



London  
CANADA

## Council Minutes

7th Meeting of City Council  
May 3, 2022, 4:00 PM

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

Absent: Mayor E. Holder

Also Present: A. Job, M. Schulthess, J. Taylor  
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, B. Card, S. Corman, J. Davison, K. Dickins, A. George-Antone, P. Kokoros, S. Mathers, R. Morris, K. Murray, K. Scherr, C. Smith, G. Smith, B. Westlake-Power  
The meeting is called to order at 4:01PM, with Deputy Mayor J. Morgan in the Chair; it being noted that the following were in remote attendance, Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, M. Hamou, S. Turner, E. Pelozza and S. Hillier.

### 1. Disclosures of Pecuniary Interest

Councillor S. Hillier discloses a pecuniary interest in Item 8, clause 5.4, of the 6th Report of the Community and Protective Services Committee having to do with the Deferred Matters List Item 2 Special Events Policies and Procedures Manual, by indicating that his family puts on a five-day festival.

### 2. Recognitions

None.

### 3. Review of Confidential Matters to be Considered in Public

None.

Motion made by: S. Lewis  
Seconded by: J. Fyfe-Millar

That pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda, BE APPROVED, to provide for the consideration of Item 8.1.2, clause 2.1, of the 8th Report of the Strategic Priorities and Policy Committee – Truth and Reconciliation Commission Recommendations: Update on City of London Efforts, at this time.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

## 8. Reports

### 8.1 8th Report of the Strategic Priorities and Policy Committee

#### 2. (2.1) Truth and Reconciliation Commission Recommendations: Update on City of London Efforts

Motion made by: M. Cassidy

That, on the recommendation of the City Manager, the following actions be taken with respect to the staff report dated April 26, 2022, related to an update on the City of London efforts concerning the Truth and Reconciliation Commission Recommendations:

a) the Civic Administration BE DIRECTED to incorporate a Land Acknowledgement in its written form, in written documents as may be appropriate; it being noted that three sample Acknowledgements were provided in the above-noted report;

b) the City Clerk's Office BE DIRECTED to make the necessary changes to facilitate the inclusion of a Land Acknowledgement in the meetings of London's Council, Standing Committee and Advisory Committee meetings; and,

c) the balance of the above-noted report, BE RECEIVED.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Deputy Mayor J. Morgan provides a Land Acknowledgement.

## 4. Council, In Closed Session

Motion made by: P. Van Meerbergen

Seconded by: E. Pelozza

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

### 4.1 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose regarding an exemption to the Animal Control By-law. (6.1/6/CPSC)

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

The Council convenes in closed session from 4:12 PM to 4:17 PM.

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

5.1 6th Meeting Held on April 12, 2022

Motion made by: P. Van Meerbergen  
Seconded by: M. Hamou

That the Minutes of the 6th Meeting held on April 12, 2022, BE APPROVED.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

**6. Communications and Petitions**

6.1 G.F. Stewart, Integrity Commissioner, City of London - Report to City Council: Code of Conduct - Councillor M. van Holst - Vaccination Policy

Motion made by: S. Lewis  
Seconded by: J. Fyfe-Millar

Motion to approve parts a), b) and c)

That the following actions be taken with respect to the Report of the Integrity Commissioner entitled "Report On Investigation of Code of Conduct Complaint Concerning Councillor, Michael van Holst", dated April 19, 2022:

a) the above-noted report BE RECEIVED;

b) the communication dated May 2, 2022, from Councillor M. van Holst, BE RECEIVED;

c) the findings of the Integrity Commissioner that Councillor M. van Holst contravened sections 2.4, 2.5, 2.6 and 8.1 of the Code of Conduct for Members of Council as outlined in the report BE ADOPTED; and,

Yeas: (13): S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Nays: (1): M. van Holst

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 1)**

Motion made by: S. Lewis  
Seconded by: J. Fyfe-Millar

Motion to approve part d)

d) Councillor M. van Holst BE REPRIMANDED for his contraventions of the Code of Conduct as noted in part c), above.

Yeas: (7): S. Lewis, M. Salih, J. Helmer, J. Morgan, S. Lehman, S. Turner, and E. Pelozza

Nays: (7): M. van Holst, M. Cassidy, M. Hamou, A. Hopkins, P. Van Meerbergen, J. Fyfe-Millar, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Failed (7 to 7)**

6.2 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056)

Motion made by: E. Pelozza

Seconded by: A. Hopkins

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

6.2 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056);

6.3 64-68 St. George Street and 175-197 Ann Street;

6.4 183 Ann Street and 197 Ann Street – Designation under Part IV of the Ontario Heritage Act;

6.5 City of Vaughan Animal Control By-law; and,

6.6 “Graphic” Flyer Deliveries to Residential Properties

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

**7. Motions of Which Notice is Given**

None.

**8. Reports**

8.1 8th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lehman

That the 8th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding items 2(2.1) and 7(4.5).

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

3. (4.1) Appointments to the Greater London International Airport Authority Board of Directors

Motion made by: S. Lehman

That Gus Kotsiomitis and Maureen O'Leary-Pickard BE RE-APPOINTED for a third and final term ending July 31, 2025, as Directors of the Greater London International Airport Authority;

it being noted that the third Director position will remain vacant until further notice;

it being further noted that the Strategic Priorities and Policy received a communication dated March 29, 2022 from D. Bryant, Board of Directors Chair, Greater London International Airport Authority with respect to this matter.

**Motion Passed**

4. (4.2) Request for a Shareholder's Meeting - London & Middlesex Community Housing

Motion made by: S. Lehman

That the following actions be taken with respect to the 2021 Annual General Meeting of the Shareholder for the London & Middlesex Community Housing:

a) the 2021 Annual General Meeting of the Shareholder for the London & Middlesex Community Housing BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 22, 2022, for the purpose of receiving the report from the Board of Directors of the London & Middlesex Community Housing in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2021 Annual Meeting to the Board of Directors for the London & Middlesex Community Housing and to invite the Chair of the Board and the Executive Director of the London & Middlesex Community Housing to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 28, 2022, from P. Chisholm, CEO, London & Middlesex Community Housing, with respect to this matter.

**Motion Passed**

5. (4.3) Request for a Shareholder's Meeting - London Hydro Inc.

Motion made by: S. Lehman

That the following actions be taken with respect to the 2021 Annual General Meeting of the Shareholder for London Hydro Inc.:

a) the 2021 Annual General Meeting of the Shareholder for London Hydro Inc. BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 7, 2022, for the purpose of receiving the report from the Board of Directors of London Hydro Inc. in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2021 Annual Meeting to the Board of Directors for London Hydro Inc. and to invite the Chair of the Board and the Chief Executive Officer of London Hydro Inc. to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 1, 2022, from G. Valente, Chair, Board of Directors, London Hydro Inc., with respect to this matter.

**Motion Passed**

6. (4.4) Request for a Shareholders Meeting - HDC

Motion made by: S. Lehman

That the following actions be taken with respect to the 2021 Annual General Meeting of the Shareholder for the Housing Development Corporation, London:

a) the 2021 Annual General Meeting of the Shareholder for the Housing Development Corporation, London BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 22, 2022, for the purpose of receiving the report from the Board of Directors of the Housing Development Corporation, London in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2021 Annual Meeting to the Board of Directors for the Housing Development Corporation, London and to invite the Chair of the Board and the Executive Director of the Housing Development Corporation, London to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 12, 2022 from M. Espinoza, President & CEO, Housing Development Corporation, London with respect to this matter.

**Motion Passed**

7. (4.5) Consideration of Community Advisory Committees  
Appointments

Motion made by: S. Lehman

a) on the recommendation of the City Clerk, the staff report dated April 26, 2022 BE RECEIVED for information, in support of citizen appointments to the London Community Advisory Committees;

b) the following individuals BE APPOINTED as Voting Members to the Accessibility Community Advisory Committee for the term ending on or before February 2024:

Mason Bruner-Moore\*

Alejandro Garcia Castillo\*

Umair Iqbal\*

Natalie Judges\*

Susan Mahipaul\*

Alicia McGaw\*

Jay Menard

Penny Moore\*

Megan Papadakos\*

John Peaire\*

Bonnie Quesnel\*

Pamela Quesnel

Deana Ruston\*

Cora Waschkowski\*

Katya Pereyaslavskaya

(\*Denotes a Person with a Disability)

c) the following individuals BE APPOINTED as Voting Members to the Animal Welfare Community Advisory Committee for the term ending on or before February 2024:

Marie Blosh

Wendy Brown

Kendra Coulter

Hubert Duhamel

Alexandria Hames

Gloria Leckie

Eric Prendergast

Michelle Toplack

d) the following individuals BE APPOINTED as Voting Members to the Community Advisory Committee on Planning for the term ending on or before February 2024:

Sarah Ashman

Stephanie Bergman

Mike Bloxam

Ingrid Connidis  
Gabriel de Souza Barbosa  
Joshua Dent  
Angus Johnson  
Susan Jory  
Jean Marc Metrailler  
Mike Rice  
Joseph Wabegijig  
Mike Wallace  
Kerby Waud  
Margaret Whalley  
Michael Wojtak

e) the following individuals BE APPOINTED as Voting Members to the Diversity, Inclusion and Anti-Oppression Community Advisory Committee for the term ending on or before February 2024:

Sue Brooks  
Kymberley-Ann Burke  
Michaela Hazel Castillo  
Stacey Evoy  
Nadia Fahd  
Niko Fragis  
Prabh Singh Gill  
Rupinder Kaur Gill  
Brian Hill  
Hetham Hani Abu Karky  
Mphatso Mlotha  
Lissette Ochoa  
Ryan O'Hagan  
Jose Pineda  
Audra Stonefish

f) the following individuals BE APPOINTED as Voting Members to the Ecological Community Advisory Committee for the term ending on or before February 2024:

Peter Baker  
Steve Evans  
Tim Hain  
Susan Hall  
Berta Bella Krichker  
Kiana Lee  
Sandy Levin  
Matheus Sanita Lima



Rob McGarry

Simone Nicole Miklosi

Katrina Moser

Suba Sivakumar

Vera Tai

g) the following individuals BE APPOINTED as Voting Members to the Environmental Stewardship and Action Community Advisory Committee for the term ending on or before February 2024:

Danita Allick

Patricia Almost

Marianne Griffith

Alexandria Hames

Carol Hunsberger

Rob McGarry

Christine Mettler

Lucas Paulger

Michael Ross

Brendon Samuels

Girish Sankar

Lily Vuong

Amanda Whittingham

Islam ElGhamrawy

Nourwanda Serour

h) the following individuals BE APPOINTED as Voting Members to the Integrated Transportation Community Advisory Committee for the term ending on or before February 2024:

Ralph Buchal

Rachel Cabunoc

James Collie

Ernest Eady

Dan Foster

Trevor Kerr

Tariq Khan

Scott Leitch

Vincent Lubrano III

Devinder Luthra

Milad Malekzadeh

Sheryl Rooth

Antonio Santiago

John Vareka

Ashfaq (Kash) Husain

it being noted that all previous advisory committees and members' terms are now concluded.

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

That clause 4.5 BE AMENDED to add the following new part i):

i) that the Civic Administration BE DIRECTED to contact Patricia Almost and Girish Sankar to determine if they may be interested in applying for a position on the Ecological Community Advisory Committee.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

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

Motion to approve Item 7, clause 4.5, as amended, with the new part i).

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

## 8.2 8th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 8th Report of the Planning and Environment Committee BE APPROVED, excluding Items 12(3.3), 13(3.4), 14(3.5) and 16(4.2).

