Council

Minutes

14th Meeting of City Council
August 27, 2024, 1:00 PM

Present: Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, S. Hillier

Also Present: S. Datars Bere, A. Alkema, B. Baar, I. Collins, S. Corman, K. Dawtrey, K. Dickins, D. Escobar, K. Gonyou, S. Mathers, C. McCreery, H. McNeely, J. Paradis, R. Patel, T. Pollitt, R. Sanderson, K. Scherr, M. Schulthess, E. Skalski, C. Smith

Remote Attendance: L. Hancock, L. Stewart

The meeting is called to order at 1:00 PM; it being noted that Councillors P. Van Meerbergen, D. Ferreira and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

At 1:04 PM, Councillor S. Trosow enters the meeting.

2. Recognitions

His Worship the Mayor Recognizes the 2023 Queen Elizabeth Scholarship Recipients:

Chuying Huo, London Central Secondary School with a 99.00% average
Adrian Starzynski, Saint André Bessette Catholic Secondary School with a 99.00% average

His Worship the Mayor Recognizes the Ontario Lottery and Gaming Commission Community Recognition Program and Municipality Contribution Agreement

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

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

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

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

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, from the solicitor and officers or employees of the Corporation and litigation or potential litigation, with respect to appeals related to 247 Halls Mill at the Conservation Review Board (“CRB”) and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/12/PEC)

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

A matter pertaining to the proposed or pending disposition 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. (6.1/13/CSC)

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

A matter pertaining to the proposed or pending disposition 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. (6.2/13/CSC)

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

A matter pertaining to the proposed or pending disposition 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. (6.3/13/CSC)

4.5 Labour Relations/Employee Negotiations / Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to labour relations and employee negotiations, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality, and advice that is subject to solicitor client privilege, including communications necessary for that purpose, concerning the Corporation’s associations and bargaining units. (6.4/13/CSC)

4.6 Labour Relations/Employee Negotiations / Land Acquisition/Disposition / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation carried on or to be carried on by or on behalf of the municipality concerning employee negotiations and labour relations, proposed acquisitions and dispositions of land, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/13/SPPC)

4.7 Personal Matters/Identifiable Individual / Solicitor-Client Privileged Advice

A matter pertaining to personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.2/13/SPPC)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

That Council convenes In Closed Session, from 1:23 PM to 1:49 PM.

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

Motion made by: C. Rahman
Seconded by: P. Cuddy

That the Minutes of the 13th Meeting of the Municipal Council, held on July 23, 2024, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

6.1 Expropriation of Lands - East London Link Project - Phase 4 (As the "Approving Authority")

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

That Council convene as the Approving Authority pursuant to the provisions of the *Expropriations Act, R.S.O. 1990, c.E.26*, as amended, for the purpose of considering Communication No. 1 from the Deputy City Manager, Environment and Infrastructure with respect to the expropriation of the lands as may be required for the Project known as the East London Link Project – Phase 4.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Motion made by: S. Trosow
Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the expropriation of lands as may be required for the project known as the East London Link Project, the following actions be taken:

a) the Council of The Corporation of the City of London as Approving Authority pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, as amended, HEREBY APPROVES the proposed expropriation of lands, as described in Schedule “A” appended to staff report dated August 27, 2024, in the City of London, County of Middlesex, it being noted that the reasons for making this decision are as follows:

i) the subject lands are required by The Corporation of the City of London for the East London Link Project;
ii) the design of the project will address the current and future transportation demands along the corridor; and,
iii) the design is in accordance with the Municipal Class Environmental Assessment Study recommendations for the East London Link Project approved by Municipal Council at the meeting held on May 21, 2019, and

b) subject to the approval of (a) above, a certificate of approval BE ISSUED by the City Clerk on behalf of the Approving Authority in the prescribed form.

it being noted that two outstanding properties will be subject to a hearing of necessity and will be included in future reports.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

Motion made by: P. Cuddy
Seconded by: S. Lewis

That the meeting of the Approving Authority BE ADJOURNED and that Council reconvene in regular session.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6.2 Expropriation of Lands - East London Link Project – Phase 4 (As the "Expropriating Authority")

Motion made by: P. Cuddy
Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the expropriation of lands as may be required for the project known as the East London Link Project, the following actions be taken:

a) the proposed by-law as appended to staff report dated August 27, 2024 as Appendix “A” being “A by-law to expropriate lands in the City of London, in the County of Middlesex, the East London Link Project: BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024;

b) the Civic Administration BE DIRECTED to take all necessary steps to prepare a plan or plans showing the Expropriated Lands and to register such plan or plans in the appropriate registry or land titles office, pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, within three (3) months of the Approving Authority granting approval of the said expropriation;

c) the Mayor and City Clerk BE AUTHORIZED to sign on behalf of the Expropriating Authority, the plan or plans as signed by an Ontario Land Surveyor showing the Expropriated Lands; and

d) the City Clerk BE AUTHORIZED AND DIRECTED to execute and serve the notices of expropriation required by the Expropriations Act, R.S.O. 1990, c. E.26 and such notices of possession that may be required to obtain possession of the Expropriated Lands.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

6.3 Expropriation of Lands - Wellington Gateway Project Clark's Bridge Civil Works (As the "Approving Authority")

Motion made by: E. Peloza
Seconded by: S. Franke

That Council convene as the Approving Authority pursuant to the provisions of the *Expropriations Act, R.S.O. 1990, c.E.26*, as amended, for the purpose of considering Communication No. 3 from the Deputy City Manager, Environment and Infrastructure with respect to the expropriation of the lands as may be required for the Project known as the Wellington Gateway Project Clark's Bridge Civil Works.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

Motion made by: S. Franke
Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the following actions be taken with respect to the expropriation of lands as may be required for the project known as Wellington Gateway Project:

a) the Council of The Corporation of the City of London as Approving Authority pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, as amended, HEREBY APPROVES the proposed expropriation of lands, as described in Schedule "A" appended to staff report dated August 27, 2024, in the City of London, County of Middlesex, it being noted that the reasons for making this decision are as follows:

i) the subject lands are required by The Corporation of the City of London for the Wellington Gateway Project;
ii) the design of the project will address the current and future transportation demands along the corridor; and,
ii) the design is in accordance with the Municipal Class Environmental Assessment Study recommendations for the Wellington Gateway Project approved by Municipal Council at the meeting held on May 21, 2019; and

b) subject to the approval of a) above, a certificate of approval BE ISSUED by the City Clerk on behalf of the Approving Authority in the prescribed form.

it being noted that no requests for Hearing of Necessity were received.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

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

That the meeting of the Approving Authority BE ADJOURNED and that Council reconvene in regular session.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

