



London  
CANADA

## Council Minutes

9th Meeting of City Council  
June 14, 2022, 4:00 PM

Present: Mayor E. Holder, 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

Also Present: A. Job, J. Taylor, M. Schulthess

Remote attendance: L. Livingstone, A. Anderson, A. Barbon, G. Barrett, B. Card, S. Corman, J. Davison, K. Dickins, S. Mathers, J.P. McGonigle, P. McKague, R. Morris, K. Scherr, C. Smith, J. Tansley, A. Thompson, S. Thompson, B. Warner, B. Westlake-Power, P. Yeoman.

The meeting is called to order at 4:00 PM; it being noted that the following members were in remote attendance: Councillors M. van Holst, M. Salih, J. Helmer, P. Van Meerbergen, S. Turner, S. Hillier.

### 1. Disclosures of Pecuniary Interest

Deputy Mayor Morgan discloses a pecuniary interest in Item 12, clause 4.2 of the 9th Report of the Strategic Priorities and Policy Committee, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer.

Councillor J. Helmer discloses a pecuniary interest in Item 12, clause 4.2 of the 9th Report of the Strategic Priorities and Policy Committee, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer. Councillor J. Helmer further discloses a pecuniary interest in Item 15, clause 4.3 of the 7th Report of the Community and Protective Services Committee, having to do with Short-term Accommodation Regulation, and the associated Bill No.'s 239 and 243, by indicating that he has used Airbnb to rent out his home in the past.

Councillor P. Van Meerbergen discloses a pecuniary interest in Item 17, clause 4.5 of the 7th Report of the Community and Protective Services Committee, having to do with Supporting More Licensed Childcare Spaces, by indicating that his wife owns/operates a childcare business.

Councillor M. Salih discloses a pecuniary interest in Item 3, clause 2.2 of the 7th Report of the Community and Protective Services Committee, having to do with Updated By-laws for London and Middlesex Local Immigration Partnership, and the associated Bill No.'s 232 and 233, by indicating that the federal government is his employer. Councillor M. Salih further discloses a pecuniary interest in Item 11, clause 4.1 of the 9th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery, by indicating that the federal government is his employer.

Councillor S. Turner discloses a pecuniary interest in Item 2 of the 9th Report of the Council in Closed Session, and related Added Bill No. 257, having to do with the property located at 134 Wellington Road with respect to the Wellington Gateway Project, by indicating that he owns property within close vicinity of the subject property.

**2. Recognitions**

None.

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

None.

**4. Council, In Closed Session**

Motion made by: S. Hillier

Seconded by: P. Van Meerbergen

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

**4.1 Litigation / Potential Litigation / Solicitor-Client Privileged Advice**

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/11/PEC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/9/CSC)

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

The Council convenes, In Closed Session, from 4:13 PM to 4:32 PM.

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

**5.1 8th Meeting held on May 24, 2022**

Motion made by: M. van Holst

Seconded by: P. Van Meerbergen

That the Minutes of the 8th Meeting held on May 24, 2022, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

**6.1 Short-term Accommodations - Proposed Amendments**

Motion made by: S. Lewis

Seconded by: M. Hamou

That the following communications BE RECEIVED and BE REFERRED to Item 15 (4.3) of the 7th Report of the Community and Protective Services Committee:

1. L. Ghattas;
2. A. Wayland;
3. C. Agate;
4. D. Blagaj;
5. J. Hunter;
6. R. Irwin;
7. D. Ulrick;
8. S. Laird;
9. J. MacDonald;
10. J. Gordon;
11. (ADDED) D. Devine; and,
12. (ADDED) T. Sumner / L. Cudmore / A. Balbantray - Land Depot Capital Inc.

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

Recuse: (1): J. Helmer

**Motion Passed (14 to 0)**

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

None.

**8. Reports**

8.1 8th Report of the Civic Works Committee

Motion made by: E. Pelozza

That the 8th Report of the Civic Works Committee, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Northcrest Drive Municipal Watermain Servicing Budget Increase

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 May 31, 2022, related to the Northcrest Drive municipal watermain servicing project:

- a) the budget increase of \$909,645.00 to EW374322 Extension of Water Servicing BE APPROVED for the subject project;
- 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; and,
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2022-F05A)

**Motion Passed**

3. (2.2) Metamora Stormwater Outfall Replacement Contract Amendment - Addition of Metamora Bridge Repairs

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 May 31, 2022, related to the extension of the Metamora Stormwater Outfall Replacement contract to include the Metamora Pedestrian Bridge Rehabilitation works:

- a) the contract amount for Blue-Con Construction BE INCREASED to undertake additional works required for the Metamora Pedestrian Bridge Rehabilitation as part of the existing RFT21-91 contract, in accordance with the estimate on file to an upset amount of \$255,000.00 including 20% contingency, excluding HST, from \$1,200,386.00 to a total of \$1,455,386.00, in accordance with Section 20.3 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation amending the original 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-T04)

**Motion Passed**

4. (2.3) Closing Part of Upper Canada Crossing (Relates to Bill No. 244)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, for the purpose of closing part of Upper Canada Crossing;

it being noted that subject to the passing and registration of the above-noted by-law in the Land Registry Office, the City will retain a municipal services easement over the road allowance and reserve Block 186, 33M-624 for a watermain and for the purposes of prohibiting the erection of any structures on the subject lands. (2022-T09)

**Motion Passed**

5. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at May 20, 2022, BE RECEIVED.

**Motion Passed**

- 8.2 11th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 11th Report of the Planning and Environment Committee, BE APPROVED, excluding items 9 (3.2), 13 (3.6) and 14 (3.7).

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 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) 58 Sunningdale Road West (39T-16503)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Drewlo Holdings Inc. (File No. 39T-16503), prepared by MTE and certified by P.R. Levac OLS, (File No 50861-102,

dated May 18, 2022), as red-lined amended, which shows 41 single detached lots, two (2) residential part blocks, three (3) medium density blocks, one (1) commercial block, one (1) road widening block, and four (4) 0.3m reserve blocks all served by an extension of Callingham Drive, an extension of Pelkey Road, and three (3) new local streets, SUBJECT TO the conditions contained in the staff report dated May 30, 2022 as Schedule "A". (2022-D12)

**Motion Passed**

3. (2.2) 890 Upperpoint Avenue (P-9358) (Relates to Bill No. 241)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to exempt Block 141, Plan 33M-754 and Block 42, Plan 33M-810 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P. 13, for a period not exceeding three (3) years. (2022-D25)

**Motion Passed**

4. (2.3) 3195 White Oak Road (H-9471) (Relates to Bill No. 252)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Econ Consultant Ltd., relating to the property located at 3195 White Oak Road, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 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 R1 Special Provision (h-94\*R1-3(21)) Zone TO a Residential R1 Special Provision (R1-3(21)) Zone to remove the "h-94" holding provision. (2022-D09)

**Motion Passed**

5. (2.4) 1284 and 1388 Sunningdale Road West (39T-04510\_5)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the subdivision of land over Concession 5, Part Lot 23, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, municipally known as 1284 and 1388 Sunningdale Road West:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the Foxhollow North Kent Subdivision, Phase 5 (39T-04510) appended to the staff

report dated May 30, 2022 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated May 30, 2022 as Appendix "B";

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 30, 2022 as Appendix "C"; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2022-D12)

**Motion Passed**

6. (2.5) 525 Dufferin Avenue - Heritage Alteration Permit Application (HAP22-031-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 to replace the porch railings/guard on the heritage designated property at 525 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the following terms and conditions:

a) all exposed wood be painted;

b) the installation of the proposed porch railings/guards be completed within twelve months of Municipal Council's decision on this Heritage Alteration Permit; and,

c) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed. (2022-R01)

**Motion Passed**

7. (2.6) Building Division Monthly Report - March, 2022

Motion made by: A. Hopkins

That the Building Division Monthly Report for the month of March, 2022 BE RECEIVED for information. (2022-A23)

**Motion Passed**

8. (3.1) Definition of "Public Park" in Zoning By-law Z-1 - City Wide (Relates to Bill No. 253)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the City-initiated zoning by-law review, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No.

Z.-1, (in conformity with the Official Plan), to change the zoning definition for Public Park;

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

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

- is consistent with the Provincial Policy Statement (2020);
- conforms with the policies of the London Plan, specifically in regards to the Green Space Place Type and the Parks and Recreation chapter;
- will enable uses and activities in city-owned parks that are consistent with the Parks and Recreation By-law (PR-2); and,
- represents good planning. (2022-D14)

**Motion Passed**

10. (3.3) 180 Simcoe Street - Demolition Request for the Heritage Listed Property

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the property at 180 Simcoe Street BE REMOVED from the Register of Cultural Heritage Resources.

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

**Motion Passed**

11. (3.4) 258 Richmond Street (Z-9465) (Relates to Bill No. 255)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Siv-ik Planning and Design Inc., relating to the property located at 258 Richmond Street, the proposed revised by-law appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan, 2016) and the 1989 Official Plan), to change the zoning of the subject property FROM a Restricted Service Commercial (RSC2/RSC3/RSC4) Zone TO a Holding Business District Commercial Special Provision (h-\_\*BDC(\_)) Zone;

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

- J. Smolarek, Siv-ik Planning and Design Inc.;

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 policies of The London Plan, including but not limited to the Key Directions and Urban Corridor Place Type for the SoHo Main Street Specific Segment;

- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor (MSCC); and,
- the recommended amendment would facilitate the reuse of the existing building and allow a broader range of uses that are appropriate for the context of the site. (2022-D09)

**Motion Passed**

12. (3.5) 850 Highbury Avenue North - Request for Demolition

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development with the advice of the Heritage Planner, the demolition request for the removal of (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North, BE PERMITTED pursuant to Section 34(1) of the Ontario Heritage Act subject to the following terms and conditions:

- a) during demolition, construction fencing and buffering of sensitive areas be implemented per Project Site Plan appended to the staff report dated May 30, 2022 as Appendix C;
- b) during demolition, restrict construction routes to areas outside the treed alley; and,
- c) pre-, during, and post-demolition, implement recommendations of the PreConstruction Analysis appended to the staff report dated May 30, 2022 as Appendix D;

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

- B. McCauley, Old Oak Properties;
- K. Eby, GMPS, on behalf of JDA Investments Inc.; and,
- N. Tausky, on behalf of the Architectural Conservancy of Ontario. (2022-R01)

**Motion Passed**

15. (5.1) 1st Report of the Community Advisory Committee on Planning

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Community Advisory Committee on Planning from its meeting held on May 26, 2022:

- a) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a report, dated May 26, 2022, with respect to the Demolition Request for Heritage Listed Property located at 180 Simcoe Street by Richmond Corporate Centre Inc. and the CACP supports the staff recommendation and the findings of the Heritage Impact Assessment; it being noted that the CACP recommends the preservation of trees to mitigate potential impacts to adjacent cultural heritage resources;

b) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a report, dated May 26, 2022, with respect to the Demolition Request for Non-Designated Built Resources on the Heritage Designated Property located at 850 Highbury Avenue North - the former London Psychiatric Hospital Lands by Old Oak Properties and the CACP supports the staff recommendation;

c) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a report, dated May 26, 2022, with respect to a Heritage Alteration Permit Application by E. Placzek at 525 Dufferin Avenue, East Woodfield Heritage Conservation District and the CACP supports the staff recommendation; and,

d) clauses 1.1, 1.2, 2.1, 3.1 to 3.7, inclusive, 4.1, 5.2, 5.3 and 6.1 to 6.3, inclusive, BE RECEIVED for information.

