTED on a single source basis as per section 14.4(d) of the Procurement of Goods and Services Policy;
- b) the Sources of Financing BE APPROVED as detailed in Appendix "A" of the associated staff report dated June 18, 2013;
- c) future annual operating savings of approximately \$88,000 BE RECOGNIZED as a result of this project; it being noted that these savings will assist in achieving future budget targets; and
- d) the proposed by-law appended to the staff report dated June 18, 2013 BE INTRODUCED at the Municipal Council meeting on June 25, 2013 to:
  - i) approve an agreement between The Corporation of the City of London and Ameresco Canada Inc., for a 2013 Facility Renewal and Energy Retrofit Program Phase IV two- part project at an upset limit of \$3.7 million for Part 1 and, subject to Council approval of the Part 2 funding as part of the 2014 Capital Budget, an upset limit of \$2.65 million for Part 2; and
  - ii) authorize the Mayor and the City Clerk to execute the agreement forming Schedule "A" to the by-law appended hereto as Appendix "B".

3. Additional Municipal Act Reporting Requirements Due to Implementation of Tangible Capital Assets

That, on the recommendation of the Deputy City Treasurer, the staff report dated June 18, 2013 with respect to additional Municipal Act reporting requirements due to implementation of tangible capital assets BE RECEIVED.

4. Declare Surplus City Owned Land - Untraveled North South Section of Logans Way

That, on the recommendation of the Manager, Realty Services, with respect to the north south section of Logans Way, legally described as Parts 1 through 4, Registered Plan 33R-18496, as shown on Schedule "A" attached, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS;
- b) Parts 1 and 2 of the subject property BE OFFERED to the former owner Sifton Properties Limited in its "as is" state, for nominal consideration, failing which it will be tendered for sale in accordance with the Sale and Other Disposition of Land Policy; and
- c) Parts 3 and 4 of the subject property BE CONVEYED to the abutting owners at fair market value.

5. RFP12-36 - Record Management System

That, on the recommendation of the Manager of Records & Information Services and the Chief Technology Officer, the following actions be taken, with respect to the acquisition of records management software to be integrated with the Microsoft SharePoint platform, the conversion of electronic records from the Livelink system and from shared network drives to the SharePoint platform:

- a) the submission from StoneShare Inc., 159 Promenade Du Portage, Gatineau, QC J8X 2K4 for implementing an Enterprise Information Management strategy for the City of London and their submitted total cost of Software and Services of \$957,826 (excluding HST), BE ACCEPTED;
- b) an additional \$20,000 BE APPROVED for travel costs associated with implementing this system;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with this contract;
- d) approvals hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order relating to the subject matter of this approval; and
- e) the Sources of Financing BE APPROVED as detailed in Appendix "A" of the associated staff report dated June 18, 2013.

6. London Health Sciences Centre - South Street Campus Decommissioning

That, on the recommendation of the City Solicitor's Office, the proposed by-law appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013 to:

- a) authorize and approve a Lease Amending Agreement between the City of London and London Health Sciences Centre (LHSC) with respect to the South Street Campus lands under lease to the LHSC, appended as Schedule "A" to the by-law; and
- b) subject to the approval of a), above, authorize the Mayor and the City Clerk to execute the Lease Amending Agreement.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (13)

Motion made by Councillor J.P. Bryant to Approve clauses 7 to 11, inclusive.

7. Tax Adjustment Agenda

That the recommendations contained in the Tax Adjustment Agenda dated June 18, 2013 BE APPROVED; it being noted that Mr. Gerry Brulotte was in attendance at the public hearing associated with the Tax Adjustment Agenda, in order to voice his support for the tax reduction related to Application No. 2013-53.

8. Amendment to Terms of Reference - Town and Gown Committee

That the report dated June 18, 2013, from the City Clerk, regarding potential changes to the composition of the Town and Gown Committee (TGC) BE REFERRED to the Town and Gown Committee to consider what changes might be appropriate in order to ensure representation on the TGC is properly balanced and covers the appropriate stakeholders, including neighbourhood representation from Ward 13.

9. Request to Designate the Pride London Festival as a Community Festival

That the 2013 Pride London Festival to be held July 26-28, 2013 at Victoria Park BE DESIGNATED as a Community Festival in the City of London.

10. Appointment to the Council Compensation Review Task Force

That Brian Orr BE APPOINTED to the 2013 Council Compensation Review Task Force.

11. Appointment to the London Diversity and Race Relations Advisory Committee

That Dunia Hamou BE APPOINTED to the London Diversity and Race Relations Advisory Committee for the term ending February 28, 2015, as a Non-Voting Member representing LUSO.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, D. Brown, H.L. Usher, J.P. Bryant (13)

12th Report of the Civic Works Committee  
Councillor H.L Usher presents.

Motion made by Councillor H.L. Usher to Approve clauses 1 to 13, inclusive.

At 7:28 PM, Councillor P. Van Meerbergen enters the meeting.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 5th Report of the Transportation Advisory Committee

That the 5th Report of the Transportation Advisory Committee, from its meeting held on June 4, 2013, BE RECEIVED.

3. Single Source Supply and Implementation of a Computerized Maintenance Management System

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions be taken with respect to the purchase and implementation of a computerized maintenance management system (the project) to support EES Operations:

- a) approval BE GIVEN to enter into negotiations with ESRI Canada Limited, 148 York Street, Suite 313, London, Ontario, N6A 1A9, for the project;
- b) the Chief Technology Officer of the Corporation's Information Technology Services (ITS) Division BE DIRECTED to perform a comprehensive technology review of the solutions proposed by ESRI Canada to ensure:
  - i) the proposed solution is aligned with the IT strategy presented to Council in January 2012; and,
  - ii) the proposed solution meets IT security and other technical requirements; it being noted that the ESRI platform is currently utilized at the City of London; and,
- c) the Civic Administration BE DIRECTED to report back at a future meeting of the Civic Works Committee to confirm the project, including total estimated project costs, Source of Financing and concurrence from the Chief Technology Officer with regard to implementation. (2013-F14)

4. Mill and overlay of Various Streets (Tender 12-66)

That the recommendation from May 14, 2012 to Civic Works Committee BE REVISED to add the option to renew the contract to two (2) additional, one (1) year periods; it being noted that the original tender for the mill and overlay of various streets was approved by Civic Committee and Council; Municipal Council resolution dated May 23, 2012; it being further noted that the tender documents included a one (1) year contract term with the option to renew the contract for two (2) additional, one (1) year periods and the original report did not include the renewal, which was an administrative omission. (2013-F18)

5. Contract Award: 2013 Infrastructure Lifecycle Renewal Program  
Contract 2: Waterloo Street Reconstruction (Tender No. 13-19)

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions be taken with respect to the award of contracts for the 2013 Lifecycle Renewal Program, Contract #2: Waterloo Street, from Victoria Street to Huron Street Reconstruction Project (EW3765-13, ES2414-12, ES2414-13, TS3014-13, TS3037-13):

- a) the bid submitted by TRI-CON EXCAVATING Incorporated (TRI-CON), 4023 Meadowbrook Drive, London ON, N6L 1E7, at its tendered price of \$1,596,460.18 (excluding H.S.T.), for the 2013 Infrastructure Lifecycle Renewal Program, Contract #2 project, BE ACCEPTED; it being noted that the bid submitted by TRI-CON was the lowest of eight bids received and meets the City's specifications and requirements in all areas;
- b) Spriet Associates London Limited (Spriet), 155 York Street, London ON, N6A 1A8, BE AUTHORIZED to carry out the resident inspection and contract administration for the said project in accordance with the estimate, on file, at an upset amount of \$173,470.00 (excluding H.S.T.), based upon the Fee Guideline for Professional Engineering Services, recommended by the Ontario Society of Professional Engineers; and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy; it being noted that this firm completed the engineering design for this project;
- c) minor future additional annual operating costs of \$200.00 BE RECOGNIZED as a result of this project; it being noted that these costs are as a result of new infrastructure installation, and will be considered and accommodated within future Water & Wastewater Operating Budgets;
- d) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 17, 2013;
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- f) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to this project (Tender 13-19); 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. (2013-A05)

6. Contract Award: Sarnia Road Improvements Phase 2 - Road Widening  
from Wonderland Road North to Aldersbrook Road (Tender No. T13-33)

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions be taken with respect to awarding the Sarnia Road Improvements from Wonderland Road North to Aldersbrook Road (TS1349-2):

- a) the bid submitted by Bre-Ex Limited, 247 Exeter Road, London, N6L1A5, at its submitted tendered price of \$2,451,198.87 (excluding HST) for the 2013 Sarnia Road Improvements Contract BE ACCEPTED, it being noted that the bid submitted by Bre-Ex Limited was the lowest of six (6) bids received and meets the City's specifications and requirements in all areas;
- b) Dillon Consulting Limited, 130 Dufferin Avenue, Suite 1400, London, Ontario, N6A 5R2, BE APPOINTED Consulting Engineers for the contract administration and resident supervision of the said project in the amount of \$241,532.50 (excluding HST), in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy and based upon the fee Guideline for Professional Engineering Services, recommended by the Ontario Society of Professional Engineers;
- c) future additional annual operating costs of \$12,700.00 BE APPROVED as a first priority commitment from available assessment growth in 2014 subject to final budget approval;
- d) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 17, 2013;

- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- f) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to this project (Tender 13-33); 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. (2013-L04)

7. Contract Award: 2013 Infrastructure Lifecycle Renewal Program  
Contract 12: Maitland Street from Piccadilly Street to Pall Mall Street  
(Tender No. 13-39)

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions be taken with respect to the award of contracts for the 2013 Lifecycle Renewal Program, Contract #12: Maitland Street from Piccadilly Street to Pall Mall Street Reconstruction Project (ES2414-13, EW3765-13):

- a) the bid submitted by C.H. Excavating (London) Ltd. 4201 Blakie Road, London, Ontario N6L 1B9, at its tendered price of \$852,421.25 (excluding H.S.T.), for the 2013 Infrastructure Lifecycle Renewal Program, Contract #12 project, BE ACCEPTED; it being noted that the bid submitted by C.H. Excavating (London) Ltd. was the lowest of six bids received and meets the City's specifications and requirements in all areas;
- b) Development Engineering (London) Limited (DELL), 41 Adelaide Street North London ON N6B 3P4, BE AUTHORIZED to carry out the resident inspection and contract administration for the said project in accordance with the estimate, on file, at an upset amount of \$111,353.00 (excluding H.S.T.), based upon the Fee Guideline for Professional Engineering Services, recommended by the Ontario Society of Professional Engineers; and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy; it being noted that this firm completed the engineering design for this project;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 17, 2013;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to this project (Tender 13-39); 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. (2013-L04)

8. Highway 401/Wonderland Road Interchange Land Transfer between the  
City of London and the Ministry of Transportation

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions be taken with respect to land transfers with the Ministry of Transportation for the proposed Highway 401 / Wonderland Road South Interchange:

- a) all City-owned parcels of land identified on the Location Map attached as Appendix 'A' BE DEDICATED AS PUBLIC HIGHWAY as necessary; and,
- b) the parcels of land identified on the Location Map attached as Appendix 'A' which are to be dedicated from the City to the Ministry of Transportation BE DECLARED SURPLUS to the needs of the City and BE TRANSFERRED to the Ministry of Transportation. (2013-L07)

9. Amendments to the Traffic and Parking By-law

That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the proposed by-law as appended to the staff report dated June 17, 2013 BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013 for the purpose of amending the Traffic and Parking By-law (P.S. 111). (2013-C01)

#### 10. New 2013 Traffic Signals

That, on the recommendation of the Director, Roads & Transportation, the following actions be taken with respect to new 2013 traffic signals:

- a) the installation of a traffic signal at the intersection of Waterman Avenue/Wellington Road and at Sunningdale Road/South Wenige Drive (west leg) BE APPROVED; and,
- b) future additional operating costs for the project in the amount of \$12,800 BE APPROVED as a first priority commitment from available assessment growth in 2013, subject to final budget approval. (2013-T07)

#### 11. Wonderland Road South Environmental Assessment Study - Appointment of Consulting Engineer

That, on the recommendation of the Director, Roads and Transportation, the following actions be taken with respect to the appointment of a consultant for the Wonderland Road South Environmental Assessment (EA):

- a) McCormick Rankin Corporation, 2655 North Sheridan Way, Mississauga, Ontario, L5K 2P8, BE APPOINTED Consulting Engineers to complete the Environmental Assessment Study for Wonderland Road South, in the amount of \$439,567 excluding HST, and including a 10% contingency, in accordance with Section 15.2 (d) of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 17, 2013;
- c) the consulting fee for the project identified in a), above, which is in accordance with the estimate on file, and which is based upon the Fee Guideline for Professional Engineering Services recommended by the Ontario Society of Professional Engineers BE APPROVED;
- 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; 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. (2013-A05)

#### 12. Rogers Communications Partnership - Municipal Access Agreement

That, on the recommendation of the Director of Roads and Transportation, the following actions be taken with respect to the Municipal Access Agreement with Rogers Communications Partnership:

- a) the proposed by-law as appended to the staff report date June 17, 2013 BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013 for the purpose of approving the Municipal Access Agreement between The Corporation of the City of London and Rogers Communications Partnership, substantially in the form appended to the by-law and satisfactory to the City Solicitor;
- b) the Mayor and the City Clerk BE AUTHORIZED to execute the Municipal Access Agreement on behalf of the municipality; and,
- c) the agreement BE ADOPTED as the City's model Municipal Access Agreement for telecommunications carriers licensed under the Federal Telecommunications Act that operate within the City. (2013-L04)

#### 13. LTC Industrial Service Plan Report

That the Industrial Service Plan Report dated June 2, 2013, from the London Transit Commission, BE RECEIVED. (2013-T03)

Pursuant to section 12.3 of the Council Procedure By-law, Mayor J.F. Fontana calls for a separate vote on clause 13.

The motion to Approve clauses 1 to 12, inclusive, is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant (14)

At 7:30 PM Mayor J.F. Fontana places Councillor P. Hubert in the Chair and takes a seat at the Council Board.

At 7:34 PM, Mayor J.F. Fontana resumes the Chair and Councillor P. Hubert takes his seat at the Council Board.

At 7:35 PM Councillor S.E.White enters the meeting.

The motion to Approve clause 13 is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

14th Report of the Planning and Environment Committee  
Councillor B. Polhill presents.

Motion made by Councillor B. Polhill to Approve clauses 1 to 11, inclusive.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Properties located at 3 and 5 Front Street (H-8187)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Sorin Marinescu, relating to the properties located at 3 and 5 Front Street, the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013 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 R3 Special Provision (h-5.h-80.h-121.R3-2(7)) Zone and a Holding Residential R3 Special Provision (h-5. h-80. h-121.R3-2(8)) Zone TO a Residential R3 Special Provision (R3-2(7)) Zone and a Residential R3 Special Provision(R3-2(8)) Zone to remove the "h-5", "h-80" and "h-121", holding provisions. (2013-D14B)

3. Property located at 2095 Coronation Drive (H-8159)

That, on the recommendation of the Manager, Development Planning, based on the application of Banman Developments (West) Inc., relating to the property located at 2095 Coronation Drive, the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 2095 Coronation Drive FROM a Holding Residential R5 Special Provision (h. h-5 R5-5(2)) Zone TO a Residential R5 Special Provision (R5-5(2)) Zone to remove the h. and h-5 holding provisions. (2013-D14B)

4. Property located at 433 Hyde Park Road (H-8168)

That, on the recommendation of the Manager, Development Planning, based on the application of 1873739 Ontario Limited, relating to the property located at 433 Hyde Park Road, the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 433 Hyde



Park Road FROM a Holding Residential R5 Special Provision (h-5 • R5-1(4)) Zone TO a Residential R5 Special Provision (R5-1(4)) Zone to remove the “h-5” holding provision. (2013-D14B)

5. Properties located at 12-27 Northcrest Drive

That, on the recommendation of the Manager, Development Services and Planning Liaison, in response to the letter of appeal to the Ontario Municipal Board, dated April 15, 2013, submitted by Keith Thompson, relating to the minor variance application concerning 12-27 Northcrest Drive, the following actions be taken:

- a) the Ontario Municipal Board BE ADVISED that the Municipal Council supports the decision of the Committee of Adjustment to grant the minor variance; and,
- b) the City Solicitor and Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Ontario Municipal Board Hearing to support the Committee of Adjustment's decision. (2013-D13)

6. Property located at 138 John Street

That, on the recommendation of the Senior Planner, Development Services, in response to the letter of appeal to the Ontario Municipal Board, dated February 4, 2013, submitted by Anna Maria Valastro, relating to the minor variance application concerning 138 John Street, the City Solicitor and Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Ontario Municipal Board hearing to support the Committee of Adjustment's decision on the following basis:

- a) the existing dwelling unit will maintain only five bedrooms maximum under Section 45(2) of the Planning Act; and,
- b) the proposed second storey addition will only have a maximum of three bedrooms, as per the Near Campus Neighbourhood Area By-law, as adopted by the Municipal Council;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated June 5, 2013, from E. Di Trolio, President, North Talbot Community Association, with respect to this matter. (2013-L01)

7. Property located on the north side of Bradley Avenue East of Highbury Avenue (39T-92020-E)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Percy Zaifman Holdings Limited, Zagjo Holdings Limited, Sabel Holdings Limited, Jackson Land Corp. and Jackson Summerside Land Corp., relating to the property located on the north side of Bradley Avenue, east of Highbury Avenue:

- a) the Approval Authority BE REQUESTED to approve a three (3) year extension to Draft Plan Approval for the residential plan of subdivision, as red-line amended, SUBJECT TO the attached revised conditions; and,
- b) the financing for the project BE APPROVED in accordance with the “Estimated Claims and Revenues Report” provided as Schedule “B” 39T-02020-E to the associated staff report, dated June 18, 2013;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated June 13, 2013, from E. Wszol, Development Engineering (London) Limited, with respect to this matter. (2013-D12)

8. General Provisions of the Subdivision Agreement

That, on the recommendation of the Manager of Development Services and Planning Liaison, the proposed Standard Subdivision Agreement Template, provided as Appendix “A” to the associated staff report, dated June 18, 2013, BE CIRCULATED to the London Development Institute, the London Homebuilders Association and other interested parties for review and comment, and be brought back to a future Planning and Environment Committee meeting for consideration, no later than August, 2013. (2013-D12)

9. Building Division Monthly Report for April 2013

That the Building Division Monthly Report for April 2013 BE RECEIVED. (2013-D06)

10. Properties located at 600, 650 and 670 Industrial Road (H-8103)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of City of London, relating to the properties located at 600, 650 and 670 Industrial Road, the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, 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 Light Industrial (h\*h-118\*h-119\*LI2(18)/LI5(3)) and Holding Light Industrial (h\*h-118\*h-119\*LI2(18)/LI4(6)/LI5(3)) Zone TO a Holding Light Industrial (h\*h-119\*LI2(18)/LI5(3)) and Holding Light Industrial (h\*h-119\*LI2(18)/ LI4(6)/LI5(3)) Zone to remove the holding provision. (2013-D14B)

11. Properties located at 595 and 607 Industrial Road

That, on the recommendation of the Managing Director, Planning and City Planner, an amendment to Zoning By-law No. Z.-1 to reflect flood lines changed by the Pottersburg Creek Subwatershed remediation work BE INITIATED for the properties located at 595 and 607 Industrial Road. (2013-D14A)

Pursuant to section 12.3 of the Council Procedure By-law, Councillor M. Brown calls for a separate vote on clause 3.

The motion to Approve clause 3 is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

The motion to Approve clauses 1 to 11, excluding clause 3, is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill to Approve clause 12.

12. Properties located at 275, 277 and 281 Thames Street

That, on the recommendation of the Managing Director, Planning and City Planner, the report dated June 18, 2013, relating to the demolition requests for the properties located at 275, 277 and 281 Thames Street, BE RECEIVED. (2013-R01)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: D. Brown (1)

Motion made by Councillor B. Polhill to Approve clauses 13 to 20, inclusive.

13. Properties located at 1351, 1357 and 1369 Hyde Park Road (O-8077/Z-8157)

That, the following actions be taken with respect to the application of Fanshawe Park Motors, relating to the properties located at 1351, 1357 and 1369 Hyde Park Road:

- a) the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend the Official Plan to permit main street commercial uses on 1369 Hyde Park Road by changing the Official Plan land use designation FROM "Multi-Family, Medium Density Residential" TO "Main Street Commercial Corridor";
- b) the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend the Official Plan to permit main street commercial uses on the west part of 1351 and 1357 Hyde Park Road, with a special provision to permit an automobile repair garage, change the Official Plan land use designation FROM "Multi-Family, Medium Density Residential" TO "Main Street Commercial Corridor" and to add a Special Policy to Chapter 10 to permit an automobile repair garage; and,
- c) the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part b), above), to change the zoning on the west part of 1351 and 1357 Hyde Park Road FROM an Urban Reserve (UR3) Zone, which permits existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs and riding stables TO a Holding Business District Commercial Special Provision (h\*BDC2( )) Zone, to permit animal hospitals, apartment buildings, with any or all of the other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and/or lots, converted dwellings, day care centres, dry cleaning and laundry plants, duplicating shops, emergency care establishments, existing dwellings, financial institutions, grocery stores, laboratories, Laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, without a drive-through facility, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, and brewing on premises establishment, food store, animal clinic, convenience store, post office, convenience service establishments, dwelling units, bed and breakfast establishments, antique store, assembly halls, churches, community centres, funeral homes, institutions, schools, and fire halls and to add a special provision to permit an automobile repair garage with a reduced front yard setback AND change the zoning on the east part of 1351 and 1357 Hyde Park Road FROM an Urban Reserve (UR3) Zone, which permits existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs and riding stables TO a Holding Residential R1 Special Provision (h\*h-100\* R1-13(6)) Zone on the east portion of 1351 and 1357 Hyde Park Road to permit one single-detached dwelling per lot with a minimum lot frontage of 9 metres and a minimum lot area of 270 m<sup>2</sup> with special provisions for reduced front and exterior side yards SUBJECT TO holding provisions being applied to ensure the orderly development of lands and the adequate provision of municipal services and appropriate access;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated February 12, 2013, from D. Szpakowski, 2013 President, Hyde Park Business Association, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Ric Knutson, Knutson Development Consultants Inc., on behalf of Fanshawe Motors – expressing support for the staff recommendation.
- Donna Szpakowski, 2013 President, Hyde Park Business Association – expressing support for the application; and advising that the Hyde Park Business Association unanimously supports the granting of the Chapter 10 Special Provision to Fanshawe Motors. (2013-D14A)

14. Properties located at 600, 650 and 670 Industrial Road (Z-8104)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of the City of London, relating to the property located at 600, 650 and 670 Industrial Road, the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Light Industrial (LI2), Holding Light Industrial (h\*LI6), Holding Light Industrial (h\*h-118\*h-119\*LI2(18)/LI5(3)), and Holding Light Industrial (h\*h-118\*h-119\*LI2(18)/LI4(6)/LI5(3)) Zone, which permits a broad range of industrial, commercial and offices uses TO an Open Space (OS4) Zone to match the realignment of the Pottersburg Creek regulatory flood lines;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- Ric Knutson, Knutson Development Consultants Inc. – expressing support for the staff recommendation. (2013-D14A)

15. Property located at 2237 Wharncliffe Road South (Z-8163)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Craig and Maria White, relating to the property located at 2237 Wharncliffe Road South:

- a) the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at a future Municipal Council meeting once OPA 541 (Southwest Area Plan), as adopted by the Municipal Council and applied to these lands, comes into full force and effect, 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 Arterial Commercial Special Provision (h-17\*AC1(3)) Zone, which permits accessory dwelling units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, professional and service offices, studios, clinics, medical/dental offices and a wellness centre TO a Holding Arterial Commercial Special Provision (h-17\*AC1(\_\_)) Zone, to permit office and retail store uses along with the current permitted uses and recognize the existing 0.5m interior side yard setback; it being noted that the special provision will also limit the permitted uses to the existing building and limit the gross floor area of an addition for office and retail store uses to a maximum of 65m<sup>2</sup> (700 sq. ft.); and,
- b) the request to amend Zoning By-law No. Z.-1, to change the zoning of the subject property FROM a Holding Arterial Commercial Special Provision (h-17\*AC1(3)) Zone, which permits accessory dwelling units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, professional and service offices, studios, clinics, medical/dental offices and a wellness centre TO an Arterial Commercial (AC4(\_\_)) Zone, to permit the uses in the AC zone variation, animal hospitals, dwelling units above the first floor, bake shops, catalogue stores, clinics, convenience service establishments, duplicating shops, food stores, financial institutions, home and auto supply stores, medical/dental offices, offices, personal service establishments, printing establishments, restaurants, eat-in, retail stores, service and repair establishments, studios, video rental establishments, and a brewing on premises establishment, BE REFUSED for the following reasons:
  - i) the AC zone is intended to implement the Auto-Oriented Commercial Corridor designation in Section 4.4.2 of the Official Plan;
  - ii) several of the proposed uses in the AC4 zone are not permitted under the proposed medium density residential designation of the Southwest Area Plan; and,
  - iii) adequate municipal services have yet to be provided to the subject site to allow for the removal of holding provisions;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2013-D14A)

16. Properties located at 3592-3614 Isaac Court, 6951-6973 and 6946-6982 Clayton Walk (Z-8173)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Dennis Oliver and the City of London, relating to the properties located at 3592 – 3614 Isaac Court, 6951-6973 and 6946-6982 Clayton Walk, the proposed by-law, as appended to the staff report dated June 18, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, 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 R2/Residential R4 (h.R2-3/R4-1) Zone and Holding Residential R2/Residential R4 (h.R2-3/R4-1) Zone TO a Residential R1 (R1-8) Zone and a Holding Residential R1 (h.R1-8) Zone;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2013-D14A)

17. Land Needs Background Study for the 2011 Official Plan Review (O-7983)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Land Needs Background Study for the Official Plan Review:

- a) the Land Needs Background Study, as appended to the staff report dated June 18, 2013, BE CIRCULATED for public and agency consultation; and,
- b) a public participation meeting of the Planning and Environment Committee BE HELD on July 23, 2013, to receive public and landowner input on the Land Needs Background Study. (2013-D08)

18. Properties located at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street (OZ-8114)

That, the application of the Fincore Group, relating to the properties at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street, BE REFERRED to the June 20, 2013 meeting of the Planning and Environment Committee for further consideration; it being noted that the Civic Administration is to investigate and report back on the possibility of creating two amendments to the Zoning By-law Z-1 for each of Phase 1 and Phase 2 of the proposed development;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Julie Misner, Director, Marketing and Communications, Fincore – indicating that they have a new drawing with the West Tower being rotated; noting that this 26 storey Tower is Phase 1 of the development; advising that the Tower includes commercial space, a wellness centre and luxury residential condominiums; indicating that, in the centre of the project, there are townhomes, a church and some commercial space along South Street; indicating that the Phase 2 Tower on the east side of the project is 18 storeys, includes a retirement residence, a convalescence care centre and seniors condominiums; advising that all the amenities and health care facilities will be available to everyone in the community; indicating that this project sets a precedent for infill projects in London and the redevelopment of the South Street hospital lands; advising that it will encourage new investment in the SoHo community, stabilize and increase property values; indicating that this project will create a lot of jobs; advising that Phase 1 will put between \$25,000,000 to \$39,000,000 into the pockets of local construction workers; advising that it will also create a number of permanent jobs, mainly in the fields of health care and retail; advising that it will generate approximately \$4,700,000 in property taxes; indicating that this is a European style of development, with retail street level spaces; indicating that this development will make a significant contribution to the repopulation of London; indicating that it preserves public access to the Thames River; advising that they have been working closely with their neighbours in the SoHo community and the SoHo Community Association; noting that they will continue to work closely with the neighbours and the Association; indicating that the SoHo Wellington Centre incorporates sustainable urban design including green roofs and terraces; advising that they have incorporated street tree planting and berms on the sidewalks to assist with stormwater runoff; and, indicating that the green space around the townhouses incorporates a green roof that covers the underground parking.

- Hisham Slim, Engineer, Fincore – indicating that the last time that they presented to the Planning and Environment Committee, the Managing Director, Planning and City Planner, indicated that the two phases would be completed through separate development agreements; noting that this is not clearly stated in the staff report; requesting that the two phases are done separately, with separate site plans and separate development agreements; and, advising that this would allow Phase 1 to commence as it does not have the land acquisition issues that Phase 2 has.
- Alan R. Patton, Patton Cormier & Associates, on behalf of Fincore – indicating that two separate development agreements for the two Phases makes sense; indicating that for the City-owned land, there will be a request for proposal; noting that the City has made it quite clear that anyone can bid on the land and delay Phase 2 of the development; advising that the staff's phrasing of the bonusing, for example, where the staff mention "underground parking spaces", it is not clear whether or not this is all underground parking spaces; advising that there is a large number of underground parking spaces associated with this application; indicating that it is impossible to have all of the underground parking on this site; advising that he wants to ensure that everyone is aware that there will be some surface parking spaces; advising that it is not uncommon to zone lands that do not belong to a person; noting that the Municipality does it all the time; and requesting the by-law be separated into two separate by-laws.
- Tanya Park, President, SoHo Community Association – see attached presentation.
- Fred Tranquilli, Lerner & Associates, on behalf of Ed Dziadura, Peter Dziadura, Ann Wrobel and Stan Wrobel – see attached presentation.
- Gary Brown, 35A – 59 Ridout Street – advising that this is a rare plot of land in the city; noting that it is on a major corridor three blocks from Downtown and it backs onto the River; advising that this area has excellent transportation access, is walkable and is on a beautiful nature corridor; indicating that what we do here is going to set a precedence for what happens with other land in the future, such as the London Hydro corridor land; expressing concern with the absence of surface parking on the drawing shown during the presentation; enquiring as to whether or not the parking is all underground or aboveground parking; advising that to have surface parking on this site is a misuse of prime real estate; expressing concern with the ability to place zoning on property that you do not own; indicating that there is no affordable housing component to this application; expressing concern with the massing effect of the building being rotated 90 degrees.
- Derek McBurney, 4 – 466 South Street – expressing concern with the increased traffic on South Street and the current condition of the street; and, requesting lights at some of the four way stops.
- Sean Quigley, Emerging Leaders – enquiring as to whether or not the rezoning affects the property owners rights. (2013-D14A)

#### 19. Draft Downtown Master Plan

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Downtown Master Plan:

- a) the staff report, dated June 18, 2013, relating to the Downtown Master Plan BE CIRCULATED for public review and comment; it being noted that a public participation meeting to adopt the Downtown Master Plan, as may be revised following the public consultation process, will be presented at a future public participation meeting of the Planning and Environment Committee; and,
- b) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee regarding the implementation strategy for the Downtown Master Plan, including an identification of projects that are currently identified and funded or currently identified and planned to be funded in future budgets, and those projects that will require funding through future budget deliberations;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated June 13, 2013, from J. MacDonald, Executive Director, Downtown London, R.T. Usher, Chair, London Downtown Business Association and J. Adams, Chair, MainStreet London, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- Gary Brown, 35A – 59 Ridout Street – requesting more enhanced cycling in the Downtown Master Plan. (2013-D19)

20. Properties located at 3130 and 3260 Dingman Drive and the rear portion of 4397 and 4407 Wellington Road South (OZ-8120)

That, the application of the PenEquity Realty Corporation, relating to the properties located at 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South, BE REFERRED to the June 20, 2013 meeting of the Planning and Environment Committee for further consideration; it being noted that the Civic Administration is to report back with an amended By-law to reflect the applicant's request as outlined in the attached communication;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated January 14, 2013, from K. Patpatia, 1787996 Ontario Inc., and J. Manocha, Flexion Properties Inc., with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- David Johnson, CEO and President, PenEquity Realty Corporation – advising that PenEquity has a long standing track record for recognizing properties that have special qualities and developing them to their full potential; indicating that this has resulted in successful quality developments that interested stakeholders are proud to be a part of; advising that, at the 2011 Mayor's Breakfast, he was given the privilege of saying a few words about this proposed development; expressing appreciation to the staff for recognizing that the lands be given the New Format Regional Commercial Node designation; advising that the development cannot proceed with any part of the woodlot remaining on the property in its current location; indicating that the lands are currently zoned for Commercial and Light Industrial uses with no Open Space designations; advising that they are not here asking to rezone Open Space lands or to remove a designation protecting the woodlot; indicating that a key factor for entering into the development was because the lands are zoned for development; advising that the current process is to refine the use of the lands; noting that it is not to establish the principal of development; indicating that their goal is to achieve a balance between economics for the City and the development, the environment and civic responsibility; indicating that, while they are fully within their rights to cut down the woodlot, good stewardship and the manner in which PenEquity conducts business led them down the road of public process and good corporate citizenship; indicating that they did not abandon their rights, but, in good faith, they agreed to review the woodlot with AECOM as recommended by city staff; indicating that the woodlot hit some of the City's markers; indicating that AECOM concluded that given the planned function of this node under the City's Official Plan, the long-term viability of the patch as a functioning woodlot is dubious due to the disconnective nature of the natural heritage features within the immediate surrounding landscape and the disturbance from existing and future land uses; indicating that the woodlot does not contain any species at risk; indicating that the ecological feature is not considered unique within the City of London; advising that the woodlot areas have a high invasive plant cover that compromises the patch; advising that the patch is severed by a sewer easement that has and will be maintained as a clear area; indicating that the woodlot is isolated from other patches; indicating that they are willing to compensate the City by donating land and contributing to the City's million tree challenge; advising that their offer is on public record with both staff and the Investment and Economic Prosperity Committee; advising that they have offered a gift of land of 6 acres in the southeast corner of the property to be either reforested and available to the public or to serve as a fourplex arena complex, which is included in the City's Capital Budget; advising that they also offered a major contribution to the City's million tree challenge, which has a definite need given the City's emerald ash borer problem; indicating that this package has an approximate value of \$3,500,000; advising that the current value of the woodlot is approximately \$5,500 an acre; noting that the property is not available and is not accessible; however, if it was it would garner about 600 acres of land; advising that their goal is to produce a special development which takes advantage of the unique 401 location that promotes the City and other stakeholders while acting as an anchor; indicating that this will promote economic opportunity and prosperity; advising that this is an approximately \$200,000,000 investment in the City of London, excluding spin offs; advising that it will result in approximately 681 person years in employment in construction; advising that it will also create approximately 323 person years of employment regarding materials and services; advising that approximately 1,200 jobs will be created in retail; advising that it will produce approximately \$9,400,000 in development charge revenue for the City; advising that it will create building permit revenue in excess of \$440,000 and annual property taxes in excess of \$2,800,000; and, indicating that the removal of the woodlot is both permitted and essential to move forward, balanced by the gateway and

- economic benefits to the City, including a significant compensation package which promotes both sustainability and accessibility to all stakeholders.
- Leger Xavier, Vice-President, Development and Leasing, PenEquity Realty Corporation – indicating that they have spent a lot of time trying to outline a plan that resonated with the community and met the terms and conditions that they were scoped and tasked with; indicating that Wellington Road South and Highway 401 is a gateway for the City of London; indicating that this is a great opportunity to create branding and a sense of awareness that you are in the City of London at one of London's key entrance points; noting that it is the only entrance point to the Downtown; advising that 30,000,000 people a year drive by this interchange; indicating that this is an amazing opportunity to do something really special; advising that it has already been identified as a major gateway into the City and the Downtown; advising that it is part of an existing retail node; reiterating that the lands are already zoned New Format Regional Commercial Node and zoned for development; indicating that there are a lot of great complimentary uses in the area; advising that the site is 80 acres in size; indicating that the development has to be meaningful in a variety of ways, including size, development and design; indicating that they have come up with themed neighbourhoods that are accessible and connected to the core area within a three to five minute walk; noting that the themes are fashion, retail and goods and sports and entertainment; indicating that this creates a strong designation for South London where you do not have to get back in your car; looking for a way to establish and sell through the gateway idea; noting that the gateway would be a way to brand the community; advising that London has an opportunity to do something really special along its 401 highway; and, expressing belief in this unique opportunity to not only establish a major development at the interchange but to also bring branding and presence to London.
  - Dean Sheppard, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) – advising that the EEPAC reviewed the subject lands status report in January, 2013; indicating that the EEPAC made recommendations about the significance of the woodland and the boundary of the woodland as marked; indicating that the EEPAC advised of technical deficiencies that they found in the report, including the protection of uncommon communities and the need for an Environmental Impact Study to determine the impacts from development and what the fate of the woodland would be once the impacts were specified; indicating that the woodland was evaluated based on eight evaluation factors; advising that one high score in one of those evaluation factors is sufficient for a woodland to be considered a significant part of a natural heritage system; advising that five evaluation criteria were marked as high; indicating that this is a high quality woodland and is clearly a significant part of our natural heritage system; indicating that AECOM, who prepared the subject lands status report, agrees that the woodland is significant; advising that there is less than eight percent woodland cover in London; indicating that there are only two ways to increase that number, those being to naturalize a lot more land and to stop cutting down existing woodlands; indicating that woodlands are not clear cut because it is short sighted, natural areas are community assets, natural areas do pay us back, there's a lot of ecological goods and services and community value in an existing, healthy, natural, mature, natural area; advising that, in his view, it is the City's responsibility to ensure that the public good is achieved; indicating that woodlands are being cut faster than we are planting; indicating that there is a clear policy mandate in the Provincial Policy Statement and London's Official Plan; advising that the public expects the City to be good stewards of our natural assets; noting that there is a really good example in tonight's agenda in the comments from the Glanworth Community Association; advising that staff have done a really good job of explaining what a land status report is; indicating that no one knows if a woodland is in a healthy state until an Environmental Impact Study has been completed; advising that the proponent is talking about some circumstances in an attempt to clear cut the woodland; reiterating that the scoring still showed five high scores; indicating that the circumstances outlined can be easily individually challenged; noting that in EEPAC's review of the report, the EEPAC made comments specifically challenging, refuting or questioning some of the circumstances that were going to lead to the non-viability of the woodland; advising that the EEPAC does not agree with the predictions of the doom of the woodland; incorporating the woodland into this proposed development is a perfect example of how we can have both economic development and a build out and still protect our existing woodland; seeing no reason why both cannot occur; advising that the preservation of the woodland is funded through parkland dedication; noting that it will function as part of the stormwater management facility on site; and, requesting that the woodland be preserved.
  - Steve Gammon, Senior Project Manager, Senior Planner, MMM Group, on behalf of Costco Wholesale – advising that Costco's legal and consultant team have reviewed the transportation study, planning justification report and urban design brief as



submitted in support of the Zoning By-law and Official Plan amendments; indicating that they feel this application is premature, as outlined in the communication, dated June 17, 2013, submitted by Goodman's, LLP, on behalf of Costco; expressing significant concerns with the traffic on Roxborough Road and the anticipated impact that this will have on Costco members, as well as the function of Roxborough Road, and the existing Costco warehouse site, including access to the site, egress from the site and on-site movement; indicating that the transportation work completed to date has not demonstrated that the uses permitted by the by-law can be accommodated with acceptable impacts to the neighbours, particularly Costco; noting that this is a requirement under Section 4.5 of the Official Plan; understanding that city staff have requested an additional transportation study be undertaken; noting that city staff have recommended the protection of the existing woodland that will precipitate the redesign of the conceptual site plan; advising that the redesign of the proposed development will alter the traffic patterns; indicating that Costco has been in touch with PenEquity; understanding that there is an agreement to involve Costco in discussions with the City with respect to the redesign of the proposed development and resolution of the transportation issues with the City; advising that it is their opinion that the additional studies be undertaken so that the transportation impacts can be understood and that all transportation issues can be resolved prior to any amendments to zoning by-laws being considered; advising that if the transportation issues are left until the site plan stage, Costco will have no status under the *Planning Act* and will have no right to appeal to the Ontario Municipal Board; and, advising that, in their opinion, it would be a mistake to pass the zoning by-law amendment at this point as it will force Costco to appeal the decision in order to protect the impact on their business.

- Gary Brown, 35A-59 Ridout Street – agreeing with the comments made by Mr. Sheppard, on behalf of the EEPAC; advising that every city that he drives into has glorified strip malls in the corners; and, advising that he does not think this development will distinguish London.
- Stewart Kernohan, Lumberteria Home Hardware – advising that his property backs onto the proposed development; indicating that he has been at this location for 49 years; indicating that there has been a decided lack of development in this area; advising that the last development was Costco which is over 25 years ago; indicating that the vision that PenEquity has is not the standard that other cities have, by proposing a gateway development, not just a standard strip mall development; advising that the wetland area was created by digging out the gravel for the overpass on Highway 401 and Wellington Road when it was part of Westminster Township; advising that Westminster Township originally zoned this area as a commercial development area; recommending development of this area; and advising that this development will greatly enhance this area.
- Victoria White, President, Glanworth Community Association – advising that she has very little sympathy for the applicant bemoaning the fact that they purchased commercial property with woodland on it; advising that they should have done their research better before purchasing the property; expressing support for Mr. Sheppard's comments; believing that a full environmental study should be completed for the property; indicating that the current study is not complete; expressing concern with the compensation package; noting that a couple of trees planted somewhere does not make a forest; and, advising that there is no compensation for a woodland that has been identified as a significant woodland.
- Barbara Shore, Vice-President, Glanworth Community Association – indicating that she has specific ideas for the downtown intensification; advising that she believes that we should be going up and not out; advising that nothing can compare to the salvation of these key ecological woodlands in the area; indicating that if we let one woodland and one wetland go to development, a precedent is being set; indicating that there are over 250 commercial buildings for lease, 141 commercial industrial buildings for sale and 42 vacant parcels for sale in London; advising that she has back problems and was excited at the prospect of not having to walk far, but all she saw was cement which did not coincide with the vision she had for this development; expressing disappointment; and, expressing concern about retail saturation in London.
- Jug Manocha, Flexion Properties Inc. – expressing appreciation to the applicant; advising that they are encouraged to see people building along the 401 corridor; and, advising that we should respect the wishes of Westminster Township, who zoned this area commercial.
- Mark Lisbon, CRL Developments, 3330 Dingman Drive – indicating that they have owned their property since 2004; advising that what people see from Wellington Road/401 does not reflect London because of the uninviting industrial buildings along the 401; advising that he is a business person and concentrates on numbers; advising that the biggest one for him is the 1,200 jobs that will be created on an ongoing basis;

noting that you also have the \$200,000,000 construction project that creates jobs; and expressing support for the application.

- Sandy Levin, 59 Longbow Road – expressing appreciation to the owner for their stewardship over the years; expressing excitement upon reading the staff recommendation as it would show the world that development and an environmental feature can co-exist; indicating that you have to deal with Provincial Policies and the City of London's Official Plan policies; noting that the Official Plan policies have been successfully defended at the Ontario Municipal Board and one that went to the Supreme Court of Canada; pointing out that planting individual trees does not replace a woodland; noting that it takes a lot of time, if you plant it as a woodland; further noting that if you scatter the trees around the city, it is not a replacement of the woodland; indicating that the parallel that he draws is to the significant woodland on the east side of Hyde Park Road, north of Gainsborough Road, as it coexists with residential and commercial development; advising that this is an amenity for that neighbourhood; expressing concern that, if this woodland is removed, it would be the second time that a significant woodland would be lost if the Planning and Environment Committee and the Municipal Council adopt a contrary recommendation to the staff recommendation; advising that there is a message that gets sent to Londoners based on the actions that the Municipal Council undertakes, whether or not the Policies mean something, that they are more than just words; and, requesting that the Municipal Council adopt the staff recommendation, with all of the holding provisions or refer the recommendation back to staff for additional discussions with the proponent to come up with something that does make London stand out, both on the environmental side and the development side.
- Scott Snider, Turkstra Mazza Shirehoft Associates, on behalf of PenEquity Realty Corporation – indicating that the principal issue is the woodlot; advising that this is where the disconnect with staff is; referencing the modified recommendation that was provided to the Council Members at the meeting; expressing interest in the EEPAC representatives comments that we can have it all; advising that his client agrees, but not in the same way that EEPAC sees having it all; advising that he has done a fair bit of looking at the policies and there has been some suggestion that they should be complying with the policies of the City of London; revealing that what they are proposing complies in every way with the policies of the City of London and the Official Plan; indicating that they are quite happy to rely on the existing land use permissions that they have; looking at the forestry position, one of the policies in London is the right tree in the right place; advising that their own consultant said yes, it meets some of the criteria, but the location for these trees is not in the right place, you cannot have both; advising that the trees in the current location and the development proposed by his client is not going to work; advising that they cannot give you the project that they want to give you with the trees in that location; advising that what his client has indicated, and the City policies permit this, is a compensation proposal; indicating that that is why it was right for one of the speakers to talk about that; noting that she was not happy with the compensation program, but that is really the issue, because as it stands today, my client has purchased lands that are designated for a commercial node in your Official Plan and it is zoned for development; advising that that is what they purchased and that is what they intend to do; noting that that is what is reflected in the good planning documents and policies of this City; indicating that the question whether or not they have the right compensation package; noting that the City of London policy regime does not require the preservation of this woodlot in its current location; indicating that it does not require his client to compensate, either because of the nature of the land use approvals but his client has said forget that and the compensation package that they have offered is the one that has already been described to you, six acres of serviced development land that you can use to replant into a woodlot if you wish or you can use the equivalent funds to buy woodlots wherever you want; advising that that is something specifically permitted in the City's policy regime and he heard one of the speakers say that it has been done before; noting that staff has mentioned that it has been done before; indicating that the example was the Sovereign Road example; noting that the speaker mentioned that in a negative light, but in fact, what happened there was that a significant area of land was preserved long term in a woodlot which is accessible to the public and can be preserved and maintained as a woodlot; noting that one woodlot was taken down and a significant area was preserved, and that is what we are proposing here as well; advising that he takes issue with the staff analysis of their program because they are not comparing apples to apples, in that case the woodlot was designated Open Space and therefore protected in your policy regime; indicating that, as he understands it, it was city owned; indicating that it is not the case here, nevertheless, his client gets it, wants to be good corporate citizens, they get that there is some significance to this woodlot even though it is not protected, they are prepared to provide this compensation; indicating that that has to be the focus of

the discussion otherwise you are not going to get the best of both worlds; indicating that the City will be stuck with a situation where they are not going to get this development and will have a woodlot that is not accessible and is not protected; reiterating that the property is already zoned for development; reiterating that the woodlot is the major disconnect with staff; advising that they have been trying to engage Costco in this application; indicating that Costco had originally wanted part of the lands for something that they had wanted to do; advising that they could not come to an agreement; indicating that Costco would then not speak to them because they were looking at other things to do; indicating that at the end of the day the speaker talked about access, egress and on-site movement; noting that is what a site plan is for; advising that what they are really saying is that they do not want you to approve the zoning because they want to keep a hammer and appeal your choice on the site plan and the lifting of the "h" provision which would include a further traffic impact study; indicating that, had they been engaged earlier, if they had had an opportunity, he does not think that they would even be here, but to come at the 11th hour and to say please defer this so that we can maintain a hammer over what you do is just not acceptable; indicating that the City will deal with this through site plan and the removal of the "h", which is completely appropriate; advising that if Costco threatens to appeal and they want to appeal, so be it; indicating that that should not drive the decision of this Committee; indicating that one of the comments made relates to their recommendation and was the issue of what if they are not given any compensation; advising that one of the conditions that we are suggesting as part of the "h" is that an agreement be entered into addressing the removal of that unevaluated patch, the dedication of the six acres of land and the further financial contribution towards the City's million tree challenge of \$250,000; reiterating that that will all be done in the form of an agreement before the "h" is lifted; advising that it will be completely enforceable, there will be no doubt that the compensation will occur; indicating that you will not find that there are not many changes to what staff recommended and are encouraging the Planning and Environment Committee to approve. (2013-D14A)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

(ADDED) 15th Report of the Planning and Environment Committee  
Councillor B. Polhill presents.

Motion made by Councillor B. Polhill to Approve clauses 1 to 9, inclusive.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. 5th Report of the Trees and Forests Advisory Committee

That the 5th Report of the Trees and Forests Advisory Committee from its meeting held on May 22, 2013 BE RECEIVED.

3. 6th Report of the Environmental and Ecological Planning Advisory Committee

That the 6th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on May 16, 2013 BE RECEIVED.

4. 6th Report of the Advisory Committee on the Environment

That the 6th Report of the Advisory Committee on the Environment from its meeting held on June 5, 2013 BE RECEIVED.

5. Hyde Park Meadows Subdivision - Phase 2 (39T-02509)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the subdivision of land over Part of Lot 23, Concession 4, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Fanshawe Park Road West, east of Hyde Park Road, municipally known as 2000 Dalmagarry Road:

- a) the Special Provisions, as appended to the staff report dated June 20, 2013, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the Hyde Park Subdivision Phase 2 (39T-02509) BE APPROVED;
- b) the financing for the project BE APPROVED in accordance with the "Estimated Claims and Revenues Report" provided as Schedule "B" to the associated staff report, dated June 20, 2013; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2013-D12)

6. Property located at 1956 Shore Road (Z-8180)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Nicholson Sheffield Architects Inc., relating to the lands located at 1956 Shore Road, the proposed by-law, as appended to the staff report dated June 20, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, 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/Neighbourhood Facility (h•R6-5/NF) Zone, which permits, subject to removal of a holding ("h") provision, a range of cluster housing and neighbourhood facilities including single detached and semi-detached dwellings, townhouses, low-rise apartment buildings, churches and elementary schools TO a Neighbourhood Facility (NF1) Zone, to permit such uses as churches, elementary schools, community centres, day care centres, libraries, private schools, private clubs, fire stations and police stations;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2013-D14A)

7. Property located at 590 Gainsborough Road (Z-8162)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Sherwood Forest Trinity Housing Corporation, relating to the property located at 590 Gainsborough Road:

- a) the proposed by-law, as appended to the staff report dated June 20, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Neighbourhood Facility (NF) Zone, which permits churches and elementary schools TO a Holding Residential R9/Neighbourhood Facility (h-\_\_\*h-5\*R9-3\*H20/NF1) Zone, to permit a wide range of medium and higher density residential developments in the form of apartment buildings along with churches, elementary schools, community centres, day care centres, libraries, private schools, fire stations, private clubs and police stations at a maximum height of 20 metres with two holding provisions to ensure that a public site plan process is undertaken and that onsite parking concerns are appropriately dealt with;
- b) the Site Plan Approval Authority BE REQUESTED to address the following items through the site plan approval process:
  - i) an updated urban design brief to the Urban Design Review Panel for a more comprehensive review of the final proposal be submitted;
  - ii) the orientation of the building to reinforce its corner-site location at the street intersection;
  - iii) the potential for the church to be located in the rear or side yard in order to create a more positive transition between the massing and height of the apartment tower and the massing and height of the adjacent townhomes to the south;

- iv) the use of pedestrian connections and enhanced landscaping to acknowledge the intersection and strengthen it as a gateway to the community;
  - v) ensure that active building spaces (such as units, lobbies and amenity areas) with windows and doors are located along Gainsborough Road and Limberlost Road creating an active building edge along the street; and,
  - vi) where parking areas are visible from the street, enhanced landscaping should be used in order to screen the parking, as well as, to create a visible edge that defines public and private realm;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Neighbourhood Facility (NF) Zone, which permits churches and elementary schools TO a Residential R9 Special Provision/Neighbourhood Facility (R9-3( )/NF1) Zone, to permit a wide range of medium and higher density residential developments in the form of apartment buildings along with churches, elementary schools, community centres, day care centres, libraries, private schools, fire stations, private clubs and police stations and a special provision to recognize 53 parking spaces where 68 is required BE REFUSED for the following reason:
- i) the City's Transportation Division has concerns about the lack of parking for the church and day care facility and the potential for it to overflow onto Limberlost Road; it being noted that they have requested a holding provision in order to address the parking concerns, therefore a special provision for parking cannot be recommended;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Erica Greenham, 53-1460 Limberlost Road – indicating that their complex is the one directly south of the applicant's property; advising that she is a member of the board for the Condominium Corporation; and, advising that the owners have expressed concern about parking, traffic, safety and privacy, as well as the fact that they are already in a neighbourhood that has a large degree of affordable housing and it feels like it is becoming the corner for it.
- Malcolm Ross, applicant – advising that they tried to incorporate the existing church into the new development, but were unable to do so; and, indicating that they will be demolishing the church, which allows both areas to have more common space. (2013-D14A)

#### 8. Property located at 1069 Clarke Road (Z-8165)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Champion Life Centre, relating to the property located at 1069 Clarke Road, the proposed by-law, as appended to the staff report dated June 20, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Restricted Service Commercial/Light Industrial (RSC2/RSC4/LI7) Zone, which permits such uses as automobile rental establishments, dry cleaning and laundry depots, convenience stores, bake shops, personal, service establishments, day care centres, building or contracting establishments and automobile repair garages TO a Restricted Service Commercial/Light Industrial Special Provision (RSC2/RSC4/LI3( )/LI7) Zone, which permits, in addition to the range of uses noted above, assembly halls, commercial recreation establishments, private clubs and private parks; it being noted that the Special Provision ( ) requires that a minimum of 46 parking spaces be provided for on-site;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Alan R. Patton, Patton Cormier & Associates, on behalf of the applicant – expressing support for the recommendation. (2013-D14A)

9. Draft Old Victoria Hospital Lands Secondary Plan

That, on the recommendation of the Managing Director, Planning and City Planner, the draft Secondary Plan for the Old Victoria Hospital Lands, provided as Appendix "A" to the associated staff report, dated June 20, 2013, BE RECEIVED; it being noted that:

- a) the draft Secondary Plan will serve as the basis for further consultation with the community and identified stakeholders; and,
- b) based on the feedback received through this consultation process and the outcomes of the supporting and informing servicing studies, a revised Secondary Plan and implementing Official Plan amendment will be prepared for the consideration and approval of the Planning and Environment Committee at a future statutory public participation meeting, in the Fall;

it being pointed out that the Planning and Environment Committee heard a verbal presentation from Rick Merrill, The Planning Partnership, with respect to this matter. (2013-D19)

Pursuant to section 12.3 of the Council Procedure By-law, Councillor J.P. Bryant calls for a separate vote on clause 9.

The motion to Approve clauses 1 to 8, inclusive, is put.

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

The motion to Approve clause 9 is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill to Approve clause 10.

10. Properties located at 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South (OZ-7072/OZ-7073)

That, a special meeting of the Planning and Environment Committee BE HELD on Monday, June 24, 2013 at 3:00 PM, to receive a revised recommendation and by-laws, relating to the application of 1279059 Ontario Inc. and 1699259 Ontario Inc. (c/o York Developments), relating to the properties located at 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Jim Harbell, on behalf of the applicant – indicating that the application is for 6700 square feet of retail development; noting that there is the potential for national and North American retailers in home improvement and discount department areas, including a number of other uses, both local and regional; advising that this application has been before staff and the Planning and Environment Committee for eight years; expressing belief that the time has come to deal with the application for the following reason, because the Municipal Council has already approved it; the uses that are before the Committee this evening are all in the South West Area Plan; noting that the uses were recommended by Planning staff, they have been recommended by this Committee and approved by the Municipal Council; indicating that, all they are saying this evening is let them get on with Phase 1, the retail uses; indicating that it is \$120,000,000 of private money; advising that it is approximately 690 construction jobs, approximately 1,300 permanent jobs, \$9,000,000 in development charges, \$500,000 in permit fees and annual property taxes of \$3,600,000; asking that the development get started; indicating that the Committee has to decide that it is good planning; noting that it is more than good jobs, more than investment, the Committee has to decide that it is good planning; advising that the appeals at the Ontario Municipal Board (OMB) for the South West Area Plan (SWAP) are not for any of these uses; reiterating that they did

not appeal the uses, no one else has appealed the uses and they are not aware of anyone who is concerned with the uses; indicating that when the OMB does approve the SWAP, which will probably include some technical tinkering on the width of Wonderland Road South and some of the urban design issues, it will come into force and effect on this property and will just layer on; advising that as it provides for office and high density approvals, which may happen in the second and third phase as the economy allows that to happen, that will happen; noting that they are not saying that SWAP is not going to happen on this property, they are just saying kick start it first; reiterating that the request to the Committee is to treat this property exactly like the properties to the north on Wonderland Road South, the Home Depot, the Loblaws and the retail stores; further noting that all of the retail to the north on Wonderland Road South has the same designation that they are requesting of the Committee, the New Format Regional, which will have the SWAP go in on top of it; advising that the people who own where the Home Depot is can build an office building or condominiums on that property, in the future, in accordance with SWAP; reiterating that it is the same thing for this property; advising that they are not asking for any different treatment than this community has already done right up the street and what do you get for it, you get to kick start a lot of economic benefits; advising that it says to them that this application has the balance of public interest by kick starting the economic development and good planning that has already been approved by this municipality; indicating that there will be issues with the staff on the concept plan, however, the concept plan is not before the Committee this evening; indicating that they are not seeking approval for it; expressing happiness to work with staff to sort that out; advising that one of the things that they are suggesting in the Zoning By-law is to put an "h" across the Wonderland Road South frontage so that if the OMB does something different with respect to the width of Wonderland Road South or the urban design on Wonderland Road South, the "h" will be consistent with that and everyone will have control over that; advising that what they are saying is that the bulk of the \$120,000,000 is on the back side of the property and you might as well get going on that; advising that there are no servicing issues on this property; indicating that they are proposing a private sanitary system exactly like what was put in across the street at the transit centre; advising that they see the need for two signalized intersections to support this development; noting that no one should be surprised by this because staff and the Municipal Council want an intense development on Wonderland Road South; further noting that this is what the Wonderland Corridor is all about; advising that their clients understand that the Municipal Council's long term vision is for the area to be an urban area; indicating that, over time, the area will be more intense, not less intense; and referencing a communication, dated June 19, 2013, that he prepared with a revised recommendation on it.

- Alan R. Patton, Patton Cormier & Associates, on behalf of the Southside Group of companies – indicating that, on page 170 of the Planning and Environment Committee, his clients owns the properties located at 3263 north to the built portion on the west side of Wonderland Road and the properties located at 3234 and 3274 on the east side of Wonderland Road; indicating that, on page 172, the subject property is in the Urban Reserve Zone, which is important; reading the second paragraph under the "Analysis" on page 182; indicating that this is all under the auspices of the SWAP; indicating that he is nothing but consistent on the position of his client on these matters; requesting that the Committee Members turn to item number 11, which deals with the Sifton Properties lands; noting that the Sifton Properties lands are just around the corner; advising that he said that this should be dealt with under the SWAP; indicating that any justification to change the designation of Mr. Harbell's clients lands to Regional Format should await the decision on the SWAP; noting that it will just be consistent as it is already there, as the entire SWAP is at the OMB; and indicating that, this is the way to deal with it with a consistent approach.
- Steven Zakem, Aird Berlis, on behalf of Sifton Properties Limited – indicated that the lands are designated Urban Reserve; advising that the policies in the Official Plan indicate that Urban Reserve lands should be the subject of a secondary plan process; noting that the secondary plan process was the SWAP; advising that, through that process, the subject lands were to be designated Wonderland Corridor; advising that on behalf of Sifton Properties Limited, he has expressed comments on the SWAP and is an appellant of SWAP; noting that he does not intend to reiterate those comments this evening; indicating that the staff report does highlight some of the concerns that they have expressed with respect to SWAP, including the inconsistency between the vision for the Wonderland Road Corridor and the inconsistency of that vision with respect to large format retail use permissions; advising that they have also expressed concerns with respect to the lack of phasing direction and the financing of infrastructure; reiterating that the staff report highlights these issues with respect to this application; noting that it does not just apply to this application, but other areas of

SWAP that have not been designated for urban purposes like the Sifton Properties Limited lands which have had long-standing land use permissions and are readily available to be serviced and have infrastructure at the doorstep; making it clear, that, with respect to this application, his client does not object to the amount of retail lands proposed on the subject lands provided that the Sifton Properties Limited application, which will be considered later this evening for 350,000 square feet, is permitted and I say that because our clients application has the ability to proceed immediately; advising that you can take all of the numbers that Mr. Harbell threw at you in terms of economic benefit and use for his clients lands; advising that 350,000 square feet will generate \$65,000,000 in investment, \$5,000,000 in development charges, etc.; and reiterating that they do not take issue with respect to the amount of space proposed provided that it is not to the detriment of his clients proposal. (2013-D14A)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: J.L. Baechler (1)

Motion made by Councillor B. Polhill to Approve clauses 11 to 17, inclusive.

11. Properties located at 1311, 1363 and 1451 Wharnccliffe Road South (OZ-8087)

That, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the properties located at 1311, 1363 and 1451 Wharnccliffe Road South:

- a) the ~~attached~~ proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to replace schedule 1-d of Official Amendment No. 541 to change the designation of the lands known as 1311, 1363 and 1451 Wharnccliffe Road South, (generally bounded by Wharnccliffe Road South, Morgan Avenue and the future Bradley Avenue corridor), FROM an Auto-Oriented Commercial Corridor designation and a Multi-Family, High Density Residential designation TO a Community Commercial Node designation, to permit a wide range of retail outlets, including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies, convenience commercial uses, personal services, restaurants, commercial recreation establishments, financial institutions, a limited range of automotive services, service-oriented office uses such as real estate, insurance and travel agencies, community facilities, such as libraries or day care centres, professional and medical/dental offices, commercial and private schools, and limited amounts of office uses and places of entertainment;
- b) the Ontario Municipal Board BE REQUESTED to amend the land use designations contained in Official Plan Amendment No. 541 accordingly;
- c) the ~~attached~~ proposed by-law BE INTRODUCED at a future meeting of the Municipal Council, when the Official Plan Amendment noted in part a), above, is in full force and effect, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to:
  - i) amend the zoning on a portion of lands at 1311, 1363 and 1451 Wharnccliffe Road South FROM a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.RSC1(20)/RSC2(11)/RSC3(17)/RSC4 (15)/RSC5/(17)) Zone and a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.RSC1(20)/ RSC2(11)/RSC3 (17)/RSC4(15)/RSC5/(17)) Zone, which permits a wide range of automotive, commercial and service oriented uses, and a Holding Residential /R5/R6/ R7/R10 (h.h-54.h-71.h-100.h-134.R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone, which permits a range of multi-family uses including townhouse dwellings, cluster housing, apartment buildings and retirement lodges TO a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138. CSA5( )) Zone and a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.CSA5( )) Zone, to permit a wide range of commercial uses including assembly halls, restricted automotive uses, bake shops, cinemas, clinics, commercial recreation establishments, day care centres, financial institutions,



- offices, medical/dental offices, private clubs, restaurants, retail stores, service and repair establishments, supermarkets and taverns, with a maximum gross floor area of 30,000 square metres and a maximum height of 12 metres; and,
- ii) amend Section 22.3 of the Community Shopping Area (CSA) Zone by adding Special Provisions for the CSA 5 Zone, to permit uses in stand-alone buildings which do not form part of a shopping centre and permit a minimum front/exterior side yard depth of 3 metres; and,
- c) the Approval Authority BE REQUESTED to report back on the modifications required to the Conditions of Draft Approval for Plan 39T-07510, to reflect changes to the Official Plan and Zoning that are approved by the Municipal Council;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Steven Zakem, Aird Berlis, on behalf of the applicant – indicating that the Planning and Environment Committee had a staff report, dated March 19, 2013, recommending approval of their application in a manner acceptable to his client; noting that the Official Plan Amendment and Zoning By-law attached to that report would have adopted an Official Plan Amendment to the in-force Official Plan and a Zoning By-law Amendment on a free-standing basis, similar to what the Committee did on the York Developments application; advising that it was his position, at that time, that no reconsideration was required, for the same reason that the York Developments application was previously approved; noting that there was no reconsideration necessary for the York Developments application despite the fact that it is within SWAP and despite the fact that the Committee will be recommending to the Municipal Council the approval of an Official Plan Amendment; advising that the staff position for the reconsideration, and the staff change in recommendation, appears to be based on the premise that the SWAP decision on his clients lands was not appealed; indicating that this is not correct, that Sifton Properties Limited appealed SWAP in its entirety, even as it applied to Sifton lands; reiterating that the basis on which staff is making this recommendation is based on an incorrect conclusion; advising that I filed the appeal and I know what I said; advising that he has a staff recommendation approving 31,000 square metres of space; and requesting the Committee to ask the Municipal Council to approve the attached document.
- Vicky Blackwell, 3255 Morgan Avenue – advising that she and most of the neighbours living in the neighbourhood were here for the last meeting; noting that, unfortunately, most of the neighbours are unable to attend tonight's meeting; reiterating that this is not something that the neighbourhood wants; advising that they believe that the existing zoning and the existing plans are more than sufficient; indicating that they do not want to see the existing multi-family residential get changed and allow a Wal-Mart or a Lowe's in the area; advising that they previously fought to ensure that the road remained a secondary road, not a primary road; indicating that there is a lot of construction area through there now and it is only going to get worse; indicating that they do not believe that adequate traffic studies have been completed; indicating that they do not want the noise, the light pollution and people coming in and removing garbage in the middle of the night; reiterating that it is not something that they want; advising that they have plenty of grocery stores in the area; reiterating that they do not want a Wal-Mart on the corner; asking the Committee who would like to have a supercenter in your backyard; advising that she would be able to see it from her front steps; advising that it will be a safety concern for children in the neighbourhood; and asking that the application be refused.
- Jim Harbell, Stikeman Elliott, on behalf of York Developments – advising that York Developments does not object to the Planning staff recommendation that is before the Committee this evening; reiterating that York Developments is not objecting to the commercial uses; noting that York Developments has an interest in this matter given that it is another significant commercial matter in the SWAP area; and advising that they do not anticipate that the City's planning process should be used in any way to regulate competition. (2013-D14A)

## 12. North Routledge Park Industrial Area

That, the communication, dated June 6, 2013, from Councillor Matt Brown, with respect to the North Routledge Park Industrial Area BE REFERRED to the Civic Administration for consideration and to respond directly to Councillor M. Brown. (2013-D14)

13. Property located at 450 Oxford Street West (OZ-8003)

That, the Civic Administration BE DIRECTED to report back at a public participation meeting of the Planning and Environment Committee to be held on September 10, 2013, relating to the application by Bluestone Properties Inc., for the property located at 450 Oxford Street West;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated May 29, 2013, from A.R. Patton, Patton Cormier & Associates, with respect to this matter;

it being pointed out that the Planning and Environment Committee heard verbal presentations from A.R. Patton, Patton Cormier & Associates, on behalf of Bluestone Properties Inc. and M. Snowsell, Land Use Regulations Officer, Upper Thames River Conservation Authority, with respect to this matter. (2013-D14A)

14. Special Planning and Environment Committee Meeting - July 25, 2013

That the communication, dated June 10, 2013, from the Committee Secretary, for the holding of a special Planning and Environment Committee on Thursday, July 25, 2013 at 4:00 p.m., BE APPROVED.

15. Near-Campus Neighbourhoods Policy

That, on the recommendation of the Managing Director, Planning and City Planner, relating to the adjournment of the appeal of Adamas Group Inc., for OPA 535 Policy 3.5.19.8 and the appeal of Zoning By-law No. Z.-1-122125 solely as the said policy and provisions of the zoning by-law apply to the lands located at 1461-1465 Oxford Street East and 613-629 First Street, the Ontario Municipal Board BE ADVISED that the Municipal Council consents to an order that permits the appeals of Adamas Group Inc., in part, on the basis that Figure 4.36 of Schedule A to Zoning By-law No. Z.-1-122125 BE AMENDED to exclude these lands from Zoning By-law No. Z.-1-122125, as appended as Appendix 1 to the staff report dated June 20, 2013; it being noted that the Planning and Environment Committee reviewed and received a communication, dated June 18, 2013, from C. Kulchycki, Planner, Zelinka Priamo Ltd., with respect to this matter. (2013-D14A)

16. Heritage Inventory Addition

That, on the recommendation of the Managing Director, Planning and City Planner, the Inventory of Heritage Resources BE AMENDED to delete the property located at 131 Pond Mills Road and to add the property located at 130 Pond Mills Road. (2013-R01)

17. Properties located at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street (OZ-8114)

That, a special meeting of the Planning and Environment Committee BE HELD on Monday, June 24, 2013 at 3:00 PM to receive a revised recommendation and revised by-laws, with respect to the application of the Fincore Group, relating to the properties located at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street. (2013-D14A)

Motion made by Councillor B. Polhill and seconded by Councillor S. Orser to Amend clause 11 by deleting the clause in its entirety and by replacing it with the following new clause:

That, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the properties located at 1311, 1363 and 1451 Wharnccliffe Road South:

- a) the ~~attached~~ revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Schedule "A", Land Use, to the Official Plan for the City of London to change the designation of the lands known as 1311, 1363 and 1451 Wharnccliffe Road South, (generally bounded by Wharnccliffe Road South, Morgan Avenue and the future Bradley Avenue corridor), FROM an Auto-Oriented Commercial Corridor designation and a Multi-Family, High Density Residential designation TO a Community Commercial Node designation, to permit a wide range of retail outlets, including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies, convenience commercial uses, personal services, restaurants, commercial recreation establishments, financial institutions, a limited range of automotive services, service-oriented office uses such as real estate, insurance and travel agencies, community facilities, such as libraries or day care centres, professional and medical/dental offices, commercial and private schools, and

limited amounts of office uses and places of entertainment;

- b) the ~~attached~~ revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above, to:
- i) amend the zoning on a portion of lands at 1311, 1363 and 1451 Wharnclyffe Road South FROM a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.RSC1(20)/RSC2(11)/RSC3(17)/RSC4 15)/RSC5/(17)) Zone and a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.RSC1(20)/ RSC2(11)/RSC3 (17)/RSC4(15)/RSC5/(17)) Zone, which permits a wide range of automotive, commercial and service oriented uses, and a Holding Residential /R5/R6/ R7/R10 (h.h-54.h-71.h-100.h-134.R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone, which permits a range of multi-family uses including townhouse dwellings, cluster housing, apartment buildings and retirement lodges TO a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138. CSA5( )) Zone and a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.CSA5( )) Zone, to permit a wide range of commercial uses including assembly halls, restricted automotive uses, bake shops, cinemas, clinics, commercial recreation establishments, day care centres, financial institutions, offices, medical/dental offices, private clubs, restaurants, retail stores, service and repair establishments, supermarkets and taverns, with a maximum gross floor area of 30,000 square metres and a maximum height of 12 metres; and,
  - ii) amend Section 22.3 of the Community Shopping Area (CSA) Zone by adding Special Provisions for the CSA 5 Zone, to permit uses in stand-alone buildings which do not form part of a shopping centre and permit a minimum front/exterior side yard depth of 3 metres;
- c) the Approval Authority BE REQUESTED to report back on the modifications required to the Conditions of Draft Approval for Plan 39T-07510, to reflect changes to the Official Plan and Zoning that are approved by the Municipal Council; and,
- d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect to the proposed by-law as notice was previously given with respect to both the Official Plan Amendment and the Southwest Area Plan (OPA 451);

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Steven Zakem, Aird Berlis, on behalf of the applicant – indicating that the Planning and Environment Committee had a staff report, dated March 19, 2013, recommending approval of their application in a manner acceptable to his client; noting that the Official Plan Amendment and Zoning By-law ~~attached~~ to that report would have adopted an Official Plan Amendment to the in-force Official Plan and a Zoning By-law Amendment on a free-standing basis, similar to what the Committee did on the York Developments application; advising that it was his position, at that time, that no reconsideration was required, for the same reason that the York Developments application was previously approved; noting that there was no reconsideration necessary for the York Developments application despite the fact that it is within SWAP and despite the fact that the Committee will be recommending to the Municipal Council the approval of an Official Plan Amendment; advising that the staff position for the reconsideration, and the staff change in recommendation, appears to be based on the premise that the SWAP decision on his clients lands was not appealed; indicating that this is not correct, that Sifton Properties Limited appealed SWAP in its entirety, even as it applied to Sifton lands; reiterating that the basis on which staff is making this recommendation is based on an incorrect conclusion; advising that I filed the appeal and I know what I said; advising that he has a staff recommendation approving 31,000 square metres of space; and requesting the Committee to ask the Municipal Council to approve the ~~attached~~ document.
- Vicky Blackwell, 3255 Morgan Avenue – advising that she and most of the neighbours living in the neighbourhood were here for the last meeting; noting that, unfortunately, most of the neighbours are unable to attend tonight's meeting; reiterating that this is not something that the neighbourhood wants; advising that they believe that the existing zoning and the existing plans are more than sufficient; indicating that they do not want

to see the existing multi-family residential get changed and allow a Wal-Mart or a Lowe's in the area; advising that they previously fought to ensure that the road remained a secondary road, not a primary road; indicating that there is a lot of construction area through there now and it is only going to get worse; indicating that they do not believe that adequate traffic studies have been completed; indicating that they do not want the noise, the light pollution and people coming in and removing garbage in the middle of the night; reiterating that it is not something that they want; advising that they have plenty of grocery stores in the area; reiterating that they do not want a Wal-Mart on the corner; asking the Committee who would like to have a supercenter in your backyard; advising that she would be able to see it from her front steps; advising that it will be a safety concern for children in the neighbourhood; and asking that the application be refused.

- Jim Harbell, Stikeman Elliott, on behalf of York Developments – advising that York Developments does not object to the Planning staff recommendation that is before the Committee this evening; reiterating that York Developments is not objecting to the commercial uses; noting that York Developments has an interest in this matter given that it is another significant commercial matter in the SWAP area; and advising that they do not anticipate that the City's planning process should be used in any way to regulate competition. (2013-D14A)

Motion made by Councillor J.P. Bryant and seconded by Councillor N. Branscombe to Refer clause 11 to the Planning and Environment Committee (PEC) for further review in order to ensure proper documentation is in place that accurately reflects the wishes of the PEC, with no further public consultation to be required.

At 8:37 PM Mayor J.F. Fontana places Councillor P. Hubert in the Chair and takes a seat at the Council Board.

At 8:42 Mayor J.F. Fontana resumes the Chair and Councillor P. Hubert takes his seat at the Council Board.

The motion to Refer clause 11 to the PEC is put.

Motion Failed

YEAS: N. Branscombe, M. Brown, J.P. Bryant (3)

NAYS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (12)

The motion to Amend clause 11 is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (14)

NAYS: J.P. Bryant (1)

Motion made by Councillor B. Polhill and seconded by Councillor S. Orser to Approve clause 11, as amended.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (14)

NAYS: J.P. Bryant (1)

The motion to Approve clauses 12 to 17, inclusive, is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill to Approve clause 18.

18. Properties located at 3130 and 3260 Dingman Drive and the rear portion of 4397 and 4407 Wellington Road South (OZ-8120)

That, on the direction of Municipal Council, in recognition of the circumstance where these lands have been previously zoned and designated to permit a range of commercial uses, and that an "Unevaluated Vegetation Patch" (Patch 10102) as identified on Schedule "B-1" of the Official Plan is located on a portion of these lands, the following actions be taken with respect to the application of PenEquity Realty Corporation, relating to the property located at 3130 and 3260 Dingman Drive and the rear portion of 4397 and 4407 Wellington Road South:

- a) the proposed by-law, as appended to the staff report dated June 20, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend the Official Plan as follows:
- i) by adding a special policy in Chapter 10 – "Policies for Specific Areas" to permit cinema use outside of the downtown area in the New Format Regional Commercial Node; and,
  - ii) by amending Schedule B-1- Natural Heritage Features, to delete "Unevaluated Vegetation Patch";
- b) the proposed by-law, as appended to the staff report dated June 20, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a), above), FROM a Holding Restricted Service Commercial Special Provision/Light Industrial (h\*RSC1(9)/RSC5/LI6) Zone, a Holding Restricted Service Commercial Special Provision (h\*RSC1(9)/RSC3/RSC4(5)/RSC5) Zone, which permits a wide range of service commercial uses such as automobile services, home and auto supply, service repair and light industrial uses and a Community Shopping Area (CSA6) which allows for a large range of commercial uses TO a Holding Associated Shopping Area Commercial Special Provision (h\*h-5\*h-18\*h-55\*h-103\*h-141\*h( )\*ASA3/ASA5/ASA6( )/ASA7( )/ASA8( )) Zone, to allow for commercial retail use, 14,000m<sup>2</sup> of commercial recreational use, 4,000m<sup>2</sup> cinema use, a gas bar use, and a hotel use, subject to holding provisions to ensure the provision of municipal servicing, archaeological evaluation be completed, a transportation study be completed, Ministry of Transportation permits be obtained, urban design matters be addressed, and a natural heritage compensation agreement between the City and the applicant be entered into to address the natural heritage compensation measures to be implemented resulting from the removal of the Unevaluated Vegetation Patch (Patch 10102);
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
- ensure a high level of architectural and landscape quality on all portions of the site with visual exposure to Highway 401;
  - ensure that the design of the buildings located along Highway 401 and Dingman drive are of a high design standard and do not appear as "the back of house";
  - screen all parking areas visible from Highway 401 as well as Dingman Drive using enhanced landscaping;
  - create a block pattern on the site in order to allow for future redevelopment;
  - create a high quality main street through the centre of the site that includes:
    - on-street parking;
    - wide sidewalks;
    - street trees;
    - landscaping as well as street furniture (i.e.: lamp posts, signage, benches, garbage bins, etc...);
    - improved pedestrian experience and access throughout the site;
  - locate buildings along the main street that are oriented towards the street with accented main pedestrian entry points, transparent glass, articulated facades and rooflines, in order to create an active frontage;
  - include a key building at the view terminus of the proposed main street (e.g., proposed movie theatre);
  - provision of a variety of high quality materials (such as transparent glass, brick, stone, etc.) on all proposed buildings, in particular the elevations facing Highway 401, Dingman Drive and the mainstreet;
  - create a centralized public space, located along the main street;

- provide for continuous pedestrian connections through the site;
  - ensure all buildings have a walkway to the proposed on site main street commercial corridor as well as continuous walkways connecting to other buildings on the site;
  - include adequately sized landscape islands to break up large surface parking areas, these landscape islands should include trees as well as enhanced landscaping;
  - submit an updated urban design brief to the Urban Design Review Panel for a more comprehensive review of the final proposal through the site plan process; and,
  - plant three trees for every tree removed, at a location of the applicant's choice, on the property;
- d) the request to amend Zoning By-law No. Z.-1 from a Holding Restricted Service Commercial Special Provision/Light Industrial (h\*RSC1(9) /RSC5/LI6) Zone, a Holding Restricted Service Commercial Special Provision (h\*RSC1(9)/RSC3/RSC4(5)/RSC5) Zone, which permits a wide range of service commercial uses such as automobile services, home and auto supply, service repair and light industrial uses and a Commercial Shopping Area (CSA6) Zone, which allows for a large range of commercial uses to an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6 ( )/ASA7( )/ASA8) Zone and an Open Space (OS1) Zone, to allow for 50,183m<sup>2</sup> of commercial retail use, 13,564m<sup>2</sup> of commercial recreational use, 3,921m<sup>2</sup> cinema use, a gas bar use and a passive recreational use, BE REFUSED for the following reasons:
- i) the requested amendment is not consistent with the Provincial Policy Statement, 2005, including Wise Use and Management of Resources policies; and,
  - ii) the requested amendment is not consistent with the Environmental policies of the Official Plan;
- e) the Civic Administration BE DIRECTED to determine if there are similar instances where "Unevaluated Vegetation Patches" on Schedule "B-1" of the Official Plan are not shown as "Open Space" or "Environmental Review" on Schedule "A" of the Official Plan, and to initiate an Official Plan Amendment to show these lands as "Open Space" or "Environmental Review" on Schedule "A" of the Official Plan, noting that this would then make these lands subject to the City's Tree Conservation By-law (By-Law C.P.-1466-249);
- f) the Civic Administration BE DIRECTED to work with the Applicant to develop the Natural Heritage Compensation Agreement required by the h( ) holding provision for Municipal Council approval that reflects the natural heritage value of the natural heritage feature to be removed, and is consistent with the compensation achieved through the Sovereign Woods resolution, it being noted that the Natural Heritage Compensation Agreement may include both natural heritage lands and lands that may be planted; and,
- g) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as Insert reason why no further notice is required;

it being pointed out that the Planning and Environment Committee reviewed and received a communication, dated June 17, 2013, from Roslyn Houser, Goodmans, with respect to this matter. (2013-D14A)

Motion made by Councillor B. Polhill and seconded by Councillor S. Orser to Amend clause 18 in part g) by deleting the words "Insert reason why no further notice is required;" and by replacing them with the words "the by-law is consistent with the request of the applicant, is consistent with what was circulated to the public and the changes are minor in nature;".

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill and seconded by Councillor S. Orser to Amend clause 18 by deleting part b) it in its entirety and by replacing it with the following new part b):

- b) the proposed revised by-law ~~attached~~ hereto as Appendix "B" BE INTRODUCED at the Municipal Council meeting on June 25, 2013, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part a) above, FROM a Holding Restricted Service Commercial Special Provision/Light Industrial (h\*RSC1(9)/RSC5/LI6) Zone, a Holding Restricted Service Commercial Special Provision (h\*RSC1(9)/RSC3/RSC4(5)/RSC5) Zone which permits a wide range of service commercial uses such as automobile services, home and auto supply, service repair and light industrial uses and a Community Shopping Area (CSA6) which allows for a large range of commercial uses TO a Holding Associated Shopping Area Commercial Special Provision (h\*h-5\*h-18\*h-55\*h-103\*h-141\*h( )\*ASA3/ASA5/ASA6 ( )/ASA7( )/ASA8( )) Zone to allow for commercial retail use, 14,000m2 of commercial recreational use, 4,000m2 cinema use, a gas bar use, a hotel use, home improvement and furnishing stores, and liquor, beer and wine stores subject to holding provisions to ensure the provision of municipal servicing, archaeological evaluation be completed, a transportation study be completed, Ministry of Transportation permits be obtained, urban design matters be addressed, and a natural heritage compensation agreement between the City and the applicant be entered into to address the natural heritage compensation measures to be implemented resulting from the removal of the Unevaluated Vegetation Patch (Patch 10102);

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

At 8:52 PM Mayor J.F. Fontana places Councillor P. Van Meerbergen in the Chair and takes a seat at the Council Board.

The attached email from P. White, London Economic Development Corporation (LEDC) relating to this matter was distributed by the Clerk to Members of Council.

Motion made by Councillor S. Orser and seconded by Councillor J.B. Swan to Approve that pursuant to section 9.6 of the Council Procedure By-law, Mayor J.F. Fontana be permitted to speaker longer than 5 minutes with respect to clause 18.

Motion Passed

At 9:08 PM Mayor J.F. Fontana resumes the Chair and Councillor P. Van Meerbergen takes his seat at the Council Board.

Motion made by Councillor H.L. Usher and seconded by Councillor P. Hubert to Refer the matter to the Civic Administration to complete an Environmental Impact Study, which is to include an evaluation and comment on the status of the woodlot and/or wetland; a summary of the net jobs, including a description of jobs that will be created by this proposal; and to permit the applicant an opportunity to further consider the potential to retain some, or all of the woodlot, and to report back thereon to the Planning and Environment Committee.

Motion made by Councillor P. Hubert and seconded by Councillor D. Brown to Approve that pursuant to section 9.6 of the Council Procedure By-law, Councillor H.L. Usher be permitted to speaker longer than 5 minutes with respect to clause 18.

Motion Passed

Motion made by Councillor S. Orser and seconded by Councillor D. Henderson to Amend the motion to Refer by removing the words "an Environmental Impact Study, which is to include".

The Chair rules that the motion to Amend the referral is in order.

Councillor J.L. Baechler appeals the ruling of the Chair.

Pursuant to section 10.5 of the Council Procedure By-law the question "Shall the ruling of the Chair be Sustained?" is put.

The ruling of the Chair is not sustained.

YEAS: J.F. Fontana, B. Polhill, S. Orser, D.G. Henderson, P. Van Meerbergen, S.E. White (6)

NAYS: B. Armstrong, J.B. Swan, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Brown, H.L. Usher, J.P. Bryant (9)

At 9:51 PM Mayor J.F. Fontana places Councillor B. Armstrong in the Chair and leaves the meeting.

At 9:55 PM Mayor J.F. Fontana enters the meeting and takes a seat at the Council Board.

At 10:03 PM Mayor J.F. Fontana resumes the Chair and Councillor B. Armstrong takes his seat at the Council Board.

The motion to Refer clause 18 is put.

Motion Passed

YEAS: J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (8)

NAYS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, D.G. Henderson, P. Van Meerbergen (7)

16th Report of the Planning and Environment Committee  
Councillor B. Polhill presents.

Motion made by Councillor B. Polhill to Approve clause 2.

2. Properties located at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street (OZ-8114)

That, on the direction of the Municipal Council, the following actions be taken with respect to the application of the Fincore Group, relating to the properties located at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street:

- a) the ~~attached~~, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Section 3.5 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 291-299 South Street and to amend Section 4.4.1.13 (Specific Main Street Corridors), to add a policy to include the lands located at 56-82 Wellington Street South and 283-289 South Street substantially located on the east side of Wellington Street to a depth of 82 metres from centreline of Wellington Street between South Street and the Thames River;
- b) the proposed by-law, as appended to the staff report dated June 24, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Section 3.5 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 303-323 South Street and 69-77 Waterloo Street, which is substantially bounded by Waterloo Street on the east, South Street on the north, the Thames River on the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street, excluding the lands located at 291-299 South Street;
- c) subject to Policy 19.1.1. of the Official Plan, the lands located south of the existing Upper Thames River Conservation Authority Regulated Area, BE INTERPRETED to be located within the "Open Space" designation;
- d) the proposed by-law, as appended to the staff report dated June 24, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning applicable to the lands located at 56-82 Wellington Street and 283-299 South Street FROM a Business District Commercial Special Provision/ Neighbourhood Facility (BDC (6)/NF1) Zone, which permits a large range of commercial uses, churches and residential uses, a Residential R9 (R9-3\*H22) Zone, which permits apartment buildings with a maximum height of 22m and a Holding Residential R7/Residential R9/Regional Facility (h-5\*R7\*D150\*H30/R9-7\*H30/RF) Zone, which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30 metres and a maximum density of 150 units per hectare TO an Open Space (OS2) Zone, to allow for conservation lands and public parks and a Holding Business District Commercial Special Provision/ Bonus (h-2\*h-5\*h-35\*h-55\*h-89\*h-(\*)h-(\*\*)\*BDC(\_\_\_\_)\*B-(\*) Zone, which permits medical/dental office, clinics, a wide range of



commercial uses, apartment buildings, nursing homes, lodging houses, offices, an Independent Health Facility on the second floor or above with a maximum gross floor area of 2000m<sup>2</sup> and a maximum height of 12m, with a bonus zone to facilitate a development design that is consistent with the text and illustrations, appended to the staff report dated June 24, 2013, as Appendix "E", which includes a 26 storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m<sup>2</sup> gross floor area of medical/dental, clinic and independent health facility use and 929m<sup>2</sup> of ground floor commercial retail which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:

- underground parking spaces;
- placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations appended to the staff report dated June 24, 2013, as Appendix "E", so the architecture of the building itself creates the Gateway;
- utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
- orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
- a green roof atop the building podium portions to support innovative and environmentally sensitive development;
- two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements; and,
- landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;

and a Holding Residential R5 /Residential R7 /Residential R9/Bonus (h-2 \*h-5\*h-35\*h-55\*h-89\*h-(\*)h-(\*\*)\* R5-7/R7\*D150\*H22/R9-7\*H22\*B(\*) Zone, which permits apartments, senior apartments, nursing homes, townhouses, stacked townhouses to a maximum height of 22m and maximum density of 150 units per hectare with a bonus zone to facilitate a development design that is consistent with the text and illustrations as appended to the staff report dated June 24, 2013, as Appendix "E", which includes a 26 storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m<sup>2</sup> gross floor area of medical/dental, clinic and independent health facility use and 929m<sup>2</sup> of ground floor commercial retail which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:

- underground parking spaces;
- placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations appended to the staff report dated June 24, 2013, as Appendix "E", so the architecture of the building itself creates the Gateway;
- utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
- orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
- a green roof atop the building podium portions to support innovative and

- environmentally sensitive development;
  - two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements; and,
  - landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;
- e) the proposed by-law, as appended to the staff report dated June 24, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part b), above), to change the zoning applicable to the lands located at 303-323 South Street and 69-77 Waterloo Street FROM a Residential R9 (R9-3\*H22) Zone, which permits apartment buildings with a maximum height of 22m and a Holding Residential R7/Residential R9/Regional Facility (h-5\*R7\*D150\*H30/R9-7\*H30/RF) Zone, which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30m and a maximum density of 150 units per hectare TO an Open Space (OS2) Zone, to allow for conservation lands and public parks and a Holding Residential R5/Residential R7/Residential R9/Bonus (h-2\*h-5\*h-35\*h-55\*h-89\*h-(\*)h-(\*\*)\*R5-7/R7\*D150\*H22/R9-7\*H22\*B(\*\*)) Zone, which permits apartments, senior apartments, nursing homes, townhouses, stacked townhouses to a maximum height of 22m and maximum density of 150 units per hectare with a bonus zone to facilitate a development design that is consistent with the text and illustration appended to the staff report dated June 24, 2013, as Appendix "E", which includes an 18-storey (67m tall) residential building on the southwest corner of Waterloo Street and South Street with 78 retirement lodges and 130 nursing home care units, 65 stacked townhouses dwelling units (15m tall) along South Street with a maximum of 1,000m<sup>2</sup> of convenience commercial uses which include convenience stores, convenience service establishments, financial institutions, personal service establishments, bake shops, commercial schools, florist shops, and restaurants, at ground level without a drive through and a church use which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:
- secured bicycle parking spaces and temporary bicycle parking spaces for a total of 150 bicycle parking spaces;
  - orientation of buildings to the street so that all principal facades of all units face the street and include active building elements such as primary entrances, porches, canopies and windows in order to provide for the enhancement of the pedestrian environment;
  - utilization of a podium base with multiple step-backs and a residential point tower above on the building abutting the northeast corner so as to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
  - building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations appended to the staff report dated June 24, 2013, as Appendix "E", and townhouse facades that vary in their projection and recession along South Street so that they do not appear as one solid plane, so as to ensure a high standard of design for buildings to be constructed in this prominent location at the perimeter of the Downtown, near the edge of the river valley;
  - a green roof atop the parking structure and building podium portions to support innovative and environmentally sensitive development;
  - a publicly accessible pedestrian and sight line connection through the site from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements;

- provision of enhanced landscaped open space at street level and along the Thames Valley corridor to support the provision of common open space that is functional for active or passive recreational use; and,
  - landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Waterloo Street road allowances, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;
- f) change Section 2, Definitions, of the City of London Z.-1 Zoning By-law to include the following definition: "Independent Health Facility" means a diagnostic facility that is funded by the Ministry to provide specific classes of diagnostic tests and is an ambulatory facility that provides surgical and therapeutic procedures for which the costs of carrying out the procedure are not included in the OHIP fee paid to physicians and is operated under the authority of a licence issued by the Director of Independent Health Facilities in accordance with all Ministry regulation, including the *Independent Health Facilities Act* as may be amended, does not include overnight accommodation and requires parking to be provided at the same rate as for a clinic use;
- g) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Business District Commercial Special Provision/ Neighbourhood Facility (BDC (6)/NF1) Zone, which permits a large range of commercial uses and residential use and a Residential R9 (R9-3\*H22) Zone, which permits apartment buildings with a maximum height of 22m and a Holding Residential R7/Residential R9/Regional Facility (h-5\*R7\*D150\*H30/R9-7\*H30/RF) Zone, which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30m TO a Holding Business District Commercial Special Provision (h-5\*BDC1 (2)\*D265\*H80) Zone, which permits medical/dental office, medical/dental clinics, a wide range of commercial uses, townhouses and apartment buildings with a maximum height of 80m and maximum density of 265 units per hectare, BE REFUSED for the following reasons:
- buildings of this size and intensity may not provide for a good fit, consistent with Official Plan infill policies in the absence of such measures as appropriate urban design measures, underground parking, and enhanced landscaping which cannot all be obtained through the "normal development approval process; and,
  - a suitable approach to ensuring that the proposed development meets appropriate criteria for the SoHo Area is to permit zoning categories that allow an appropriate form of development and permit the requested additional heights and density through the application of a Bonus Zone;
- h) the bonusing provision requires that a development agreement be entered into to ensure that the subject development design shall be consistent with the text and illustrations contained in appended to the staff report dated June 24, 2013, as Appendix "E";
- i) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as there was a minor clerical change to the by-law as was proposed at the public participation meeting held on June 18, 2013;

IT BEING NOTED THAT the following issues will be addressed through the consideration of a future application prior to the lifting of the holding provisions for these lands:

- to determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), a development agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol;
- a public participation meeting of the Planning and Environment Committee be held for consideration of the site plan required for this development prior to the removal of the "h-5" symbol;
- to ensure that development will not have a negative impact on an environmentally sensitive area, or natural feature, a development agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of

the City of London conducted by qualified professional(s) demonstrating that development in the form proposed will not adversely affect the area or feature, prior to the removal of the "h-35" symbol;

- to ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development; it being noted that the "h-55" symbol shall be deleted upon the acceptance of the traffic study by the City of London;
- to ensure the orderly development of the lands the h-89 symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer;
- to ensure the Owner undertakes a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "h- (\*)" symbol; and,
- to ensure that development will not have an adverse impact on pedestrian level wind conditions, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h- (\*\*)" symbol. (2013-D14A)

Motion made by Councillor J.P. Bryant and seconded by Councillor S. Orser to Amend clause 2 by adding a new part j) as follows:

- j) the Civic Administration BE DIRECTED to work with the Applicant in order to secure permanent public access, to the Thames River from the site through the development agreement process.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill and seconded by Councillor S.E. White to Approve clause 2, as amended.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

NAYS: J.L. Baechler (1)

Clause 2, as amended, reads as follows:

That, on the direction of the Municipal Council, the following actions be taken with respect to the application of the Fincore Group, relating to the properties located at 56-82 Wellington Street, 283-323 South Street and 69-77 Waterloo Street:

- a) the ~~attached~~, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Section 3.5 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 291-299 South Street and to amend Section 4.4.1.13 (Specific Main Street Corridors), to add a policy to include the lands located at 56-82 Wellington Street South and 283-289 South Street substantially located on the east side of Wellington Street to a depth of 82 metres from centreline of Wellington Street between South Street and the Thames River;
- b) the proposed by-law, as appended to the staff report dated June 24, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Section 3.5 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 303-323 South Street and 69-77 Waterloo Street, which is substantially

bounded by Waterloo Street on the east, South Street on the north, the Thames River on the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street, excluding the lands located at 291-299 South Street;

- c) subject to Policy 19.1.1. of the Official Plan, the lands located south of the existing Upper Thames River Conservation Authority Regulated Area, BE INTERPRETED to be located within the “Open Space” designation;
- d) the proposed by-law, as appended to the staff report dated June 24, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning applicable to the lands located at 56-82 Wellington Street and 283-299 South Street FROM a Business District Commercial Special Provision/Neighbourhood Facility (BDC (6)/NF1) Zone, which permits a large range of commercial uses, churches and residential uses, a Residential R9 (R9-3\*H22) Zone, which permits apartment buildings with a maximum height of 22m and a Holding Residential R7/Residential R9/Regional Facility (h-5\*R7\*D150\*H30/R9-7\*H30/RF) Zone, which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30 metres and a maximum density of 150 units per hectare TO an Open Space (OS2) Zone, to allow for conservation lands and public parks and a Holding Business District Commercial Special Provision/ Bonus (h-2\*h-5\*h-35\*h-55\*h-89\*h-(\*)h-(\*\*)\*BDC(\_\_\_\_)\*B-(\*\*)) Zone, which permits medical/dental office, clinics, a wide range of commercial uses, apartment buildings, nursing homes, lodging houses, offices, an Independent Health Facility on the second floor or above with a maximum gross floor area of 2000m<sup>2</sup> and a maximum height of 12m, with a bonus zone to facilitate a development design that is consistent with the text and illustrations, appended to the staff report dated June 24, 2013, as Appendix “E”, which includes a 26 storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m<sup>2</sup> gross floor area of medical/dental, clinic and independent health facility use and 929m<sup>2</sup> of ground floor commercial retail which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:
- underground parking spaces;
  - placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City’s discretion, match the elevations appended to the staff report dated June 24, 2013, as Appendix “E”, so the architecture of the building itself creates the Gateway;
  - utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
  - orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
  - a green roof atop the building podium portions to support innovative and environmentally sensitive development;
  - two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements; and,
  - landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;

and a Holding Residential R5 /Residential R7 /Residential R9/Bonus (h-2 \*h-5\*h-35\*h-55\*h-89\*h-(\*)h-(\*\*)\* R5-7/R7\*D150\*H22/R9-7\*H22\*B(\*\*)) Zone, which permits apartments, senior apartments, nursing homes, townhouses, stacked townhouses to a maximum height of 22m and maximum density of 150 units per hectare with a bonus zone to facilitate a development design that is consistent with the text and illustrations as appended to the staff report dated June 24, 2013, as Appendix “E”, which includes a 26

storey (94m tall) mixed use building on the southeast corner of Wellington Street and South Street with 19 storeys of residential apartment use, 6 storeys, 4,650m<sup>2</sup> gross floor area of medical/dental, clinic and independent health facility use and 929m<sup>2</sup> of ground floor commercial retail which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:

- underground parking spaces;
- placement of the building at the corner of Wellington and South Streets, with the design at its skyline to provide visual signals that both define and distinguish the Gateway area, and building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations appended to the staff report dated June 24, 2013, as Appendix "E", so the architecture of the building itself creates the Gateway;
- utilization of a non-residential podium base with multiple step-backs, and above it a residential point tower, to have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;
- orientation of the primary building and unit entrances into the ground floor commercial spaces so that they face and open onto the Wellington street frontage in order to provide for the enhancement of the pedestrian environment;
- a green roof atop the building podium portions to support innovative and environmentally sensitive development;
- two publicly accessible pedestrian connections through the site, one from Wellington Street and one from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements; and,
- landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Wellington Street road allowances, to achieve high quality landscaping and the creation of an attractive street edge at this strategic Gateway location, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;

e) the proposed by-law, as appended to the staff report dated June 24, 2013, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part b), above), to change the zoning applicable to the lands located at 303-323 South Street and 69-77 Waterloo Street FROM a Residential R9 (R9-3\*H22) Zone, which permits apartment buildings with a maximum height of 22m and a Holding Residential R7/Residential R9/Regional Facility (h-5\*R7\*D150\*H30/R9-7\*H30/RF) Zone, which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30m and a maximum density of 150 units per hectare TO an Open Space (OS2) Zone, to allow for conservation lands and public parks and a Holding Residential R5/Residential R7/Residential R9/Bonus (h-2\*h-5\*h-35\*h-55\*h-89\*h-(\*)h-(\*\*)\*R5-7/R7\*D150\*H22/R9-7\*H22\*B(\*\*)) Zone, which permits apartments, senior apartments, nursing homes, townhouses, stacked townhouses to a maximum height of 22m and maximum density of 150 units per hectare with a bonus zone to facilitate a development design that is consistent with the text and illustration appended to the staff report dated June 24, 2013, as Appendix "E", which includes an 18-storey (67m tall) residential building on the southwest corner of Waterloo Street and South Street with 78 retirement lodges and 130 nursing home care units, 65 stacked townhouses dwelling units (15m tall) along South Street with a maximum of 1,000m<sup>2</sup> of convenience commercial uses which include convenience stores, convenience service establishments, financial institutions, personal service establishments, bake shops, commercial schools, florist shops, and restaurants, at ground level without a drive through and a church use which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:

- secured bicycle parking spaces and temporary bicycle parking spaces for a total of 150 bicycle parking spaces;
- orientation of buildings to the street so that all principal facades of all units face the street and include active building elements such as primary entrances, porches, canopies and windows in order to provide for the enhancement of the pedestrian environment;
- utilization of a podium base with multiple step-backs and a residential point tower above on the building abutting the northeast corner so as to have regard for the

impact of the proposed development on year-round sunlight conditions on adjacent properties and streets and to ensure the form and design of the new development complements the river valley and parklands located adjacent to the site;

- building facades using a composition of high quality materials including glass, metal panel, and stone veneer in proportions that, with minor variations at the City's discretion, match the elevations appended to the staff report dated June 24, 2013, as Appendix "E", and townhouse facades that vary in their projection and recession along South Street so that they do not appear as one solid plane, so as to ensure a high standard of design for buildings to be constructed in this prominent location at the perimeter of the Downtown, near the edge of the river valley;
  - a green roof atop the parking structure and building podium portions to support innovative and environmentally sensitive development;
  - a publicly accessible pedestrian and sight line connection through the site from South Street to the public open space bordering the Thames River to minimize the obstruction of views of natural features and to provide for improved access to riverside public open space supplementary to any parkland dedication requirements;
  - provision of enhanced landscaped open space at street level and along the Thames Valley corridor to support the provision of common open space that is functional for active or passive recreational use; and,
  - landscaping enhancements including financial contribution therefor that are above City standards, of the abutting South Street and Waterloo Street road allowances, to provide for Green Streets as detailed in the SoHo Community Improvement Plan, for suitable locations to accommodate the planting of street trees, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;
- f) change Section 2, Definitions, of the City of London Z.-1 Zoning By-law to include the following definition: "Independent Health Facility" means a diagnostic facility that is funded by the Ministry to provide specific classes of diagnostic tests and is an ambulatory facility that provides surgical and therapeutic procedures for which the costs of carrying out the procedure are not included in the OHIP fee paid to physicians and is operated under the authority of a licence issued by the Director of Independent Health Facilities in accordance with all Ministry regulation, including the *Independent Health Facilities Act* as may be amended, does not include overnight accommodation and requires parking to be provided at the same rate as for a clinic use;
- g) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Business District Commercial Special Provision/ Neighbourhood Facility (BDC (6)/NF1) Zone, which permits a large range of commercial uses and residential use and a Residential R9 (R9-3\*H22) Zone, which permits apartment buildings with a maximum height of 22m and a Holding Residential R7/Residential R9/Regional Facility (h-5\*R7\*D150\*H30/R9-7\*H30/RF) Zone, which permits retirement homes, continuum of care facilities and apartment buildings with a maximum height of 30m TO a Holding Business District Commercial Special Provision (h-5\*BDC1 (2)\*D265\*H80) Zone, which permits medical/dental office, medical/dental clinics, a wide range of commercial uses, townhouses and apartment buildings with a maximum height of 80m and maximum density of 265 units per hectare, BE REFUSED for the following reasons:
- buildings of this size and intensity may not provide for a good fit, consistent with Official Plan infill policies in the absence of such measures as appropriate urban design measures, underground parking, and enhanced landscaping which cannot all be obtained through the "normal development approval process; and,
  - a suitable approach to ensuring that the proposed development meets appropriate criteria for the SoHo Area is to permit zoning categories that allow an appropriate form of development and permit the requested additional heights and density through the application of a Bonus Zone;
- h) the bonusing provision requires that a development agreement be entered into to ensure that the subject development design shall be consistent with the text and illustrations contained in appended to the staff report dated June 24, 2013, as Appendix "E";
- i) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as there was a minor

clerical change to the by-law as was proposed at the public participation meeting held on June 18, 2013;

IT BEING NOTED THAT the following issues will be addressed through the consideration of a future application prior to the lifting of the holding provisions for these lands:

- to determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), a development agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol;
  - a public participation meeting of the Planning and Environment Committee be held for consideration of the site plan required for this development prior to the removal of the "h-5" symbol;
  - to ensure that development will not have a negative impact on an environmentally sensitive area, or natural feature, a development agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the City of London conducted by qualified professional(s) demonstrating that development in the form proposed will not adversely affect the area or feature, prior to the removal of the "h-35" symbol;
  - to ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development; it being noted that the "h-55" symbol shall be deleted upon the acceptance of the traffic study by the City of London;
  - to ensure the orderly development of the lands the h-89 symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer;
  - to ensure the Owner undertakes a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "h- (\*)" symbol; and,
  - to ensure that development will not have an adverse impact on pedestrian level wind conditions, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h- (\*\*)" symbol; and,
- j) the Civic Administration BE DIRECTED to work with the applicant in order to secure permanent public access to the Thames River from the site through the development agreement process. (2013-D14A)

Motion made by Councillor S. Orser and seconded by Councillor S.E. White to Approve that pursuant to section 2.4 of the Council Procedure By-law, section 11.10 of the said by-law be suspended for the purpose of permitting the meeting to proceed beyond 11:00 PM.

Motion Passed

Motion made by Councillor B. Polhill to Approve clause 1.

1. Disclosure of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)



Motion made by Councillor B. Polhill to Approve clause 3.

3. Properties located at 3313-3405 Wonderland Road South and 178 Wharncliffe Road South (OZ-7072/OZ-7073)

That, the following actions be taken with respect to the application of 1279059 Ontario Inc. (York Developments), CLF1 (Wonderland Road) and 1699259 Ontario Inc., relating to the properties located at 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South:

- a) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, to amend the Official Plan to change the land use designation of the lands known as 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South FROM an "Urban Reserve – Community Growth" designation TO a "New Format Regional Commercial Node" designation to permit a range of retail, convenience, personal and financial service, restaurant, commercial recreation, office, community facility and limited automotive uses; and,
- b) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2013, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the lands known as 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South FROM an Urban Reserve (UR4) Zone, which permits existing dwellings, agricultural uses, conservation lands, managed woodlots, wayside pits, passive recreation uses, kennels, private outdoor recreation clubs, and riding stables TO an Associated Shopping Area Commercial Special Provision (h-5\*h-\_\*h-\_\*ASA3/ASA5/ ASA6/ASA8(\_)) Zone, which permits a broad range of large and small scale retail outlets, including supermarkets and food stores, department stores, retail warehouses, building supply, service commercial uses, offices, automotive related uses and other uses such as restaurants, studios, day care centres, commercial recreation establishments and home improvement stores, subject to the following holding provisions:
  - in order to ensure the orderly development of the lands, no development shall occur until a development agreement has been entered into between the applicant and The Corporation of the City of London to ensure that the development is consistent with and conforms to the vision and guidelines of the South West Area Plan; and,
  - to ensure the adequate provision of a temporary sanitary service for the land and to ensure that development will not have a negative impact on existing municipal infrastructure or the City of London's sanitary servicing strategy for the area, no development shall occur until the Owner has entered into an agreement with the City of London which specifies the conditions associated with the provision of temporary sanitary servicing for the land; and,
- c) a public site plan meeting BE HELD at a future meeting of the Planning and Environment Committee.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (13)

NAYS: J.P. Bryant (1)

RECUSED: J.L. Baechler (1)

10th Report of the Strategic Priorities and Policy Committee  
Councillor P. Van Meerbergen presents

Motion made by Councillor P. Van Meerbergen to Approve clauses 1 to 6, inclusive.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Strategic Funding Framework: City Council-Directed Funding to Non-Profit Organizations

That, on the recommendation of the Managing Director of Neighbourhood, Children and Fire Services, with the concurrence of the Managing Director, Corporate Services, City Treasurer and Chief Financial Officer, the following actions be taken with respect to Council-directed funding to non-profit organizations:

- a) the Strategic Plan for the City of London's five result areas (A Strong Economy, A Vibrant and Diverse Community, A Green and Growing City, A Sustainable Infrastructure, A Caring Community) BE CONFIRMED as community priorities and for 2014, all current and new funding coming forward as part of the 2014 Budget process BE REQUIRED to reasonably contribute to the achievement of these priorities; and,
- b) all applications for additional or new funding meeting the approved criteria BE REFERRED to the 2014 budget deliberation process for consideration as part of the overall tax rate.

3. Development Charges Review Update

That the following BE RECEIVED regarding the Development Charges Review; it being noted that a report on this matter is expected to come back to the Strategic Priorities and Policy Committee at its meeting of July 29, 2013:

- a) a verbal update from L. Townsend, Consultant;
- b) a communication dated May 23, 2013, from G. Macartney, CEO, London Chamber of Commerce, regarding possible changes to the Urban Works Reserve Fund;
- c) verbal support from J. Kennedy, London Development Institute, regarding Ms. Townsend's comments; and
- d) verbal representation from S. Levin, Urban League of London, indicating that it is his assumption that the Urban League will be consulted with during the public consultation period regarding the Development Charges Review.

4. Future Options for London Hydro Inc.

That the following actions be taken with respect to future options for London Hydro Inc.:

- a) the attached presentations from T. Williams, Navigant Consulting and M. Hayward, Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE RECEIVED;
- b) this matter BE REFERRED to staff to identify and report back at the July 29, 2013 meeting of the Strategic Priorities and Policy Committee with a proposed public education, dialogue and consultation process, which may include a city-wide survey, regarding all options for the future of London Hydro Inc., including the long term sustainable value for the Shareholder, prior to the Shareholder pursuing any course of action; and
- c) the Civic Administration BE AUTHORIZED to engage any third party consultants required to assist with the process.

5. Status of ReThink London Key Directions and Discussion Papers

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated June 10, 2013, with respect to the ReThink London process and discussion papers, BE RECEIVED; it being noted that the Strategic Priorities and Policy Committee heard the attached presentation from the Manager of Land Use Planning Policy with respect to this matter.

6. Enquiry - Near Campus Neighbourhoods

Councillor J.L. Baechler enquired about the status of the City's defense of the Municipal Council's position regarding "Near Campus Neighbourhoods". J. Page, Solicitor II, advised that the Municipal Council's position was successfully defended before the Ontario Municipal Board.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

7th Report of the Investment and Economic Prosperity Committee  
Councillor J.B. Swan presents.

Motion made by Councillor M. Brown to Approve clause 2.

2. Orchestra London Business Plan

That the report dated June 24, 2013, from the Deputy City Treasurer and the Director, Corporate Investments and Partnerships, with respect to the Orchestra London Business Plan BE RECEIVED for information; it being noted that the Investment and Economic Prosperity Committee heard a verbal update from J. O'Neill, President, Board of Directors and M. Faulkner, Board Member, Music London.

At 11:10 PM, Councillors D. Henderson and P. Van Meerbergen leave the meeting.

At 11:11 PM, Mayor J.F. Fontana leaves the meeting and places Councillor S.E. White in the Chair.

Motion Passed

YEAS: B. Polhill, B. Armstrong, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (11)

RECUSED: J.B. Swan (1)

Pursuant to section 12.3 of the Council Procedure By-law, Councillor M. Brown calls for a separate vote on clause 3.

Motion made by Councillor J.B. Swan to Approve clause 3.

3. Key Cultural Prosperity Plan Initiatives Funded by the Culture Office in 2013

That, on the recommendation of the Director of Corporate Investments and Partnerships, the following key cultural initiatives BE FUNDED from the existing 2013 Culture Office budget to further the actions of London's Cultural Prosperity Plan:

- a) the London Arts Council (LAC) in the amount of \$10,000 from existing funds of the Culture Office for 2013 for the purpose of administering the London Artists In Residence (LAIR) Program;
- b) the London Arts Council (LAC) in the amount of \$25,000 from existing funds of the Culture Office for 2013 for the purpose of administering London's September 27 – 29, 2013 Culture Days weekend celebration; and,
- c) the London Heritage Council (LHC) in the amount of \$15,000 from existing funds of the Culture Office for 2013 for the purpose of administering Trails Open London to be launched May 31 – June 1, 2014, noting that the LHC currently administers Doors Open for London, which is similar to Trails Open.

Motion Passed

YEAS: B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (11)

RECUSED: M. Brown (1)

Motion made by Councillor J.B. Swan to Approve clauses 1 and 4 to 7, inclusive.

1. Disclosure of Pecuniary Interest

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

- a) Councillor J. Swan disclosed a pecuniary interest in clause 2 of this report, having to do with the Orchestra London Business Plan, by indicating that he is employed by Orchestra London.
- c) Councillor M. Brown disclosed a pecuniary interest in clause 3 of this report, having to do with key cultural prosperity plan initiatives funded by the Culture Office in 2013, by indicating that he is employed by the Thames Valley District which receives funding under the LAIR program.

#### 4. CN- Investments in Infrastructure, Equipment and Technology

That representatives from Canadian National Railway (CN) and Canadian Pacific Railway (CP) BE INVITED to a future meeting of the Investment and Economic Prosperity Committee (IEPC) to discuss opportunities for the City of London related, but not limited to, the following matters within the purview of the IEPC:

- a) movement of goods and services through terminal and transfer stations;
- b) potential expansion and growth for rail travel;
- c) job creation projects and the growth of CN and CP's presence in the community;
- d) assurance that existing infrastructure can continue to support VIA rail; and,
- e) potential for the introduction of light rail public transit with the existing infrastructure capacity

it being noted that the IEPC received a communication dated May 24, 2013, from S. Finn, Executive Vice-President, Corporate Services and Chief Legal Officer, CN Railway, related to the current and future status of freight rail traffic across Canada and the United States.

#### 5. Prosperity Projects: 111 Horton Street Redevelopment Opportunity

That, on the recommendation of the Director, Corporate Investments and Partnerships, the following actions be taken with respect to a redevelopment opportunity for the property at 111 Horton Street:

- a) the ~~attached~~ proposed by-law ('Appendix A') BE INTRODUCED at the Municipal Council meeting of June 25, 2013 to:
  - i) approve the Non-Disclosure Agreement between The Corporation of the City of London and Kilmer Brownfield Management Limited and London Hydro Incorporated;
  - ii) authorize the Mayor and the City to execute the Agreement in b) above;
- b) the redevelopment at 111 Horton Street BE SUPPORTED IN PRINCIPLE subject to the Civic Administration preparing guidelines for the redevelopment;
- c) the Civic Administration BE REQUESTED undertake a "Reach Study" to evaluate potential flood impacts and management and to identify barriers that could hinder the above-noted project from moving forward expeditiously with options for the Municipal Council to overcome those barriers to be provided; and,
- d) the Civic Administration BE DIRECTED to establish a source of financing for the above-noted "Reach Study";

it being noted that the Investment and Economic Prosperity Committee heard the ~~attached~~ presentation from Pamela Kraft, Managing Director, Kilmer Brownfield Equity Fund L.P., with respect to this matter.

#### 6. The Grand Theatre – Semi-Annual Program and Financial Updates

That the communication dated April 30, 2013, from D. Harvey, Executive Director, Grand Theatre, with respect to the Grand Theatre's semi-annual program and financial updates, BE RECEIVED; it being noted that the Investment and Economic Prosperity Committee (IEPC) suggested a written annual reporting to the IEPC of its programs and financial updates would be adequate.

## 7. Strengthening Our Economy

That the verbal delegation from the City Manager, with respect to strengthening our economy, BE REFERRED to the Municipal Council, meeting of June 25, 2013.

At 11:10 PM Councillor H.L. Usher leaves the meeting.

At 11:15 PM Councillor H.L. Usher enters the meeting.

At 11:15 PM, Councillors D. Henderson and P. Van Meerbergen enter the meeting.

At 11:20 PM Mayor J.F. Fontana enters the meeting and resumes the Chair and Councillor S.E. White takes a seat at the Council Board.

Pursuant to section 12.3 of the Council Procedure By-law, Councillor J.P. Bryant calls for a separate vote on part a) of clause 5.

At 11:20 PM Councillor S.E. White leaves the meeting.

At 11:25 PM Councilor S.E. White enters the meeting.

The motion to Approve part a) of clause 5 is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

The motion to Approve clauses 1, 4, parts b), c) and d) of clause 5, 6 and 7 is put.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

12th Report of the Committee of the Whole  
Councillor M. Brown presents.

PRESENT: Mayor J.F. Fontana, Councillors B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White and C. Saunders (City Clerk).

ALSO PRESENT: A. Zuidema, J.P. Barber, G. Belch, J. Braam, S. Mathers, D. Munteer, L. Palarchio, L.M. Rowe, J. Smout, and B. Warner.

Motion made by Councillor M. Brown and seconded by Councillor S. Orser to Approve clauses C-1 and C-4, inclusive.

That, as a procedural matter pursuant to Section 239 (6) of the Municipal Act, 2001, the following recommendations be forwarded to City Council for deliberation and a vote in public session:

C-1. That, on the recommendation of the Manager of Realty Services, with respect to the property owned by London Health Sciences Centre (LHSC), municipally known as 124 Colborne Street, described as Part of Lot 27 and all of Lots 26, 34 and 35, Registered Plan 172 (E), designated as Part 1, Plan 33R-17941, containing an area of approximately 0.791 acres, the following actions be taken:

- a) the offer submitted by London Health Sciences Centre to sell the subject property to the City, for the sum of \$197,750.00, BE ACCEPTED subject to the following condition:
  - i) the City acknowledges that the property is being purchased on an "as is" basis. The City acknowledges that LHSC has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the property and processes and

undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the property is suitable for any specific use including and without limitation to any construction or development. The City acknowledges and agrees that LHSC shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing; and

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

C-2. That, on the recommendation of the Manager of Realty Services, with respect to the London Health Sciences Centre (LHSC) property municipally known as 58 Colborne Street, described as Part of Lot 11, South Side of South Street East (Crown Plan No. 30), Part of Lot 11, North Side of Nelson Street East (Crown Plan No. 30), designated as Part 1, Plan 33R-17938, containing an area of approximately 0.790 acres, the following actions be taken:

- a) the offer submitted by London Health Sciences Centre to sell the subject property to the City, for the sum of \$197,750.00, BE ACCEPTED subject to the following condition:

- i) the City acknowledges that the property is being purchased on an "as is" basis. The City acknowledges that LHSC has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the property is suitable for any specific use including and without limitation to any construction or development. The City acknowledges and agrees that LHSC shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing; and

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

C-3. That, on the recommendation of the Manager of Realty Services, with respect to the London Health Sciences Centre (LHSC) property municipally known as 401 Nelson Street, further described as Part of Lots 11 and 12, South Side of South Street East, Registered Plan 178(E), designated as Parts 1, 2, 3, 4, and 6, Plan 33R-17936, containing an area of approximately 1.075 acres, the following actions be taken:

- a) the offer submitted by London Health Sciences Centre to sell the subject property to the City, for the sum of \$268,750.00, BE ACCEPTED subject to the following conditions:

- i) all buildings and structures located on the lands are to be demolished and decommissioned by no later than December 31, 2014 and the property is being transferred in a vacant condition;
- ii) the City also acknowledges that the property is being purchased on an "as is" basis. The City acknowledges that LHSC has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the property is suitable for any specific use including and without limitation to any construction or development. The City acknowledges and agrees that LHSC shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing; and

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

C-4. That, on the recommendation of the Manager of Realty Services, with respect to the property municipally known as 554 Hyde Park Road, further described as Part North 1/2 Lot 25, Concession 1, being all of PIN 08050-0397, containing an area of approximately 4 acres, as shown on the ~~attached~~ location map, for the purpose of inclusion in an environmentally significant area, walking trail relocation, access control and ecological management of the lands surrounding the Sifton Bog, the following actions be taken:

- a) the offer submitted by Magda Ungar, Mary Gattyan and George Gattyan ~~attached~~ as Appendix "A", to sell the subject property to the City, for the sum of \$150,000.00, BE ACCEPTED subject to the following condition:
  - i) the City having sixty (60) days from the date of acceptance of this agreement to satisfy itself in its sole and absolute discretion as to the soil and environmental conditions of the subject property; and
- b) financing for this acquisition BE APPROVED as set out in the source of Financing Report ~~attached~~ hereto as Appendix "C".

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

## **X DEFERRED MATTERS**

- 1. City Clerk - Municipal Council resolution from its meeting held on June 11, 2013 with respect to Clause 10 of the 11th Report of the Civic Works Committee regarding Trowbridge Avenue Parking Passes and the Residential Parking Pass Pilot Program.

Motion made by Councillor N. Branscombe and seconded by Councillor D. Brown to Refer clause 10 of the 11th Report of the Civic Works Committee back to the Civic Works Committee for further consideration.

Clause 10, as referred, reads as follows:

- 10. That, the following actions be taken with respect to Trowbridge Avenue Parking Passes and the Residential Parking Pass Pilot Program:
  - a) NO ACTION BE TAKEN with respect to changing the parking regulations on Trowbridge Avenue (all), Mary Avenue (all) and Pinewood Drive from Mary Avenue to Randol Drive; and,
  - b) the Civic Administration BE DIRECTED to discontinue the Residential Parking Pass Pilot Program within the City of London, for the purpose of achieving a consistent approach throughout the City, and to provide adequate notice of the Program's discontinuation to those areas currently participating in the Residential Parking Pass Pilot Program.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (13)

NAYS: D.G. Henderson, P. Van Meerbergen (2)

## **XI ENQUIRIES**

Councillor N. Branscombe enquires as to when a report will be coming forward with respect to how the City of London would deal with flooding situations, similar to that which is currently occurring in Calgary, Alberta. The Civic Administration indicates that a report will be presented to the Civic Works Committee in September.

## **XII EMERGENT MOTIONS**

None.

### **XIII BY-LAWS**

BY-LAWS TO BE READ A FIRST, SECOND AND THIRD TIME:

Motion made by Councillor B. Polhill and seconded by Councillor P. Van Meerbergen to Approve the introduction and first reading of Bill No. 280

Motion Passed

YEAS: J.F. Fontana, B. Polhill, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (13)

RECUSED: B. Armstrong, J.P. Bryant (2)

Motion made by Councillor D. Brown and seconded by Councillor S. Orser to Approve second reading of Bill No. 280.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (14)

RECUSED: J.P. Bryant (1)

Motion made by Councillor D. Brown and seconded by Councillor P. Van Meerbergen to Approve third reading and enactment of Bill No. 280.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, S.E. White (13)

RECUSED: B. Armstrong, J.P. Bryant (2)

Motion made by Councillor B. Polhill and seconded by Councillor D. Brown to Approve the introduction and first reading of Bill No. 303.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

Motion made by Councillor B. Polhill and seconded by Councillor P. Van Meerbergen to Approve second reading of Bill No. 303.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)

Motion made by Councillor B. Polhill and seconded by Councillor P. Van Meerbergen to Approve third reading and enactment of Bill No. 303.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: M. Brown (1)



Motion made by Councillor B. Polhill and seconded by Councillor D. Brown to Approve the introduction and first reading of the added Bill No.s 313 and 320.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: J.L. Baechler (1)

Motion made by Councillor B. Polhill and seconded by Councillor P. Van Meerbergen to Approve second reading of the added Bill No.s 313 and 320.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: J.L. Baechler (1)

Motion made by Councillor D. Brown and seconded by Councillor P. Van Meerbergen to Approve third reading and enactment of the added Bill No.s 313 and 320.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (14)

RECUSED: J.L. Baechler (1)

Motion made by Councillor P. Van Meerbergen and seconded by Councillor D. Brown to Approve introduction and first reading of Bill No.s 276 to 279, 281 to 302, 304 to 308, and the added Bill No.s 309, 311, 312, 314, 315, 316, 318, 319 and 321 to 326.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill and seconded by Councillor D. Brown to Approve second reading of Bill No.s 276 to 279, 281 to 302, 304 to 308, and the added Bill No.s 309, 311, 312, 314, 315, 316, 318, 319 and 321 to 326.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

Motion made by Councillor B. Polhill and seconded by Councillor P. Van Meerbergen to Approve third reading and enactment of Bill No.s 276 to 279, 281 to 302, 304 to 308, and the added Bill No.s 309, 311, 312, 314, 315, 316, 318, 319 and 321 to 326.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, B. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, P. Van Meerbergen, D. Brown, H.L. Usher, J.P. Bryant, S.E. White (15)

The following by-laws are passed and enacted as by-laws of The Corporation of the City of London.

Bill No. 276 By-law No. A.-6975-209	A by-law to confirm the proceedings of the Council Meeting held on the 25 <sup>th</sup> day of June, 2013. (City Clerk)
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Bill No. 277 By-law No. A.-6976-210	A By-law to approve the Agreement with Ameresco Canada Inc. for the 2013 Facility Renewal and Energy Retrofit Project Phase IV Two Part Project and to authorize the Mayor and the City Clerk to execute the Agreement. (2/18/CSC)
Bill No. 278 By-law No. A.-6977-211	A By-law to authorize an Lease Amending Agreement between The Corporation of the City of London and London Health Sciences Centre, and to authorize the Mayor and City Clerk to execute the Agreement. (6/18/CSC)
Bill No. 279 By-law No. A.-6978-212	A By-law to authorize and approve a Purchase of Service Agreement with Addiction Services of Thames Valley under the Ontario Works Addiction Services Initiative. (8/12/CPSC)
Bill No. 280 By-law No. A-46-13002	A by-law to amend By-law A-46, being a by-law to provide for Various Fees and Charges. (14/12/CPSC)
Bill No. 281 By-law No. A.-6979-213	A By-law to authorize and approve an Agreement with The Optimist Club of Fanshawe, London re: Constitution Park (4/12/CPSC)
Bill No. 282 By-law No. A.-6980-214	A By-law to authorize and approve a Licence Agreement with the Crouch Neighbourhood Resource Centre for the use of the Hamilton Road Seniors' Centre. (3/12/CPSC)
Bill No. 283 By-law No. A.-6981-215	A by-law to implement a new Council Policy related to creating a School Crossing Guard Program. (17/12/CPSC)
Bill No. 284 By-law No. A.-6982-216	A By-law to authorize a Municipal Access Agreement between The Corporation of the City of London and Rogers Communications Partnership, and to authorize the Mayor and the City Clerk to execute the Agreement. (12/12/CWC)
Bill No. 285 By-law No. A.-6983-217	A By-law to exempt from taxation for municipal and school purposes a portion of the multi-residential assessed value of the property at 590 Grosvenor Street, in the City of London (9/12/CPSC)
Bill No. 286 By-law No. A.-5273(ck)-218	A by-law to amend By-law No. A.-5273-82 entitled, "A by-law to appoint Municipal Law Enforcement Officers for the City of London." (Manager By-law Enforcement)
Bill No. 287 By-law No. A.-6984-219	A by-law to approve an agreement between The Corporation of the City of London (the City) and the Homes Unlimited (London) Inc. (the Proponent) for the purpose of establishing the City of London Affordable Housing Program and the City's obligation to provide funding to the Proponent; and to authorize the Mayor and the City Clerk to execute the agreement. (20/12/CPSC)
Bill No. 288 By-law No. A.-6985-220	A by-law to approve an agreement between The Corporation of the City of London (the City) and the Tricar Group (the Proponent) for the purpose of establishing the City of London Affordable Housing Program and the City's obligation to provide funding to the Proponent; and to authorize the Mayor and the City Clerk to execute the agreement. (20-12/CPSC) (Refer to Bill No.287 for Agreement template or template available in City Clerk's Office)

<p>Bill No. 289 By-law No. A.-6986-221</p>	<p>A by-law to approve an agreement between The Corporation of the City of London (the City) and Namje Cho &amp; Jinsun Kim (the Proponent) for the purpose of establishing the City of London Affordable Housing Program and the City's obligation to provide funding to the Proponent; and to authorize the Mayor and the City Clerk to execute the agreement. (20/12/CPSC) (Refer to Bill No. 287 for Agreement template or template available in City Clerk's Office)</p>
<p>Bill No. 290 By-law No. A.-6987-222</p>	<p>A by-law to approve an agreement between The Corporation of the City of London (the City) and 1822039 Ontario Ltd. (the Proponent) for the purpose of establishing the City of London Affordable Housing Program and the City's obligation to provide funding to the Proponent; and to authorize the Mayor and the City Clerk to execute the agreement. (20/12/CPSC) (Refer to Bill No. 287 for Agreement template or template available in City Clerk's Office)</p>
<p>Bill No. 291 By-law No. A.-6988-223</p>	<p>A by-law to approve an agreement between The Corporation of the City of London (the City) and Woodfield Developments Inc. (the Proponent) for the purpose of establishing the City of London Affordable Housing Program and the City's obligation to provide funding to the Proponent; and to authorize the Mayor and the City Clerk to execute the agreement. (20/12/CPSC) (Refer to Bill No. 287 for Agreement template or template available in City Clerk's Office)</p>
<p>Bill No. 292 By-law No. A.-6989-224</p>	<p>A by-law to approve an agreement between The Corporation of the City of London (the City) and 1718794 Ontario Limited (the Proponent) for the purpose of establishing the City of London Affordable Housing Program and the City's obligation to provide funding to the Proponent; and to authorize the Mayor and the City Clerk to execute the agreement. (20/12/CPSC) (Refer to Bill No. 287 for Agreement template or template available in City Clerk's Office)</p>
<p>Bill No. 293 By-law No. A.-6990-225</p>	<p>A By-law to approve the Grant Agreement with WIL Counseling and Training for Employment, for Employment Program Support; and to authorize the Mayor and the City Clerk to execute the Agreement; and to approve the amount of the grant. (4/6/IEPC)</p>
<p>Bill No. 294 By-law No. C.P.-1284(tc)-226</p>	<p>A by-law to amend the Official Plan for the City of London, 1989 relating to properties at 1351 and 1369 Hyde Park Road. (13/14/PEC)</p>
<p>Bill No. 295 By-law CP-19-13002</p>	<p>A by-law to amend By-law No. CP-19, as amended, entitled "A By-law to provide for the licensing and regulation of Residential Rental Units in the City of London", to remove references to fees and to make technical amendments resulting from administration title changes as a result of a new organizational structure. (14/12/CPSC)</p>
<p>Bill No. 296 By-law No. PS-111-13122</p>	<p>A by-law to amend By-law PS-111 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (9/12/CWC)</p>
<p>Bill No. 297 By-law No. S.-5573-227</p>	<p>A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Southdale Road West, west of Tillmann Road). (Chief Surveyor)</p>
<p>Bill No. 298 By-law No. S.-5574-228</p>	<p>A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as part of Wonderland Road South, south of The King's Highway No.</p>

	401 and as part of Wonderland Road South, north of The King's Highway No. 401) (Chief Surveyor)
Bill No. 299 By-law No. S.-5575-229	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to King Street, east of Rectory Street) (Chief Surveyor)
Bill No. 300 By-law No. S.-5576-230	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as part of Highbury Avenue South, south of The King's Highway No. 401) (Chief Surveyor)
Bill No. 301 By-law No. S.-5577-231	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Proudfoot Lane, south of Beaverbrook Avenue) (Chief Surveyor)
Bill No. 302 By-law No. Z.-1-132198	A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning on lands located at 3 and 5 Front Street. (2/14/PEC)
Bill No. 303 By-law No. Z.-1-132199	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for the lands located at 2095 Coronation Drive. (3/14/PEC)
Bill No. 304 By-law No. Z.-1-132200	A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for the land located at 433 Hyde Park Road. (4/14/PEC)
Bill No. 305 By-law No. Z.-1-132201	A by-law to amend By-law No. Z.-1 to remove the h-118 holding provision from the zoning for an area of land located at 600, 650 and 670 Industrial Road. (10/14/PEC)
Bill No. 306 By-law No. Z.-1-132202	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1351 and 1357 Hyde Park Road. (13/14/PEC)
Bill No. 307 By-law No. Z.-1-132203	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 600, 650 and 670 Industrial Road. (14/14/PEC)
Bill No. 308 By-law No. Z.-1-132204	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3592 – 3614 Isaac Court/ 6951-6973 and 6946-6982 Clayton Walk. (16/14/PEC)
Bill No. 309 By-law No. C.P.1284(td)-232	A by-law to amend the Official Plan for the City of London Planning Area, 1989 relating to 1311, 1363 and 1451 Wharncliffe Road South. (11/15PEC)
Bill No. 311 By-law No. C.P.-1284(te)-233	A by-law to amend the Official Plan for the City of London, 1989 relating to 56 - 82 Wellington St, 291 - 299 South Street. (2/16/PEC)
Bill No. 312 By-law No. C.P.-1284(tf)-234	A by-law to amend the Official Plan for the City of London, 1989 relating to 303 - 323 South Street and 69 - 77 Waterloo Street. (2/16/PEC)
Bill No. 313 By-law No. C.P.-1284(th)-235	A by-law to amend the Official Plan for the City of London, 1989 relating to 3313 -3405 Wonderland Road South and 1789 Wharncliffe Road South in the City of London. (3/16/PEC)
Bill No. 314 By-law No. Z.-1-132205	A by-law to amend By-law No. Z.-1 to rezone lands located at 1956 Shore Road. (6/15/PEC)

Bill No. 315 By-law No. Z.-1-132206	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 590 Gainsborough Road. (7/15/PEC)
Bill No. 316 By-law No. Z.-1-132207	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1069 Clarke Road. (8/15/PEC)
Bill No. 318 By-law No. Z.-1-132208	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 56 - 82 Wellington St, 291 - 299 South Street. (2/16/PEC)
Bill No. 319 By-law No. Z.-1-132209	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 303 - 323 South Street and 69 - 77 Waterloo Street. (2/16/PEC)
Bill No. 320 By-law No Z.-1-132210	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3313 – 3405 Wonderland Road South and 1789 Wharnccliffe Road South in the City of London. (3/16/PEC)
Bill No. 321 By-law No. A.-6991-236	A By-law to authorize an Agreement of Purchase and Sale between The Corporation of the City of London and Magda Ungar, Mary Gattyan and George Gattyan for the acquisition of 554 Hyde Park Road and to authorize the Mayor and City Clerk to execute the Agreement.
Bill No. 322 By-law No. A.-6992-237	A By-law to authorize an Agreement of Purchase and Sale between The Corporation of the City of London and London Health Sciences Centre for the acquisition of 124 Colborne Street and to authorize the Mayor and City Clerk to execute the Agreement.
Bill No. 323 By-law No. A.-6993-238	A By-law to authorize an Agreement of Purchase and Sale between The Corporation of the City of London and London Health Sciences Centre for the acquisition of 58 Colborne Street and to authorize the Mayor and the City Clerk to execute the Agreement.
Bill No. 324 By-law No. A.-6994-239	A By-law to authorize an Agreement of Purchase and Sale between The Corporation of the City of London and London Health Sciences Centre for the acquisition of 401 Nelson Street and to authorize the Mayor and City Clerk to execute the Agreement.
Bill No. 325 By-law No. A.-6995-240	A By-law to authorize and approve a Non-Disclosure and Confidentiality Agreement with London Hydro Inc. and Kilmer Brownfield Management Limited.
Bill No. 326 By-law No. Z.-1-13-2211	A by-law to amend By-law No. Z.-1 to rezone an area of land located 1311, 1363 and 1451 Wharnccliffe Road South (11/15/PEC)

**XIV ADJOURNMENT**

Motion made by Councillor S. Orser and seconded by Councillor H.L. Usher to Adjourn.

Motion Passed

The meeting adjourned at 11:50 PM.

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Joe Fontana, Mayor

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Catharine Saunders, City Clerk