6.4 Expropriation of Lands - Wellington Gateway Project Clark's Bridge Civil Works (As the "Expropriating Authority")

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the following actions be taken with respect to the expropriation of lands as may be required for the project known as the Wellington Gateway Project:

a) the proposed by-law as appended to staff report dated August 27, 2024 as Appendix "A" being "A by-law to expropriate lands in the City of London, in the County of Middlesex, the Wellington Gateway Project BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024;

b) the Civic Administration BE DIRECTED to take all necessary steps to prepare a plan or plans showing the Expropriated Lands and to register such plan or plans in the appropriate registry or land titles office, pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, within three (3) months of the Approving Authority granting approval of the said expropriation;

c) the Mayor and City Clerk BE AUTHORIZED to sign on behalf of the Expropriating Authority, the plan or plans as signed by an Ontario Land Surveyor showing the Expropriated Lands; and,

d) the City Clerk BE AUTHORIZED AND DIRECTED to execute and serve the notices of expropriation required by the Expropriations Act, R.S.O. 1990, c. E.26 and such notices of possession that may be required to obtain possession of the Expropriated Lands.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

6.5 455 Highbury Avenue North - (OZ-9739)

Motion made by: S. Trosow
Seconded by: S. Franke

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

(ADDED) T. Whitney, Intermediate Planner - Zelinka Priamo LTD. - 455 Highbury Avenue North (OZ-9739)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6.6 539 and 543 Topping Lane (OZ-9737)

Motion made by: S. Trosow
Seconded by: S. Franke

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

K. Benke - 539 and 543 Topping Lane (OZ-9737)

Motion Passed

6.7 2060 Dundas Street (Z-9547)

Motion made by: S. Trosow
Seconded by: S. Franke

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

S. Levin - 2060 Dundas Street (Z-9547)

Motion Passed

6.8 Court of Revision Vacancy Memo - S. Chambers, Division Manager, Stormwater Engineering

Motion made by: E. Peloza
Seconded by: A. Hopkins

That Councillor S. Franke BE APPOINTED to the Court of Revision on a temporary basis until a member of the public is appointed by the Municipal Council; it being noted that the City Clerk’s Office will continue to advertise for the vacancy.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6.9 Introduction of Office to Residential By-law for Council Consideration – Mayor J. Morgan

Motion made by: S. Trosow
Seconded by: D. Ferreira

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

Introduction of Office to Residential By-law for Council Consideration – Mayor J. Morgan

Motion Passed

7. Motions of Which Notice is Given

None.

8. Reports

8.1 12th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 12th Report of the Planning and Environment Committee with the exception of items 4 (3.2), 5 (3.3), and 11 (3.9), BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Planning & Development and Building Housing Update – 2024 Year-To-Date

Motion made by: S. Lehman

That the staff report dated August 13, 2024 entitled "Planning & Development and Building Housing Update - 2024 Year-To-Date" BE RECEIVED for information. (2024-S11)

Motion Passed

3. (3.1) 379 Southdale Road West (Z-9746) (Relates to Bill No. 287)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 1787377 Ontario Inc., relating to the property located at 379 Southdale Road West, the proposed by-law appended to the staff report dated August 13, 2024 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend Zoning By-law No. Z-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Associated Shopping Area Commercial (ASA1/ASA3) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(_)/ASA3) Zone;

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

- D. Murphy, Siv-ik Planning and Design;

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 London Plan, including, but not limited to the Shopping Area Place Type; and,
- the recommended amendment will permit an additional complementary use within existing building stock;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

6. (3.4) 4452 Wellington Road South (Z-9729) (Relates to Bill No. 289)

Motion made by: S. Lehman

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

a) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London), to change the zoning of the subject property FROM an Environmental Review (ER) Zone TO a holding Light Industrial (h-17*LI6) and holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issue through the site plan process:
i) provide a high-quality gateway image along Highway 401 East and Wellington Road South and enhanced landscaping along the gateway corridor shall be required in conformity with the policy framework of The London Plan and Southwest Area Secondary Plan;

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

a communication dated August 12, 2024 from A. Johnson, Greenpeace Alliance;

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

S. Allen, MHBC Planning; and,
- A. Johnson;

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 London Plan, including but not limited to the Shopping Area Place Type, and Key Directions; and,
- the recommended amendment facilitates a broader mix of uses on a serviced site with the urban growth boundary;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

7. (3.5) 757 Southdale Road East (OZ-9742) (Relates to Bills No. 276 and 290)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Judy Kojlak, c/o Zelinka Priamo Ltd. (c/o Matt Campbell) relating to the property located at 757 Southdale Road East:

a) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject properties FROM a Residential R1 (R1-4) Zone TO a compound Holding Residential R1/Office Conversion Special Provision (h-18*R1-4/OC5(_)) Zone;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) closure of driveway nearest the intersection of Southdale Road East and Dearness Drive; and,
ii) the owner enter into an Encroachment Agreement and Boulevard Parking Agreement with the City of London to permit the existing parking area, drive aisle, and proposed second access from Dearness Drive to encroach within the City’s right-of-way;

d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

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

- M. Campbell, Zelinka Priamo Ltd.;

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 London Plan, including, but not limited to the evaluation criteria for Specific Policy

Areas, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would facilitate continuation of the existing standalone medical/dental office building on the subject lands;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

8. (3.6) 267 York Street (OZ-9736) (Relates to Bill No. 277 and 291)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Citi Plaza London Inc., (c/o Zelinka Priamo Ltd.), relating to the property located at 267 York Street:
a) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Downtown Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject properties FROM a Holding Downtown Area (h-1*h-3*DA2*D350) Zone to a Holding Downtown Area Special Provision (h-17*h-(_)*DA2(_)*H150*D2280) Zone;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) no windows to habitable rooms should be provided along the west façade of the proposed podium that abuts the adjacent property on York Street;
ii) provide a minimum of 50% of transparent glazing on the buildings podium on the North (York Street) and East (Wellington Street) facades;
iii) provide a high-quality gateway image of the south façade and design the top of the building to integrate mechanical and elevator penthouses into an architectural feature that will add to the visual interest of the skyline;
iv) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
v) investigate air source heat pump options;
vi) include a minimum of 5% EV charging spots roughed in;
vii) utilize bird friendly policies using the CSA standard;
viii) a rail safety study be required to identify details of the mitigation measures (crash wall) and how it will be integrated into the design;
ix) an encroachment agreement be entered into to permit the underground parking garage to encroach into the daylight triangle;
x) details regarding garbage collection and storage be determined;

xi) the recommendations of the Noise and Vibration Study be implemented; and,
xii) the recommendations of the Wind Study be implemented;

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

- a communication dated August 11, 2024 from C. Butler; and,
- a communication dated August 12, 2024 from A. Johnson, Greenpeace Alliance;

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

- T. Whitney, Zelinka Priamo Ltd.;

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 (PPS), 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, promote transit-supportive development and support long-term economic prosperity. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies and the Downtown Place Type policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendments facilitate the development of a prominent site within the Downtown, Built-Area Boundary and the Primary Transit Area; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