### **Motion Passed**

9. (3.2) 537 Crestwood Drive (Z-9333) (Relates to Bill No. 254)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Middlesex Vacant Land Condominium 816, relating to the property located at 537 Crestwood Drive, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone TO a Holding Residential R6 Special Provision h-(\*)R6-2(\*) Zone;

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

- i) an amendment to the registered Plan of Condominium 816 is required;
- ii) warning clauses to be registered on title regarding noise and dust related to gravel pit and rehabilitation activities; and,
- iii) warning clauses to be registered on title regarding possible noise impacts from the future realigned Commissioners Road East;

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

- H. Froussios, Zelinka Priamo Ltd., on behalf of the Middlesex Vacant Land Condominium 816;

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

- the recommended amendment is consistent with the 2020 Provincial Policy Statement 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 and requires resource extraction activities to be protected for long-term use and not hindered by incompatible development; and that resource extraction activities and sensitive residential development be appropriately separated from each other. A holding provision is recommended to ensure a new geotechnical study is required to establish the limit of development

related to the slope hazard and evaluate the potential impacts of the future construction of the Commissioners Road West realignment; and to ensure a rehabilitation plan and site restoration plan have been completed for the adjacent aggregate resource extraction area;

- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, the Neighbourhoods Place Type, and Natural Resources; and,
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation and the Specific Area policies for Lands in the Vicinity of Byron Gravel Pits. (2022-D07)

Motion made by: A. Hopkins

Seconded by: J. Fyfe-Millar

That Item 9 (3.2) BE AMENDED to read as follows:

" That, on the recommendation of the Director, Planning and Development, based on the application by Middlesex Vacant Land Condominium 816, relating to the property located at 537 Crestwood Drive, the proposed attached, revised, by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone TO a Holding Residential R6 Special Provision h-( ) \*R6-2(\*) Zone;

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

- i) an amendment to the registered Plan of Condominium 816 is required;
- ii) warning clauses to be registered on title regarding noise and dust related to gravel pit and rehabilitation activities; and,
- iii) warning clauses to be registered on title regarding possible noise impacts from the future realigned Commissioners Road East;

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

- H. Froussios, Zelinka Priamo Ltd., on behalf of the Middlesex Vacant Land Condominium 816;

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

- the recommended amendment is consistent with the 2020 Provincial Policy Statement 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 and requires resource extraction activities to be protected for long-term use and not hindered by incompatible development; and that resource extraction activities and sensitive residential development be appropriately separated from each other. A holding provision is recommended to ensure a new geotechnical study is required to establish the limit of development related to the slope hazard and evaluate the potential impacts of the future construction of the Commissioners Road West realignment; and to ensure a rehabilitation plan and site restoration plan have been completed for the adjacent aggregate resource extraction area;

- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, the Neighbourhoods Place Type, and Natural Resources; and,
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low-Density Residential designation and the Specific Area policies for Lands in the Vicinity of Byron Gravel Pits. (2022-D07)

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

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

That Item 9 (3.2), as amended, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

13. (3.6) 1503 Hyde Park Road (Z-9425) (Relates to Bill No. 256)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by 2575707 Ontario Corp. (c/o Business Network Associates), relating to the property located at 1503 Hyde Park Road, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 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 (h-91\*BDC1/BDC2) Zone TO a Holding Business District Commercial Special Provision (h-91\*BDC1(\_)/BDC2) Zone;

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

- i) provide sufficient common outdoor amenity space based on the number of units proposed and/or provide detailed design and program solutions for the area;
- ii) review alternative vehicular access arrangements as opposed to the shared vehicular access point with 1435 Hyde Park Road; and,
- iii) consider additional landscaping and use of planters along this section of Hyde Park Road consistent with Urban Design's first submission comments to ensure that planters are aligned parallel to the street with a 0.15m curb to clearly define the clearway;

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

- the project summary from M. Davis, Siv-ik; and,
- a communication dated May 26, 2022 from J. Haasen;

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

- M. Davis, Siv-ik Planning and Design, on behalf of Business Network Associates; and,
- J. Haasen, 70 Dissing Crescent;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, and the Main Street Place Type policies;
- the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation and is in keeping with the Hyde Park Community Plan and Urban Design Guidelines;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary with an appropriate form of development. (2022-D09)

Motion made by: A. Hopkins

Seconded by: J. Fyfe-Millar

That Item 13 (3.6), BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, based on the application by 2575707 Ontario Corp. (c/o Business Network Associates), relating to the property located at 1503 Hyde Park Road, the proposed, ~~attached~~, revised by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on June 14, 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 (h-91\*BDC1/BDC2) Zone TO a Holding Business District Commercial Special Provision (h-91\*BDC1(\_)/BDC2) Zone;

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

- i) provide sufficient common outdoor amenity space based on the number of units proposed and/or provide detailed design and program solutions for the area;
- ii) review alternative vehicular access arrangements as opposed to the shared vehicular access point with 1435 Hyde Park Road; and,
- iii) consider additional landscaping and use of planters along this section of Hyde Park Road consistent with Urban Design's first submission comments to ensure that planters are aligned parallel to the street with a 0.15m curb to clearly define the clearway;

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

- the project summary from M. Davis, Siv-ik; and,
- a communication dated May 26, 2022 from J. Haasen;

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

- M. Davis, Siv-ik Planning and Design, on behalf of Business Network Associates; and,
- J. Haasen, 70 Dissing Crescent;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;• the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, and the Main Street Place Type policies;• the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation and is in keeping with the Hyde Park Community Plan and Urban Design Guidelines;• the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,• the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary with an appropriate form of development. (2022-D09)

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

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

That Item 13 (3.6), as amended, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

14. (3.7) 850 Highbury Avenue (OZ-9324) (Relates to Bill No. 240)

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, based on the application by Old Oak Properties Inc., relating to the property located at 850 Highbury Avenue North, and with respect to housekeeping amendments to the approved London Psychiatric Hospital Secondary Plan, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to DELETE the London Psychiatric Hospital Secondary Plan in its entirety and ADOPT the London Psychiatric Hospital Secondary Plan, appended to the staff report dated May 30, 2022 as Appendix "A", Schedule "1";

it being noted that the specific policy changes to the existing London Psychiatric Hospital Secondary Plan, that will result from the deletion of the existing plan and the adoption of the new revised plan, are outlined in Appendix "B" of the above noted staff report;

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 individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- C. Kulchycki, Zelinka Priamo Ltd., on behalf of Old Oak Properties Inc.; and,
- K. Eby, GMPS representing JDA Investments Inc.;

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

- the proposed Secondary Plan amendment is consistent with the Provincial Policy Statement (PPS), 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; and,
- the proposed official plan amendment conforms to the in-force policies of The London Plan, including but not limited to the Transit Village Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.. (2022-D09/R01)

Motion made by: A. Hopkins

Seconded by: P. Van Meerbergen

That Item 14 (3.7) BE AMENDED to read as follows:

"That, on the recommendation of the Deputy City Manager, Planning and Economic Development, based on the application by Old Oak Properties Inc., relating to the property located at 850 Highbury Avenue North, and with respect to housekeeping amendments to the approved London Psychiatric Hospital Secondary Plan, the proposed ~~attached~~, revised, by-law (Appendix 'A') BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to DELETE the London Psychiatric Hospital Secondary Plan in its entirety and ADOPT the London Psychiatric Hospital Secondary Plan, appended to the staff report dated May 30, 2022 as Appendix "A", Schedule "1";

it being noted that the specific policy changes to the existing London Psychiatric Hospital Secondary Plan, that will result from

the deletion of the existing plan and the adoption of the new revised plan, are outlined in Appendix B of the above-noted staff report;

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 individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- C. Kulchycki, Zelinka Priamo Ltd., on behalf of Old Oak Properties Inc.; and,
- K. Eby, GMPS representing JDA Investments Inc.;

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

- the proposed Secondary Plan amendment is consistent with the Provincial Policy Statement (PPS), 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; and,• the proposed official plan amendment conforms to the in-force policies of The London Plan, including but not limited to the Transit Village Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.. (2022-D09/R01)"

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: A. Hopkins

Seconded by: S. Hillier

That Item 14 (3.7), as amended, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

### 8.3 7th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 7th Report of the Community and Protective Services Committee, BE APPROVED excluding items 3 (2.2), 15 (4.3) and 16 (4.4).

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that Councillor J. Helmer disclosed a pecuniary interest in clause 4.3 of this Report, having to do with Short Term Accommodations - Proposed Amendments, by indicating that he has used Airbnb to rent out his home in the past.

**Motion Passed**

2. (2.1) 3rd Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

That the 3rd Report of the Accessibility Advisory Committee, from its meeting held on April 28, 2022, BE RECEIVED.

