



Council Minutes

14th Meeting of City Council
October 17, 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. Peloza, J. Fyfe-Millar, S. Hillier

Also Present: K. van Lammeren, B. Westlake-Power

Remote Attendance: L. Livingstone, A. Barbon, G. Belch, B. Card, S. Corman, J. Davison, K. Dickins, K. Edwards, L. Marshall, S. Mathers, M. Schulthess, C. Smith, J. Stanford

The meeting is called to order at 4:01 PM; it being noted that the following Members were in remote attendance, Councillors M. van Holst, M. Salih, J. Helmer and P. Van Meerbergen

1. Disclosures of Pecuniary Interest

Councillor S. Hillier discloses a pecuniary interest in item 6 of the 11th Report of the Community and Protective Services Committee Report, having to do with the Deferred Matters List, specifically item number 1 on the list, by indicating that his family hosts a five-day event.

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: A. Hopkins

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

4.1 Litigation/Solicitor-Client Privilege

A matter pertaining to litigation currently before the Superior Court of Justice, court file No. 2278/18 and 2278/18-A1 affecting the municipality and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, related to the Bradley Avenue West Extension and Wharncliffe Road South Improvements. (6.1/13/CWC)

4.2 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.2/13/CWC)

4.3 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to 2010 Dundas Street East, a location where an Adult Live Entertainment Parlour may operate under the City's Business Licensing By-law L-6. (6.1/11/CPSC)

4.4 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.2/11/CPSC)

4.5 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.3/11/CPSC)

4.6 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.4/11/CPSC)

4.7 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.1/16/PEC)

4.8 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.1/14/SPPC)

Yeas: (14): 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, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Absent: (1): S. Turner

Motion Passed (14 to 0)

The Council convenes, in Closed Session, from 4:08 PM to 4:29 PM.

At 4:36 PM, Council resumes in public session, with all members in attendance.

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

5.1 13th Meeting held on September 27, 2022

Motion made by: J. Fyfe-Millar

Seconded by: J. Helmer

That the Minutes of the 13th Meeting held on September 27, 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. Pelosa, J. Fyfe-Millar, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: S. Hillier

Seconded by: P. Van Meerbergen

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

6.1 Adult Live Entertainment Parlour - 2010 Dundas Street - Deletion of Location

1. K. Albert

6.2 Zoning Amendment to Permit a Pilot of Temporary Mobile Shelters

1. Councillor M. Van Holst

6.3 ReThink Zoning Information Report

1. M. Wallace, Executive Director, London Development Institute

6.4 Zoning By-law Amendment - Seasonal Outdoor Patios

1. AM. Valastro

6.5 1156 Dundas Street

1. C. Zaluski, Owner, McCormick Villages Inc. and S. Cornwell, Planner, Sierra Construction

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)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 13th Report of the Civic Works Committee

Motion made by: E. Peloza

That the 13th 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. Peloza, J. Fyfe-Millar, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Peloza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2nd and 3rd Reports of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: E. Peloza

That the following actions be taken with respect to the 2nd and 3rd Reports of the Environmental Stewardship and Action Community Advisory Committee (ESACAC), from the meetings held on September 7, 2022 and September 21, 2022, respectively:

a) the following actions be taken with respect to the 2nd Report of the ESACAC:

i) the 1470-1474 Highbury Avenue Working Group comments BE FORWARDED to the Civic Administration for consideration and the Planner BE REQUESTED to respond to the ESACAC questions;

and

ii) clauses 1.1, 1.2, 2.1, 3.1, 3.2 and 5.1 to 5.5, BE RECEIVED;

b) the 3rd Report of the ESACAC BE RECEIVED.

Motion Passed

3. (2.2) Emergency Repair of Incinerator Systems at Greenway Wastewater Treatment Plant

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated October 4, 2022, related to the Emergency Repair of the Incinerator at the Greenway Wastewater Treatment Plant:

a) the purchase orders issued for emergency repairs to the incinerator and related systems at Greenway Wastewater Treatment Plant under Section 14.2 of the Procurement of Goods and Services Policy at a projected total price of \$178,483.91 (HST excluded), BE CONFIRMED;

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

c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2022-E03)

Motion Passed

4. (2.3) Short-Term Contract Amendment for EnviroDepot Operation and Management Program

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated October 4, 2022, related to a Short-Term Contract Amendment for EnviroDepot Operation and Management Program:

a) the action taken by the Deputy City Manager, Environment and Infrastructure, in accordance with Procurement of Goods and Services Policy, Section 4.3 d., BE RECOGNIZED; it being noted that the action taken is in the best interest for the safe and efficient operation of EnviroDepots during the fall season (2022) when use of the EnviroDepots is increased;

b) the short-term amendment of the contract with Try Recycling Inc., for the provision of the EnviroDepot Operation and Management Program, in accordance with Procurement of Goods and Services Policy, Section 20.3 e)i., BE APPROVED; and,

c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this Report and the contracts referenced herein. (2022-E07)

Motion Passed

5. (2.4) Dedicated Locator Model Agreement (Relates to Bill No. 363)