9. (3.7) 1368 Oxford Street East (Z-9745) (Relates to Bill No. 292)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Ashishkumar Patel, Hetalben Sevantilal Patel, (c/o Siv-ik Planning & Design Inc.), relating to the property located at 1368 Oxford Street East:

a) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix A BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a Residential R1/Office Conversion Special Provision (R1-9/OC5(_)) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) provide enhanced salt resistant all-season landscaping to screen the parking from Roehampton Avenue & Oxford Street East; and,
ii) four (4) short-term bicycle parking spaces are required for the proposed medical/dental office conversion;

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

- D. Murphy, Siv-ik Planning and Design;

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 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Rapid Transit Corridors Place Type policies;
- the recommended amendment would permit a new use that is appropriate within the surrounding context; and,
- the recommended amendment would provide access to medical/dental offices in a convenient and accessible location to meet the needs of neighbourhood residents;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

10. (3.8) 539 and 543 Topping Lane (OZ-9737) (Relates to Bill No. 278 and 293)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by South London Investments Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 539 & 543 Topping Lane:

a) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) provide a dedicated paratransit layby;
ii) consider revising the parking layout to ensure all parking spaces are more easily accessible;
iii) ensure a high degree of transparent glazing is provided on the ground floor along both public street frontages;
iv) enhanced tree planting, particularly along the western and northern property lines;
v) landscaping to include at minimum 50% native species, with no invasive species planted;
vi) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
vii) investigate air source heat pump options;
viii) include a minimum of 5% EV charging spots roughed in;
ix) utilize bird friendly policies using the CSA standard; and,
x) consultation with the Municipal Housing Developmet division for the provision of affordable units;

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

- a petition from K. Benke, with 63 signatures; and,
- the project summary from M. Davis, Siv-ik Planning and Design;

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

- M. Davis, Siv-ik Planning and Design;
- K. Benke;
- A. Crawford;
- M. Pryciak;
- R. Scholtes;
- J. Bosdale; and,
- I. Driscoll;

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 (PPS), 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 London Plan, including but not limited to the Key Directions, City Building policies, Specific Policy Areas, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit an appropriate form of redevelopment at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

12. (4.1) Communication from the Upper Thames River Conservation Authority Board of Directors – Extension of Minister’s Direction for Conservation Authorities Regarding Fee Changes Associated with Planning, Development and Permitting Fees

Motion made by: S. Lehman

That the Mayor BE ASKED to write a letter requesting the decision of the Minister of Natural Resources and Forestry of Ontario, Graydon Smith, to reverse the decision to freeze the fees conservation authorities can charge in regard to planning, development, and permitting fees;

it being noted that the Planning and Environment Committee heard a verbal presentation from B. Petrie, Chair, Upper Thames River Conservation Authority Board of Directors, with respect to these matters.

Motion Passed

4. (3.2) 553-557 Upper Queens Street (Z-9747) (Relates to Bill No. 288)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by John MacArthur and Derek Sloan, (c/o Zelinka Priamo Ltd.), relating to the properties located at 553 and 557 Upper Queen Street:

a) the proposed by-law appended to the staff report dated August 13, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a Residential R5 Special Provision (R5-5(_)) Zone; and,

b) the Site Plan Approval Authority BE REQUESTED to consider the following design matters through the site plan process:

i) re-orientation of Units 9 and 10 to provide a minimum driveway length of 6.0 metres to avoid encroachments into the drive-aisle; and,
ii) complete pedestrian connections through the site;

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

- a communication dated August 12, 2024 from A. Johnson, Greenpeace Alliance;

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

- M. Campbell, Zelinka Prfiamo Ltd.;
- E. Vogel;
- A. Johnson; and,
- R. Orr;

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 that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to, the Neighbourhoods Place Type, City Building Policies, and Our Tools;
- the recommended amendment would permit a 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 Primary Transit Area and Built-Area Boundary with an appropriate form of infill development;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): E. Peloza

Motion Passed (14 to 1)

5. (3.3) 455 Highbury Avenue North - (OZ-9739)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Highbury Self Storage Equities Limited, (c/o Zelinka Priamo Ltd.), relating to the property located at 455 Highbury Avenue North:

a) the request to amend the Official Plan for the City of London, 2016, to AMEND the Brydges Street Area Specific Policy in the Light Industrial Place Type of the subject lands, BE REFUSED for the following reasons:

i) the proposed development is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available; and,
ii) the proposed development does not conform to The London Plan (2016), including, but not limited to, the Key Directions, City Design, Intensity and Form policies of the Light Industrial Place Type, as well as the Brydges Street Area Specific Policy;

b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Light Industrial Special Provision (LI1(22)) Zone TO a Light Industrial Special Provision (LI1(_)) Zone, BE REFUSED for the following reasons:

i) the proposed development is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available;
ii) the proposed development does not conform to The London Plan (2016) as the requested Specific Policy is not recommended for approval; and,

iii) the proposed development and requested zoning represent a negative impact to the subject lands as a whole, as the area does not promote outdoor storage within a gateway to the City of London;

it being noted that should Council approve the proposed development, Staff recommend that a holding provision (h-18) that will ensure the development will not occur until such time as that archaeological matters will be addressed;

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

• T. Whitney, Zelinka Priamo Ltd.;

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

• the proposed development is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available;
• the proposed development does not conform to The London Plan (2016) as the requested Specific Policy is not recommended for approval; and,
• the proposed development and requested zoning represent a negative impact to the subject lands as a whole, as the area does not promote outdoor storage within a gateway to the City of London;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Item 5, clause 3.3 reads as follows:

Motion made by: S. Stevenson
Seconded by: P. Cuddy

That the application by Highbury Self Storage Equities Limited, (c/o Zelinka Priamo Ltd.), relating to the property located at 455 Highbury Avenue North BE REFERRED to Civic Administration to work with the applicant to develop a plan for a reduction in expansion to facilitate an adequate tree replacement plan.

Yeas: (8): H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (7): Mayor J. Morgan, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Peloza, and D. Ferreira

Motion Passed (8 to 7)

11. (3.9) 2060 Dundas Street (Z-9547) (Relates to Bill No. 294)

Motion made by: S. Lehman

That, the following actions be taken with respect to the application by 2783142 Ontario Inc., (c/o Zelinka Priamo Ltd.), relating to a portion of the property located at 2060 Dundas Street:

a) the proposed revised, attached by-law BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to

amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of a portion of the subject property FROM a Light Industrial (LI1/LI7) Zone and Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5) Zone TO a Residential R9 Special Provision (R9-3(_)) Zone and an Open Space (OS5) Zone; and,

b) pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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

- H. Froussios, Zelinka Priamo Ltd.;

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 that provide for a range of uses and opportunities for intensification and redevelopment; and,
- the recommended amendment would permit a development at an intensity that is appropriate for the site and the surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion made by: S. Lewis
Seconded by: P. Cuddy

That the motion BE AMENDED to read as follows:

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application 2783142 Ontario Inc. (c/o Zelinka Priamo Ltd.) relating to a portion of the property located at 2060 Dundas Street:

a) proposed by-law attached hereto BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of a portion of the subject property FROM a Light Industrial (LI1/LI7) Zone and Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5) Zone TO a Holding Residential R9 Special Provision (h-_*R9-3(_)) Zone and an Open Space (OS5) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider compensation for woodland and wetland removal be secured through the site plan process;

it being noted that the above noted amendment is being recommended for the following reasons:

i) the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
ii) the recommended amendment would permit a development at an intensity that is appropriate for the site and the surrounding neighbourhood.

it being pointed out that the following individual made a verbal presentation at the public participation meeting held with respect to this application:

- H. Froussios, Zelinka Priamo Ltd.;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

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

That the Council recess at this time, for 10 minutes.