**Motion Passed**

4. (2.3) Single Source Procurement SS 2022-166 Base Station Replacement for Emergency Communications System

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager Enterprise Supports, with the concurrence of the Director of Emergency Management and Security Services, the following actions be taken, with respect to the staff report, dated May 31, 2022, related to a Single Source Procurement SS 2022-166 Base Station Replacement for Emergency Communications System:

a) the proposal submitted by PSPC Canada Systems Incorporated (formerly L3Harris Canada) for replacement of two (2) of the City's MASTR III base stations BE APPROVED, for the purchase price of \$1,140,602.00 (HST excluded), in accordance with sections 14.4 d. and 14.4 e. of the Procurement of Goods and Services Policy;

b) the financing for the above-noted proposed lifecycle renewal capital works BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

c) the above-noted approval BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory terms and conditions with PSPC Canada Systems Incorporated (formerly L3Harris Canada) to the satisfaction of the City Solicitor's Office and entering a formal contract, agreement or having a purchase order relating to the subject matter of the approval set out above; and,

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the above-noted approval. (2022-P03)

**Motion Passed**

5. (2.4) Supply of Cold Bottled Beverages - RFP 2022-041 - Award of Contract (Relates to Bill No. 234)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to:

- a) authorize and approve the Agreement, as appended to the above-noted staff report, between The Corporation of the City of London and PepsiCo Beverages Canada, to supply cold beverages at the City's two municipal golf courses and for the vending machines at City of London Arenas, Community Centres, Dearness Home, and City Hall, substantially in the form appended to the above-noted by-law, and satisfactory to the City Solicitor; and,
- b) to authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2022-R05D)

**Motion Passed**

- 6. (2.5) Amended Agreement with London Symphonia for the Stewardship of the Former Orchestra London Music Library (Relates to Bill No. 235)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to:

- a) authorize and approve an amended Stewardship Agreement between the City of London and London Symphonia for its exclusive use and custody of the City's Music Library; it being noted that the foregoing Stewardship Agreement is expected to be substantially in the form as appended to the above-noted by-law, however any amendments to this Stewardship Agreement are to be in a form acceptable to the City Solicitor's Office; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted Stewardship Agreement upon The Corporation of the City of London negotiating terms and conditions with London Symphonia to the satisfaction of the City Solicitor's Office. (2022-D02)

**Motion Passed**

- 7. (2.7) Property Standards Related Demolitions (Relates to Bill No. 236)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Council meeting to be held on June 14, 2022, to approve the demolition of abandoned buildings with the municipal addresses of 150 Adelaide Street North, 9 Front Street and 20 Paddington Avenue under the Property Standards provisions of the Building Code Act; it being noted that the properties shall be cleared of all

identified buildings, structures, debris and refuse and left in a graded and levelled condition in accordance with the City of London Property Standards By-law and the Ontario Building Code Act. (2022-P10D)

**Motion Passed**

8. (2.8) Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) Approval of Ontario Transfer Payment Amending Agreement (Relates to Bill No. 237)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the ~~attached~~ proposed by-law, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to:

- a) approve the Ontario Transfer Payment Amending Agreement, as appended to the above-noted by-law, and satisfactory to the City Solicitor, between Her Majesty the Queen in the Right of Ontario, as represented by the Ministry of Municipal Affairs and Housing and The Corporation of the City of London;
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement; and,
- c) delegate authority to the Deputy City Manager, Planning and Economic Development, or written designate, to authorize and approve such further and other documents, including an Investment Plan, and including agreements that may be required in furtherance of the above-noted Amending Agreement, and that do not require additional funding or are provided for in the City's current budget and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London, subject to prior review and approval by the Deputy City Manager, Planning and Economic Development and the City Solicitor;

it being noted that the communication, dated May 27, 2022, from K. Pagniello, M. Laliberte and T. Kiefer, Neighbourhood Legal Services, with respect to this matter, was received. (2022-S11)

**Motion Passed**

9. (2.10) Housing Stability Services - Single Source Procurements

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated May 31, 2022, related to Housing Stability Services - Single Source Procurements:

- a) single source procurements BE APPROVED, at a total estimated cost of \$2,150,000 (excluding HST), for the period of April 1, 2022, to March 31, 2023, with the opportunity to extend for four (4) additional one (1) year terms, to administer Housing Stability Services programs, as per The Corporation of the City of London Procurement Policy Section 14.4 d) and e); to the following providers:
  - Unity Project for Relief of Homelessness - Hotel Response (SS-2022-157)

- CMHA Thames Valley Addiction & Mental Health Services - Holly's House (SS-2022-158)
- St. Leonard's Community Services – Project Home Baseline supports (SS-2022-159)
- London Cares Homeless Response Services- Veteran's Program (SS-2022-160)
- CMHA Thames Valley Addiction & Mental Health Services - Housing Stability Table Program (SS-2022-161)
- VHA Home Healthcare - Extreme Clean/Hoarding Program (SS-2022-162)

b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project;

c) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreements with each program. (2022-S11)

**Motion Passed**

10. (2.11) 2019-2022 Multi-Sector Service Accountability Agreement Dearness Home Adult Day Program and the South West Local Health Integration Network - Declaration of Compliance - April 1, 2021 - March 31, 2022

Motion made by: M. Cassidy

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

**Motion Passed**

11. (2.6) Recreation and Sport Summer Program Updates

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report, dated May 31, 2022, with respect to Recreation and Sport Summer Program Updates, BE RECEIVED. (2022-R06)

**Motion Passed**

12. (2.9) Housing Stability for All Plan 2021 Update

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, and with the concurrence of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated

May 31, 2022, related to a Housing Stability for All Plan 2021 Update:

- a) the Civic Administration BE DIRECTED to submit the Housing Stability for All Plan (HSAP) 2021 Update to the Ontario Ministry of Municipal Affairs and Housing as the annual update to the local homeless prevention and housing plan, in accordance with the Housing Services Act, 2011 (HSA);
- b) the Civic Administration BE DIRECTED to circulate this report to stakeholders, agencies, and community groups including, but not limited to, Middlesex County, and the London Homeless Coalition; and,
- c) the Civic Administration BE DIRECTED to circulate this report to the Strategic Priorities and Policy Committee to form part of the Housing Development Corporation, London's (HDC's) 2021 annual report to the Shareholder;

it being noted that the communication, dated May 27, 2022, from M. Laliberte and T. Kiefer, Neighbourhood Legal Services, with respect to this matter, was received. (2022-S11)

**Motion Passed**

- 13. (4.1) On the Wellbeing of Waterfowl and a Proposal to Resolve the Disservice of Ducks - D. Brunt

Motion made by: M. Cassidy

That the communication, as appended to the agenda, from D. Brunt, with respect to the Wellbeing of Waterfowl and a Proposal to Resolve the Disservice of Ducks, BE RECEIVED; it being noted that the Civic Administration will contact D. Brunt with respect to this matter. (2022-D14)

**Motion Passed**

- 14. (4.2) D. Devine - Affordable Housing Community Improvement Plan

Motion made by: M. Cassidy

That the delegation from D. Devine, with respect to the Affordable Housing Community Improvement Plan, BE RECEIVED. (2022-S11)

**Motion Passed**

- 17. (4.5) Deputy Mayor J. Morgan - Pandemic-Related Outdoor Patio Rules

Motion made by: M. Cassidy

The Civic Administration BE DIRECTED to review the temporary pandemic-related flexibility in business by-law regulations and report back to the appropriate standing committee on which provisions Municipal Council could consider making permanent; it being noted that the Civic Administration already has direction from Council to review zoning regulations on outdoor patio capacity and

that this could be achieved by a single comprehensive report back.  
(2022-S08)

**Motion Passed**

18. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at May 10, 2022, BE RECEIVED.

**Motion Passed**

3. (2.2) Updated By-laws for London and Middlesex Local Immigration Partnership (Relates to Bill No's. 232 and 233)

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 May 31, 2022, related to Updated By-laws for London and Middlesex Local Immigration Partnership:

a) the proposed by-law, as appended to the above-noted staff report, being "A by-law to amend By-law No. A.-7948-71, entitled 'A by-law to authorize and approve the Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship Canada: London & Middlesex Local Immigration Partnership' to reflect the current organizational structure and transfer delegation of authority", BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022; and,

b) the proposed by-law, as appended to the above-noted staff report, being "A by-law to amend By-Law No. A.-7958-94, entitled 'A by-law to authorize and approve the Purchase of Service Agreement with WIL Counselling and Training for Employment: London & Middlesex Local Immigration Partnership' to reflect the current organizational structure and transfer delegation of authority", BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022. (2022-S15)

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

Recuse: (1): M. Salih

**Motion Passed (14 to 0)**

15. (4.3) Short-term Accommodations - Proposed Amendments (Relates to Bill No's. 239 and 243)

Motion made by: M. Cassidy

That on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated May 31, 2022 related to Short-term Accommodations – Licensing and Regulations:

a) the proposed by-law, as appended to the above-noted staff report BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to amend the Business Licensing By-law No. L.-131-16 entitled "A by-law to provide for the Licensing and Regulation of Various Businesses" to add a new Schedule, including definitions and fees, related to the Licensing of Short-term Accommodations; 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 June 14, 2022, to amend the Administrative Monetary Penalty System (AMPS) By-law No. A-54, as amended, being "A by-law to implement an Administrative Monetary Penalty System in London" to provide for an amended Penalty Schedule "A-5" for the Business Licensing By-law for the category of Short-term Accommodations;

it being noted that the communication, dated May 10, 2022, from B. and M. Hopkins, with respect to this matter, was received. (2022-C01)

Motion made by: M. Cassidy

Seconded by: E. Peloza

That Item 15 (4.2) BE AMENDED to read as follows:

"That on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated May 31, 2022 related to Short-term Accommodations – licensing and regulations:

a) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to amend the Business Licensing By-law No. L.-131-16 entitled "A by-law to provide for the Licensing and Regulation of Various Businesses" to add a new Schedule, including definitions and fees, related to the Licensing of Short-term Accommodations; and;

b) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to amend the Administrative Monetary Penalty System (AMPS) By-law No. A-54, as amended, being "A by-law to implement an Administrative Monetary Penalty System in London" to provide for an amended Penalty Schedule "A-5" for the Business Licensing By-law for the category of Short-term Accommodations;

it being noted that the communication, dated May 10, 2022, from B. and M. Hopkins, with respect to this matter, was received."