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

### 1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 4th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on March 23, 2022:

a) the document appended to the 4th Report of the Trees and Forests Advisory Committee, with respect to the Climate Emergency Action Plan - Trees and Forests Advisory Committee (TFAC) Recommendations, BE FORWARDED to the Civic Administration and the Strategic Priorities and Policy Committee (SPPC) for their review and consideration;

it being noted that a representative from TFAC will attend the SPPC meeting at which this item will be discussed in order to present their recommendations; and,

b) clauses 1.1 and 2.1 BE RECEIVED for information.

**Motion Passed**

3. (2.2) Bill 13 Information Report

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to Bill 13, Supporting People and Businesses Act, 2021:

a) the staff report dated April 19, 2022 entitled "Bill 13, Supporting People and Businesses Act, 2021" BE RECEIVED for information; and,

b) the above-noted staff report and the draft London Plan amendments to implement changes made by Bill 13, Supporting People and Businesses Act, 2021, to the Planning Act BE CIRCULATED for public review in advance of a future Public Participation Meeting. (2022-D02)

**Motion Passed**

4. (2.3) Parking Standards Review Information Report

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Parking Standards Review Information Report:

a) the preliminary alternative options of the Parking Standards Review, appended to the staff report dated April 19, 2022 as Appendix "A" BE RECEIVED; and,

b) the preliminary alternative options of the Parking Standards Update BE CIRCULATED for public comment;

it being noted that feedback received will inform a final Parking Standards Review Report and implementing a Zoning By-law Amendment that will be prepared for the consideration and approval of Municipal Council at a future meeting of the Planning and Environment Committee, including a public participation meeting. (2022-T02)

**Motion Passed**

5. (2.4) 3315 Oriole Drive (Formerly 1752 and 1754 Hamilton Road)  
(P-9315)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Thames Village Joint Venture Corporation to exempt lands located at 3315 Oriole Drive (formerly 1752-1754 Hamilton Road), legally described as Lot 65, Plan 33M-814, from Part-Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated April 19, 2022 BE INTRODUCED at a future Council meeting, to exempt Lot 65, Plan 33M-814 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R1 (R1-3) in Zoning By-law No. Z.-1, which permits single detached dwellings; and,
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Lot 65, Plan 33M-814, as noted in clause a) above:
  - i) the applicant be advised that the cost of registration of the said by-law is to be borne by the applicant in accordance with City Policy;
  - ii) the applicant submit a draft reference plan to the City for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
  - iii) the applicant submits to the City a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
  - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
  - v) the applicant submit to the City for review and approval, prior to the reference plan being deposited in the land registry office, any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
  - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
  - vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
  - viii) the applicant shall obtain confirmation from the City that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
  - ix) the applicant shall obtain approval from the City of each reference plan to be registered prior to the reference plan being registered in the land registry office;
  - x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been

deposited in the Land Registry Office;

xi) the applicant shall obtain clearance from the City that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan;

xii) that on notice from the applicant that a reference plan has been registered, and that conveyance of the registered part lots has occurred, that Part Lot Control be re-established by the repeal of the bylaw affecting the Lot/Block in question;

xiii) the Applicant shall ensure all existing buildings, structures and hard surfaced materials are removed and the land restored to its original condition prior to creation of the parcels; and,

xiv) the Applicant shall implement the recommendations of the Environmental Noise Assessment prepared by Eng Plus Ltd., dated March 25, 2019; and the Thames Village Subdivision – Phase 2, Thames Village Joint Venture Corp. Supplemental Noise Letter prepared by LDS Consultants Inc., dated June 5, 2020; including requirement for forced air heating, warning clauses to be included in all agreements of purchase and sale or lease of these dwellings, and installation of noise attenuation barriers, all in accordance with the Subdivision Agreement and accepted servicing drawings.

(2022-D25)

**Motion Passed**

6. (2.5) 414-418 Old Wonderland Road (H-9482) (Relates to Bill No. 196)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Four Fourteen Inc. relating to the property located at 414 - 418 Old Wonderland Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5 Special Provision (h-5\*R5-7(20)) Zone TO a Residential R5 Special Provision (R5-7(20)) Zone to remove the "h-5" holding provision. (2022-D09)

**Motion Passed**

7. (2.6) 870 Kleinburg Drive (H-9477) (Relates to Bill No. 197)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application of Applewood Market Place Inc., relating to the property located at 870 Kleinburg Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law Z.-1 (in conformity with the Official Plan), to change the zoning of the lands FROM a Holding Special Provision Business District Commercial (h\*h-100\*h-173\*BDC2(7))\*H18\*D75 Zone TO a Special Provision Business District Commercial (BDC2(7))\*H18\*D75 Zone to remove the "h", "h-100" and "h-173" holding provisions. (2022-D09)

**Motion Passed**

8. (2.7) 459 Hale Street (39CD-18503)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by 1247987 Ontario Inc. (Artisan Homes Inc.), relating to the property located at 459 Hale Street, the Approval Authority BE REQUESTED to approve a one (1) year extension to Draft Plan Approval for the residential vacant land plan of condominium File No. 39CD-18503, SUBJECT TO the revised conditions contained in the staff report dated April 19, 2022, as Schedule "B" . (2022-D09)

**Motion Passed**

9. (2.8) 1395 Riverbend Road (H-9486) (Relates to Bill No. 198)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Limited, relating to the property located at 1395 Riverbend Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Business District Commercial BDC (h\*h-206\*BDC(31)) Zone TO a Business District Commercial BDC (BDC(31)) Zone to remove the "h" and "h-206" holding provisions. (2022-D09)

**Motion Passed**

10. (3.1) 520 Sarnia Road (OZ-9432) (Relates to Bill No.'s 182, 185 and 199)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Horizen Developments LP, relating to the property located at 520 Sarnia Road:

a) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 520 Sarnia Road to permit an 8-storey apartment building and by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan;

b) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the 1989 Official Plan to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" that would modify the 'Community Commercial Node' designation to permit an eight (8) storey apartment building with a total of 129 residential units at a density of 168 units per hectare without a commercial component on the ground floor, and also align this policy context with The London Plan;

c) the attached, revised, proposed by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan and The London Plan, as amended in clauses a) and b) above), to change the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone TO a Residential R9 Special Provision Bonus (R9-7( ) \*B- ) Zone;

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

- i) provide individual or common walkways that connect to the ground floor units to the City sidewalk, to encourage and allow residents and visitors to easily walk to transit and nearby amenities. Landscape buffering can be provided between the amenity spaces and the walkway to delineate the public from the private realm;
- ii) provide sufficient setbacks for site plan planting requirements, and sufficient setbacks to retain existing trees and protect offsite tree roots, and/or provide adequate soil volumes for required perimeter plantings;
- iii) include a sufficiently sized landscape buffer along the southern property line to provide space for the retaining wall and planting to screen between the residential uses to the south and the parking area;
- iv) include all connections to the sewer on Chapman Court from these lands and the adjacent Commercial property (Shell Gas Station); and,
- v) provide all details and information regarding all easements, all servicing sewers though the subject site, any and all setbacks as required while ensuring there are no conflicts or encroachments to existing easements and servicing, no buildings or structures are to be constructed over top of existing building sewers crossing this property or removal;

d) the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of eight (8) storeys, 129 dwelling units and a maximum density of 168 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated April 19, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

1) Exceptional Building Design

- a built form located along Sarnia Road that establishes a built edge with primary building entrance, street oriented units and active uses along this frontage;
- treatment of the first three-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- a contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- an adequately sized interior side yard setback is provided to allow for ample space for pedestrian connections, bicycle parking and landscaping to transition between the proposed building and the existing uses to the northeast;
- a larger than required rear yard setback is proposed between the building and the medium-density and high-density residential uses to the south, southeast and southwest;

- each elevation incorporates vertical portions of the building that are offset to provide for a unique visual variety and texture along the façade;
- a variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and
- universal accessibility including units that provide the opportunity for any and all demographics, able-bodies or not, to live in the proposed development;

## 2) Provision of Affordable Housing

- a total of two(2) bachelor residential units will be provided for affordable housing;
- rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- the duration of affordability set at 50 years from the point of initial occupancy;
- the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

e) pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c. P. 13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-laws as the recommendation implements the same height of eight (8) storeys, and same number of proposed units of 129 for which public notification has been given;

it being noted that the Planning and Environment Committee received a revised recommendation, by-law and staff presentation with respect to this matter;

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

- M. Campbell, Zelinka Priamo Ltd.; and,
- D. Radakovic, 30 Chapman Court;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, City Design and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment meets the criteria for specific area policies in the 1989 Official Plan;
- the recommendation aligns the policy context of the 1989 Official Plan with The London Plan policies to exclusively permit the proposed residential development;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of



development;

- the recommended amendment facilitates the development of affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, and a quality design standard to be implemented through a subsequent site plan application. (2022-D09)

**Motion Passed**

11. (3.2) 551 - 555 Waterloo Street (Z-9372) (Relates to Bill No. 200)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with respect to the application of David Russel relating to the property located at 551-555 Waterloo Street, the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone;

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

- i) boundary landscaping along the north and west property boundaries to meet the standards of the Site Plan Control By-law and have screening/privacy qualities;

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

- N. Dyjach, Strik Baldinelli Moniz;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation;
- the recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

**Motion Passed**

15. (4.1) Urban Agriculture Strategy - 2021 Annual Report

Motion made by: A. Hopkins

That, the Civic Administration BE REQUESTED to report back at a future meeting of the appropriate Standing Committee, including but not limited to, the following related to the Urban Agriculture Strategy:

- a) a clear process to apply to use city-owned land for urban agriculture;
- b) an inventory of available land and a process to work with civic administration to inquire;
- c) a standard licensing agreement and a standard rate for a licensing agreement (example \$2.00/year);
- d) a transparent and equitable approach to determine who can enter into agreements;
- e) standards for expected outcomes and uses of the city land to ensure productivity and impact; and,
- f) to ensure the cost of this process is low to reduce financial barriers;

it being pointed out that the Planning and Environment Committee received the following communications:

- the staff report dated April 19, 2022 entitled "Urban Agriculture Steering Committee"; and,
- a communication dated March 28, 2022 from S. Franke, Co-Chair, Urban Agriculture Steering Committee, with respect to these matters. (2022-D09)

**Motion Passed**

12. (3.3) Tow Truck / Impound Yard Zoning By-law Review (Z-9428) (Relates to Bill No. 201)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the zoning review initiated by The Corporation of the City of London, relating to all lands within the City of London, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the London Plan), to make zoning text changes to Sections 2 (Definitions), Section 28 (Restricted Service Commercial Zone), Section 40 (Light Industrial Zone), Section 41 (General Industrial Zone) and Section 42 (Heavy Industrial Zone) to address tow truck business and impounding yard land uses;

it being noted that the Planning and Environment Committee received the staff presentation with respect to these matters;

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

- MNK Towing;

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

- the zoning review was initiated by the City of London to implement the London Plan Place Type Industrial policies and address zoning issues identified through the Business License review process;
- zoning changes were required to tow truck businesses and impound yards in specific zones which implement the policies; and,
- the amendments also provide for a broader range of possible locations for those uses to address one of the industries concerns. (2022-C01A)

Motion made by: A. Hopkins

Seconded by: M. Cassidy

That Item 12 (3.3) BE AMENDED to read as follows:

That, on the recommendation of the Director, Planning and Development, based on the zoning review initiated by The Corporation of the City of London, relating to all lands within the City of London, the revised, ~~attached~~, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the London Plan), to make zoning text changes to Sections 2 (Definitions), Section 28 (Restricted Service Commercial Zone), Section 40 (Light Industrial Zone), Section 41 (General Industrial Zone) and Section 42 (Heavy Industrial Zone) to address tow truck business and impounding yard land uses;

it being pointed out that the Planning and Environment Committee received the staff presentation with respect to these matters;

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

- MNK Towing;

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

- the zoning review was initiated by the City of London to implement the London Plan Place Type Industrial policies and address zoning issues identified through the Business License review process;
- zoning changes were required to tow truck businesses and impound yards in specific zones which implement the policies; and,
- the amendments also provide for a broader range of possible locations for those uses to address one of the industries concerns. (2022-C01A)

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Motion made by: J. Fyfe-Millar

Seconded by: S. Lehman

That item 12 (3.3) as amended, BE APPROVED.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

13. (3.4) 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056) (Relates to Bill No.'s 183, 186 and 202)

At 5:15 PM, Deputy Mayor J. Morgan places Councillor A. Hopkins in the Chair.