Motion Passed

The Council recesses at 2:42 PM and reconvenes at 2:53 PM.

Motion made by: S. Lewis
Seconded by: P. Cuddy

That item 11, clause 3.9, as amended, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Franke

Motion Passed (14 to 1)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That pursuant to subsection 34(17) of the *Planning Act*, no further notice BE GIVEN.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Item 11, clause 3.9, as amended, reads as follows:

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application 2783142 Ontario Inc. (c/o Zelinka Priamo Ltd.) relating to a portion of the property located at 2060 Dundas Street:

a) proposed by-law attached hereto BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2024, to amend

Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of a portion of the subject property FROM a Light Industrial (LI1/LI7) Zone and Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5) Zone TO a Holding Residential R9 Special Provision (h-_*R9-3(_)) Zone and an Open Space (OS5) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider compensation for woodland and wetland removal be secured through the site plan process;

it being noted that the above noted amendment is being recommended for the following reasons:

i) the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
ii) the recommended amendment would permit a development at an intensity that is appropriate for the site and the surrounding neighbourhood.

it being pointed out that the following individual made a verbal presentation at the public participation meeting held with respect to this application:

- H. Froussios, Zelinka Priamo Ltd.;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

8.2 13th Report of the Corporate Services Committee

Motion made by: H. McAlister

That the 13th Report of the Corporate Services Committee, with the exception of item 4 (4.2), BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) RFT-2023-177 - City Hall Front Entrance Canopy Repairs and Remediation - Contract Amendment and Update

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the report dated August 14, 2024, “RFT-2023-177 - City Hall Front Entrance Canopy Repairs and Remediation - Contract Amendment”:

a) the contract with Tradition Construction Inc. BE INCREASED by $75,000.00 to $413,700.00 (excluding HST) to complete the required unforeseen work associated with the Front Canopy Repairs, in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;

b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report as Appendix "A";

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

d) the Mayor and City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

Motion Passed

3. (4.1) Property Tax Deferral Program

Motion made by: H. McAlister

That the Civic Administration BE DIRECTED to report back to a future meeting of the Corporate Services Committee on the potential for, and considerations related to an updated Property Tax Deferral Program for low-income seniors and low-income persons with disabilities, including the following within the report:

a) a review of provisions from the City of Ottawa's Tax Deferral Program and other similar programs at other municipalities, including:

i) initial and ongoing eligibility requirements;
ii) repayment requirements; and
iii) applicable interest rates and program rules; and

b) an analysis of the financial implications of adopting a Property Tax Deferral Program for the City of London including deferred revenue and additional staffing costs;

it being noted that Corporate Services Committee received a communication dated August 2, 2024 from Councillor S. Trosow, and a communication dated August 8, 2024 from K. M. Pagniello, Executive Director and Lawyer and M. Laliberte, Staff Lawyer, Neighbourhood Legal Services with respect to this matter.

Motion Passed

5. (2.2) Single Source SS-2024-277 J Allyn Taylor Heating System

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the procurement of a replacement heating system for the J Allyn Taylor building (Single Source # SS-2024-277):

a) in accordance with Sections 14.4(d) and 14.4(e) of the Procurement of Goods and Services Policy, the Civic Administration

BE AUTHORIZED to engage CIMCO to design, supply and install a suitable heating system and related auxiliary equipment;

b) the financing for this project BE APPROVED as outlined in the Source of Financing report, as appended to the staff report dated August 14, 2024 as Appendix “A”;

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

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

Motion Passed

6. (5.1) Request for Funding - Grand Theatre

Motion made by: H. McAlister

That notwithstanding previous Council direction restricting the use of the Tourism Infrastructure Reserve Fund for investment in public owned facilities and resources, the Civic Administration BE DIRECTED to allocate up to $400,000 from the Municipal Accommodation Tax fund to the Grand Theatre for the specific purpose of addressing an emergency retrofit of its heating and climate control system, it being noted that the Corporate Services Committee received a communication dated August 8, 2024 and heard a verbal presentation from L. Hansen, Executive Director, Grand Theatre with respect to this matter.

Motion Passed

4. (4.2) Tax-Levy Reduction

Motion made by: H. McAlister

That notwithstanding the Council approved Surplus/Deficit Policy, the following actions be taken:

a) the Civic Administration BE DIRECTED to transfer $3,000,000 from the Community Investment Reserve Fund to the Operating Budget Contingency Reserve (OBCR) to support a $1,000,000 tax-levy reduction in each of the 2025, 2026, 2027 Annual Budget Updates; and

b) the Mayor BE REQUESTED to include the $1,000,000 dollar annual decrease in his 2025, 2026 and 2027 Annual Budget Updates;

it being noted that the Corporate Services Committee received a communication dated August 2, 2024 from Councillors C. Rahman and J. Pribil and a communication dated August 12, 2024 from AM Valastro with respect to this matter.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (2): S. Trosow, and E. Peloza

Motion Passed (13 to 2)

8.3 10th Report of the Community and Protective Services Committee

Motion made by: E. Peloza

That the 10th Report of the Community and Protective Services Committee, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, 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. (2.2) Video Streaming in Select City of London Arenas for Alliance Hockey Members (Relates to Bill No. 271)

Motion made by: E. Peloza

That, on the recommendation of the Deputy City manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated August 12, 2024, related to Video Streaming in Select City of London Arenas for Alliance Hockey Members:

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Council meeting to be held on August 27, 2024, to:

i) approve the Video Streaming Agreement, as appended to the above-noted by-law, between the Greater London Hockey Association and The Corporation of the City of London;
ii) authorize the Mayor and the City Clerk to execute the above-noted Agreement; and,
iii) delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or written designate, to approve and execute any further amendments to the above-noted Agreement if the amendments are substantially in the form of the above-noted Agreement;

b) the above-noted staff report BE RECEIVED. (2024-M16)

Motion Passed

3. (2.3) Amendment to Single Source Procurement SS-2024-189: Dearness Home PointClickCare.Com Master Service Agreement (Relates to Bill No. 272)