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 October 4, 2022, BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to:

a) adopt the Dedicated Locator Model Agreement, as appended to the above-noted by-law, that establishes the terms and conditions Dedicated Locators must agree to when locating municipal services on behalf of the City; and,

b) delegate to the Deputy City Manager, Environment and Infrastructure, the authority to make minor amendments to the approved Dedicated Locate Model Agreement from time to time and is fully responsible for determining the terms and conditions in the above-noted Agreement, specific to each project and has the authority to approve and reject applications and execute and terminate Dedicated Locate Agreements on behalf of The Corporation of the City of London. (2022-L04A)

Motion Passed

6. (4.1) 4th Report of the Integrated Transportation Community Advisory Committee

Motion made by: E. Pelosa

That the following actions be taken with respect to the 4th Report of the Integrated Transportation Community Advisory Committee (ITCAC), from its meeting held on September 21, 2022:

a) the following actions be taken with respect to the Integrated Transportation Community Advisory Committee (ITCAC) Active Transportation Sub-Committee:

i) the Civic Administration BE REQUESTED to consult with the ITCAC during all “Advisory Committee Consultation Phases” of the Mobility Master Plan process and identify specific areas of the process where the ITCAC may provide its input, expertise and support to the Mobility Master Plan Project Team and/or the Community Engagement Panel; and,

ii) the Civic Administration BE REQUESTED to consult with the ITCAC during the development of the proposed draft by-law related to E-Scooters;

b) clauses 1.1, 2.1 and 3.1 to 3.3 BE RECEIVED.

Motion Passed

7. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at September 26, 2022, BE RECEIVED.

Motion Passed

8. (5.2) Greenway and Adelaide Wastewater Treatment Plants
Climate Change Resiliency Detailed Design Consultant Award

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 October 4, 2022, related to the Greenway and Adelaide Wastewater Treatment Plants Climate Change Resiliency Detailed Design Consultant Award:

- a) CIMA Canada Inc. BE APPOINTED Consulting Engineers in the amount of \$2,104,213.00, including 10% contingency (excluding HST), in accordance with Section 15.2 (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 entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E03)

Motion Passed

8.2 11th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That Items 1 to 4 of the 11th Report of the Community and Protective Services 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. Pelosa, 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 S. Hillier disclosed a pecuniary interest in clause 5.1 of this Report, having to do with the Deferred Matters List, specifically item number 1 on the list, by indicating that his family hosts a five-day event.

Motion Passed

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

Motion made by: M. Cassidy

That the 3rd Report of the Accessibility Community Advisory Committee, from its meeting held on September 22, 2022, BE RECEIVED.

Motion Passed

3. (2.2) 3rd Report of the Animal Welfare Community Advisory Committee

Motion made by: M. Cassidy

That the 3rd Report of the Accessibility Community Advisory Committee, from its meeting held on September 22, 2022, BE RECEIVED.

Motion Passed

4. (2.3) Property Standards Related Demolitions (Relates to Bill No. 364)

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 October 4, 2022, BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022, to approve the potential demolition of the abandoned buildings located at 421 Wharncliffe Road South, 254 Hamilton Road and 7234 Littlewood Drive and the properties may 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

5. (3.1) Adult Live Entertainment Parlour - 2010 Dundas Street - Deletion of Location

Motion made by: M. Cassidy

That the following actions be taken with respect to the staff report, dated October 4, 2022, with respect to the Adult Live Entertainment Parlour located at 2010 Dundas Street – Deletion of Location:

- a) the Civic Administration BE DIRECTED to provide the Community and Protective Services Committee with future status

update reports with respect to licence applications for adult entertainment parlour locations;

b) the above-noted staff report BE RECEIVED; and,

c) the communication, as appended to the Added Agenda, from W. Goldsmith and J. Dunn, London Abused Women's Centre, with respect to this matter, BE RECEIVED;

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

- W. Goldsmith, London Abused Women's Centre; and,
- J. Dunn, London Abused Women's Centre. (2022-P09)

Yeas: (9): Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, and J. Fyfe-Millar

Nays: (6): S. Lewis, M. Hamou, J. Morgan, S. Lehman, E. Peloza, and S. Hillier

Motion Passed (9 to 6)

6. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at September 226, 2022, BE RECEIVED.

Motion made by: M. Cassidy

Motion to approve Item 1 of the Deferred Matters List.

Yeas: (14): 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, and J. Fyfe-Millar

Recuse: (1): S. Hillier

Motion Passed (14 to 0)

Motion made by: M. Cassidy

Motion to approve the balance of the Deferred Matters List.

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)

7. (5.2) Councillor M. Van Holst - Zoning Amendment to Permit a Pilot of Temporary Mobile Shelters

Motion made by: M. Cassidy

That the communication, dated September 30, 2022, from Councillor M. van Holst, with respect to a zoning amendment to

permit a pilot of temporary mobile shelters, BE RECEIVED. (2022-S11)

Motion made by: M. van Holst
Seconded by: E. Peloza

That clause 5.2 BE AMENDED by adding the following:

"b) that Staff BE DIRECTED to initiate a review of the zoning by-law to consider temporary mobile shelters at places of worship."

Motion made by: J. Helmer
Seconded by: S. Lewis

That the communications from Councillor M. van Holst, as well as the proposed amendment to the clause BE REFERRED to the ongoing ReThink Zoning process, in order to consider the use of temporary mobile shelters, including on lands zoned for places of worship.