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

Nays: (1): M. van Holst

Recuse: (1): J. Helmer

**Motion Passed (13 to 1)**

**Amendment:**

Motion made by: S. Lewis

Seconded by: M. Cassidy

That the amendment, be further amended to have the by-law come in to force and effect on September 6, 2022.

Pursuant to section 11.6 of the Council Procedure By-law, the motion moved by Councillor S. Lewis and seconded by Councillor M. Cassidy is, at the joint request of the mover and seconder and with the consent of the Council, withdrawn.

Motion made by: M. Cassidy

Seconded by: J. Fyfe-Millar

That Item 15 (4.2), as amended, BE APPROVED.

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

Nays: (2): M. van Holst, and S. Turner

Recuse: (1): J. Helmer

**Motion Passed (12 to 2)**

16. (4.4) Deputy Mayor J. Morgan - Supporting More Licensed Childcare Spaces

Motion made by: M. Cassidy

That the Civic Administration BE DIRECTED to provide a report related to options to increase the accessibility and number of licensed child care spaces as part of the implementation of the Canada-Wide Early Learning and Child Care Agreement, to the appropriate standing committee; it being noted that increased affordability is expected to lead to increased demand for limited licensed child care spaces. (2022-S07)

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

Recuse: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

8.4 9th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 9th Report of the Strategic Priorities and Policy Committee, BE APPROVED, excluding items 11 (4.1) and 12 (4.2).

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

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

- a. Councillor J. Morgan discloses a pecuniary interest in clause 4.2 of this Report, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer;
- b. Councillor J. Helmer discloses a pecuniary interest in clause 4.2 of this Report, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer; and,
- c. Councillor M. Salih discloses a pecuniary interest in Clause 4.1 of this Report, specific to Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery, by indicating that he works for the Federal Government.

**Motion Passed**

2. (2.1) Development Charge Planning Horizon Policy Review

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, a 15-year planning horizon BE ENDORSED as part of the preparation and completion of the development charges 'soft service' master plans and 2025 Development Charges Background Study; it being noted that a 20-year planning horizon will be maintained for 'hard service' components.

**Motion Passed**

3. (2.2) Development Charge Stormwater Management Land Payment Trigger Policy Review

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, the development charge stormwater management land payment trigger threshold for future stormwater management land acquisition BE DISCONTINUED effective July 31, 2022; it being noted that payment will now occur at the time of agreement execution.

**Motion Passed**

4. (2.3) Inventory of Current Actions Addressing Core Area Land and Building Vacancy

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated June 7, 2022,

with respect to the Inventory of Current Actions addressing Core Area Land and Building Vacancy, BE RECEIVED.

**Motion Passed**

5. (2.5) London Community Recovery Network – Update on Municipally Funded and Community Initiatives

Motion made by: J. Morgan

That, on the recommendation of the City Manager, the staff report titled London Community Recovery Network – Update on Municipally Funded and Community Initiatives for BE RECEIVED for information.

**Motion Passed**

6. (2.6) London Economic Development Corporation (LEDC) Activity Update 2021

Motion made by: J. Morgan

That the London Economic Development Corporation Activity Update 2021 BE RECEIVED for information.

**Motion Passed**

7. (2.7) 5th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: J. Morgan

That the 5th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee from its meeting held on April 21, 2022 BE RECEIVED.

**Motion Passed**

8. (2.4) Core Area Action Plan: 2022 One-Time Program Enhancements

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the Deputy City Manager, Planning and Economic Development, and the Deputy City Manager, Social and Health Development, the following actions be taken:

a) the staff report dated June 7, 2022 entitled “Core Area Action Plan: 2022 One-Time Program Enhancements”, including its appendices, BE RECEIVED; and,

b) the enhancements to the Core Area Action Plan detailed in “Appendix ‘A’ of the staff report, 2022 One-Time Program Enhancements” BE APPROVED at a total estimated cost of \$1,055,000.00, with the funding to be sourced from the Operating Budget Contingency Reserve;

it being noted that the Strategic Priorities and Policy received a communication dated June 2, 2022 from C. Butler with respect to this matter.

**Motion Passed**

9. (3.1) London Hydro Inc. - 2021 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 238)

Motion made by: J. Morgan

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

- a) the recommendation of the City Manager, the proposed by-law as appended to the staff report dated June 7, 2022 as Appendix "A" entitled "A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc." BE INTRODUCED at the Municipal Council meeting to be held June 14, 2022;
- b) the presentation by V. Sharma, CEO and G. Valente, Board Chair, London Hydro Inc., including the ~~attached~~ revised slide 5, BE RECEIVED;
- c) the 2021 Annual Report on Finance BE RECEIVED;
- d) the communication from London Hydro Inc. regarding the Election of Directors BE RECEIVED; and,
- e) Class I Directors, Gabe Valente and Jack Smit, whose terms are expiring, BE APPOINTED to the Board of London Hydro Inc.

**Motion Passed**

10. (3.2) 2023 Growth Management Implementation Strategy (GMIS) Update

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development regarding the implementation of the London Plan growth management policies applicable to the financing of growth-related infrastructure works, the following actions be taken:

- a) the 2023 Growth Management Implementation Strategy Update BE APPROVED as appended to the staff report dated June 7, 2022 in Appendix 'B'; it being noted that:
  - i. Stoney Creek SWM 7.1 will be rescheduled from 2023 to 2025;
  - ii. Stoney Creek SWM 8 will be rescheduled from 2023 to 2025;
  - iii. Stoney Creek SWM 10 will be rescheduled from 2025 to 2027;
  - iv. \$1.5 million of the Kilally Road project will be rescheduled from 2030 to 2023;
  - v. North Lambeth SWM P2 – North will be rescheduled from 2023 to 2025;
  - vi. Thornicroft Drain Improvements will be rescheduled from 2026 to 2024; and,
  - vii. project design work for North Lambeth SWM P2 – North, North Lambeth SWM P2 – South and Thornicroft Drain Improvements will commence in 2023;
- b) the Capital Budget BE ADJUSTED to reflect the timing changes associated with the projects noted in clause (a) above;

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

- M. Wallace, Executive Director, London Development Institute (LDI)

**Motion Passed**

13. (5.1) Recruitment for the London and Middlesex Community Housing

Motion made by: J. Morgan

That the application process BE RE-ADVERTISED to allow for additional outreach for applicants for the 2 vacant positions for the Board of Directors for the London and Middlesex Community Housing; it being noted that the Strategic Priorities and Policy Committee received a communication dated May 30, 2022 from P. Chisholm, Chief Executive Officer, London & Middlesex Community Housing with respect to this matter.

**Motion Passed**

11. (4.1) London Community Recovery Network – Recovery Funding Business Cases

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated June 7, 2022 with respect to the London Community Recovery Network (LCRN) – Recovery Funding Business Cases, the following actions be taken:

a) LCRN Business Cases: A through D BE RECEIVED;

b) the following funding requests BE APPROVED:

- i) Business Case #1: Propel: Moving Business Forward;
- ii) Business Case #2: Recognition of Micro-Credentials Among Employers in the London Area;
- iii) Business Case #3: Centre Stage Patio Grant; and,
- iv) Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery

c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required by the City Solicitor, to implement the approved noted in part b) above;

it being noted that Municipal Council authorized \$10 million to support social and economic recovery measures, and \$3.7 million was previously approved for LCRN ideas led by the City of London and partners, leaving \$6.3 million still available to be allocated;

it being further noted that the Strategic Priorities and Policy Committee received the following communications with respect to this matter:

a communication dated May 27, 2022 from B. Mejia, Executive Director, Argyle BIA;

a communication dated May 25, 2022 from D. Szpakowski, CEO and General Manager, Hyde Park Business Improvement Association;  
a communication dated May 30, 2022 from J. Pastorius, Manager, Old East Village BIA;  
a communication dated June 1, 2022 from B. Maly, Executive Director, Downtown London.

Motion made by: J. Morgan

Motion to approve clause 4.1, excluding Business Case #4:

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated June 7, 2022 with respect to the London Community Recovery Network (LCRN) – Recovery Funding Business Cases, the following actions be taken:

a) LCRN Business Cases: A through D BE RECEIVED;

b) the following funding requests BE APPROVED:

- i) Business Case #1: Propel: Moving Business Forward;
- ii) Business Case #2: Recognition of Micro-Credentials Among Employers in the London Area;
- iii) Business Case #3: Centre Stage Patio Grant; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required by the City Solicitor, to implement the approved noted in part b) above;

it being noted that Municipal Council authorized \$10 million to support social and economic recovery measures, and \$3.7 million was previously approved for LCRN ideas led by the City of London and partners, leaving \$6.3 million still available to be allocated;

it being further noted that the Strategic Priorities and Policy Committee received the following communications with respect to this matter:

a communication dated May 27, 2022 from B. Mejia, Executive Director, Argyle BIA;  
a communication dated May 25, 2022 from D. Szpakowski, CEO and General Manager, Hyde Park Business Improvement Association;  
a communication dated May 30, 2022 from J. Pastorius, Manager, Old East Village BIA;  
a communication dated June 1, 2022 from B. Maly, Executive Director, Downtown London.

Yeas: (15): Mayor E. Holder, 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, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: J. Morgan

Motion to approve Clause 4.1 - Business Case #4:

iv) Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery;

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

Recuse: (1): M. Salih

**Motion Passed (14 to 0)**

12. (4.2) Consideration of Appointment to Western University Board of Governors

Motion made by: E. Pelozza

That the following BE APPOINTED to Western University Board of Governors for the term July 1, 2022 to June 30, 2026:

Lori Higgs  
Marlene McGrath

it being noted that the Strategic Priorities and Policy Committee received a communication dated June 3, 2022 from R. Konrad, Chair and K. Gibbons, Vice-Chair, Board of Governors, Western University with respect to this matter.

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

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

**Motion Passed (13 to 0)**

8.5 9th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 9th Report of the Corporate Services Committee, BE APPROVED, excluding items 4 (2.3) and 6 (4.1).

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Corporate Mileage Rate Change

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the corporate mileage rate BE APPROVED at fifty-nine cents per kilometre from fifty cents per kilometre effective July 1, 2022.