Motion made by: E. Peloza

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 August 12, 2024, related to an Amendment to the Single Source Procurement SS-2024-189 for the Dearness Home PointClickCare.Com Master Service Agreement:

a) the amendment of the PointClickCare.com Master Service Agreement and Schedule of Exceptions to MSA ("MSA"), as appended to the above-noted staff report, as Schedule 1, Single Source contract file number SS-2024-189 with Pointclickcare Technologies Inc., BE APPROVED to include the PCC Nursing Advantage – Clinical Pathways module, and Dedicated Training Environment with the additional costs of $19,079.88 annually (total annual contract value of $65,269.62) plus a one time set up fee of $1,000;

b) the approval given, herein, BE CONDITIONAL upon the Corporation entering into formal contracts to include the Nursing Advantage – Clinical Pathways module as appended to the above-noted staff report as Schedule 2, Dedicated Training Environment as appended as Schedule 3, RNAO's Clinical Pathway License Agreement as appended as Schedule 4 and Nquire Data System Usage Agreement for Non-BPSOS as attached as Schedule 5;

c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting of August 27, 2024, to:

i) approve the amendment of the PointClickCare.com Master Service Agreement and Schedule of Exceptions to MSA ("MSA"), Single Source contract file number SS-2024-189, between PointClickCare Technologies Inc. (PCC Technologies") and The Corporation of the City of London, to include the PCC Nursing Advantage – Clinical Pathways module, Dedicated Training Environment and related services fees as appended to the above-noted by-law;
ii) approve the RNAO Clinical Pathway License Agreement and Nquire Data System Usage Agreement for Non-BPSOS, as appended to the above-noted by-law, between RNAO, 4211 Yonge Street, North York, Ontario, M2P 2A9 and The Corporation of the City of London;
iii) delegate authority to the Deputy City Manager, Social and Health Development and/or the City Manager, to:

A) represent the City (City Representative) with respect to the above-noted MSA and RNAO proprietary agreements;
B) execute the above-noted agreement on behalf of the City of London;
C) approve and execute the amending agreements, additional terms to the MSA and the RNAO proprietary agreements that are consistent with the requirements contained in the PointClickCare MSA and that do not require additional City of London funding or are provided for in the City's current budget and do not increase the indebtedness or contingent liabilities of the City and in accordance with the City's Procurement of Goods and Services Policy; and,

iv) delegate authority to the Deputy City Manager, Social and Health Development and the Dearness Home Administrator to approve and execute other documents which are necessary in relation to the MSA, RNAO proprietary agreements and any future Ministry of Health and Long-Term Care projects that utilize the PCC software that are consistent with the requirements contained in the PointClickCare MSA and that do not require additional City of London funding or are provided for in the City's current budget and do not increase the indebtedness or contingent liabilities of the City and in accordance with the City's Procurement of Goods and Services Policy;

d) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this contract and any future Ministry of Health and Long-Term Care projects that utilize the PCC software. (2024-A03)

Motion Passed

4. (2.1) 8th Report of the Animal Welfare Community Advisory Committee

Motion made by: E. Peloza

That the following actions be taken with respect to the 8th Report of the Animal Welfare Community Advisory Committee, from the meeting held on August 1, 2024:

a) the ~~attached~~ Animal Welfare Community Advisory Committee Recommendations Related to Canada Geese document and Habitat Modification and Canada Geese Source Book BE FORWARDED to the Civic Administration for their consideration;

b) subject to the approval of the Strategic Communications Division, the printing of the Animal Welfare Community Advisory Committee Banner BE APPROVED;

c) clauses 1.1, 3.1, 4.1, 5.1, 5.4 and 5.5 BE APPROVED; and,

d) the Civic Administration BE DIRECTED to provide the available information to the City Clerk's Office for distribution with respect to complaints regarding Canadian Geese, including the location of complaints and the frequency of geese and human conflict.

Motion Passed

8.4 11th Report of the Civic Works Committee

Motion made by: A. Hopkins

That the 11th Report of the Civic Works Committee with the exception of item 9 (4.2), BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, 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. (2.3) Oxford Street West Improvements - Environmental Assessment Study, Notice of Completion

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated August 13, 2024, related to Oxford Street West Improvements Environmental Assessment Study Notice of Completion:

a) the Environmental Study Report for the Oxford Street West Improvements BE ACCEPTED;

b) a Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,

c) the Environmental Study Report BE PLACED on the public record for a 30-day review period. (2024-T06)

Motion Passed

3. (2.4) Traffic Management Initiatives

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated August 13, 2024, with respect to Traffic Management Initiatives BE RECEIVED. (2024-T08)

Motion Passed

4. (2.5) Stoney Creek Valley Pathway Connection to the Thames Valley Parkway - Appointment of Consulting Engineer

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated August 13, 2024, related to the Stoney Creek Valley Pathway Connection to the Thames Valley Parkway:

a) Dillon Consulting Limited BE AUTHORIZED to carry out the construction contract administration phase in the amount of $120,879.00 (excluding HST), in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;

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

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

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-E02)

Motion Passed

5. (2.6) Contract Award - Tender No. RFT-2024-120 East London Link and Municipal Infrastructure Improvements Phase 3B - Highbury Avenue North CPKC Bridge (Relates to Bill No. 286)

Motion made by: A. Hopkins

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated August 13, 2024, related to the Contract Award for Tender No. RFT-2024-120 East London Link and Municipal Infrastructure Improvements Phase 3B for the Highbury Avenue North CPKC Bridge:

a) the bid submitted by GIP Construction and Materials Limited, at its tendered price of $24,961,879.38 (excluding HST), for the East London Link and Municipal Infrastructure Improvements Phase 3B Highbury Avenue North CPKC Bridge project, BE ACCEPTED; it being noted that the bid submitted by GIP Construction and Materials Limited was the lowest of five (5) bids received and meets the City's specifications and requirements in all areas;

b) Dillon Consulting Limited BE AUTHORIZED to carry out the construction inspection and contract administration for the said project in accordance with the estimate, at an upset amount of $2,684,689.98 (excluding HST), in accordance with Section 15.2 (g) of the City of London’s Procurement of Goods and Services Policy;

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

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

e) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project as it relates to interaction with CPKC Railway;

f) the Civic Administration BE AUTHORIZED to approve Memorandums of Understanding between The Corporation of the City of London and public utilities and private service owners in relation to the cost-sharing of servicing works contained within the East London Link and Municipal Infrastructure Improvements Phase 3B Highbury Avenue North CPKC Bridge project contract;

g) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender RFT-2024-120); and,

h) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2024-L04)

Motion Passed

6. (2.2) Johnson-Gough Municipal Drain Extension - Meeting to Consider (Relates to Bill No. 297)

Motion made by: A. Hopkins

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated August 13, 2024, related to the Johnson-Gough Municipal Drain Extension:

a) the drainage report, as appended to the above-noted staff report, prepared by Spriet Associates London Ltd, Consulting Engineers for the construction of the Johnson-Gough Municipal Drain (2024) BE ADOPTED; it being noted the notice of the public meeting was provided in accordance with the provisions of section 41 of the Drainage Act; and,