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

Nays: (3): M. van Holst, M. Hamou, and E. Peloza

Motion Passed (12 to 3)

8.3 13th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 13th Report of the Corporate Services 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. Peloza, 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) Appointments and Updates to the Joint Venture Management Committee for the 4-Pad Arena Complex (Relates to Bill No. 362)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Joint Venture Management Committee for the 4-Pad Arena Complex:

a) the proposed by-law as appended to the staff report dated October 3, 2022 as Appendix "A" BE INTRODUCED at the October 17, 2022 meeting of the Municipal Council to amend By-law No. A.-6567-226 being a by-law to approve the appointment of the City's representatives to the Joint Venture Management Committee for

the 4-Pad Arena Complex located on Western Fair Association (WFA) lands; and,

b) the Western Fair Association's Chief Executive Officer, and the Director of Racing along with their Director of Corporate Services as an alternative representative BE APPROVED as Western Fair Association's nominees to the Joint Venture Management Committee.

Motion Passed

3. (4.1) Application - Issuance of Proclamation - Economic Abuse Awareness Day

Motion made by: S. Lewis

That the application from Canadian Centre for Women's Empowerment, November 26, 2022 with respect to Economic Abuse Awareness Day BE RECEIVED.

Motion Passed

4. (4.2) Application - Issuance of Proclamation - National Children's Grief Awareness Day

Motion made by: S. Lewis

That the application dated August 25, 2022 from Rainbows For All Children Canada, November 17, 2022 with respect to National Children's Grief Awareness Day, BE RECEIVED.

Motion Passed

5. (5.1) Application - Issuance of Proclamation - Treaties Recognition Week

Motion made by: S. Lewis

That based on the application dated September 22, 2022 from Oneida Nation of the Thames, November 6 - 12, 2022 BE PROCLAIMED Treaties Recognition Week.

Motion Passed

8.4 16th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 16th Report of the Planning and Environment 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. Peloza, 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) 3rd Report of the Ecological Community Advisory Committee

Motion made by: A. Hopkins

That the 3rd Report of the Ecological Community Advisory Committee, from its meeting held on September 15, 2022 BE RECEIVED for information. (2022-D04)

Motion Passed

3. (2.2) 5th Report of the Community Advisory Committee on Planning

Motion made by: A. Hopkins

That the 5th Report of the Community Advisory Committee on Planning from its meeting held on September 14, 2022 BE RECEIVED for information. (2022-A02)

Motion Passed

4. (2.3) 3924 and 4138 Colonel Talbot Road - Heathwoods - Phase 5 (39T-12503)

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 Auburn Developments Ltd., for the subdivision of land situated on the east side of Colonel Talbot Road, north of Lambeth Walk, municipally known as 3924-4128 Colonel Talbot Road:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Auburn Developments Ltd., for the Heathwoods Subdivision, Phase 5 (39T-12503_5) appended to the staff report dated October 3, 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 October 3, 2022 as Appendix "B"; and,

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

Motion Passed

5. (2.4) Heritage Alteration Permit Application - 870 Queens Avenue, Old East Heritage Conservation District

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 retroactive approval for painting previously unpainted brick of the

heritage designated property at 870 Queens Avenue, within the Old East Heritage Conservation District, BE REFUSED;

it being noted that removing the paint from the brick is necessary to restore the property to its former condition. (2022-R01)

Motion Passed

6. (2.5) 634 Commissioners Road West (Z-9541)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the designation of the property at 634 Commissioners Road West:

a) Notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report dated October 3, 2022; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 634 Commissioners Road West to be of cultural heritage value or interest for the reasons outlined in Appendix D of the above-noted staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

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

Motion Passed

7. (3.1) 2810 Roxburgh Road (Z-9525) (Relates to Bill No. 374)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Harpreet Singh (2309529 Ontario Inc.), relating to the property located at 2810 Roxburgh Road, the proposed by-law appended to the staff report dated October 3, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM a Light Industrial (LI2) Zone TO a Light Industrial Special Provision (LI6(_)) 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:

a) appropriate setbacks along the site boundaries, provide enhanced landscaping along the site borders, and use enhanced landscaping and street trees along Roxburgh Road to screen the development and meet City tree planting requirements; and,

b) hard surfacing for the parking lot;

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:

- 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 Light Industrial Place Type;
- the recommended amendment would facilitate the reuse of an otherwise underutilized parcel of land within an existing Industrial Area;
- the proposed use is considered appropriate for the context of the site; and,
- the recommended amendment conforms to the in-force policies of the Southwest Area Secondary Plan, including but not limited to the Land Use Designations policies for Industrial Areas within the Brockley Industrial Neighbourhood. (2022-D21)

Motion Passed

8. (3.2) 16 Wethered Street (Z-9309) (Relates to Bill No. 375)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 24457277 Ontario Inc. (Phil Pattyn), relating to the property located at 16 Wethered Street:

- a) the proposed by-law appended to the staff report dated October 3, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan for the City of London (The London Plan 2016)), to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone TO a Residential R5-4 Special Provision (R5-4()) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
 - i) if board-on-board fencing will impact the existing trees, infill plantings will be required;
 - ii) provide an alternative site design to allow street facing units with garages at the rear units along the back to provide for the continued street-wall and have the rear block private amenity spaces abutting the other private amenity spaces;
 - iii) any surface parking be buffered from the street by the building with the driveway located closer to the south property line;
 - iv) centrally located amenity space that is safely and comfortably accessible from all units; and,
 - v) retain as many trees on the property as possible, specifically on the eastern border of the property;
 - vi) provide enhanced landscaping where trees are not able to be preserved;