**Motion Passed**

3. (2.2) 2021 Annual Update on Budweiser Gardens

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2021 Annual Report on Budweiser Gardens as appended to the staff report dated May 30, 2022, BE RECEIVED for information.

**Motion Passed**

5. (2.4) Issuance of Technology Equipment to Council Members (Relates to Bill No. 242)

Motion made by: S. Lewis

That, on the recommendation of the City Clerk and with the concurrence of the Director, Information Technology Services, the proposed by-law as appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend By-law No. CPOL.-68-300 being "Issuance of Technology Equipment to Council Members", as amended, by deleting Schedule "A" in its entirety, and replacing it with the ~~attached~~ new Schedule "A".

**Motion Passed**

7. (5.1) Application - Issuance of Proclamation - Never Give Up Day

Motion made by: S. Lewis

That the application for the Issuance of Proclamation "Never Give Up Day" BE RECEIVED and NO ACTION be taken.

**Motion Passed**

4. (2.3) Standing Committee Meetings and Annual Meeting Calendar

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the annual meeting calendar for the period January 1, 2023 to December 31, 2023 as appended to the staff report dated May 30, 2022 as Appendix "A", BE APPROVED; it being understood that adjustments to the calendar may be required from time to time in order to accommodate special/additional meetings or changes to governing legislation.

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

That the proposed Standing Committee Meetings and Annual Meeting Calendar BE REFERRED back to the Civic Administration in order to incorporate additional meetings of the Planning and Environment Committee into the proposed calendar.

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

Nays: (1): S. Lehman

Absent: (1): M. Cassidy

**Motion Passed (13 to 1)**

6. (4.1) Consideration of Appointment to the Ecological Community Advisory Committee

Motion made by: S. Lewis

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

Patricia Almost  
Girsh Sankar

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

**9. Added Reports**

9.1 9th Report of Council in Closed Session

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

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 134 Wellington Road, further described as Part of Lot 25, Front Concession, Geographic Township of Westminster, being Part 1, Plan 33R-6721, being all of PIN 08358-0003 (LT), containing an area of approximately 5,069 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

a) the offer submitted by Goran Mamika (the "Vendor"), to sell the subject property to the City, for the sum of \$650,000.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix "C"; and,

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

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (13 to 1)**

**10. Deferred Matters**

None.

**11. Enquiries**

Councillor S. Turner enquires with respect to the press release related to the Thames Pool, its closure for the season, and next steps. The Deputy City Manager, Neighbourhood and City-wide Services, provides information about the next steps for repair, potential repair costs, and options for summer use at alternate facilities.

**12. Emergent Motions**

12.1 Renaming of City of London Amenities - Mayor E. Holder, Deputy Mayor J. Morgan, Councillors E. Pelozza and S. Lewis

At 6:20 PM, His Worship the Mayor places Councillor J. Morgan in the Chair.

At 6:52 PM, His Worship the Mayor resumes the Chair.

Motion made by: E. Pelozza

Seconded by: S. Lewis

That pursuant to section 20.2 of the Council Procedure By-law leave be given for the introduction of a motion with respect to the removal of Trooper Mark Wilson's name from all City of London amenities and the City's website.

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

Motion made by: Mayor E. Holder

Seconded by: E. Pelozza

That the following actions be taken with respect to the naming of City of London amenities:

a) the Civic Administration BE DIRECTED to identify all instances where Trooper Mark Wilson's name has been used on City amenities, including the park at 2070 Wallingford Avenue and the commemoration in the area of Hale and Trafalgar, and to begin removing his name in every instance; and,

b) the Civic Administration BE DIRECTED to subsequently begin the process of renaming the above-noted amenities, including consultation with residents and community members in all affected areas.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: M. Cassidy

Seconded by: A. Hopkins

That the emergent motion BE AMENDED by adding the following new part c):

"c) the Civic Administration be DIRECTED to begin a comprehensive review to identify all instances where City streets and amenities have been named for specific individuals to determine if any of these places warrant re-naming under current policies."

Pursuant to section 11.6 of the Council Procedure By-law, the motion moved by Councillor M. Cassidy and seconded by Councillor A. Hopkins is, at the joint request of the mover and seconder and with the consent of the Council, withdrawn.

### **13. By-laws**

Motion made by: M. Hamou

Seconded by: J. Fyfe-Millar

That Introduction and First Reading of Bill No.'s 231 to 256, excluding Bill No.'s 232, 233, 239 and 243, and including the revised Bill No.'s 240, 254 and 256, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Second Reading of Bill No.'s 231 to 256, excluding Bill No.'s 232, 233, 239 and 243, and including the revised Bill No.'s 240, 254 and 256, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

Motion made by: P. Van Meerbergen

Seconded by: M. Hamou

That Third Reading and Enactment of Bill No.'s 231 to 256, excluding Bill No.'s 232, 233, 239 and 243, and including the revised Bill No.'s 240, 254 and 256, BE APPROVED.

Yeas: (15): Mayor E. Holder, 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

**Motion Passed (15 to 0)**

Motion made by: E. Pelozza  
Seconded by: J. Fyfe-Millar

That Introduction and First Reading of the Bill No.'s 232 and 233, BE APPROVED.

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

Recuse: (1): M. Salih

**Motion Passed (14 to 0)**

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

That Second Reading of the Bill No.'s 232 and 233, BE APPROVED.

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

Recuse: (1): M. Salih

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of the Bill No.'s 232 and 233, BE APPROVED.

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

Recuse: (1): M. Salih

**Motion Passed (14 to 0)**

Motion made by: S. Lewis  
Seconded by: M. Hamou

That Introduction and First Reading of the revised Bill No.'s 239 and 243, BE APPROVED.

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

Nays: (2): M. van Holst, and S. Turner

Recuse: (1): J. Helmer

**Motion Passed (12 to 2)**

Motion made by: P. Van Meerbergen

Seconded by: J. Fyfe-Millar

That Second Reading of the revised Bill No.'s 239 and 243, BE APPROVED.

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

Nays: (2): M. van Holst, and S. Turner

Recuse: (1): J. Helmer

**Motion Passed (12 to 2)**

Motion made by: S. Lehman

Seconded by: J. Fyfe-Millar

That Third Reading and Enactment of the revised Bill No.'s 239 and 243, BE APPROVED.

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

Nays: (1): M. van Holst

Recuse: (1): J. Helmer

**Motion Passed (13 to 1)**

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Introduction and First Reading of Added Bill No. 257, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (13 to 1)**

Motion made by: J. Helmer

Seconded by: A. Hopkins

That Second Reading of Added Bill No. 257, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (13 to 1)**

Motion made by: S. Lehman

Seconded by: M. Hamou

That Third Reading and Enactment of Added Bill No. 257, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (13 to 1)**

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

Bill No. 231	By-law No. A.-8249-156 - A by-law to confirm the proceedings of the Council Meeting held on the 14th day of June, 2022. (City Clerk)
Bill No. 232	By-law No. A.-7948(a)-157 - A by-law to amend By-law No. A.-7948-71, being “A by-law to authorize and approve the Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship Canada: London & Middlesex Local Immigration Partnership” to reflect the current organizational structure and transfer delegation of authority. (2.2a/7/CPSC)
Bill No. 233	By-law No. A.-7958(a)-158 - A by-law to amend By-law No. A.-7958-94, being “A by-law to authorize and approve the Purchase of Service Agreement with WIL Counselling and Training for Employment: London & Middlesex Local Immigration Partnership” to reflect the current organizational structure and transfer delegation of authority (2.2b/7/CPSC)
Bill No. 234	By-law No. A.-8250-159 - A by-law to authorize and approve an Agreement between The Corporation of the City of London and PepsiCo Beverages Canada to supply cold beverages at the City’s two municipal golf courses and for the vending machines at City of London Arenas, Community Centres, Dearness Home, and City Hall, substantially in the form attached and satisfactory to the City Solicitor and to authorize the Mayor and the City Clerk to execute the Agreement. (2.4/7/CPSC)
Bill No. 235	By-law No. A.-8251-160 - A by-law to authorize and approve a Stewardship Agreement between The Corporation of the City of London and London Symphonia for its exclusive use and custody of the City’s Music Library; and to authorize the Mayor and the City Clerk to execute the Stewardship Agreement (2.5/7/CPSC)
Bill No. 236	By-law No. A.-8252-161 - A by-law to approve demolition of abandoned building with municipal address of 150 Adelaide Street North; 9 Front Street; and 20 Paddington Avenue under the Property Standards provisions of the Building Code Act. (2.7/7/CPSC)
Bill No. 237	By-law No. A.-8253-162 - A by-law to approve the Ontario Transfer Payment Amending Agreement for the Canada-Ontario Community Housing Initiative (CHOCI) and the Ontario Priorities Housing Initiative (OPHI) with the Ministry of Municipal Affairs and Housing. (2.8/7/CPSC)
Bill No. 238	By-law No. A.-8254-163 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc. (3.1/9/SPPC)
Bill No. 239	By-law No. A-54-22011 - 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 provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the category of Short-term Accommodations (4.3b/7/CPSC)
Bill No. 240	By-law No. C.P.-1512(bk)-164 - A by-law to amend the Official Plan for the City of London, 2016 relating to The London Psychiatric Hospital Secondary Plan. (3.7/11/PEC)

Bill No. 241	By-law No. C.P.-1579-165 - A by-law to exempt from Part-Lot Control, lands located at 890 Upperpoint Avenue, legally described as Block 141 in Registered Plan 33M-754 and Block 42 in Registered Plan 33M-810. (2.2/11/PEC)
Bill No. 242	By-law No. CPOL.-68(b)-166 - A by-law to amend By-law No. CPOL.-68-300 being "Issuance of Technology Equipment to Council Members" to delete Schedule "A" and replace it with a new Schedule "A". (2.4/9/CSC)
Bill No. 243	By-law No. L.-131(f)-167 - A by-law to amend By-law No. L.-131-16, as amended, entitled "A by-law to provide for the Licensing and Regulation of Various Businesses". (4.3a/7/CPSC)
Bill No. 244	By-law No. S.-6183-168 - A by-law to stop up and close the east stub of Upper Canada Crossing north of Raleigh Boulevard. (2.3/8/CWC)
Bill No. 245	By-law No. S.-6184-169 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Colonel Talbot Road north and south of Highway 402) (Chief Surveyor – City-owned lands that require dedication at the present time as a precursor to a transfer of said lands to the Ministry of Ontario)
Bill No. 246	By-law No. S.-6185-170 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Queens Avenue west of Adelaide Street North) (Chief Surveyor – for road widening purposes on Queens Ave that require dedication at the present time)
Bill No. 247	By-law No. S.-6186-171 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Richmond Street south of Kent Street) (Chief Surveyor – for road widening purposes registered as ER1240143 pursuant at B.052/18 and in accordance with Z.-1)
Bill No. 248	By-law No. S.-6187-172 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Commissioners Road West, west of Halls Mill Road) (Chief Surveyor – for road widening purposes pursuant to SPA17-024)
Bill No. 249	By-law No. S.-6188-173 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Highbury Avenue North, north of Wilton Avenue) (Chief Surveyor – for road dedication purposes pursuant to SPC18-081)
Bill No. 250	By-law No. W.-5686-174 - A by-law to authorize the Colonel Talbot Road 2 Lane Upgrade (Project TS1329) (2.7/7/CWC)
Bill No. 251	By-law No. W.-5687 -175 - A by-law to authorize the SWM Facility – London Psychiatric Hospital (LPH) (Project ESSWM-LPH) (2.7/7/CWC)
Bill No. 252	By-law No. Z.-1-223031 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3195 White Oak Road. (2.3/11/PEC)

Bill No. 253	By-law No. Z.-1-223032 - A by-law to amend By-law No. Z.-1 to change a definition which would apply City-wide. (3.1/11/PEC)
Bill No. 254	By-law No. Z.-1-223033 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 537 Crestwood Drive. (3.2/11/PEC)
Bill No. 255	By-law No. Z.-1-223034 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 258 Richmond Street. (3.4/11/PEC)
Bill No. 256	By-law No. Z.-1-223035 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1503 Hyde Park Road. (3.6/11/PEC)
Bill No. 257	By-law No. A.-8255-176 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Goran Mamika, for the acquisition of the property located at 134 Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/9/CSC)

**14. Adjournment**

Motion made by: P. Van Meerbergen

Seconded by: S. Turner

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 7:06 PM.

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Ed Holder, Mayor

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Michael Schulthess, City Clerk

Bill No. 243  
2022

By-law No. L.-131(f)-167

A by-law to amend By-law No. L.-131-16, as amended, entitled "A by-law to provide for the Licensing and Regulation of Various Businesses".

WHEREAS subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 23.2 of the *Municipal Act, 2001* permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS the Council for the City of London considers it necessary and desirable for the public to regulate the licensing of short-term accommodations for the purpose of protecting the health and safety of persons using short-term accommodations, for ensuring that short-term accommodations do not create a nuisance to the surrounding properties and neighbourhoods, and to protect the residential amenity, character, and stability of residential areas;

AND WHEREAS it is deemed expedient to amend By-law No. L.-131-16, as amended, entitled "A by-law to provide for the Licensing and Regulation of Various Businesses", passed on December 12, 2017;

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

1. The Business Licensing By-law L.-131-16 is amended by adding the attached "Short-term Accommodation" as a new Schedule 21 to the Business Licensing By-law.
2. The Business Licensing By-law L.-131-16, Schedule 1, "Business License Fees" is amended by adding the new category "Short-Term Accommodation Provider" and by adding an Annual License Fee of \$175.00
3. The Business Licensing By-law L.-131-16, Schedule 1, "Business License Fees" is amended by adding the new category "Short-Term Accommodation Broker" and by adding an Annual License Fee of \$1000.00
4. This by-law shall come into force and effect on October 1, 2022.

PASSED in Open Council on June 14, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 14, 2022  
Second Reading – June 14, 2022  
Third Reading – June 14, 2022

## Schedule 21 SHORT-TERM ACCOMMODATIONS

### 1.0 DEFINITIONS:

“**Dwelling**” means one or more habitable rooms designed, occupied, or intended to be occupied as living quarters.

“**Person**” includes a corporation.

“**Resident Address**” means the place at which an individual habitually sleeps, eats, keeps their personal effects, and has a regular place of lodging; an individual may have only one Resident Address.

“**Short-term Accommodation**” means a temporary accommodation in all or part of a Dwelling that is provided for 29 consecutive days or less in exchange for payment including a bed and breakfast, but not including a hotel, motel, inn, resort, hostel, lodging house, or rooming house.

“**Short-term Accommodation Broker**” means any individual, partnership, or corporation that, for compensation, markets and brokers the booking, reservation, or rental, of a Short-term Accommodation on behalf of a Short-term Accommodation Provider by means of a website or digital application.

“**Short-term Accommodation Provider**” means an individual who, for compensation, makes available Short-term Accommodation, but does not include a Short-term Accommodation Broker. For purposes of this definition, this does not include a corporation or partnership.

### 2.0 LICENCE CATEGORIES

2.1 The following categories of licenses are established:

- (a) Short-term Accommodation Provider Licence, and;
- (b) Short-term Accommodation Broker Licence.

### 3.0 POWERS OF THE LICENCE MANAGER

3.1 In addition to any other power, duty, or function prescribed in this By-law, the Licence Manager may, under this Schedule.

- (a) Prescribe the manner, form, content, and inspection protocol for records to be kept by the Short-term Accommodation Provider and by the Short-term Accommodation Broker;
- (b) Prescribe the form and content of municipal information that is to be provided, displayed, and made available by the Short-term Accommodation Provider, and by the Short-term Accommodation Broker;
- (c) Prescribe operational regulations regarding potential public nuisance, health and safety, and property standards matters for the Short-term Accommodation Provider, and for the Short-term Accommodation Broker.

### 4.0 EXCLUSIONS

4.1 For greater certainty, the following are not considered as Short-Term Accommodation for the purposes of this Schedule:

- (a) accommodation provided by:
  - (i) a hotel; motel; inn; resort; hostel; lodging house; or rooming house;
  - (ii) a university or college of applied arts and technology and post-secondary institution;
  - (iii) a hospital under the Public Hospitals Act and every private hospital operated under the authority of a licence issued under the Private Hospitals Act;
  - (iv) a long-term care home as defined in subsection 2(1) of the Long-Term Care Homes Act, 2007;
  - (v) a treatment centre that receives provincial aid under the Ministry of Community and Social Services Act;
  - (vi) a house of refuge, or lodging for the reformation of offenders;
  - (vii) a charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency;

- (viii) a hotel or motel room used by the City or its agents for shelter accommodation purposes;
- (ix) a campground, tourist camp, or trailer park;
- (x) employers to their employees in premises operated by the employer.

## **5.0 APPLICATION FOR SHORT-TERM ACCOMODATION PROVIDER LICENCE**

5.1 In addition to all of the requirements set out in this By-law, every application for a Short-Term Accommodation Provider Licence shall include the following:

- (a) the Applicant's sworn declaration, satisfactory to the Licence Manager:
  - (i) attesting that the Applicant is an individual (and not a corporation);
  - (ii) attesting that the Applicant is at least eighteen (18) years of age;
  - (iii) stating the municipal address where the Short-term Accommodation will be operated;
  - (iv) attesting that the municipal address where the Short-term Accommodation will be operated is also the Resident Address of the Applicant;
  - (v) stating the number of units, and the number of bedrooms, that will be offered as Short-term Accommodations that will be operated by the Applicant;
  - (vi) including a copy of government-issued identification showing the Applicant's Resident Address, and;
  - (vii) attesting that the Short-term Accommodation complies with all applicable laws, regulations, and by-laws, including the Zoning By-law, the Property Standards By-law, the Fire Protection and Prevention Act, and The Building Code Act.
- (b) where the Applicant owns the Dwelling in which the Short-term Accommodation is located, provide proof satisfactory to the Licence Manager that the Applicant owns the Dwelling;
- (c) where the Applicant is a tenant in the Dwelling in which the Short-term Accommodation is located, provide proof satisfactory to the Licence Manager that the owner of the Dwelling permits the operation of the Short-term Accommodation;
- (d) where the Applicant owns or is a tenant in a Dwelling that is a condominium unit, provide proof satisfactory to the Licence Manager that the condominium board permits the operation of a Short-term Accommodation in the condominium unit;
- (e) the email address of the Applicant;
- (f) original documents from the issuing agency outlining the results of a Criminal Record and Judicial Matters Check, dated less than ninety (90) days prior to the date of application, and satisfactory to the Licence Manager;
- (g) payment of any other applicable fees, taxes, outstanding Administrative Monetary Penalties or invoices;
- (h) an insurance certificate demonstrating general liability insurance for the operations of the proposed Short-term Accommodation against claims filed against the applicant with respect to bodily injury, including personal injury and death, and property damage with a per occurrence limit of at least \$5,000,000;
- (i) the Applicant will provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and conditional on a Licence being issued;
- (j) if an agent is making the application on behalf of an Applicant, they must provide written proof satisfactory to the Licence Manager that the agent has been delegated the authority to act as the Applicant's agent, and;
- (k) any other information, affidavits or documents reasonably required by the Licence Manager.

## **6.0 APPLICATION FOR SHORT-TERM ACCOMMODATION PLATFORM LICENCES**

6.1 In addition to all of the requirements set out in this By-law, every application for a Short-Term Accommodation Broker Licence shall include the following:

- (a) if the Applicant is a corporation, an updated certified copy of an annual return with a list of shareholders of the corporation;
- (b) if the Applicant is an individual, original documents from the issuing agency outlining the results of a Criminal Record and Judicial Matters Check, dated less than ninety (90) days prior to the date of application, and satisfactory to the Licence Manager;
- (c) if the Applicant is an individual, proof that the Applicant is at least eighteen (18) years of age;
- (d) the address of a place of business in the Province of Ontario, which is not a post office box, to which the Licence Manager may send any notice or documentation or communication that may be required under this By-law and at which the Applicant or the Applicant's agent will accept receipt of such notice, documentation or communication;
- (e) the name, telephone number and email address of a designated representative;
- (f) if an agent is making the application on behalf of an Applicant, they must provide written proof satisfactory to the Licence Manager that the agent has been delegated the authority to act as the Applicant's agent;
- (g) an insurance certificate demonstrating general liability insurance for the operations of the proposed Short-term Accommodation Broker against claims filed against the applicant with respect to bodily injury, including personal injury and death, and property damage with a per occurrence limit of at least \$5,000,000;
- (h) the Applicant will provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and conditional on a Licence being issued, and;
- (i) any other information, affidavits or documents reasonably required by the Licence Manager.