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED and BE GIVEN two readings at the August 27, 2024 Council Meeting to provide for Drainage Works in the City of London (Construction of the Johnson-Gough Municipal Drain); it being noted that the third reading of the by-law for enactment would occur at the Council meeting after holding of the Court of Revision in connection with the project;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2024-E09)

Motion Passed

7. (2.1) 8th Report of the Integrated Transportation Community Advisory Committee

Motion made by: A. Hopkins

That the following actions be taken with respect to the 8th Report of the Integrated Transportation Community Advisory Committee from the meeting held on July 17, 2024:

a) the following actions be taken with respect to the Environment and Transit Sub-Committee item, as appended to the Agenda:
i) the London Transit Commission (LTC) BE REQUESTED to run a driver's awareness campaign/education program related to the issue of lane jumping around city buses and to have an ongoing campaign on the LTC website; and,
ii) the London Police Services and the London Transit Commission BE REQUESTED to work together on enforcement to allow buses to merge back into traffic after a stop; and,

b) clauses 1.1, 3.1, 3.2 and 4.2 to 4.4 BE RECEIVED.

Motion Passed

8. (4.1) Councillor S. Franke - Planned Green Municipal Fund Project Applications in the Next 12-24 Months Request

Motion made by: A. Hopkins

The communication dated July 11, 2024, from Councillor S. Franke, with respect to a request for a report back to a future meeting of the Civic Works Committee regarding the Planned Green Municipal Fund Project Applications in the next 12-24 months BE REFERRED to the Strategic Priorities and Policy Committee to be brought forward with the future 2024 Climate Emergency Action Plan Update; it being noted that the communication, dated August 8, 2024, from C. Butler, with respect to this matter, was received. (2024-F11A)

Motion Passed

9. (4.2) Councillor H. McAlister - Update to the Hamilton Road Streetscape Master Plan

Motion made by: A. Hopkins

That the following actions be taken with respect to the communication dated August 1, 2024, from Councillor H. McAlister, related to an Update to the Hamilton Road Streetscape Master Plan:

a) the Civic Administration BE DIRECTED to include, as part of the Mobility Master Plan, identification of an update to the Hamilton Road Streetscape Master Plan from Adelaide St to Highbury Ave, which could include a three-lane reconfigured road layout with protected bike lanes, and accessible sidewalks; it being noted that any large-scale redesign recommendations would be considered through the next Multi-Year Budget cycle for 2028-2031; and,

b) the Civic Administration BE DIRECTED to prepare a budget amendment for the Hamilton Road Streetscape Master Plan for consideration in the earliest possible update after completion of the Mobility Master Plan; it being noted that the communications, as appended to the Added Agenda, from C. Luistro, Hamilton Road BIA and V. Da Silva, with respect to this matter, were received. (2024-T08)

Yeas: (5): H. McAlister, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Nays: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Peloza, and S. Hillier

Motion Failed (5 to 10)

At 3:22 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.

At 3:27 PM, His Worship Mayor J. Morgan resumes the Chair.

Item 9, clause 4.2, reads as follows:

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

That the communication from Councillor H. McAlister with regards to an Update to the Hamilton Road Streetscape Master Plan BE RECEIVED.

it being noted that the communications, as appended to the Added Agenda, from C. Luistro, Hamilton Road BIA and V. Da Silva, with respect to this matter, were received. (2024-T08)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

8.5 13th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 13th Report of the Strategic Priorities and Policy Committee with the exception of items 3 (2.2) and 5 (5.1), BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, 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) City of London Community Grants Program Grassroots, Innovation and Capital Funding Allocations (2024)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated August 15, 2024, titled “City of London Community Grants Program Grassroots, Innovation, and Capital Funding Allocations (2024)” and the revised Appendix "A", as appended to the added agenda, BE RECEIVED for information.

Motion Passed

4. (4.1) 2023 Climate Emergency Action Plan Progress Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken:

a) the staff report dated August 15, 2024, providing a summary of progress and policy implications and opportunities pertaining to the Climate Emergency Action Plan as well as the appended 2023 Climate Emergency Action Plan Progress Report as Appendix “A” BE RECEIVED for information;

b) the Civic Administration BE DIRECTED to report back as part of the Climate Emergency Action Plan Update Report in January 2025 on revised timelines and completion dates for the actions that have been delayed or are under review including the rationale and potential impacts;

c) the provincially required 2024-2028 Corporate Energy Conservation and Demand Management (CDM) Plan, as appended to the staff report within Appendix “B”, BE APPROVED; and

d) the Mayor BE REQUESTED to engage with the Minister of Energy to discuss London’s efforts on the Climate Emergency Action Plan and how provincial energy policies are impacting London’s ability to achieve our climate targets.

it being noted that the Strategic Priorities and Policy Committee received a presentation from the Director, Climate Change, Environment & Waste Management and received a communication dated August 12, 2024 from B. Samuels and a communication dated August 13, 2024 from M. A. Hodge, Climate Action London with respect to this matter.

Motion Passed

3. (2.2) Secondary School Student Transit Pass Pilot Program

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken:

a) the report dated August 15, 2024, with respect to the Secondary School Student Transit Pass Pilot Program BE RECEIVED; and

b) the secondary school pilot project BE DEFERRED to school years beginning September 2025 and September 2026 to provide for the Civic Administration together with London Transit Commission (LTC) to develop a Memorandum of Understanding (MOU) with the Thames Valley District School Board (TVDSB), for the purpose of partnering to deliver a pilot project to provide annual transit passes to secondary school students at Clarke Road Secondary School for Grade 9 students in year one and Grade 9 and Grade 10 students in year two, with a report back to Council on the MOU, appropriate source of financing, and metrics as previously directed.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and S. Trosow

Motion Passed (13 to 2)

Motion made by: S. Trosow

That the motion BE AMENDED by deleting the words "at Clarke Road Secondary School" in paragraph b).

Motion made by: S. Franke

That, pursuant to section 10.5 of the Council Procedure By-law with respect to the Chair's ruling that the amendment to remove reference to Clarke Road Secondary School is not in order, shall the ruling of the Chair BE SUSTAINED?

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, E. Peloza, and S. Hillier

Nays: (6): H. McAlister, S. Trosow, C. Rahman, A. Hopkins, S. Franke, and D. Ferreira

Motion Passed (9 to 6)

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

That the Secondary School Student Transit Pass Pilot Program BE REFERRED back to the Strategic Priorities and Policy Committee to explore options that serve other school routes.