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

- a communication dated September 19, 2022, from D. Lamont;
- the staff presentation; and,
- a communication dated September 28, 2022, from M. Leyland;

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

- M. Campbell, Zelinka Priamo Ltd.;
- J. Williams, 1171 Dobie Street;
- Joseph, one of the owners of 16 Wethered Street; and,
- M. Leyland;

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 recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Low-Density Residential Designation and Near-Campus Neighbourhoods;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and Near-Campus Neighbourhoods; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and Primary Transit Area with an appropriate form of infill development. (2022-D04)

Motion Passed

9. (3.3) 850 Highbury Avenue North

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 (3) 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) prior to demolition, photo-documentation of the (3) non-designated built resources be provided to the City;
- b) during demolition, construction fencing and buffering of sensitive areas be implemented per Project Site Plan in Appendix B of the staff report dated October 3, 2022;
- c) during demolition, restrict construction routes to areas outside the treed allée; and,
- d) conduct and implement recommendations of a pre-condition survey, specific to the (3) non-designated built resources, to mitigate the risk of vibration from demolition activity on heritage designated resources;

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

- B. McCauley, Old Oak Properties. (2022-R01)

Motion Passed

10. (3.4) 185 and 189 Wellington Street

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request by 2698746 Ontario Inc. and 2700875 Ontario Inc., to remove the properties located at 185 and 189 Wellington Street respectively, from the Register of Cultural Heritage Resources:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the built resource on the property at 185 Wellington Street;
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the built resource on the property at 189 Wellington Street;
- c) the property at 185 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources, and;
- d) the property at 189 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- C. Pretotto, Cspace Architecture. (2022-R01)

Motion Passed

11. (4.1) ReThink Zoning Information Report - Update and Sample Place Type Zones

Motion made by: A. Hopkins

That the staff report dated October 3, 2022 entitled "ReThink Zoning Information Report - Update and Sample Place Type Zones", BE RECEIVED for information. (2022-D14)

Motion Passed

12. (4.2) Zoning By-law Amendment - Seasonal Outdoor Patios (Relates to Bill No. 376)

Motion made by: A. Hopkins

That, the following actions be taken with respect to zoning regulations related to seasonal outdoor patios:

- a) the proposed revised by-law as appended to the Planning and Environment Committee Added Agenda BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022, to amend Section 4.18 of the Zoning By-law Z.-1; and,
- b) the Civic Administration BE REQUESTED to report back at a future meeting with respect to the capacity limits and to explore any opportunities to update the limits as they relate to Section 4.18.1 of the Zoning By-law. (2022-D14)

Motion Passed

8.5 17th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That Items 1, 2 and 4 of the 17th Report of the Planning and Environment 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. Pelozo, 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. (3.1) 7098-7118 Kilborne Road (39CD-19518) (Relates to Bill No.'s 366 and 377)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Bluestone Properties Inc., relating to the properties located at 7098-7118 Kilbourne Road:

a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend the Official Plan (The London Plan) to amend the Southwest Area Secondary Plan, Section 20.5.7 (Lambeth Neighbourhood) to add a special policy to permit a minimum density of 6.4 units per hectare on the site (whereas a minimum density of 15 units per hectare is required);

b) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM Residential R1 (R1-8), Environmental Review (ER), Open Space (OS4), a Holding Open Space (h-2*OS4), and an Open Space (OS5) Zone TO a Residential Special Provision R6 (R6-1()) Zone and Open Space (OS5) Zone;

c) the Approval Authority BE ADVISED that no issues were raised at the public meeting relating the application for Draft Plan of Vacant Land Condominium relating to the property located at 7098-7118 Kilbourne Road; and,

d) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 7098-7118 Kilbourne Road:

- i) the type and quality of fencing to be installed;
- ii) inquiring if the lighting will be overhead or lower lighting; and,
- iii) garbage collection;

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

- C. Wiebe, MHBC Planning; and,
- P. Davison, 3919 Stacey Crescent;

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

- the recommended amendments are consistent with the Provincial Policy Statement 2020;
- the proposed amendments conform to the former in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential and Open Space policies;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhood Place Type and Green Space policies;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development; and,
- the subject lands are located in close proximity to arterial roads, surrounding services and access to the Dingman Creek which provides pedestrian movements north and south along the Dingman Creek Corridor. (2022-D07)

Motion Passed

4. (3.3) 1033 Dundas Street (Z-9513) (Relates to Bill No. 379)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning & Development, based on the application by Drygas Properties Inc., relating to the property located at 1033 Dundas Street, the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Business District Commercial (BDC) Zone TO a Holding Business District Commercial Special Provision (h-()*BDC()) Zone;

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

- a communication dated October 3, 2022, from T. Brydges, Zelinka Priamo Ltd.;

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

- T. Brydges, Zelinka Priamo Ltd.

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020, which encourages intensification, redevelopment, and a compact form in strategic locations to minimize land consumption and servicing costs. The amendment will provide for a range of housing types and densities within the area to meet projected requirements of current and future residents, by promoting a land use pattern, density, and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Rapid Transit Corridor Place Type, City Building and Design, Our Tools, and all other applicable policies, to facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor (MSCC);
- 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 site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D02)

Motion Passed

3. (3.2) 4452 Wellington Road South (OZ-9497) (Relates to Bill No.'s 367 and 378)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by MHBC Planning, on behalf of 2858637 Ontario Inc., relating to the property located at 4452 Wellington Road South:

- a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend The London Plan to:
 - i) change the designation of a portion of the subject lands FROM a Shopping Area Place Type TO a Light Industrial Place Type on Map 1 – Place Types; and,
 - ii) amend section 1565_5 of the Official Plan (The London Plan), List of Secondary Plans - Southwest Area Secondary Plan, by changing the designation of a portion of the subject lands FROM Commercial TO Industrial on Schedule 4, Southwest Area Land Use Plan, and Schedule 17, Wellington Rd/Hwy 401 Land Use Designations; and,
- b) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, (The London Plan 2016) as amended in part a) above), to change the zoning of the subject property FROM a Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone TO a Holding Light Industrial (h-17*LI6) Zone, and an Environmental Review (ER) Zone;

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

- S. Allen, MHBC;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, Industrial Place Type, Shopping Area Place Types, and Natural Heritage Features and Hazards;
- the recommended amendment conforms to the policies of the Southwest Area Secondary Plan and the 1989 Official Plan;
- the recommended amendment facilitates the development of a site within the Wellington Road/ Highway 401 Neighbourhood; and,
- the recommended amendment will delineate a natural heritage feature and ensure the appropriate environmental studies are completed. (2022-D21)

Motion made by: S. Hillier

Seconded by: S. Lehman

That consideration of Item 3 (3.2) BE REFERRED back to the Planning and Environment Committee in order to facilitate an additional public participation meeting; it being noted that a broader circulation of notice for the PPM meeting is required.

Yeas: (8): Mayor E. Holder, M. van Holst, M. Salih, M. Hamou, S. Lehman, P. Van Meerbergen, E. Peloza, and S. Hillier

Nays: (7): S. Lewis, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, and J. Fyfe-Millar

Motion Passed (8 to 7)

5. (3.4) 366 Hill Street (Z-9511) (Relates to Bill No. 380)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Drygas Properties Inc., relating to the property located at 1033 Dundas Street, the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Business District Commercial (BDC) Zone TO a Holding Business District Commercial Special Provision (h-()*BDC()) Zone;

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

- a project fact sheet from J. Smolarek, siv-ik;

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;

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 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 recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended amendment conforms to the in-force policies of the Old Victoria Hospital Secondary Plan, including but not limited to the Low-Rise residential policies; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D04)

Motion made by: A. Hopkins

Seconded by: J. Fyfe-Millar

That clause 3.4 BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, with respect to the application of 366 Hill Street Inc. relating to the property located at 366 Hill Street, the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on October 17, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM a Residential R3 (R3-1) Zone TO a Residential R8 Special Provision (R8-4()) Zone;

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

- a project fact sheet from J. Smolarek, siv-ik;

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;

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 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 recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended amendment conforms to the in-force policies of the Old Victoria Hospital Secondary Plan, including but not limited to the Low-Rise residential policies; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D04)"

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

Clause 3.4, 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)

6. (3.5) 1156 Dundas Street (39T-21508 / Z-9524 / O-9545) (Relates to Bill No.'s 368, 381 and 382)

Motion made by: A. Hopkins

That the following actions be taken with respect to the application by McCormick Villages Inc., relating to lands located at 1156 Dundas Street:

a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend the Official Plan (The London Plan), relating to the McCormick Area Secondary Plan to revise Schedule 1 "Community Structure Plan" to remove two segments of the "Potential Connection" delineation extending west from Sparton Street between Ashland Avenue and McCormick Boulevard and extending west from Osborne Street between Ashland Avenue and McCormick Boulevard, and to add a new segment of the "Potential Connection" between Ashland Avenue and McCormick Boulevard; to revise policy 20.8.2.2 to include wording such that "opportunities should be explored to create new public connections to increase the walkability of the area", and "the creation of other east-west local streets as public connections, either in the form of public streets or public pathways, are also ideal opportunities to provide new linkages when sites redevelop"; and to revise Schedule 3 "Street Hierarchy" to remove one segment of the "Future Publicly Accessible Connection" delineation extending west from Osborne Street between Ashland Avenue and McCormick Boulevard, and to add a new segment of the "Future Publicly Accessible Connection" between Ashland Avenue and McCormick Boulevard;

b) the proposed, attached, by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•D150•H35) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H15) Zone, a Holding

Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone, and an Open Space (OS1) Zone TO a Holding Business District Commercial Special Provision (h•h-5•h-100•h-120•h-149•h-204•h-205•h-•BDC2(11)•D150•H35) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h-•h-•R6-5(41)•H13.5) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h-•h-•R6-5(41)•H15) Zone, a Holding Residential R4 Special Provision (h•h-5•h-100•h-202•h-203•h-205•h-•h-•R4-3()) Zone, and an Open Space (OS1) Zone;

c) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application submitted by McCormick Villages Inc., relating to the lands located at 1156 Dundas Street;

- i) the development should be six storeys;
- ii) the walkway should be considered parkland;
- iii) the residential stakeholders are being ignored;
- iv) the north lot was previously approved as low-density single family and is now being zoned townhouses and medium density;
- v) request development go from low-density to medium density to high density; and,
- vi) lack of public consultation on the proposed development;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by McCormick Villages Inc. (Project No. 180204), certified by Terry Dietz O.L.S., dated September 21, 2021 and revised September 2022, as red-line amended, which shows 1 medium density/commercial block, 3 medium density blocks, 1 park block, 1 future road block, 1 road widening block, 1 road realignment block, and 3 reserve blocks, served by 1 new street (Gleeson Street), SUBJECT TO the conditions contained in Appendix 'D' appended to the staff report dated October 5, 2022; and,

e) the proposed ~~attached~~, by-law (Appendix "D") BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property to amend the zoning on Block 3 of the proposed draft plan of subdivision from a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H15) Zone to a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•R6-5(41)•D150) Zone to permit a maximum height of five storeys and a maximum density of 150 units per hectare;

f) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P. 13, no further notice BE GIVEN;

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

- the staff presentation;

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

- S. Cornwell, on behalf of the applicant;
- M. Kay;
- J. Fisher, 818 Elias Street;

- C. Murphy, 269 Taylor Street; and,
- J. Dombrowskis, Extendicare;

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed Draft Plan of Subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type, Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type and the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the in-force policies of the McCormick Area Secondary Plan, including but not limited to the Transit Oriented designation, Mid-Rise Residential designation and the Low-Rise Residential designation;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, and the McCormick Area Secondary Plan; and,
- the recommended Draft Plan is focused on the restoration and adaptive re-use of the former McCormick's Factory into a mid-rise mixed use building. The recommended Draft Plan also supports a mix of housing types within the site including street townhouses, a long-term care facility and a seniors' apartment building. The Draft Plan has been designed to support these uses and to achieve the adaptive re-use of a significant, heritage designated former industrial building and a future development pattern that is pedestrian friendly, transit supportive and accessible to the surrounding community. The Applicant will providing a publicly accessible multi-use pathway to allow for interior and exterior connectivity to the site. The Applicant will enter into a public use agreement with the City. (2022-D12)

Motion made by: A. Hopkins

Seconded by: J. Helmer

That Item 6 (3.5) BE AMENDED to read as follows:

That the following actions be taken with respect to the application by McCormick Villages Inc., relating to lands located at 1156 Dundas Street:

- a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend The Official Plan, (The London Plan), relating to the McCormick Area Secondary Plan to revise Schedule 1 "Community Structure Plan" to remove two segments of the "Potential Connection" delineation extending west from Sparton Street between Ashland Avenue and McCormick Boulevard and extending west from Osborne Street between Ashland Avenue and McCormick Boulevard, and to add a new segment of the "Potential Connection" between Ashland Avenue and McCormick Boulevard; to revise policy 20.8.2.2 to

include wording such that “opportunities should be explored to create new public connections to increase the walkability of the area”, and “the creation of other east-west local streets as public connections, either in the form of public streets or public pathways, are also ideal opportunities to provide new linkages when sites redevelop”; and to revise Schedule 3 “Street Hierarchy” to remove one segment of the “Future Publicly Accessible Connection” delineation extending west from Osborne Street between Ashland Avenue and McCormick Boulevard, and to add a new segment of the “Future Publicly Accessible Connection” between Ashland Avenue and McCormick Boulevard;

b) the proposed, revised, ~~attached~~, by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•D150•H35) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H15) Zone, a Holding Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone, and an Open Space (OS1) Zone TO a Holding Business District Commercial Special Provision (h•h-5•h-100•h-120•h-149•h-204•h-205•h_•BDC2(11)•D150•H35) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h_-•h_•R6-5(41)•H13.5) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h_-•h_-•R6-5(41)•D150•H18) Zone, a Holding Residential R4 Special Provision (h•h-5•h-100•h-202•h-203•h-205•h_-•h_-•R4-3()) Zone, and an Open Space (OS1) Zone, it being noted that this rezoning will permit a maximum height of 18 metres and a maximum density of 150 units per hectare on Block 3 of the proposed draft plan of subdivision;

c) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application submitted by McCormick Villages Inc., relating to the lands located at 1156 Dundas Street;

- i) the development should be six storeys;
- ii) the walkway should be considered parkland;
- iii) the residential stakeholders are being ignored;
- iv) the north lot was previously approved as low-density single family and is now being zoned townhouses and medium density;
- v) request development go from low-density to medium density to high density; and,
- vi) lack of public consultation on the proposed development;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by McCormick Villages Inc. (Project No. 180204), certified by Terry Dietz O.L.S., dated September 21, 2021 and revised September 2022, as red-line amended, which shows 1 medium density/commercial block, 3 medium density blocks, 1 park block, 1 future road block, 1 road widening block, 1 road realignment block, and 3 reserve blocks, served by 1 new street (Gleeson Street), SUBJECT TO the conditions contained in Appendix 'D' appended to the staff report dated October 5, 2022; and,

e) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P. 13, no further notice BE GIVEN;

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

the staff presentation;

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

- S. Cornwell, on behalf of the applicant;
- M. Kaye;
- J. Fisher, 818 Elias Street;
- C. Murphy, 269 Taylor Street; and,
- J. Dombrowskis, Extendicare;

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed Draft Plan of Subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type, Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type and the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the in-force policies of the McCormick Area Secondary Plan, including but not limited to the Transit Oriented designation, Mid-Rise Residential designation and the Low-Rise Residential designation;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, and the McCormick Area Secondary Plan; and,
- the recommended Draft Plan is focused on the restoration and adaptive re-use of the former McCormick's Factory into a mid-rise mixed use building. The recommended Draft Plan also supports a mix of housing types within the site including street townhouses, a long-term care facility and a seniors' apartment building. The Draft Plan has been designed to support these uses and to achieve the adaptive re-use of a significant, heritage designated former industrial building and a future development pattern that is pedestrian friendly, transit supportive and accessible to the surrounding community. The Applicant will providing a publicly accessible multi-use pathway to allow for interior and exterior connectivity to the site. The Applicant will enter into a public use agreement with the City. (2022-D12)

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 clause 3.5, 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)

8.6 14th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 14th Report of the Strategic Priorities and Policy 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. Peloza, 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 no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2022 Service Review Initiatives Update

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports with the concurrence of the City Manager, the staff report dated October 11, 2022 regarding the 2022 Services Review Initiatives Update BE RECEIVED for information.

Motion Passed

3. (2.2) 5th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: J. Morgan

That the 5th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on September 26, 2022 BE RECEIVED.

Motion Passed

4. (3.1) Amendments to Consolidated Fees and Charges By-law (Relates to Bill No.'s 365, 369 and 370)

Motion made by: J. Morgan

That, on the recommendation of the City Clerk, with the concurrence of the Deputy City Manager, Finance Supports, the following actions be taken with respect to Fees and Charges:

- a) the proposed by-law as appended to the staff report dated October 11, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 for the purpose of repealing By-law No. A-57, as amended, being "A by-law to provide for Various Fees and Charges", and replacing it with a new Fees and Charges By-law that adds and adjusts certain fees and charges for services or activities provided by the City of London;
- b) the proposed by-law as appended to the staff report dated October 11, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 for the purpose of amending By-law No. L.-130-71, as amended, being "A by-law to provide for the licensing, regulating and governing of vehicles for hire, including cabs, accessible cabs, limousines, private vehicles for hire and accessible vehicles for hire, owners and brokers" to delete all occurrences of the phrase "Schedule 5 of this By-law, and to replace it with the phrase "the City's Fees and Charges By-law, as it is amended or repealed and replaced from time to time"; and,
- c) the proposed by-law as appended to the staff report dated October 11, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 for the purpose of amending By-law No. L.-131-16, as amended, being "A by-law to provide for the Licensing and Regulation of Various Businesses" to delete all occurrences of the phrase "Schedule 1 of this By-law, and to replace it with the phrase "the City's Fees and Charges By-law, as it is amended or repealed and replaced from time to time";

it being noted that no individuals made a verbal presentation at the public participation meeting with respect to this matter.

Motion Passed

5. (3.2) London Small Business Centre - Annual Update

Motion made by: J. Morgan

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from S. Pellarin, Executive Director, London Small Business Centre.

Motion Passed

- 6. (3.3) TechAlliance - Annual Update
Motion made by: J. Morgan
That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from C. Fox, CEO, TechAlliance.

Motion Passed

- 7. (3.4) London Economic Development Corporation - Annual Update
Motion made by: J. Morgan
That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from K. Lakhotia, President and CEO, London Economic Development Corporation.

Motion Passed

- 8. (4.1) Consideration of Appointments to the Striking Committee
Motion made by: J. Morgan
That the following individuals BE APPOINTED to the Striking Committee:

Paul Seale - Pillar Non-Profit Network
Morena Hernandez - Urban League of London
Patti Dalton - London and District Labour Council
Graham Henderson - London Chamber of Commerce
Zeba Hashmi - Former Diversity, Inclusion and Anti-Oppression Advisory Committee
Anoushka - Citizen-at-Large

it being noted that the Striking Committee will proceed with the above-noted membership, notwithstanding the vacant citizen-at-large positions.

Motion Passed

9. Added Reports

- 9.1 13th Report of Council in Closed Session
Motion made by: M. Hamou
Seconded by: S. Hillier
That the 13th Report of the Council in Closed Session BE APPROVED, as follows:

1. That progress was made with respect to items 4.1, matter pertaining to litigation currently before the Superior Court of Justice, court file No. 2278/18 and 2278/18-A1 affecting the municipality and advice that is subject to solicitor-client privilege, including communications necessary for

that purpose, related to the Bradley Avenue West Extension and Wharncliffe Road South Improvements. (6.1/13/CWC);

2. That progress was made with respect to Item 4.2, a matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.2/13/CWC); and,

3. That progress was made with respect to Item 4.3, a matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to 2010 Dundas Street East, a location where an Adult Live Entertainment Parlour may operate under the City's Business Licensing By-law L-6. (6.1/11/CPSC); and,

4. That progress was made with respect to Items 4.4 to 4.6, matters pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List, Accessibility, Age Friendly and Arts categories respectively. (6.2, 6.3 and 6.4/11/CPSC); and,

5. That progress was made with respect to Item 4.7, a matter pertaining to personal matters about identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.1/16/PEC); and,

6. That progress was made with respect to Item 4.8, a matter pertaining to personal matters about identifiable individuals with respect to the 2023 Mayor's New Year's Honour List. (6.1/14/SPPC)

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. Pelozo, J. Fyfe-Millar, and S. Hillier

Motion Passed (15 to 0)

10. Deferred Matters

None.

11. Enquiries

Councillor P. Van Meerbergen enquires with respect to groups of homeless individuals relocating to London, in an organized manner. The Deputy City Manager, Social and Health Development responds by indicating that narrative is difficult to substantiate. Councillor P. Van Meerbergen further enquires with respect to potential actions that the City may be able to take to mitigate any substantiated claims. The Deputy City Manager, Social and Health Development indicates that in event of any such actions, the City would look to re-establish individuals with their home municipality.

13. By-laws

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

That introduction and first reading of Bill No.'s 361 to the revised Bill No. 381, excluding Bill No.'s 367 and 378, 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. Pelozo, J. Fyfe-Millar, and S. Hillier

Motion Passed (15 to 0)

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

That second reading of Bill No.'s 361 to the revised Bill No. 381, excluding Bill No.'s 367 and 378, 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)

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

That third reading and enactment of Bill No.'s 361 to the revised Bill No. 381, excluding Bill No.'s 367 and 378, 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)

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

Bill No. 361	By-law No. A.-8298-256 – A by-law to confirm the proceedings of the Council Meeting held on the 17th day of October, 2022. (City Clerk)
Bill No. 362	By-law No. A.-6567(d)-257 – A by-law to amend By-law No. A.-6567-226 entitled, “A By-law to approve the appointment of City of London representatives to the Joint Venture Management Committee for the 4-Pad Arena Complex located on Western Fair Association (WFA) lands” (2.1/13/CSC)
Bill No. 363	By-law No. A.-8299-258 – A by-law governing the form and approving authority for Dedicated Locator Agreements. (2.4/13CWC)
Bill No. 364	By-law No. A.-8300-259 – A by-law to approve the potential demolition of abandoned buildings with municipal addresses of 421 Wharncliffe Road South, 254 Hamilton Road, and 7234 Littlewood Drive under the Property Standards provisions of the Building Code Act. (2.3/11/CPSC)
Bill No. 365	By-law No. A-58 – A by-law to provide for Various Fees and Charges and to repeal By-law A-57, as amended, being “A by-law to provide for Various Fees and Charges”. (3.1a/14/SPPC)
Bill No. 366	By-law No. C.P.-1512(bu)-260 – A by-law to amend The Official Plan for the City of London, 2016 relating to 7098-7118 Kilbourne Road. (3.1a/17/PEC)
Bill No. 368	By-law No. C.P.-1512(bv)-261 – A by-law to amend The Official Plan for the City of London, 2016 relating to the McCormick Area Secondary Plan. (3.5a/17/PEC)
Bill No. 369	By-law No. L.-130(d)-262 – A by-law to amend By-law No. L.-130-71 entitled “A By-law to provide for the licensing, regulating and governing of vehicles for hire, including cabs, accessible cabs, limousines, private vehicles for hire and accessible vehicles for hire, owners and brokers”. (3.1b/14/SPPC)
Bill No. 370	By-law No. L.-131(g)-263 – A by-law to amend By-law No. L.-131-16 entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”. (3.1c/14/SPPC)
Bill No. 371	By-law No. S.-6204-264 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Saddlerock Avenue) (Chief Surveyor – registration of 33M-804 requires 0.3m reserves on abutting plan 33M-750 to be dedicated as public highway for unobstructed legal access throughout the subdivision)
Bill No. 372	By-law No. S.-6205-265 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Petty Road) (Chief Surveyor – site plan requires 0.3m reserve on 33M-795 to be dedicated as unobstructed legal access throughout the subdivision)

Bill No. 373	By-law No. S.-6206-266 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street West, west of Westdel Bourne) (Chief Surveyor – for road dedication purposes pursuant to SPA21-065)
Bill No. 374	By-law No. Z.-1-223062 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2810 Roxburgh Road (3.1/16/PEC)
Bill No. 375	By-law No. Z.-1-223063 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 16 Wethered Street. (3.2/16/PEC)
Bill No. 376	By-law No. Z.-1-223064 – A by-law to amend the Zoning By-law Z.-1 for the City of London, 1993, relating to the regulation of Seasonal Outdoor Patios associated with a Restaurant or Tavern. (4.2/16/PEC)
Bill No. 377	By-law No. Z.-1-223065 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 7098-7118 Kilbourne Road. (3.1b/17/PEC)
Bill No. 379	By-law No. Z.-1-223066 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1033 Dundas Street. (3.3/17/PEC)
Bill No. 380	By-law No. Z.-1-223067 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 366 Hill Street. (3.4/17/PEC)
Bill No. 381	By-law No. Z.-1-223068 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1156 Dundas Street. (3.5b/17/PEC) Revised at Council

14. Adjournment

Motion made by: S. Turner

Seconded by: P. Van Meerbergen

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:10 PM.

Ed Holder, Mayor

Michael Schulthess, City Clerk