## **7.0 CONDITIONS TO HOLD A LICENCE**

7.1 In addition to all the requirements set out in this By-law, every holder of a Short-term Accommodation Provider Licence is subject to the following conditions of obtaining and continuing to hold a licence:

- (a) shall ensure that the municipal address of the Short-term Accommodation is also the Resident Address of the Short-term Accommodation Provider;
- (b) shall ensure that Short-term Accommodation is provided at the same municipal address for which the Short-term Accommodation Provider Licence was issued;
- (c) shall not operate more than two Short-term Accommodations
- (d) shall not offer more than five bedrooms as Short-term Accommodation;
- (e) shall post and include the valid Short-term Accommodation Provider Licence number in a conspicuous place and within any medium or material used to market, advertise, or broker the Short-term Accommodation;
- (f) shall provide to every guest staying in the Short-term Accommodation a local emergency contact of a person available during the guest's entire rental period;
- (g) shall post any and all "Fire Safety" material, provided by the London Fire Department, within the Short-term Accommodation at the locations and in the manner specified;
- (h) where a Short-term Accommodation Broker is not used, shall promptly issue an invoice, contract, receipt, or similar document to all guests that includes the Short-term Accommodation Provider's valid licence number, the nightly and total price charged for each individual rental including any Municipal Accommodation Tax, and any other information prescribed by the Licence Manager;

- (i) shall maintain insurance as required under section 5.1 of this Schedule, and file with the Licence Manager at least five (5) days prior to the expiry date of any current insurance policy an insurance renewal policy or certificate of insurance, and;
- (j) shall provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager.

7.2 In addition to all the requirements set out in the By-law, every holder of a Short-term Accommodation Broker Licence is subject to the following conditions of obtaining and continuing to hold a license:

- (a) shall include in a conspicuous place on every listing of a Short-term Accommodation, the current and valid Short-term Accommodation Provider licence number issued with respect to the Short-term Accommodation;
- (b) shall maintain insurance as required under section 6.1 of this Schedule, and file with the Licence Manager at least five (5) days prior to the expiry date of any current insurance policy an insurance renewal policy or certificate of insurance;
- (c) shall provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and;
- (d) shall issue an invoice, contract, receipt, or similar document to all guests that includes the Short-term Accommodation Provider's Licence number, the nightly and total price charged for each individual rental, including any Municipal Accommodation Tax, and any other information reasonably required by the Licence Manager.

## **8.0 PROHIBITIONS**

8.1 No Person shall own or operate a Short-term Accommodation without holding a current valid Short-term Accommodation Provider Licence issued under this By-law.

8.2 No Person shall operate as a Short-term Accommodation Broker without holding a Short-term Accommodation Broker Licence issued under this By-law.

8.3 No Person shall operate, advertise, broker, carry on the business of, or permit the operation, advertising, brokering or carrying on the business of a Short-term Accommodation in a Dwelling unless it is the Person's Resident Address.

8.4 No Person licensed as a Short-term Accommodation Provider shall operate, advertise, broker, carry on the business of, or permit the operation, advertising, brokering, licensing, or carrying on the business of more than two Short-term Accommodations at the same time.

8.5 No Person shall advertise, provide, broker, or market a Short-term Accommodation without prominently displaying the Short-term Accommodation Provider Licence number issued with respect to the Short-term Accommodation.

8.6 No Person shall advertise or offer Short-term Accommodation at a municipal address that is not the Resident Address of the Short-term Accommodation Provider.

8.7 No Person who advertises a Short-term Accommodation that is not in compliance with this By-law shall fail to forthwith cease to so advertise, and remove such advertising.

8.8 No Person who operates a Short-term Accommodation shall use the services of a Short-term Accommodation Broker that is not licensed in accordance with this By-law.

- 8.9 No Short-term Accommodation Provider and no Short-term Accommodation Broker shall:
- (a) book or reserve more than two (2) unrelated or unassociated individuals as separate guests at the same Short-term Accommodation at the same time;
  - (b) offer or provide more than 5 bedrooms as Short-term Accommodations at the same Dwelling at the same time;
  - (c) contravene or fail to comply with a term or condition of their Licence imposed under this By-law; or
  - (d) operate or advertise a Short-term Accommodation while the Licence issued under this By-law is under suspension.
- 8.10 No Short-term Accommodation Broker shall advertise a Short-term Accommodation without prominently displaying the Short-term Accommodation Provider Licence number issued with respect to the Short-term Accommodation.

Bill No. 239  
2022

By-law No. A-54-22011

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 provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the category of Short-term Accommodations.

WHEREAS section 434.1 of the *Municipal Act* authorizes the City to require a person, subject to conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality;

AND WHEREAS the Municipal Council considers it desirable to enforce and seek compliance with the designated by-laws, or portions of those by-laws, through the Administrative Monetary Penalty System;

AND WHEREAS the Municipal Council on June 25, 2019 passed By-law No. A-54, being “A by-law to implement an Administrative Monetary Penalty System in London;”

AND WHEREAS the Municipal Council deems it appropriate to amend Bylaw No. A-54 with respect to Schedule “A-5” for the category of Short-term Accommodations.

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

1. That Schedule “A-5” of By-law No. A-54, being the Penalty Schedule for Business Licensing By-law be amended to include the following rows, after row 154:

Column 1 Item #	Column 2 Short Form Wording	Column 3 Designated Provision	Column 4 Administrative Penalty Amount (\$)
155	Operate without a current valid Short-term Accommodation Provider licence.		500.00
156	Contravene or fail to comply with By-law regulation – to wit		300.00
157	Contravene or fail to comply with administrative regulation – to wit		300.00
158	Operate without a current valid Short-term Accommodation Broker licence.		500.00

2. This by-law shall come into force and effect on October 1, 2022.

PASSED in Open Council on June 14, 2022.

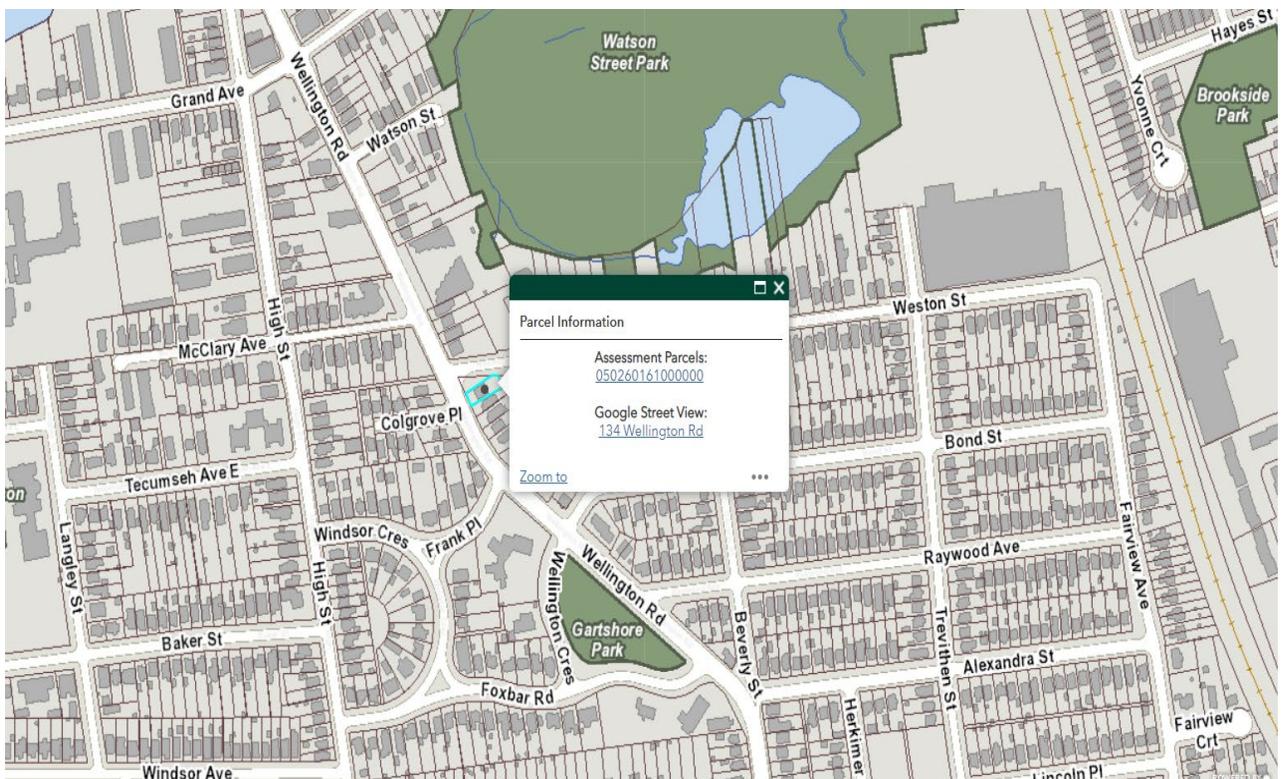
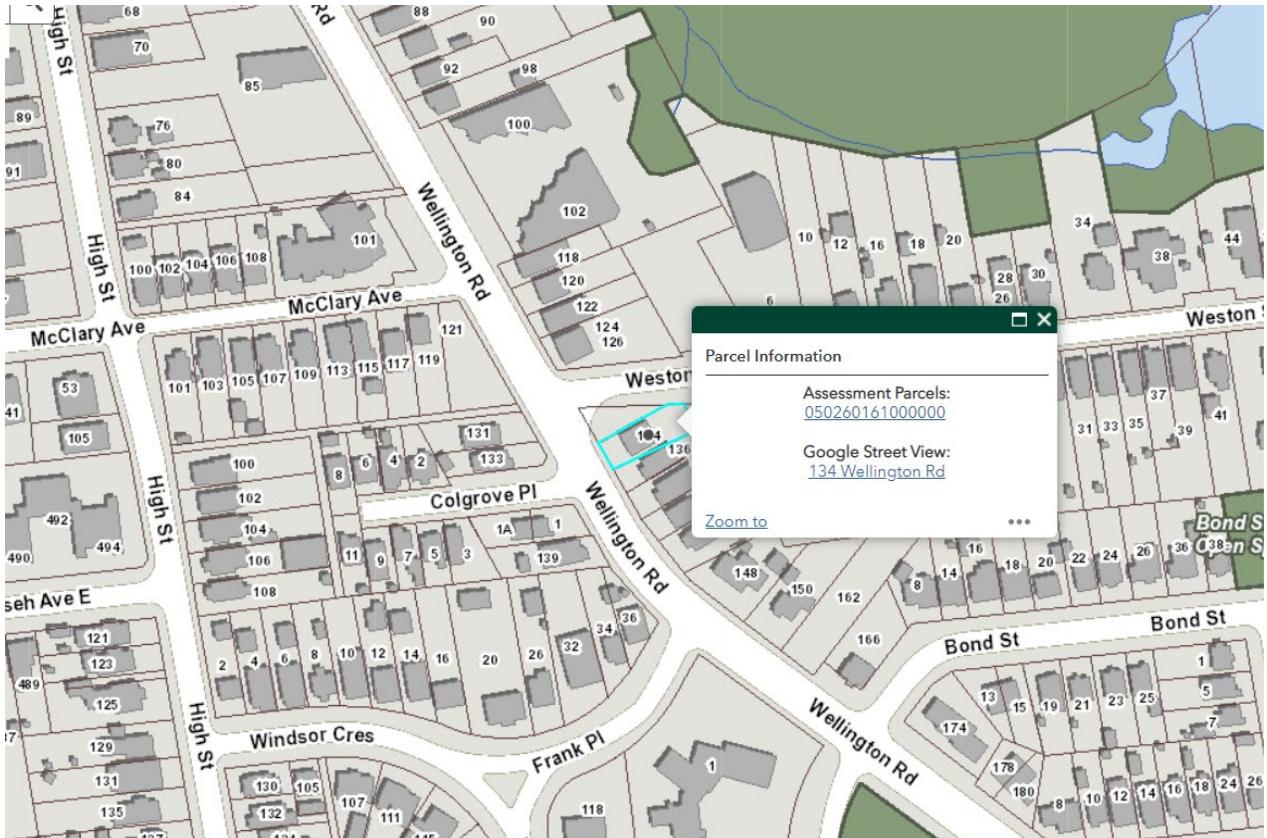
Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 14, 2022  
Second Reading – June 14, 2022  
Third Reading – June 14, 2022