Yeas: (5): H. McAlister, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Nays: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Peloza, and S. Hillier

Motion Failed (5 to 10)

Item 3, clause 2.2, reads as follows:

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken:

a) the report dated August 15, 2024, with respect to the Secondary School Student Transit Pass Pilot Program BE RECEIVED; and

b) the secondary school pilot project BE DEFERRED to school years beginning September 2025 and September 2026 to provide for the Civic Administration together with London Transit Commission (LTC) to develop a Memorandum of Understanding (MOU) with the Thames Valley District School Board (TVDSB), for the purpose of partnering to deliver a pilot project to provide annual transit passes to secondary school students at Clarke Road Secondary School for Grade 9 students in year one and Grade 9 and Grade 10 students in year two, with a report back to Council on the MOU, appropriate source of financing, and metrics as previously directed.

5. (5.1) Request for London Police Services Delegation

Motion made by: S. Lewis

That the following actions be taken:

a) the Civic Administration BE DIRECTED to invite London Police Chief T. Truong to appear before the Strategic Priorities and Policy Committee as a delegation at the September 17, 2024 meeting, along with any staff he deems appropriate to accompany him; and

b) pursuant to section 36.3 of the Council Procedure By-law, the delegate BE PERMITTED to speak an additional five (5) minutes with respect to this matter followed by a Question and Answer session;

it being noted that the Strategic Priorities and Policy Committee received a communication dated August 9, 2024 from Councillor E. Peloza with respect to this matter.

Motion made by: E. Peloza
Seconded by: C. Rahman

That the motion BE AMENDED to read as follows:

That the following actions be taken with respect to the London Police Services delegation invite:

a) the Civic Administration BE DIRECTED to invite London Police Chief T. Truong to appear before the Strategic Priorities and Policy Committee as a delegation at the October 8, 2024 meeting, along with any staff he deems appropriate to accompany him;

b) London Police Chief T. Truong BE REQUESTED to submit any public reports that may be of reference for his presentation to be part of the Strategic Priorities and Policy Committee public agenda;

c) pursuant to section 36.3 of the Council Procedure By-law, the delegate BE PERMITTED to speak an additional five (5) minutes with respect to this matter followed by a Question and Answer session; and

d) the Civic Administration BE DIRECTED to invite the London Police Chief to appear before the Strategic Priorities and Policy Committee as a delegation annually, along with any staff he deems appropriate to accompany him.

it being noted that the Strategic Priorities and Policy Committee received a communication dated August 9, 2024 from Councillor E. Peloza with respect to this matter.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: E. Peloza
Seconded by: A. Hopkins

That item 5, clause 5.1, as amended, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Item 5, clause 5.1, as amended, reads as follows:

That the following actions be taken with respect to the London Police Services delegation invite:

a) the Civic Administration BE DIRECTED to invite London Police Chief T. Truong to appear before the Strategic Priorities and Policy Committee as a delegation at the October 8, 2024 meeting, along with any staff he deems appropriate to accompany him;

b) London Police Chief T. Truong BE REQUESTED to submit any public reports that may be of reference for his presentation to be part of the Strategic Priorities and Policy Committee public agenda;

c) pursuant to section 36.3 of the Council Procedure By-law, the delegate BE PERMITTED to speak an additional five (5) minutes with respect to this matter followed by a Question and Answer session; and

d) the Civic Administration BE DIRECTED to invite the London Police Chief to appear before the Strategic Priorities and Policy Committee as a delegation annually, along with any staff he deems appropriate to accompany him.

it being noted that the Strategic Priorities and Policy Committee received a communication dated August 9, 2024 from Councillor E. Peloza with respect to this matter.

9. Added Reports

9.1 14th Report of Council in Closed Session

Motion made by: S. Lehman

That the 14th Report of the Council, In Closed Session, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

That Clauses 1 to 3 of the 14th Report of the Council, In Closed Session, reads as follows:

1. Offer to Purchase Industrial Lands – 2086192 Ontario Ltd. – Huron Industrial Park

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned industrial land located in Huron Industrial Park C3, being composed of being Part of Lots 2 & 3, Concession 2, and to be further described with a new reference plan, which is part of PIN 08151-0155, located in the City of London, County of Middlesex, as outlined in red on the sketch attached hereto as Appendix "A", the Agreement of Purchase and Sale (the "Agreement"), attached as Appendix "B", submitted by 2086192 Ontario Ltd. (the "Purchaser") to purchase 14.01 acres of the subject property from the City, at a purchase price of $2,942,100.00, reflecting a sale price of $210,000.00 per acre BE ACCEPTED, subject to the conditions and terms as set out in the Agreement.

2. Offer to Purchase Industrial Lands – 1127030 BC Ltd. – 2865 Innovation Drive – Innovation Park Phase I

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned industrial land located in Innovation Park Phase I, Part of Block 7, 33M-544, designated as Part of Part 2, Part of Part 3 and Part 4, Plan 33R-17213, save and except Parts 1 and 2, Plan 33R-19042 and being part of PIN 08197-0263 and to be further described in a reference plan to be deposited in City of London, County of Middlesex, as outlined on the sketch attached hereto as Appendix "A", the Agreement of Purchase and Sale (the "Agreement"), attached as Appendix "B", submitted by 1127030 BC Ltd. (the Purchaser), to purchase approximately 9.7 acres of the subject property from the City, at a purchase price of $2,037,000.00, reflecting a sale price of $210,000.00 per acre BE ACCEPTED, subject to the conditions and terms as set out in the Agreement.

3. Offer to Purchase Industrial Lands – Maple Armor Group Corporation – Innovation Park Phase IV

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned industrial land located in Innovation Park Phase IV, being composed of Part of Blocks 4 and 5 and Part of Boyd Court (Closed by By-Law S.-5300-275, Registered as Inst. No. ER742388), (designated as Parts 1 and 2 on Deposited Plan 33R-17815) all on Registered Plan 33M-609, in the City of London, County of Middlesex and subject to final reference plan, as outlined on the sketch attached hereto as Appendix "A", the Agreement of Purchase and Sale (the "Agreement"), attached as Appendix "B", submitted by Maple Armor Group Corporation (the

Purchaser) to purchase 14 acres more or less of the subject property from the City, at a purchase price of $2,940,000.00, reflecting a sale price of $210,000.00 per acre BE ACCEPTED, subject to the conditions and terms as set out in the Agreement.

That progress was made with respect to items 4.1, 4.5, 4.6, and 4.7 as noted on the public agenda, (6.1/12/PEC), (6.4/13/CSC), (6.1/13/SPPC), and (6.2/13/SPPC).

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Bill No.'s 270 to revised Bill No. 294, with the exclusion of Bill No.'s 275 and 286, and including Bill No. 297, and Added Bill No.'s 298, 299 and 300, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Cuddy
Seconded by: J. Pribil

That Second Reading of Bill No.'s 270 to revised Bill No. 294, with the exclusion of Bill No.'s 275 and 286, and including Bill No. 297, and Added Bill No.'s 298, 299 and 300, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Cuddy
Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No.'s 270 to revised Bill No. 294, with the exclusion of Bill No.'s 275 and 286, and including Added Bill No.'s 298, 299 and 300, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Cuddy
Seconded by: S. Lewis

That Introduction and First Reading of Bill No. 275, BE APPROVED.