At 5:20PM, Deputy Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

That, further to the direction from Municipal Council on October 5, 2021 to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Low Density Residential and Environmental Review designation and to amend The London Plan to change the Place Type of the subject lands FROM a Green Space place type TO a Neighbourhoods Place Type and Environmental Review Place Type to be considered at a future public participation meeting of the Planning and Environment Committee, the following actions be taken with respect to the application of Auburn Developments Inc., relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road:

- a) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Multi-Family, Medium Density Residential designation, Low Density Residential designation and Open Space designation;
- b) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to:
  - i) amend The London Plan to change the Place Type of the subject lands FROM a Green Space Place Type, TO a Neighbourhoods Place Type and a Green Space Place Type; and,
  - ii) amend The London Plan to change the Street Classifications of the subject lands to add Street A and Street B as a Neighbourhood Connector to Map 3 – Street Classifications;
- c) the ~~attached~~, revised, proposed by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Open Space (h-5-h-21-OS3) Zone TO a Holding Residential R1 (h-h-100-h-149-h-\_-R1-3) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-2-h-100-h-110-h-149-h-\_-R1-3/R4-6(\*)) Zone; a Holding Residential R1 (h-h-100-h-149- h-\_-R1-10) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-110-h-149-h-\_-R1-3/R4-6(\*)) Zone; a Holding Residential R4/Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149- h-\_-R4-6(\*)/R5-5(\*)/R6-5(\*)) Zone; a Holding Residential R4/ Residential R5/ Residential

R6/ Residential R7/ Residential R8, Restricted Office Special Provision (h•h-5•h-53•h-100•h-110•h-149•h-\_\_•R4-6(\*)/R5-5(\*)/R6-5(\*)/R7•H13•D75(\*)/R8-4•H13•D75(\*)/RO1(\*)/RO2(\*) Zone; a Holding Open Space, Residential R4/ Residential R5/ Residential R6 Special Provision (h•h-5•h-53•h-100•h-110•h-149•h-\_\_•OS1//R4-6(\*)/R5-5(\*)/R6-5(\*) Zone; an Open Space (OS1) Zone; an Open Space (h-222•OS1) Zone; and an Open Space (h-222•OS5) Zone;

d) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Auburn Developments Inc., relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road; and,

e) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Auburn Developments Inc., prepared by Stantec (Project No. 161413708), certified by Jeremy C.E. Mathews O.L.S., dated March 17, 2022, which shows a total of thirteen (13) low density residential blocks (Blocks 1-13), two (2) medium density residential blocks (Blocks 14-15), one (1) park block (Block 16), one (1) stormwater management facility/medium density residential block (Block 17), three (3) future road blocks (Blocks 18-20), four (4) road widening blocks (Blocks 21-24), three (3) road reserve blocks (Blocks 25-27), one (1) stormwater management facility/open space block (Block 28), and one (1) open space block (Block 29), serviced by five (5) new local streets, SUBJECT TO the conditions contained in Appendix "D" appended to the staff report dated April 19, 2022;

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

- the staff presentation; and,
- a communication dated April 13, 2022 from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board;

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

- M. Campbell, Zelinka Priamo Ltd.;
- R. Cracknell, 1535 Sunningdale Road West;
- B. Denda, 2545 Hyde Park Road;
- L. Regnier, 1445 Sunningdale Road West;
- M. Moussa, 155 Thornton Avenue;
- A. Jomaa, 1431 Sunningdale Road West; and,
- A. El-Turk, no address provided;

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed Draft Plan of Subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed and recommended amendments conform to the

in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation, Low Density Residential designation and the Open Space designation;

- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, and the 1989 Official Plan.

- the recommended Draft Plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, low-rise apartments along the Sunningdale Road West and Hyde Park Road. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community. (2022-D09)

Yeas: (8): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, J. Fyfe-Millar, and S. Hillier

Nays: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelosa

Absent: (1): Mayor E. Holder

**Motion Passed (8 to 6)**

14. (3.5) 1284 Sunningdale Road West (Z-9548) (Relates to Bill No. 203)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application of Thames Valley District School Board relating to lands located at 1284 Sunningdale Road West, the ~~attached~~, revised, proposed by-law (Appendix 'A') BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone TO a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone;

it being pointed out that the Planning and Environment Committee received a communication dated April 13, 2022, from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board, with respect to these matters;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- G. Vogt, Thames Valley District School Board;

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

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

- the zoning will permit the development of an elementary school and day care which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the planned vision of the Neighbourhoods Place Type. (2022-D09)

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

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

Absent: (1): Mayor E. Holder

**Motion Passed (12 to 2)**

16. (4.2) Mayor Holder - UNESCO Designation - London is Canada's 'City of Music'

Motion made by: A. Hopkins

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

- a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,
- b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken for late spring, summer, and fall months to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

Motion made by: S. Turner

Seconded by: J. Fyfe-Millar

That part b) BE AMENDED to replace the words, "for late spring, summer, and fall months" with the word, "year-round".

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Motion made by: S. Lewis

Seconded by: J. Fyfe-Millar

That part b), as amended, BE APPROVED.

- b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken year-round to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Motion made by: A. Hopkins

Motion to approve part a):

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Clause 4.2, as amended reads as follows:

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,

b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken year-round to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

### 8.3 9th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 9<sup>th</sup> Report of the Planning and Environment Committee BE APPROVED, excluding Items 7 (3.1) and 9 (3.3).

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**



1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 1300 Riverbend Road (H-9452) (Relates to Bill No. 204)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Limited, relating to the property located at 1300 Riverbend Road, the proposed by-law appended to the staff report dated April 25, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Business District Commercial BDC (h\*h-206\*BDC(31)) Zone TO a Business District Commercial BDC (BDC(31)) Zone to remove the "h" and "h-206" holding provisions. (2022-D09)

**Motion Passed**

3. (2.5) 2021 Annual Report on Building Permit Fees

Motion made by: A. Hopkins

That, the staff report dated April 25, 2022 entitled "Annual Report on Building Permit Fees", with respect to building permit fees collected and costs administration and enforcement of the Building Code Act and regulations for 2021, BE RECEIVED for information. (2022-P10)

**Motion Passed**

4. (2.2) Audit and Accountability Fund - Intake 3 - Continuous Improvement of Development Approvals - Single Source Award - Site Plan Resubmission Process Review

Motion made by: A. Hopkins

That, the staff report dated April 25, 2022 entitled "Audit and Accountability Fund – Intake 3: Continuous Improvement of Development Approvals - Single Source Award for the Site Plan Resubmission Process Review" BE RECEIVED for information. (2022-F11)

**Motion Passed**

5. (2.3) Single Source Procurement of Consultant - Update to the Site Plan Control By-law and Manual

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the

award of contracts through Single Source procurement of a consultant for an update to the Site Plan Control By-law and Manual requiring the Planning and Environment Committee and the Municipal Council approval for awards greater than \$50,000:

- a) a Single Source Procurement in accordance with section 14.4(e) of the Procurement of Goods and Services Policy BE AWARDED to SvN Architects + Planners in collaboration with HDR to conduct consulting services for the City of London to update the Site Plan Control By-law and Manual at a cost of up to \$153,250.00 (excluding HST); and,
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated April 25, 2022 as Appendix 'A'. (2022-C01/D02)

**Motion Passed**

- 6. (2.4) Streamline Development Approval Fund: Continuous Improvement of Development Approvals - Single Source Contract Award

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Streamline Development Approval Fund: Continuous Improvement of Development Approvals Single Source Contract Award:

- a) a Single Source Procurement in accordance with section 14.4(e) of the Procurement of Goods and Services Policy BE AWARDED to EZSigma Group, 61 Wellington Street East, Aurora, ON, L4G 1H7, to guide the continuous improvement process for the Streamline Development Approval Fund in partnership with the City of London at a cost of up to \$446,250.00 (excluding HST); and,
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated April 25, 2022 as Appendix 'A'. (2022-D09)

**Motion Passed**

- 8. (3.2) Request to Remove the Heritage Listed Property at 147-149 Wellington Street from the Register of Cultural Heritage Resources

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the property located at 147-149 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- H. Garrett, Zelinka Priamo Ltd. (2022-D02/R01)

**Motion Passed**

10. (4.1) Heritage Alteration Permit - 18 Byron Avenue East (HAP22-016-L)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for the proposed addition and alterations to the heritage designated property at 18 Byron Avenue East, within the Wortley Village-Old South Heritage Conservation District BE REFUSED;

it being noted that the proposed addition and alterations do not comply with the Wortley Village-Old South Heritage Conservation District Plan policies, The London Plan policies, and the Provincial Policy Statement. (2022-D09/R01)

**Motion Passed**

11. (4.2) 183 Ann Street and 197 Ann Street - Designation under Part IV of the Ontario Heritage Act

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of built resources at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidate parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W) DESIGNATED AS PART 1, PLAN 33R-20622, the following actions be taken:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource on the municipal address located at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E as appended to the staff report dated April 25, 2022;

b) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource located at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E as appended to the staff report dated April 25, 2022 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

c) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource located at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F as appended to the staff report dated April 25, 2022; and,

d) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource located at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F as appended to the staff report dated April 25, 2022 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal. (2022-D09/R01)

**Motion Passed**

12. (4.3) 4th Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 4th Report of the London Advisory Committee on Heritage, from its meeting held on April 13, 2022:

a) on the recommendation of the Director, Planning and Development, the properties located at 147-149 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources; it being noted that, should demolition on the property occur, the London Advisory Committee on Heritage encourages the developer to salvage the gable and other heritage features;

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for the proposed addition and alterations to the heritage designated property located at 18 Byron Avenue East, within the Wortley Village-Old South Heritage Conservation District BE REFUSED; it being noted that the proposed addition and alterations do not comply with the Wortley Village-Old South Heritage Conservation District Plan policies, The London Plan policies, and the Provincial Policy Statement; it being further noted that the London Advisory Committee on Heritage encourages the applicant to continue to work with the Heritage Planners with respect to this matter;

c) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report, dated April 13, 2022, related to the designation of built resources at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidated parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622:

- i) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource on the municipal address 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report;
- ii) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report, BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;
- iii) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F of the above-noted staff report; and,

iv) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F of the above-noted staff report, BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that, should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal; and,

d) clauses 1.1, 3.1 to 3.5, inclusive, 4.1 and 5.1 BE RECEIVED for information.

### **Motion Passed**

7. (3.1) 1055 Fanshawe Park Road West (OZ-9444) (Relates to Bill No.'s 184, 187 and 205)

Motion made by: S. Lehman

That, notwithstanding the Civic Administration's recommendation, the application by Quincy Developments, relating to the property located at 1055 Fanshawe Park Road West, the application BE APPROVED;

a) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Specific Area Policy 1074\_ of The London Plan to increase the maximum Gross Floor Area for medical/dental office uses to 6,342.4 square metres;

b) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the 1989 Official Plan to ADD a new policy to Section 10.1.3 – "Policies for Specific Areas" to permit a maximum medical/dental office Gross Floor Area of 6,342.4 square metres; and,

c) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan and The London Plan as amended in parts a) and b) above), to change the zoning of the subject property FROM an Office Special Provision (OF5(6)) Zone TO an Office Special Provision (OF5(\_)) Zone;

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

- the staff presentation; and,
- the agent for the applicant's presentation;

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

- D. Hannam, Zelinka Priamo Ltd.;

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

- the application is consistent with the 2020 Provincial Policy Statement as it promotes the efficient use of an underutilized site;
- the application is consistent with the Climate Emergency Action Plan in regard to developing neighbourhoods with walkable personal services including family medical needs; and,
- the use does not compete with the downtown. (2022-D02)

Yeas: (9): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, J. Fyfe-Millar, and S. Hillier

Nays: (5): J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelosa

Absent: (1): Mayor E. Holder

### **Motion Passed (9 to 5)**

#### 9. (3.3) 64-86 St. George Street and 175-197 Ann Street (OZ-9127)

Motion made by: A. Hopkins

That, the following actions be taken with respect to the application by St. George and Ann Block Limited, relating to the property located at 84-86 St. George Street and 175-197 Ann Street:

- a) the application BE REFERRED back to the Civic Administration in order to meet with the Applicant/Agent with an aim to address potential rail safety concerns and opportunities for traffic mitigation measures and buffering, and to allow for the Civic Administration to report back at a future Planning and Environment Committee meeting; and,
- b) the Civic Administration BE REQUESTED, in the report back, to include a bonus zone that provides for the following:
  - a minimum of thirteen (13) affordable residential rental units, including one (1) studio unit, one (1) one-bedroom unit, five (5) two-bedroom units, and six (6) three bedroom units (reflective of the unit mix proposed in the building);
  - rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
  - the duration of affordability shall be set at 50 years from the point of initial occupancy of all affordable units; and,
  - alignment of the bonus to a defined municipal priority – the owner shall be required to enter into a Tenant Placement Agreement with the City;

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

- the staff presentation;
- a communication from A.M. Valastro, R. McDowell, S. Olivastri, L. White, J. Jacobson, D. Hallam, D. Morrice and D. Fraser;
- a communication dated April 11, 2022 from J. Fooks;
- a communication dated April 21, 2022 from L. Tinsley;
- a communication dated April 21, 2022 from J. Huntten;
- a communication dated April 21, 2022 from H. Elmslie;
- a communication dated April 21, 2022 from Dr. W. Kinghorn, President, Architectural Conservancy of Ontario - London Region;
- a communication dated April 22, 2022 from AM Valastro; and,
- a communication from M. Tovey;

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

- S. Allen, MHBC Planning;
- A. Soufan, York Developments;
- A.M. Valastro;
- M. Tovey, Adjunct Assistant Professor of History, Western University;
- C. Gunn, 4EST Brewery;
- N. Kornilovsky, 695 Richmond Street;
- M. Rombough, 4EST Brewery; and,
- K. Waud, London Advisory Committee on Heritage. (2022-D09)

Motion made by: S. Lewis

Seconded by: E. Pelozza

That clause 3.3 BE AMENDED in part a) to replace the words, "at a future" with the words, "at the June 20, 2022".

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Motion made by: S. Turner

Seconded by: A. Hopkins

That clause 3.3, part a), BE AMENDED to include the following, "and that staff work with the applicant to resolve outstanding issues regarding intensity, form and the required background studies".

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Motion made by: J. Fyfe-Millar

Seconded by: S. Lewis

That Item 9, clause 3.3, as amended, BE APPROVED.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Clause 3.3, as amended, reads as follows:

That, the following actions be taken with respect to the application by St. George and Ann Block Limited, relating to the property located at 84-86 St. George Street and 175-197 Ann Street:

- a) the application BE REFERRED back to the Civic Administration in order to meet with the Applicant/Agent with an aim to address potential rail safety concerns and opportunities for traffic mitigation measures and buffering, and to resolve outstanding issues regarding intensity, form and required background studies, and to allow for the Civic Administration to report back at the June 20, 2022 Planning and Environment Committee meeting; and,
- b) the Civic Administration BE REQUESTED, in the report back, to include a bonus zone that provides for the following:
- a minimum of thirteen (13) affordable residential rental units, including one (1) studio unit, one (1) one-bedroom unit, five (5) two-bedroom units, and six (6) three bedroom units (reflective of the unit mix proposed in the building);
  - rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
  - the duration of affordability shall be set at 50 years from the point of initial occupancy of all affordable units; and,
  - alignment of the bonus to a defined municipal priority – the owner shall be required to enter into a Tenant Placement Agreement with the City;

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

- the staff presentation;
- a communication from A.M. Valastro, R. McDowell, S. Olivastri, L. White, J. Jacobson, D. Hallam, D. Morrice and D. Fraser;
- a communication dated April 11, 2022 from J. Fooks;
- a communication dated April 21, 2022 from L. Tinsley;
- a communication dated April 21, 2022 from J. Hunten;
- a communication dated April 21, 2022 from H. Elmslie;
- a communication dated April 21, 2022 from Dr. W. Kinghorn, President, Architectural Conservancy of Ontario - London Region;
- a communication dated April 22, 2022 from AM Valastro; and,
- a communication from M. Tovey;

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

- S. Allen, MHBC Planning;
- A. Soufan, York Developments;
- A.M. Valastro;
- M. Tovey, Adjunct Assistant Professor of History, Western University;
- C. Gunn, 4EST Brewery;
- N. Kornilovsky, 695 Richmond Street;
- M. Rombough, 4EST Brewery; and,
- K. Waud, London Advisory Committee on Heritage. (2022-D09)

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

That the Council recess at this time.

**Motion Passed**



The Council recesses at 6:40 PM, and resumes at 7:05 PM.

8.4 6th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 6<sup>th</sup> Report of the Community and Protective Services Committee BE APPROVED, excluding Items 6 (5.2), 7 (5.3) and 8 (5.4).

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that Councillor S. Hillier disclosed a pecuniary interest in clause 5.4 of this Report, having to do with the Deferred Matters List, specifically item number 2 on the list, by indicating that his family also hosts a five-day event.

**Motion Passed**

2. (2.1) Request for Proposal 2022-054 - New Play Equipment at Gibbons Park and Greenway Park

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 20, 2022, related to a Request for Proposal 2022-054 for New Play Equipment at Gibbons Park and Greenway Park:

- a) the bid submitted by Park N Play Design Company Limited, #20, 10 Wrangle Place SE Rocky View County, AB, T1X 0L7, to design, supply and install new playground equipment in Gibbons Park in accordance with RFP2022-054, at its bid price of \$223,215.98 (excluding HST) BE ACCEPTED;
- b) the bid submitted by New World Park Solutions Incorporated, 42 Woodway Trail, Brantford, ON, N3R 6G7, to design, supply and install new playground equipment in Greenway Park in accordance with RFP2022-054, at its bid price of \$170,000.00 (excluding HST) BE ACCEPTED;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

**Motion Passed**

3. (2.2) Update - City of London 2021-2022 Winter Response Program for Unsheltered Individuals

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Social and Health Development the staff report, dated April 20, 2022, with respect to an update on the City of London 2021-2022 Winter Response Program for Unsheltered Individuals, BE RECEIVED. (2022-S14)

**Motion Passed**

4. (2.3) Irregular Result RFP 21-74: Dental Program Administration Single Bid Award Recommendation

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Social and Health Development and with the concurrence of the Director, Financial Services, the following actions be taken with respect to the staff report, dated April 20, 2022, related to an Irregular Result RFP 21-74 Dental Program Administration Single Bid Award Recommendation, as per the City of London Procurement Policy Section 19.4 "Only One Bid Received":

- a) the Request for Proposal (RFP 21-74), submitted by AccetaClaim Servcorp Inc., at the annual cost of \$58,500 (plus HST) for a three (3) year period, with the option to renew the contract for two (2) additional one (1) year periods BE ACCEPTED;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project, and;
- c) the approvals, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order relating to the subject matter of this approval. (2022-S04)

**Motion Passed**

5. (5.1) A. Valastro - Light Pollution By-law

Motion made by: M. Cassidy

That the verbal delegation from A.M. Valastro, with respect to a potential Light Pollution By-law, BE RECEIVED; it being noted that the communications, as appended to the Agenda, with respect to this matter, were received at the previous Community and Protective Services Committee meeting on March 29, 2022.

**Motion Passed**

9. (5.5) 3rd Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That the 3rd Report of the Animal Welfare Advisory Committee, from its meeting held on April 7, 2022, BE RECEIVED.

**Motion Passed**

6. (5.2) Clause 4.2 of the 2nd Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report, dated April 20, 2022, with respect to the Animal Control By-law - Reptilia, BE RECEIVED;

it being noted that the verbal delegations from the following individuals, with respect to this matter, were received:

- R. Laidlaw, Zoocheck
- W. Brown, Chair, Animal Welfare Advisory Committee
- V. Van Linden – providing the ~~attached~~ submission
- J. Van-Daele
- F. Morrison
- M. Hamer, World Animal Protection
- R. Murphy, Reptilia
- B. Child, Reptilia
- M. Lerner

it being further noted that the following communications, as appended to the Agenda and the Added Agenda, with respect to this matter, were received:

- M. Lerner
- J. Winston
- L. Corneli, McCOR Management Inc.

and it being noted that clause 4.2 of the 2nd Report of the Animal Welfare Advisory Committee, from the meeting held on March 3, 2022, with respect to this matter, was received.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

Motion made by: M. Cassidy

That clause 5.2 of the 6<sup>th</sup> Report of the CPSC BE AMENDED to add the following new part b):

“b) the Civic Administration BE DIRECTED to bring forward to the next meeting of the Strategic Priorities and Policy Committee, a report that would outline options for amendments to By-law PH-3 that could provide for the keeping of Class 7 animals in the City of London, under specific terms and conditions; it being noted that that such amendments could include, but not be limited to the following:

- An accreditation and/or regulation mechanism for specific types of facilities;
- Amendments to the Class 7 animal definition to differentiate between animals born in the wild from those born in captivity, and/or exceptions in the Class;
- Educational facilities;
- A specific delegated authority to Civic Administration for PH-3 exceptions to prohibited animals, under certain conditions”

**Motion Passed**

Motion made by: M. Cassidy

That the proposed amendment, BE FURTHER AMENDED, to include a Public Participation Meeting, with the report back noted in the aforementioned proposed amendment.

Yeas: (12): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, S. Turner, J. Fyfe-Millar, and S. Hillier

Nays: (2): A. Hopkins, and E. Peloza

Absent: (1): Mayor E. Holder

**Motion Passed (12 to 2)**

Motion made by: M. Cassidy

That the proposed amendment, as amended, BE APPROVED:

That clause 5.2 of the 6<sup>th</sup> Report of the CPSC BE AMENDED to add the following new part b):

b) the Civic Administration BE DIRECTED to bring forward to the next meeting of the Strategic Priorities and Policy Committee, a report that would outline options for amendments to By-law PH-3 that could provide for the keeping of Class 7 animals in the City of London, under specific terms and conditions; it being noted that that such amendments could include, but not be limited to the following:

- An accreditation and/or regulation mechanism for specific types of facilities;
- Amendments to the Class 7 animal definition to differentiate between animals born in the wild from those born in captivity, and/or exceptions in the Class;
- Educational facilities;
- A specific delegated authority to Civic Administration for PH-3 exceptions to prohibited animals, under certain conditions

it being noted that there will be a Public Participation Meeting included with the above-noted report back to the Strategic Priorities and Policy Committee.

Yeas: (5): M. van Holst, S. Lewis, M. Hamou, P. Van Meerbergen, and S. Hillier

Nays: (9): M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Peloza, and J. Fyfe-Millar

Absent: (1): Mayor E. Holder

**Motion Passed (5 to 9)**

7. (5.3) "Graphic" Flyer Deliveries to Residential Properties (Relates to Bill No.'s 181 and 188)

Motion made by: M. Cassidy

That the following actions be taken with respect to the staff report, dated April 20, 2022, with respect to "Graphic" Flyer Deliveries to Residential Properties:

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022, to regulate the delivery of graphic images in the City of London; and,

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022, to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to designate the Delivery of Graphic Images By-law.

Yeas: (13): S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Nays: (1): M. van Holst

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 1)**

8. (5.4) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at April 11, 2022, BE RECEIVED.

Motion made by: M. Cassidy

That Item 2 of the Deferred Matters List for the Community and Protective Services Committee BE RECEIVED.

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

Recuse: (1): S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 0)**

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at April 11, 2022, with the exception of Item 2, BE RECEIVED.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

9. (5.5) 3rd Report of the Animal Welfare Advisory Committee  
Motion made by: M. Cassidy  
That the 3rd Report of the Animal Welfare Advisory Committee, from its meeting held on April 7, 2022, BE RECEIVED.

**Motion Passed**

- 8.5 6th Report of the Corporate Services Committee  
Motion made by: S. Lewis  
That the 6<sup>th</sup> Report of the Corporate Services Committee BE APPROVED.  
Yeas: (14): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier  
Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest  
Motion made by: S. Lewis  
That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (4.3) Application - Issuance of Proclamation - Apraxia Awareness Day 2022  
Motion made by: S. Lewis  
That based on the application dated March 25, 2022 from Apraxia Kids, May 14, 2022 BE PROCLAIMED as Apraxia Awareness Day 2022.

**Motion Passed**

3. (4.4) Application - Issuance of Proclamation - Day of Action Against Anti-Asian Racism  
Motion made by: S. Lewis  
That based on the application dated March 27, 2022 from Stand With Asians Coalition, May 10, 2022 BE PROCLAIMED as Day of Action Against Anti-Asian Racism.

**Motion Passed**

4. (4.5) Application - Issuance of Proclamation - Southwestern Ontario Film Week  
Motion made by: S. Lewis

That based on the application dated March 21, 2022 from Forest City Film Festival, October 16 to 23, 2022 BE PROCLAIMED as Southwestern Ontario Film Week.

**Motion Passed**

5. (4.6) Application - Issuance of Proclamation - Longest Day of Smiles

Motion made by: S. Lewis

That based on the application dated April 1, 2022 from Operation Smile Canada, June 19, 2022 BE PROCLAIMED as Longest Day of Smiles.

**Motion Passed**

6. (4.7) Application - Issuance of Proclamation - Action Anxiety Day

Motion made by: S. Lewis

That based on the application dated April 7, 2022 from Anxiety Canada, June 10, 2022 BE PROCLAIMED as Action Anxiety Day.

**Motion Passed**

7. (4.1) 2021 Year-End Operating Budget Monitoring Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Year-End Operating Budget Monitoring Report:

a) the 2021 Operating Budget Year-End Monitoring Report for the Property Tax Supported Budget, Water Budget, and Wastewater and Treatment Budget BE RECEIVED for information, an overview of the net corporate positions prior to the recommendations listed in the staff report dated April 19, 2022 and contribution to the Operating Budget Contingency Reserve are outlined below:

- i) Property Tax Supported Budget surplus of \$19.6 million;
- ii) Water Rate Supported Budget surplus of \$3.7 million;
- iii) Wastewater and Treatment Rate Supported Budget surplus of \$2.2 million;

b) the contribution of year-end Property Tax Supported, Water Rate Supported and Wastewater and Treatment Rate Supported Budget surplus to the applicable Contingency Reserve up to the respective contingency target, in accordance with the Council approved Surplus/Deficit Policy BE RECEIVED for information:

- i) \$7.0 million to the Operating Budget Contingency Reserve, noting the balance remains under its target;
- ii) \$2.4 million to the Water Budget Contingency Reserve, noting the balance reaches its target with this contribution;
- iii) \$2.2 million to the Wastewater and Treatment Budget Contingency Reserve, noting the balance remains under its target;

c) notwithstanding the Council approved Surplus/Deficit Policy, the Civic Administration BE AUTHORIZED to allocate year-end Property Tax Supported Budget surplus as follows:

- i) an additional \$2 million contribution to the New Affordable Housing Reserve Fund to support future affordable housing initiatives, noting a \$10 million contribution was previously approved and reflected in the surplus noted in part a), bringing the total contribution to \$12 million;
- ii) \$5 million contribution to the Infrastructure Gap Reserve Fund to support the City's effort to mitigate growth in the infrastructure gap;
- iii) a one-time grant to support Covent Garden Market operations in the amount of \$1.8 million due to COVID-19 financial impacts. See Appendix "C", as appended to the staff report dated April 19, 2022, for funding request letter from Covent Garden Market;
- iv) a one-time grant to support RBC Place London operations in the amount of \$0.5 million due to COVID-19 financial impacts. See Appendix "D", as appended to the staff report dated April 19, 2022, for funding request letter from RBC Place;

it being noted that the remaining surplus, after taking into consideration the recommendations in the above-noted report, will be allocated in accordance with the Council-approved Surplus/Deficit Policy;

d) the presentation (Appendix "E" to the staff report) providing an overview of 2021 Year-End Budget Monitoring BE RECEIVED for information;

it being noted that the reported year-end position is subject to completion of the financial statement audit.

**Motion Passed**

8. (4.2) 2021 Year-End Capital Budget Monitoring Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Year-End Capital Budget Monitoring Report:

- a) the 2021 Year-End Capital Budget Monitoring Report BE RECEIVED for information; it being noted that the life-to-date capital budget represents \$2.33 billion with \$1.58 billion committed and \$0.75 billion uncommitted; it being further noted that the City Treasurer, or designate, will undertake the housekeeping budget adjustments identified in the Report, in accordance with the Multi-Year Budget Policy adopted by amending by-law No. CPOL.-45(b)-239;
- b) the status updates of active 2018 life-to-date capital budgets (2018 and prior) having no future budget requests, appended to the staff report dated April 19, 2022 as Appendix "B", BE RECEIVED for information;
- c) the following actions be taken with respect to the completed capital projects identified in Appendix "C", which have a total of \$12.1 million of net surplus funding:
  - i) the capital projects included in Appendix "C" BE CLOSED;
  - ii) the following actions be taken with respect to the funding



associated with the capital projects approved for closure in c) i), above:

Rate Supported;

- A) pay-as-you-go funding of \$2.3 million BE TRANSFERRED to capital receipts;
- B) authorized debt financing of \$1.1 million BE RELEASED resulting in a reduction of authorized, but unissued debt;
- C) uncommitted reserve fund drawdowns of \$1.9 million BE RELEASED back into the reserve funds which originally funded the projects;

Non-Rate Supported

- D) uncommitted reserve fund drawdowns of \$2.6 million BE RELEASED back into the reserve funds which originally funded the projects;
- E) authorized debt financing of \$3.6 million BE RELEASED resulting in a reduction of authorized, but unissued debt; and
- F) other net non-rate supported funding sources of \$647 thousand BE ADJUSTED in order to facilitate project closings.

**Motion Passed**

8.6 6th Report of the Civic Works Committee

Motion made by: E. Pelosa

That the 6<sup>th</sup> Report of the Civic Works Committee BE APPROVED.

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Appointment of Transportation and Mobility Big Data Provider - Irregular Result

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the appointment of a transportation and mobility Big Data provider:

- a) Streetlight Data Inc. BE APPOINTED the vendor to provide Transportation and Mobility Big Data per their submitted proposal,

in the total amount of \$168,935.00, including contingency, excluding HST, in accordance with Sections 12.2 (c) of the City of London's Procurement of Goods and Services Policy; it being noted that this is an Irregular Result due to only one submission being received to the open call for proposals;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,

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

**Motion Passed**

3. (2.2) Adelaide WWTP Climate Change Resilience Class EA - Notice of Completion

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the Adelaide Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment - Notice of Completion:

a) the Notice of Completion BE FILED with the Municipal Clerk; and,

b) the Adelaide Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment report BE PLACED on public record for a 30-day review period. (2022-E05)

**Motion Passed**

4. (2.3) Greenway WWTP Climate Change Resilience Class EA - Notice of Completion

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the Greenway Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment Notice of Completion:

a) the Notice of Completion BE FILED with the Municipal Clerk; and,

b) the Greenway Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment report BE PLACED on public record for a 30-day review period. (2022-E05)

**Motion Passed**

5. (2.4) Construction Partnership with the County of Middlesex - 2022 Road Rehabilitation Program - Gideon Drive Rehabilitation

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the rehabilitation of Gideon Drive:

- a) the City's share of a County of Middlesex tender in the amount of \$393,445.50 BE APPROVED; it being noted that the funding is included in an approved City budget and the method of purchase is in accordance with Section 14.4 (g), (h) and (i) of the City of London's Procurement of Goods and Services Policy, covering purchases with another public body;
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report; and,
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2022-T06)

**Motion Passed**

6. (2.5) Unwanted Water: Addressing Overflows and Bypasses from London's Wastewater Collection and Treatment System

Motion made by: E. Pelosa

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the staff report dated April 20, 2022, related to the quantifying of the impacts of the City's unwanted water issues BE RECEIVED for information. (2022-E05)

**Motion Passed**

7. (2.6) Contract Award: Tender RT21-121 Greenway UV Upgrade Construction - Irregular Result

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the award of the construction contract for upgrades to the UV disinfection system at the Greenway Wastewater Treatment Plant:

- a) the bid submitted by Kingdom Construction Limited at its tendered price of \$3,372,250.00, excluding HST, for upgrades to the UV disinfection system at Greenway Wastewater Treatment Plant, BE ACCEPTED in accordance with Section 19.3 (a) of the City of London's Procurement of Goods and Services Policy; it being noted that the bid submitted by Kingdom Construction Limited was the only bid received in response to RFT21-121;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;

- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT21-121); and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E03)

**Motion Passed**

8. (2.7) Single Source Appointment of Services for the Dingman Creek Surface Water Monitoring Program

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the appointment of Upper Thames River Conservation Authority (UTRCA) for the Surface Water Monitoring of the Dingman Creek Subwatershed:

- a) the UTRCA BE APPOINTED to complete the 2022 Dingman Creek Surface Monitoring Program in accordance with the estimate, on file, at an upset amount of \$188,005.83, including 10% contingency, excluding HST, in accordance with Section 14.4 (d) and (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E13)

**Motion Passed**

9. (2.8) SS-2022-106 Supply and Delivery of Traffic Paint

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the supply and delivery of traffic paint:

- a) that approval hereby BE GIVEN to enter a two (2) year contract for the supply and delivery of traffic paint to Ennis Paint Canada ULC, at the quoted price of \$177,092 per year; it being noted that the pricing was provided through participation in the Elgin/Middlesex/Oxford Purchasing Co-Operative (EMOP) and is therefore a single source purchase as per Section 14.4 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these contracts;
- c) the approval given, herein, BE CONDITIONAL upon the Corporation negotiating satisfactory prices, terms and conditions with Ennis Paint Canada ULC to the satisfaction of the Manager of Purchasing and Supply and the Deputy City Manager, Environment and Infrastructure; and,
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order relating to the subject matter of this approval. (2022-T06)

**Motion Passed**

10. (4.1) Speed Reduction Petition - Dingman Drive

Motion made by: E. Pelosa

That the following actions be taken with respect to the speed reduction petition for Dingman Drive dated March 31, 2022 and on file in the City Clerk's Office:

- a) the petition and resident correspondence, with respect to this matter, BE RECEIVED; and,
- b) the matter BE REFERRED to Civic Administration for a traffic study review with a future report, related to this matter, to be presented to the Civic Works Committee. (2022-T08)

**Motion Passed**

11. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at April 11, 2022, BE RECEIVED.

**Motion Passed**

At 8:27 PM Councillor S. Hillier leaves the meeting.

8.7 2nd Report of the Audit Committee

Motion made by: J. Helmer

That the 2<sup>nd</sup> Report of the Audit Committee BE APPROVED.

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

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (4.1) Internal Audit Follow Up Activities Update Dashboard

Motion made by: J. Helmer

That the communication from MNP, with respect to the internal audit follow up activities update dashboard, BE RECEIVED.

**Motion Passed**

3. (4.2) Draft Internal Audit Plan - Overview for Audit Committee

Motion made by: J. Helmer

That the following actions be taken with respect to the Draft Internal Audit plan:

a) the Internal Audit Plan from MNP dated April 13, 2022, BE APPROVED; and

b) the communication dated April 13, 2022, from MNP, with respect to the draft internal audit plan - overview for Audit Committee, BE RECEIVED;

it being noted that Audit Plan will be revised to reflect timing of Q2 2023 for the Records Management & Retention audit.

**Motion Passed**

4. (4.3) Internal Audit Charter

Motion made by: J. Helmer

That the communication from MNP, with respect to the internal audit charter, BE RECEIVED.

**Motion Passed**

**9. Added Reports**

9.1 7th Report of Council in Closed Session

Councillor S. Lehman reports progress on the matter considered In Closed Session.

9.2 7th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 7th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (4.1) 2022 Debenture Issuance Update

Motion made by: S. Lewis

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

a) the issuance of serial debentures for a total of \$21,000,000 BE APPROVED, noting the average all-in rate is 3.563% over a 10-year term; and,

b) the attached proposed by-law as appended to the staff report dated May 2, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on May 3, 2022 to authorize the borrowing upon serial debentures in the aggregate principal amount of \$21,000,000 towards the cost of certain capital works of the Corporation of the City of London;

it being noted that the Corporate Services Committee received a presentation from Kevin Martin and Chris Meston (RBC), with respect to this matter.

**Motion Passed**

**10. Deferred Matters**

None.

**11. Enquiries**

At 8:30 PM, Deputy Mayor Morgan places Councillor S. Lehman in the Chair.

Deputy Mayor Morgan inquires with respect to any potential changes that may be required with respect to procurement of goods and services, as this may relate to federal sanctions. The Deputy City Manager, Finance Supports advises that the policy is well positioned to accommodate this.

At 8:32 PM, Deputy Mayor Morgan resumes the Chair.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: P. Van Meerbergen  
Seconded by: M. Cassidy

That Introduction and First Reading of Bill No.'s 180 to 204, excluding Bill No.'s 183, 184, 186, 187, and 202, the Added Bill No. 206, BE APPROVED.

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

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (13 to 0)**

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

That Second Reading of Bill No.'s 180 to 204, excluding Bill No.'s 183, 184, 186, 187, and 202, and including the revised Bill No. 201, and the Added Bill No. 206, BE APPROVED.

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

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (13 to 0)**

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

That Third Reading and Enactment of Bill No.'s 180 to 204, excluding Bill No.'s 183, 184, 186, 187, and 202, and including the revised Bill No. 201, and the Added Bill No. 206, BE APPROVED.

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

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (13 to 0)**



Motion made by: J. Fyfe-Millar  
Seconded by: S. Lewis

That Introduction and First Reading of Bill No.'s 183, 186 and 202, BE APPROVED.

Yeas: (8): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (5): J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelozza

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (8 to 5)**

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

That Second Reading of Bill No.'s 183, 186 and 202, BE APPROVED.

Yeas: (7): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelozza

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (7 to 6)**

Motion made by: S. Lewis  
Seconded by: J. Fyfe-Millar

That Third Reading and Enactment of Bill No.'s 183, 186 and 202, BE APPROVED.

Yeas: (7): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelozza

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (7 to 6)**

Motion made by: J. Fyfe-Millar  
Seconded by: S. Lehman

That Introduction and First Reading of Bill No.'s 184, 187 and 205, BE APPROVED.

Yeas: (8): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (5): J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelozza

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (8 to 5)**

Motion made by: S. Lewis  
Seconded by: J. Fyfe-Millar

That Second Reading of Bill No.'s 184, 187 and 205, BE APPROVED.

Yeas: (8): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (5): J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelosa

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (8 to 5)**

Motion made by: J. Fyfe-Millar  
Seconded by: M. Hamou

That Third Reading and Enactment of Bill No.'s 184, 187 and 205, BE APPROVED.

Yeas: (7): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and E. Pelosa

Absent: (2): Mayor E. Holder, and S. Hillier

**Motion Passed (7 to 6)**

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

Bill No. 180	By-law No. A.-8242-121 - A by-law to confirm the proceedings of the Council Meeting held on the 3rd day of May, 2022. (City Clerk)
Bill No. 181	By-law No. A-54-22010 - A by-law to amend By-law No. A-54, as amended, being "A by-law to implement an Administrative Monetary Penalty System in London" to designate the Delivery of Graphic Images By-law. (5.3/6/CPSC)
Bill No. 182	By-law No. C.P.-1284(wv)-122 - A by-law to amend the Official Plan for the City of London, 1989 relating to 520 Sarnia Road. (3.1b/8/PEC)
Bill No. 183	By-law No. C.P.-1284(ww)-123 - A by-law to amend the Official Plan for the City of London, 1989 relating to 1521 Sunningdale Road West and 2631 Hyde Park Road. (3.4a/8/PEC)
Bill No. 184	By-law No. C.P.-1284(wx)-124 - A by-law to amend the Official Plan for the City of London, 1989 relating to 1055 Fanshawe Park Road West. (3.1b/9/PEC)
Bill No. 185	By-law No. C.P.-1512(bd)-125 - A by-law to amend The London Plan for the City of London, 2016 relating to relating to 520 Sarnia Road. (3.1a/8/PEC)
Bill No. 186	By-law No. C.P.-1512(be)-126 - A by-law to amend The London Plan for the City of London, 2016 relating to 1521 Sunningdale Road West and 2631 Hyde Park Road. (3.4b/8/PEC)
Bill No. 187	By-law No. C.P.-1512(bf)-127 - A by-law to amend The London Plan for the City of London, 2016 relating to 1055 Fanshawe Park Road West. (3.1a/9/PEC)
Bill No. 188	By-law No. PW-14 - A by-law to regulate the delivery of graphic images in the City of London. (5.3/6/CPSC)
Bill No. 189	By-law No. S.-6175-128 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Byron Baseline Road east of Griffith Street) (Chief Surveyor – registered as ER1445921 pursuant to SPA21-050 and in accordance with Z.-1)
Bill No. 190	By-law No. S.-6176-129 - A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as part of Oriole Drive. (Chief Surveyor – registration of 33M-814 requires 0.3 m reserve on abutting plan RP747 for unobstructed legal access through subdivision)
Bill No. 191	By-law No. S.-6177-130 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Kilally Road west of Webster Street; and Webster Street south of Kilally Road) (Chief Surveyor – for road widening purposes)
Bill No. 192	By-law No. W.-5600(c)-131 - A by-law to amend by-law No. W.-5600-57, as amended, entitled "A by-law to authorize the Adelaide Street Grade Separation CPR Tracks. (Project No. TS1306)." (4.5/5/CWC)

Bill No. 193	By-law No. W.-5618(d)-132 - A by-law to amend by-law No. W.-5618-64, as amended, entitled "A by-law to authorize the Southdale Road Widening-Farnham Road to Pine Valley (Project No. TS1629-1)" (6.2/4/CSC)
Bill No. 194	By-law No. W.-5654(b)-133 - A by-law to amend by-law No. W.-5654-291, as amended, entitled "A by-law to authorize the 2019-2023 Active Transportation Project (Project No. TS173919)" (4.2/5/CWC)
Bill No. 195	By-law No. W.-5684-134 - A by-law to authorize Project TS1336 – Intersection Southdale – Colonel Talbot (Roundabout). (2.5/5/CWC)
Bill No. 196	By-law No. Z.-1-223020 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 414 - 418 Old Wonderland Road. (2.5/8/PEC)
Bill No. 197	By-law No. Z.-1-223021 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 870 Kleinburg Drive. (2.6/8/PEC)
Bill No. 198	By-law No. Z.-1-223022 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1395 Riverbend Road. (2.8/8/PEC)
Bill No. 199	By-law No. Z.-1-223023 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 520 Sarnia Road. (3.1c/8/PEC)
Bill No. 200	By-law No. Z.-1-223024 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 551-555 Waterloo Street. (3.2/8/PEC)
Bill No. 201	By-law No. Z.-1-223025 - A by-law to amend By-law No. Z.-1 to make general zoning changes related to Tow Truck and Impound Yard uses. (3.3/8/PEC)
Bill No. 202	By-law No. Z.-1-223026 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1521 Sunningdale Road West and 2631 Hyde Park Road. (3.4c/8/PEC)
Bill No. 203	By-law No. Z.-1-223027 - A by-law to amend By-law No. Z.-1 to rezone lands located at 1284 Sunningdale Road West. (3.5/8/PEC)
Bill No. 204	By-law No. Z.-1-223028 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1300 Riverbend Road. (2.1/9/PEC)
Bill No. 205	By-law No. Z.-1-223029 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1055 Fanshawe Park Road West. (3.1c/9/PEC)
Bill No. 206	By-law No. D.-778-135 - A by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$21,000,000.00 towards the cost of certain capital works of The Corporation of the City of London. (4.1/7/CSC)

**14. Adjournment**

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

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 8:57 PM.

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Josh Morgan, Deputy Mayor

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Michael Schulthess, City Clerk

# Corporate Services Committee

## Report

7th Special Meeting of the Corporate Services Committee  
May 2, 2022

**PRESENT:** Councillors S. Lewis (Chair), M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar

**ABSENT:** Mayor E. Holder

**ALSO PRESENT:** A. Job, J. Taylor, B. Westlake-Power

Remote Attendance: Councillor S. Hillier; L. Livingstone, A. Barbon, B. Card, S. Corman, J. Davison, M. Galczynski, K. Murray, M. Schulthess

The meeting is called to order at 12:00 PM; it being noted that Councillors M. Cassidy and M. Hamou were in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

None.

### 3. Scheduled Items

None.

### 4. Items for Direction

#### 4.1 2022 Debenture Issuance Update

Moved by: J. Morgan

Seconded by: J. Fyfe-Millar

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

a) the issuance of serial debentures for a total of \$21,000,000 BE APPROVED, noting the average all-in rate is 3.563% over a 10-year term; and,

b) the proposed by-law as appended to the staff report dated May 2, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on May 3, 2022 to authorize the borrowing upon serial debentures in the aggregate principal amount of \$21,000,000 towards the cost of certain capital works of the Corporation of the City of London;

it being noted that the Corporate Services Committee received a presentation from Kevin Martin and Chris Meston (RBC), with respect to this matter.

Yeas: (5): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, and J. Fyfe-Millar

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: M. Cassidy

Seconded by: M. Hamou

The meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 12:10 PM.

Bill No. 206  
2022

By-Law No. D.-778-135

A by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$21,000,000.00 towards the cost of certain capital works of The Corporation of the City of London.

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the "Act") provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of the City of London (the "City") authorized each capital work of the City set out in Column (2) of Schedule "A" attached hereto and forming part of this By-law ("Schedule "A") and the issue of debentures therefor in the respective principal amount specified in Column (3) of Schedule "A" (individually a "Capital Work", collectively the "Capital Works");

AND WHEREAS before authorizing each Capital Work and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Council of the City had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation. Prior to the Council of the City authorizing each Capital Work, each such additional cost amount and each such additional debenture authority, the Treasurer of the City determined that the estimated annual amount payable in respect of each Capital Work, each such additional cost amount and each such additional debenture authority, would not cause the City to exceed the updated limit and that the approval of each Capital Work, each such additional cost amount and each such additional debenture authority by the Ontario Land Tribunal or its predecessor pursuant to such regulation was not required;

AND WHEREAS to provide long-term financing for the Capital Works it is now deemed to be expedient to borrow money by the issue and sale of instalment debentures of the City in the aggregate principal amount of \$21,000,000.00 payable at the times and bearing interest at the rates hereinafter set forth, as agreed to by the City on April 20, 2022.

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

1. For the Capital Works, the borrowing upon the credit of the City at large of the aggregate principal amount of \$21,000,000.00 and the issue of instalment debentures therefor within the term of 10 years in denominations of \$1,000.00 and any integral multiples thereof, as hereinafter set forth, are hereby authorized.
2. The Mayor or the Deputy Mayor and the Treasurer of the City are hereby authorized to cause any number of instalment debentures in the aggregate principal amount of \$21,000,000.00, as described in section 1 above (the "**Debentures**"), payable in annual instalments of principal (May 9) with semi-annual instalments of interest thereon (May 9 and November 9, commencing on November 9, 2022) to be issued for such amounts of money as may be required for the Capital Works in global and definitive forms, not exceeding in total the said aggregate principal amount of \$21,000,000.00. The Debentures shall bear



the City's municipal seal and the signatures of the Mayor or the Deputy Mayor and of the Treasurer of the City, all in accordance with the provisions of the Act. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs. The Debentures shall initially be issued in global fully registered form as one debenture certificate in the aggregate principal amount of \$21,000,000.00 substantially in the form of Schedule "B" attached hereto and forming part of this By-law (the "**Global Debenture**"). The Global Debenture shall initially be issued in the name of CDS & CO. as nominee of CDS Clearing and Depository Services Inc. ("**CDS**"), and shall provide for payment of principal and interest, electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as the Global Debenture is held by CDS.

3. (1) The Debentures shall all be dated the 9th day of May, 2022, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall mature within the term of years set out in Column (6) of Schedule "A" and the respective amounts of interest or of principal and interest payable in each of the years during the currency of the Debentures shall be as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**"). The Debentures maturing (principal payable) in the year 2023 shall bear interest at the rate of 2.40% per annum, the Debentures maturing (principal payable) in the year 2024 shall bear interest at the rate of 2.90% per annum, the Debentures maturing (principal payable) in the year 2025 shall bear interest at the rate of 3.15% per annum, the Debentures maturing (principal payable) in the year 2026 shall bear interest at the rate of 3.20% per annum, the Debentures maturing (principal payable) in the year 2027 shall bear interest at the rate of 3.30% per annum, the Debentures maturing (principal payable) in the year 2028 shall bear interest at the rate of 3.35% per annum, the Debentures maturing (principal payable) in the year 2029 shall bear interest at the rate of 3.45% per annum, the Debentures maturing (principal payable) in the year 2030 shall bear interest at the rate of 3.55% per annum, the Debentures maturing (principal payable) in the year 2031 shall bear interest at the rate of 3.60% per annum and the Debentures maturing (principal payable) in the year 2032 shall bear interest at the rate of 3.65% per annum.
- (2) Payments in respect of principal and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
4. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable both before and after default and judgment. Any amounts payable by the City as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
5. In limited circumstances (as agreed to by both the City and CDS) the Global Debenture shall be exchangeable for certificated Debentures in definitive fully registered form in authorized denominations upon surrender of the Global Debenture to the Treasurer of the City provided that there is at least one definitive Debenture which matures in each of the remaining years of the currency of the Global Debenture. The definitive Debentures shall aggregate the same principal amount as the principal outstanding balance of the Global Debenture as of the record date for such exchange in accordance with the provisions of the Global Debenture, shall bear the same interest rates and maturity dates, shall bear all unmatured interest obligations and shall have the same benefits and be subject to the same terms and conditions as the Global

Debenture (except insofar as they specifically relate to the Global Debenture). In issuing definitive Debentures no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture. The definitive Debentures shall be in fully registered form, payable as to principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the City's bank designated in the definitive Debentures. Prior to maturity, the definitive Debentures shall be payable as to interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.

6. In each year in which a payment of an instalment of interest or of principal and interest becomes due in respect of the Debentures there shall be raised as part of the general municipal levy the amounts of interest or of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
7. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
8. The City shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures may be recorded and the City is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
9. The City shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The City shall deem and treat registered holders of the Debentures, including the Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the City on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the City. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the City.
10. The Debentures are transferable or exchangeable at the office of the Treasurer upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the City and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
11. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity dates and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen, destroyed

- or dematerialized, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized) furnished the City with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the City in its discretion; and (c) surrendered to the City any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
12. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity dates and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
  13. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the City. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the City shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry the name of the registered holder as directed by the transferor.
  14. Subject to an agreement that the City may enter into to the contrary, reasonable fees may be imposed by the City for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized and for the replacement of any of the interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed. When new Debentures are issued in substitution in these circumstances the City shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
  15. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
  16. (1) The Mayor or the Deputy Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued and the execution of the purchase letter in respect of the Debentures, dated as at April 20, 2022, by the Treasurer (Deputy City Manager, Finance Supports & City Treasurer) is hereby ratified, confirmed and approved. One or more of the Treasurer and the Clerk are hereby authorized to generally do all things and to execute all other documents and papers in the name of the City in order to carry out the sale of the Debentures through CDS's book entry only system and the Treasurer or the Clerk, as the case may be, is authorized to affix the City's municipal seal to any of such documents and papers.
    - (2) The money received by the City from the sale of the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Works, and to no other purpose except as permitted by the Act.

17. The City reserves the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.
18. Subject to the City's statement of investment policies and goals and the applicable legislation, the City may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the City may in its discretion determine.
19. This By-law comes into force on the day it is passed.

Passed in Open Council on May 3, 2022

Josh Morgan  
Deputy Mayor

Michael Schulthess  
City Clerk

<b>THE CORPORATION OF THE CITY OF LONDON</b>					
<b>SCHEDULE "A" TO BY-LAW NO. D.-778-135</b>					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
<b>General – Rate / Tax Supported (91210)</b>					
W.-5600-57 W.-5600(a)-47 W.-5600(b)-167	Capital costs in connection with the Adelaide Street Grade Separation Canadian Pacific Railway (CPR) tracks project (TS1306)	22,714,638.00	Nil	2,020,000.00	10
W.-5569-376 W.-5569(a)-19 W.-5569(b)-98	Capital costs in connection with the Wharncliffe Rd widening - Becher St to Springbank project (TS1355-1)	17,605,408.00	Nil	4,000,000.00	10
W.-5654-291 W.-5654(a)-96	Capital costs in connection with the 2019-2023 active transportation project (TS173919)	3,614,664.00	Nil	1,500,000.00	10
W.-5656-14 W.-5656(a)-178	Capital costs in connection with the Dundas Place - Thames Valley Parkway active transportation connection - Public Transit Infrastructure Stream Program (PTIS) project (TS1748)	1,068,001.00	Nil	1,013,000.00	10
W.-5662-111	Capital costs in connection with the Dundas Street Old East Village streetscape improvements – PTIS project (TS1749)	2,186,940.00	1,231,300.00	955,640.00	10
W.-5598-54 W.-5598(a)-521 W.-5598(b)-43 A.-7961-98	Capital costs in connection with the East Multi-Purpose Recreation Centre project (RC2756)	23,384,735.00	18,792,370.00	2,800,000.00	10
<b>Total – General Rate / Tax Supported (91210)</b>				<b>12,288,640.00</b>	

<b>THE CORPORATION OF THE CITY OF LONDON</b>					
<b>SCHEDULE "A" TO BY-LAW NO. D.-778-135</b>					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
<b>Non-Rate / Tax Supported (RESF88-95410)</b>					
W.-5643-22 W.-5643(a)-110	Capital costs in connection with the Industrial Land Development Strategy (ILDS) sanitary servicing trunk and internal oversizing project (ID1057)	7,250,000.00	5,100,000.00	590,000.00	10
<b>Total – Non-rate / Tax Supported (RESF88-95410)</b>				<b>590,000.00</b>	
<b>Non-Rate / Tax Supported (RESF99-95410)</b>					
W.-5558-198 W.-558(a)-310 W.-558(b)-272 W.-558(c)-56	Capital costs in connection with the Mud Creek erosion and flooding remediation- stormwater servicing project (ES2681)	8,210,621.00	Nil	750,000.00	10

<b>THE CORPORATION OF THE CITY OF LONDON</b>					
<b>SCHEDULE "A" TO BY-LAW NO. D.-778-135</b>					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
W.-5667-198	Capital costs in connection with the Huron Industrial Lands System Stormwater Management Facility (SWMF) upgrade project (ID2095A)	4,311,209.00	Nil	3,525,000.00	10
W.-5642-466 W.-5642(a)-193	Capital costs in connection with the southwest capacity improvement project (ES5263)	18,938,987.00	4,300,000.00	2,846,360.00	10
W.-5641-465	Capital costs in connection with the Wonderland Pumping Station upgrade project (ES5264)	5,000,000.00	Nil	1,000,000.00	10
<b>Total – Non-rate / Tax Supported (RESF99-95410)</b>				<b>8,121,360.00</b>	
<b>TOTAL</b>				<b>21,000,000.00</b>	

**THE CORPORATION OF THE CITY OF LONDON**

**Schedule “B” to By-law NO. D.-778-135**

Unless this certificate is presented by an authorized representative of CDS Clearing and Depository Services Inc. (“**CDS**”) to The Corporation of the City of London or its agent for registration of transfer, exchange or payment, and any certificate issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS (and any payment is made to CDS & CO. or to such other entity as is requested by an authorized representative of CDS), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered holder hereof, CDS & CO., has a property interest in the securities represented by this certificate herein and it is a violation of its rights for another person to hold, transfer or deal with this certificate.

No. FRG22-01

\$21,000,000.00

C A N A D A  
Province of Ontario  
THE CORPORATION OF THE CITY OF LONDON

FULLY REGISTERED GLOBAL INSTALMENT DEBENTURE

THE CORPORATION OF THE CITY OF LONDON (THE “**ISSUER**”), for value received, hereby promises to pay to

CDS & CO.

as nominee of CDS or registered assigns, subject to the Conditions attached hereto which form part hereof (the “**Conditions**”), by the final maturity date of this global debenture (May 9, 2032), the principal amount of

Twenty-One Million Dollars  
----- (\$21,000,000.00) -----

by annual payments on the 9th day of May in each of the years 2023 to 2032, both inclusive, in the amounts set forth in the attached Schedule (the “**Schedule**”) in lawful money of Canada, and to pay interest thereon until the final maturity date of this Global Debenture in like money in semi-annual payments from May 9, 2022, or from the last date on which interest has been paid on this Global Debenture, whichever is later, at the rates of interest set forth in the Schedule, in arrears on the 9th day of May and the 9th day of November, in each year, commencing on November 9, 2022 (each, a “**Payment Date**”) in the manner provided in the Conditions. Subject to the Conditions, interest shall be paid on default at the applicable rate set out in the Schedule both before and after default and judgment. The applicable interest rate, the payments of principal and interest and the principal balance outstanding in each year are shown in the Schedule.

This Global Debenture is subject to the Conditions.

DATED at the City of London the 9th day of May, 2022.

IN TESTIMONY WHEREOF and under the authority of the related debenture by-law (Bill No. 206) duly passed by the Council of the Issuer on the 3rd day of May, 2022, pursuant to which this Global Debenture is authorized and issued (the “**Debenture By-law**”), this Global Debenture is sealed with the municipal seal of the Issuer and signed by the Deputy Mayor and by the Treasurer thereof.

Date of Registration: May 9, 2022

\_\_\_\_\_  
Deputy Mayor

(seal)

\_\_\_\_\_  
Treasurer



## SCHEDULE

Year	CUSIP No.	ISIN No.	Interest Rate %	Semi-annual Interest		Principal May 9 \$	Total Annual Payment \$	Principal Balance Outstanding May 9 \$
				May 9 \$	November 9 \$			
2022					341,775.00	-	341,775.00	21,000,000.00
2023	541908LE7	CA541908LE74	2.40	341,775.00	316,575.00	2,100,000.00	2,758,350.00	18,900,000.00
2024	541908LF4	CA541908LF40	2.90	316,575.00	286,125.00	2,100,000.00	2,702,700.00	16,800,000.00
2025	541908LG2	CA541908LG23	3.15	286,125.00	253,050.00	2,100,000.00	2,639,175.00	14,700,000.00
2026	541908LH0	CA541908LH06	3.20	253,050.00	219,450.00	2,100,000.00	2,572,500.00	12,600,000.00
2027	541908LJ6	CA541908LJ61	3.30	219,450.00	184,800.00	2,100,000.00	2,504,250.00	10,500,000.00
2028	541908LK3	CA541908LK35	3.35	184,800.00	149,625.00	2,100,000.00	2,434,425.00	8,400,000.00
2029	541908LL1	CA541908LL18	3.45	149,625.00	113,400.00	2,100,000.00	2,363,025.00	6,300,000.00
2030	541908LM9	CA541908LM90	3.55	113,400.00	76,125.00	2,100,000.00	2,289,525.00	4,200,000.00
2031	541908LN7	CA541908LN73	3.60	76,125.00	38,325.00	2,100,000.00	2,214,450.00	2,100,000.00
2032	541908LP2	CA541908LP22	3.65	38,325.00	-	2,100,000.00	2,138,325.00	-
				1,979,250.00	1,979,250.00	21,000,000.00	24,958,500.00	

## LEGAL OPINION

We have examined the Debenture By-law of the Issuer authorizing the issue of instalment debentures in the aggregate principal amount of \$21,000,000.00 dated May 9, 2022 and maturing in ten (10) instalments of principal of varying amounts on the 9th day of May in each of the years 2023 to 2032, both inclusive.

The Debenture By-law has been properly passed and is within the legal powers of the Issuer. The instalment global debenture issued under the Debenture By-law (in the aggregate principal amount of \$21,000,000.00), substantially in the within form (the “**Global Debenture**”) is a direct, general, unsecured and unsubordinated obligation of the Issuer. The Global Debenture is enforceable against the Issuer subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*, as amended. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Global Debenture.

Toronto, May 9, 2022

**WeirFoulds LLP**

## CONDITIONS OF GLOBAL DEBENTURE

### Form, Denomination, Ranking and Beneficial Interests in Global Debenture

1. The debentures issued pursuant to the Debenture By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons in denominations of \$1,000.00 and any integral multiples thereof.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Issuer. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Issuer except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is a Global Debenture registered in the name of the nominee of CDS and held by CDS. Beneficial interests in this Global Debenture are represented through book entry accounts, to be established and maintained by CDS, on its records for CDS’s participants (the “Participants”) in accordance with its participant agreement and rules and procedures which are posted on CDS’s website.
4. Except in the limited circumstances described herein, owners of beneficial interests in this Global Debenture will not be entitled to have Debentures registered in their names, will not receive or be entitled to receive physical delivery of Debentures and will not be considered registered holders of Debentures under the Conditions. The Issuer does not have any responsibility or liability for maintaining, supervising or reviewing any records of CDS or Participants relating to payments made or to be made by CDS or any Participant on account of beneficial ownership interests in this Global Debenture.

### Certificated Debentures

5. This Global Debenture is exchangeable, in whole but not in part, for certificated Debentures in definitive form registered in the name of a person other than CDS or its nominee only upon the occurrence of any of the following events: (a) upon 30 days notice by CDS to the Issuer, CDS may discontinue the eligibility of this Global Debenture on deposit, or cease to hold this Global Debenture in respect of the Debentures; or (b) if CDS ceases to be a recognized clearing agency under applicable Canadian or provincial securities legislation and a successor is not appointed; or (c) if the Issuer gives CDS appropriate notice that it is unable or unwilling to continue to have CDS hold this Global Debenture as a book entry only security or that it desires or has processed an entitlement requiring a withdrawal of this Global Debenture, and the Issuer has all right, power, capacity and authority to do so.
6. Debentures issued in exchange for this Global Debenture shall be issued as certificated Debentures in definitive form in authorized denominations, shall have the same benefits and be subject to the same terms and conditions as this Global Debenture (except insofar as they specifically relate to this Global Debenture as such), shall be registered in such names and in such denominations as CDS shall direct and shall be delivered as directed by the persons in whose names such definitive Debentures are to be registered.
7. Upon the exchange of certificated Debentures in definitive form for this Global Debenture, the Issuer shall receive and cancel this Global Debenture, shall reduce the holdings of CDS & CO. on the registry to nil and shall issue or cause to be issued in exchange for this Global Debenture certificated Debentures in definitive form in an aggregate principal amount equal to and in exchange for the Participants’ proportionate interests in this Global Debenture as of the record date for such exchange, as directed by CDS. On or after any such exchange, but only to the extent reasonably practicable in the circumstances, the Issuer shall make all payments in respect of such certificated Debentures in definitive form to the registered holders thereof, notwithstanding such exchange occurred after the record date for any payment and prior to such payment date.

### Registration

8. The Issuer will keep at its designated office in the City of London a registry in which shall be entered the names and addresses of the registered holders of Debentures and particulars of the Debentures held by them respectively and in which transfers, exchanges and substitutions of Debentures may be registered.

**Title**

9. The Issuer shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Issuer shall deem and treat registered holders of Debentures, including this Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Issuer on the Debentures to the extent of the amount or amounts so paid.

**Payments of Principal and Interest**

10. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date, including a maturity date. Principal of and interest on the Debentures are payable by the Issuer to the persons registered as holders in the registry on the relevant record date. The Issuer shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

11. The Issuer shall make all payments in respect of annual principal and semi-annual interest on the Debentures on the Payment Dates commencing with a payment of semi-annual interest on November 9, 2022 electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as this Global Debenture is held by CDS.

12. In the case that certificated Debentures in definitive form are issued, the Issuer shall make all payments in respect of principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the Issuer's bank designated in the definitive Debentures, and prior to maturity, shall make payments of interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.

13. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.

14. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.

15. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Issuer.

16. In the case of the death of one or more joint registered holders, despite sections 9 and 15 of the Conditions, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Issuer.

**Transfers, Exchanges and Substitutions**

17. Debentures are transferable or exchangeable at the office of the Treasurer of the Issuer upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Issuer and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

18. The Issuer shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity dates and of like form in the

event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft, destruction or dematerialization, provided that the applicant therefor shall have: (i) paid such costs as may have been incurred in connection therewith; (ii) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized Debenture) furnished the Issuer with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Issuer in its discretion; and (iii) surrendered to the Issuer any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.

19. Each Debenture executed and delivered upon any registration of transfer or exchange for or in substitution for any Debenture or part thereof shall carry all the rights to interest, if any, accrued and unpaid which were carried by such Debenture or part thereof and shall be so dated.

20. Subject to an agreement that the Issuer may enter into to the contrary, the Issuer shall not impose any fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the issue of new Debentures in substitution for Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized or for the issue of new cheques, in substitution for interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed.

### **Purchases**

21. Subject to the investment policies and goals of the Issuer and the applicable legislation, the Issuer may, if not in default under the Debentures, at any time purchase Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Issuer may in its discretion determine.

### **Additional Debentures**

22. The Issuer has reserved the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.

### **Notices**

23. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Issuer or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day then such notice may be given on the next following Business Day.

### **Time**

24. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

### **Governing Law**

25. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

THE CORPORATION OF THE CITY OF LONDON

SCHEDULE "C" TO BY-LAW NO. D.-778-135

SCHEDULE

<u>S.A. INTEREST</u> <u>MAY 9</u>	<u>S.A.</u> <u>INTEREST</u> <u>NOV 9</u>	<u>MATURITY</u> <u>MAY 9</u>	<u>INTEREST</u>	<u>PRINCIPAL AMOUNT</u>	<u>S.A. INTEREST MAY</u> <u>9</u>	<u>S.A. INTEREST</u> <u>NOV 9</u>	<u>ANNUAL PAYMENT</u>
9/May/2022	9/Nov/2022	2022			\$ -	\$ 341,775.00	\$ 341,775.00
9/May/2023	9/Nov/2023	2023	2.400%	\$ 2,100,000.00	\$ 341,775.00	\$ 316,575.00	\$ 2,758,350.00
9/May/2024	9/Nov/2024	2024	2.900%	\$ 2,100,000.00	\$ 316,575.00	\$ 286,125.00	\$ 2,702,700.00
9/May/2025	9/Nov/2025	2025	3.150%	\$ 2,100,000.00	\$ 286,125.00	\$ 253,050.00	\$ 2,639,175.00
9/May/2026	9/Nov/2026	2026	3.200%	\$ 2,100,000.00	\$ 253,050.00	\$ 219,450.00	\$ 2,572,500.00
9/May/2027	9/Nov/2027	2027	3.300%	\$ 2,100,000.00	\$ 219,450.00	\$ 184,800.00	\$ 2,504,250.00
9/May/2028	9/Nov/2028	2028	3.350%	\$ 2,100,000.00	\$ 184,800.00	\$ 149,625.00	\$ 2,434,425.00
9/May/2029	9/Nov/2029	2029	3.450%	\$ 2,100,000.00	\$ 149,625.00	\$ 113,400.00	\$ 2,363,025.00
9/May/2030	9/Nov/2030	2030	3.550%	\$ 2,100,000.00	\$ 113,400.00	\$ 76,125.00	\$ 2,289,525.00
9/May/2031	9/Nov/2031	2031	3.600%	\$ 2,100,000.00	\$ 76,125.00	\$ 38,325.00	\$ 2,214,450.00
9/May/2032	9/Nov/2032	2032	3.650%	\$ 2,100,000.00	\$ 38,325.00	-	\$ 2,138,325.00
<b>GRAND TOTAL</b>				<b>\$ 21,000,000.00</b>	<b>\$ 1,979,250.00</b>	<b>\$ 1,979,250.00</b>	<b>\$ 24,958,500.00</b>