# Appendix B – Location Map

134 Wellington Road



## Appendix C – Agreement of Purchase and Sale

### AGREEMENT OF PURCHASE AND SALE

**PURCHASER:** THE CORPORATION OF THE CITY OF LONDON

**VENDOR:** GORAN MAMIKA

**REAL PROPERTY:**

Address 134 Wellington Road, London, ON N6C 4N1

Location East side of Wellington Road, South of Weston Street

Measurements approximately 470.98 m<sup>2</sup>/ 5,069.8 ft<sup>2</sup>

Legal Description: Part of Lot 25, Broken Front Concession, Geographic Township of Westminster, City of London, County of Middlesex, being Part 1, Plan 33R-6721, being all of PIN 08358-0003 (LT), (the "Property").

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be SIX HUNDRED AND FIFTY THOUSAND DOLLARS CDN (\$650,000.00) payable as follows:
  - a) a deposit of Two Dollars (\$2.00) cash or cheque on the date hereof as a deposit; and
  - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

Schedule "A" Additional Terms and Conditions
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by the Council of the Corporation of the City of London at a meeting to be held no later than **June 17<sup>th</sup>, 2022**, after which date, if not accepted by Council, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on **July 8<sup>th</sup>, 2022**, (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on **September 30<sup>th</sup>, 2022**. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all restrictions and encumbrances, except as otherwise specifically provided in this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.
12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If

requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

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

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

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

\_\_\_\_\_ of the Council of The Corporation of the City of London passed the  
\_\_\_\_\_ day of \_\_\_\_\_.

THE CORPORATION OF THE CITY OF LONDON

\_\_\_\_\_  
Ed Holder, Mayor

\_\_\_\_\_  
Michael Schulthess, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this 16 day of May, 2022.

SIGNED, SEALED AND DELIVERED  
In the Presence of

Per: 

Name: GORAN MAMIKA

Title: \_\_\_\_\_



**PAULA V. ADAMS**  
Professional Corporation  
Barrister & Solicitor  
219 Oxford Street West Suite 303  
London, ON N6H 1S5

VENDOR'S LAWYER: \_\_\_\_\_

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

#### SCHEDULE "A"

1. **LEGAL COSTS:** As set out in Section 32 of the *Expropriations Act* the City agrees to pay the Vendor's reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary.
2. **INSURANCE:** All buildings on the Property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion.
3. **STATEMENT OF ADJUSTMENTS:** The Vendor shall provide the Purchaser with the Statement of Adjustments and fully executed copies of any further final and irrevocable directions and re-directions regarding payment of the balance of the Purchase Price (as defined in Section 2 of this Agreement) as the Vendor may require (collectively, the "Direction re: Funds"), by no later than 4:00 p.m. on the 6th business day that precedes the Completion Date (as defined in Section 7 of this Agreement or otherwise agreed upon by the parties), failing which, at the sole option of the Purchaser, the Completion Date may be extended to a date up to ten (10) business days after the Purchaser's receipt of the Direction re: Funds.
4. **RIGHT OF INSPECTION:** The Purchaser or an agent of the Purchaser shall be entitled to enter and inspect the property including all dwellings and buildings prior to the closing of this Agreement.
5. **REPLACEMENT PROPERTY:** The Purchaser agrees to pay reasonable legal expenditures incurred in acquiring a similar replacement property, providing a claim is made by the Vendors within one year of the Completion Date of this transaction, and such expenses are pre-approved by the City at their sole discretion. The Vendors shall be responsible to apply to the Ministry of Finance for any eligible reduction to the payment of the Land Transfer Tax for the purchase of the replacement property, in accordance with Section 1(2) of the *Land Transfer Tax Act, RSO 1990, cL6*, and such amounts shall not be recoverable under this clause. This condition shall survive and not merge upon the completion of this Agreement.
6. **SECTION 15 OF THE EXPROPRIATIONS ACT:** Pursuant to section 15 of the *Expropriations Act* the Purchaser shall pay to the Vendor an allowance of compensation payable in respect of to the cost associated with the relocation of residence as additional disturbance allowance, being \$37,500.00, prior to completion of this transaction.
7. **SECTION 18 OF THE EXPROPRIATIONS ACT:** Pursuant to section 18 of the *Expropriations Act* the Purchaser shall pay to the Vendor an allowance of five per cent of the compensation payable in respect of the market value of the lands herein, being \$32,500.00, prior to completion of this transaction.
8. **SECTION 20 OF THE EXPROPRIATIONS ACT:** With respect to any prepayment of mortgage, the Purchaser agrees to pay compensation for any bonus legally payable and for any loss incurred by reason of a difference in interest rates upon completion as set out in section 20 of the *Expropriations Act*.
9. **RELEASE:** On or before closing, the Vendor shall provide the Purchaser a full and final release in the Purchaser's form releasing and discharging the Purchaser for and from all actions, causes of actions, suits, claims and demands of every nature or kind available under the *Expropriations Act R.S.O. 1990, c. E.26* arising out of or in any way related to or connected with this transaction including all claims for the market value of land taken, any damages attributable to disturbance, any claims for injurious affection to remaining lands, business loss, interest and any special difficulties in relocation now known or which may be known or anticipated but which may arise in the future as a result of this transaction.
10. **VACANT POSSESSION:** The Vendor agrees to leave the Property in a clean, broom-swept condition, free and clear of all refuse, hazardous and other waste material, garbage or other loose or objectionable materials upon closing. Should the Vendor be unable to fulfill the terms of this condition prior to completion, the Purchaser may hold back an amount up to Three Thousand Dollars (\$3,000.00) from the Purchase Price due on closing, as determined by the Purchaser in their sole discretion, to be contributed towards the Purchaser's reasonable costs to clean the Property and remove any left-over materials.
11. **CHATELS EXCLUDED:** Upstairs fridge, upstairs stove, downstairs fridge, downstairs stove, washing machine, dryer, outside air conditioning unit, outdoor shed, and patio stones under the shed.
12. **FIXTURES EXCLUDED:**
13. **RENTAL ITEMS:** The following equipment is rented and **not** included in the Purchase Price. The Purchaser agrees to assume the rental contract(s), if assumable: Hot water heater

Appendix "A"  
Confidential

#22083

May 30, 2022  
(Property Acquisition)

Chair and Members  
Corporate Services Committee

RE: Property Acquisition, 134 Wellington Road  
Wellington Gateway Rapid Transit Project  
(Subledger LD210022)  
Capital Project RT1430-1B - Wellington Gateway - Land Rapid Transit  
Goran Mamika

**Finance Supports Report on the Sources of Financing:**

Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget, and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this purchase is:

<b>Estimated Expenditures</b>	<b>Approved Budget</b>	<b>Committed To Date</b>	<b>This Submission</b>	<b>Balance for Future Work</b>
Land Purchase	18,032,900	12,253,466	747,744	5,031,690
<b>Total Expenditures</b>	<b>\$18,032,900</b>	<b>\$12,253,466</b>	<b>\$747,744</b>	<b>\$5,031,690</b>
<b>Sources of Financing</b>				
Capital Levy	1,896,342	1,288,576	78,633	529,133
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	16,136,558	10,964,890	669,111	4,502,557
<b>Total Financing</b>	<b>\$18,032,900</b>	<b>\$12,253,466</b>	<b>\$747,744</b>	<b>\$5,031,690</b>

**Financial Note:**

Purchase Cost	\$650,000
Add: Legal Fees etc.	75,500
Add: Land Transfer Tax	9,475
Add: HST @13%	94,315
Less: HST Rebate	-81,546
Total Purchase Cost	<u>\$747,744</u>

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



Alan Dunbar  
Manager of Financial Planning & Policy

HB