Motion Passed

Motion made by: J. Pribil
Seconded by: D. Ferreira

That Second Reading of Bill No. 275, BE APPROVED.

Motion Passed

At 4:22 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.

At 4:23 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: P. Cuddy
Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No. 275, BE APPROVED.

Motion Passed

Motion made by: S. Trosow
Seconded by: P. Cuddy

That Introduction and First Reading of Bill No.'s 286, 295, and 296, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

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

That Second Reading of Bill No.'s 286, 295, and 296, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

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

That Third Reading and Enactment of Bill No.'s 286, 295, and 296, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Motion Passed (13 to 2)

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

Bill No. 270	By-law No. A.-8529-194 - A by-law to confirm the proceedings of the Council Meeting held on the 27th day of August 2024. (City Clerk)
Bill No. 271	By-law No. A.-8530-195 - A by-law to approve and authorize the execution of the Agreement between the Greater London Hockey Association and The Corporation of the City of London. (2.2/10/CPSC)
Bill No. 272	By-law No. A.-8531-196 - A by-law to approve the RNOA proprietary agreements and an amendment to the PointClickCare Master Subscription Agreement and Schedule of Exceptions Agreement to MSA (“MSA”) between The Corporation of the City of London and PointClickCare Technologies Inc., the licensee of the Electronic Health Record management software in use at Dearness Home. (2.3/10/CPSC)
Bill No. 273	By-law No. A.-6866(b)-197 - A by-law to amend By-law No. A-6866-270, as amended, respecting the London Convention Centre Corporation. (4.1/3/SPPC)
Bill No. 274	By-law No. CPOL.-228(e)-198 - A by-law to amend By-law No. CPOL.-228-480, as amended, being "Council Members’ Expense Account" to amend section 4.1. (2.3/12/SPPC)
Bill No. 275	By-law No. C.P.-1467(m)-199 - A by-law to amend C.P.-1467-175, as amended, being “A by-law to establish financial incentives for the Downtown Community Improvement Project Areas”. (Mayor)
Bill No. 276	By-law No. C.P.-1512(dq)-200 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 757 Southdale Road East (3.5a/12/PEC)
Bill No. 277	By-law No. C.P.-1512(dr)-201 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating 267 York Street (3.6a/12/PEC)
Bill No. 278	By-law No. C.P.-1512(ds)-202 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 539 & 543 Topping Lane (3.8a/12/PEC)
Bill No. 279	By-law No. S.-6344-203 - A by-law to assume certain works and services in the City of London. (Victoria on the River, Phase 1, Plan 33M-672) (Deputy City Manager, Environment & Infrastructure)
Bill No. 280	By-law No. S.-6345-204 - A by-law to assume certain works and services in the City of London. (Victoria on the River, Phase 2, Plan 33M-688) (Deputy City Manager, Environment & Infrastructure)

Bill No. 281	By-law No. S.-6346-205 - A by-law to assume certain works and services in the City of London. (Victoria on the River, Phase 3, Plan 33M-707) (Deputy City Manager, Environment & Infrastructure)
Bill No. 282	By-law No. S.-6347-206 - A by-law to assume certain works and services in the City of London. (Victoria on the River, Phase 5, Plan 33M-773) (Deputy City Manager, Environment & Infrastructure)
Bill No. 283	By-law No. S.-6348-207 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Barn Swallow Place; as part of Holbrook Drive; and as part of Constance Avenue) (Chief Surveyor – registration of Plan 33M-843 requires 0.3m reserves on abutting registered plans to be dedicated as public highway to provide unobstructed access to the subdivision)
Bill No. 284	By-law No. S.-6349-208 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Gore Road) (Chief Surveyor – for road widening purposes pursuant to Consent File B.022/23)
Bill No. 285	By-law No. S.-6350-209 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Finley Crescent) (Chief Surveyor – release of a one-foot reserve in connection with approval of Consent File B.029/23)
Bill No. 286	By-law No. W.-5706-210 - A by-law to authorize the East London Link Stops Rapid Transit (Project RT1430-3D) (2.6/10/CWC)
Bill No. 287	By-law No. Z.-1-243238 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 379 Southdale Road West (3.1/12/PEC)
Bill No. 288	By-law No. Z.-1-243239 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 553 and 557 Upper Queen Street (3.2/12/PEC)
Bill No. 289	By-law No. Z.-1-243240 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4452 Wellington Road South (3.4/12/PEC)
Bill No. 290	By-law No. Z.-1-243241 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 757 Southdale Road East (3.5b/12/PEC)
Bill No. 291	By-law No. Z.-1-243242 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 267 York Street (3.6b/12/PEC)
Bill No. 292	By-law No. Z.-1-243243 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1368 Oxford Street East (3.7/12/PEC)
Bill No. 293	By-law No. Z.-1-243244 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 539 & 543 Topping Lane (3.8b/12/PEC)
Bill No. 294	By-law No. Z.-1-243245 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2060 Dundas Street (3.9/12/PEC)

Bill No. 295	By-law No. L.S.P.-3518-211 - A by-law to expropriate lands in the City of London, in the County of Middlesex, for the East London Link Project - Phase 4. (Director, Realty Services)
Bill No. 296	By-law No. L.S.P.-3519-212 - A by-law to expropriate lands in the City of London, in the County of Middlesex, for the Wellington Gateway Project. (Director, Realty Services)
Bill No. 297	A by-law to provide for Drainage Works in the City of London (Construction of the Johnson- Gough Municipal Drain) (2.2/11/CWC) (Two readings only)
Bill No. 298	By-law No. A.-8532-213 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 2086192 Ontario Ltd. for the sale of the City owned industrial land located in Huron Industrial Park, being composed of Part of Lots 2 & 3, Concession 2, and to be further described with a new reference plan, containing an area of approximately 14.01 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/13/CSC)
Bill No. 299	By-law No. A.-8533-214 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 1127030 BC Ltd., for the sale of the City owned industrial land located in Innovation Park, being composed of Part of Block 7, 33M-544, designated as Part of part 2, Part of part 3 and Part 4, Plan 33R-17213, save and except Parts 1 and 2, Plan 33R-19042, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/13/CSC)
Bill No. 300	By-law No. A.-8534-215 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Maple Armor Group Corporation., for the sale of the City owned industrial land located in Innovation Park Phase IV, being composed of Part of Blocks 4 and 5 and Part of Boyd Court (Closed by By-Law S.-5300-275, Registered as Inst. No. ER742388), (designated as Parts 1 and 2 on Deposited Plan 33R-17815) All on Registered Plan 33M-609 and to authorize the Mayor and the City Clerk to execute the Agreement (6.3/13/CSC)

14. Adjournment

Motion made by: S. Lewis
Seconded by: P. Cuddy

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:26 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk