

Planning and Environment Committee

Report

5th Meeting of the Planning and Environment Committee
March 19, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C.Rahman, S. Franke, S. Hillier

ALSO PRESENT: Councillors J. Pribil, A. Hopkins and D. Ferreira; J. Adema, G. Bailey, C. Cernanec, M. Corby, B. Coveney, I. de Ceuster, K. Edwards, A. Eiveri, D. Escobar, K. Gonyou, A. Hovius, M. Hynes, P. Kavcic, B. Lambert, J. Lee, T. Macbeth, S. Mathers, C. Maton, H. McNeely, B. O'Hagan, B. Page, M. Pease, M. Tomazincic, D. Vander Pryt, K. Wilding and J. Yanchula
Remote Attendance: M. Clark, S. Grady, D. Harpal, E. Hunt, E. Skalski and S. Thompson
The meeting is called to order at 1:00 PM; it being noted that Councillor S. Hillier was in remote attendance.

- 1. Disclosures of Pecuniary Interest
- 2. Consent

Moved by: C. Rahman
Seconded by: S. Lewis

That Items 2.1 and 2.2 BE APPROVED

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

- 2.1 Heritage Designation for 244 Base Line Road East

Moved by: C. Rahman
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the request for designation of the property located at 244 Base Line Road East:

a) Notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council’s intention to designate the property located at 244 Base Line Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report; and,

b) should no objections to Municipal Council’s notice of intention to designate be received, a by-law to designate the property located at 244 Base Line Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

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

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. (2024-R01)

Motion Passed

2.2 Building Division Monthly Report

Moved by: C. Rahman
Seconded by: S. Lewis

That the Building Division monthly reports for the months of January and February, 2024 BE RECEIVED for information. (2023-A23)

Motion Passed

3. Scheduled Items

3.1 Amendment to the Industrial Lands Community Improvement Plan (O-9647)

Moved by: S. Lewis
Seconded by: C. Rahman

That, on the recommendation of the Director, Economic Services and Supports, the following actions be taken with respect to amending the Industrial Lands Community Improvement Plan:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024, to AMEND By-law C.P.-1494-217, as amended, being "A By-law to adopt the Community Improvement Plan for Industrial Land uses", by:
- i) DELETING Schedule "2", the Industrial Lands Community Improvement Plan and REPLACING it with Schedule "2" as appended to the staff report dated March 19, 2024;
 - ii) DELETING Schedule "3", the revised Industrial Lands Development Charges Grant - Incentive Program Guidelines and REPLACING it with Schedule "3" as appended to the staff report dated March 19, 2024; and,
 - iii) DELETING Schedule "4", the Industrial Corridor Enhancement Grant - Incentive Program Guidelines, from By-law C.P.-1494-217;

it being noted that the Planning and Environment Committee received a communication dated March 14, 2024 from C. Butler, with respect to these matters;

it being further noted that no individuals spoke at the public participation meeting associated with these matters;

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

- implement Municipal Council direction following the 5-Year Community Improvement Plans and Financial Incentives Review;
- an Industrial Lands Community Improvement Plan that aligns with the latest policies outlined in relevant City of London documents, such as the City's Strategic Plan 2023-2027, the Industrial Land Development Strategy and other Community Improvement Plans; and,

- remove outdated Community Improvement Plan goals and replace them with update Community Improvement Plan goals and objectives; it being noted that this action will result in an Industrial Lands Community Improvement Plan that aligns with current City policies and Municipal Council strategic directions;

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. (2024-D19)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman
 Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman
 Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.2 6097 Colonel Talbot Road (Z-9698)

Moved by: S. Franke
 Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 2803767 Ontario Inc., c/o MHBC Planning, relating to the property located at 6097 Colonel Talbot Road, the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Agricultural (AG2) Zone TO an Agricultural Special Provision (AG2(_)) and holding Agricultural Commercial Special Provision (h-17*h-18*AGC1(_)) Zone;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024, from A. Johnson, with respect to these matters;

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

- J. Gaudet, MHBC Planning;

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 Key Directions, City Design and Building policies, and the Farmland Place Type & Environmental Review policies; and,
- the proposed use is considered appropriate within the adjacent land uses and considers both the long-term protection of agricultural resources and the long-term compatibility of uses;

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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman
 Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke
 Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.3 192-196 Central Avenue (Z-9695)

Moved by: S. Lewis
 Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Farhi Holdings Corporation, relating to the property located at 192-196 Central Avenue:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 R10/Office Residential/Temporary Zone (R10-4*H26/OR5*D303*H26/T-70)) Zone TO a Residential R10 Special Provision (R10-4()) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) ensure the landscape plan is implemented;
 - ii) ensure a west interior side yard setback of 1.5 metres for 3rd floor amenity space encroachment;

- iii) ensure a minimum setback of 1.5 metres from all property lines to the underground parking structure;
- iv) demonstrate that the recommendations included within Section 9 of the Heritage Impact Assessment are implemented;
- v) consultation with the Municipal Housing Development division for the provision of affordable units be undertaken as part of the Site Plan process;

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

- D. Galbraith, up consulting; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- D. Galbraith, up consulting;
- F. Devereaux;
- M. O'Dwyer;
- P. Cullimore; and,
- A.-M. Valastro;

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 amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment conforms to the High-Density Residential overlay, Near-Campus Neighbourhoods and Talbot Mixed-Use Area policies; 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.4 900 Jalna Boulevard (Z-9697)

Moved by: S. Franke
Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 900 Jalna GP Ltd, c/o MHBC Planning, relating to the property located at 900 Jalna Boulevard:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Commercial Recreation (CR) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;

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

- i) the main building entrance for units fronting Southdale Road East shall be oriented to the street;
- ii) provide a minimum parking setback of 1.5m from the western property line to allow for appropriate landscape buffering and screening;
- iii) consider revising the right-in, right-out, access driveway to be a full access driveway instead;
- iv) consider providing a communal paratransit layby internal to the property;
- v) consider providing a safe and accessible pedestrian connection between the central townhouse block and the rest of the property;
- vi) enhanced tree planting;
- vii) consider inclusion of green roof elements, as per submitted renderings
- viii) include 50% native species for landscaping
- ix) larger parking setbacks and/or larger landscape islands be considered to increase tree planting in addition to the existing SPA directions
- x) include short-term bike parking

c) 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 noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson with respect to these matters:

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

- J. Gaudet, MHBC Planning;

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, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and
- the recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of housing options;

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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.5 300 and 306 Princess Street (OZ-9688)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 1000566345 Ontario Inc. & Domus Development (London) Inc., relating to the properties located at 300 and 306 Princess Street:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 March 19, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone TO a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone;

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

- C. Kulchycki, 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, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies;
- the recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and,
- the recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit Area;

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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.6 3010-3050 Yorkville Street (Z-9692)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 731675 Ontario Limited, (c/o York Developments), relating to the properties located at 3010-3050 Yorkville Street:

a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone TO a Residential R9 Special Provision Bonus (R9-7(*)*B-57*H68) Zone and a Holding Residential R9 Special Provision/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h-_*R9-7(**)/CC4(5)/RO2(32)*B-57*H45) Zone;

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

i) implementation of the Urban Design Guidelines for 3080 Bostwick Road;

ii) implementation of the recommendations of the Noise Study;

iii) details regarding garbage storage and collection be finalized; and,

iv) consider a design for the forecourt at the principle building entrance that complements the design of the forecourt and playground at the Bostwick Community Centre;

c) 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 noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson with respect to these matters;

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

- J. Gaudet, MHBC Planning;

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;
- the recommended amendment conforms to the Southwest Area Secondary Plan, including, but not limited to the Bostwick Residential Neighbourhood policies and the Urban Design Guidelines for 3080 Bostwick Road; and,
- the recommended amendment facilitates the development of an appropriate form of high density, mixed-use development within the Built Area 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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.7 460 Asher Crescent (Z-9701)

Moved by: S. Franke

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Drewlo Holdings Inc., relating to the property located at 460 Asher Crescent, known legally as Block 231, 33M-826:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Holding Residential R4/R5/R6 (h*h-54*h-71*h-100*R4-6/R5-4/R6-5) Zone TO a Residential R6 Special Provision (R6-5 ()) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) locate and design the apartment and townhouse buildings to provide street-oriented development along Commissioners Road East, Jackson Road, Reardon Boulevard, and Asher Crescent;
 - ii) locate apartment building 'B' closer to Jackson Road to provide more landscaped open space between the apartment buildings 'A' and 'B';
 - iii) realign townhouse Blocks D, E, F, G, H & I to run north-south with townhouse buildings oriented to Jackson Road and an internal grid network of private drives;
 - iv) provide pedestrian connectivity between the townhouse and apartment portions of the proposed development and to the public streets, including Commissioners Road East;
 - v) provide adequate landscaped open space and outdoor amenity areas to serve the needs of the residents of the proposed development;
 - vi) provide enhanced design of side elevations of apartment and townhouse buildings that face municipal streets;
 - vii) provide enhanced tree planting; and,
 - viii) include 40% to 50% native species for landscaping;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson with respect to these matters;

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

- C. O'Brien, Drewlo Holdings; and,
- S. Munn;

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, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment contributes to the range and mix of housing options within the area;

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. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.8 Official Plan Review of The London Plan and Land Needs Assessment Update (O-9595)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan Review with Land Needs Assessment:

- a) the Civic Administration BE DIRECTED to reinstate the Official Plan Review which is consistent with Section 26 of the Planning Act, noting the review will be phased to prioritize a Land Needs Assessment in support of the City's housing supply initiatives;
- b) the Civic Administration BE DIRECTED to incorporate the industrial conversions into the City's land supply of the Land Needs Assessment, with the exception of 2496 Dundas Street;
- c) the property located at 2496 Dundas Street BE RE-EVALUATED for consideration of possible industrial conversion and for possible amendment to The London Plan, noting that additional background materials are being submitted for evaluation;
- d) the staff report dated March 19, 2024, entitled "Official Plan Review of The London Plan and Land Needs Assessment update" BE RECEIVED for information.
- e) that, notwithstanding the recommendation of the Director, Planning and Development, Civic Administration BE DIRECTED to incorporate the industrial conversion for 2251, 2253 and 2257 Trafalgar Street into the City's land supply of the Land Needs Assessment;
- f) the Civic Administration BE DIRECTED to review development opportunities on lands to be converted within the Hyde Park Commercial Industrial Area and consider specific area policies to ensure future development includes a mix of commercial uses and other neighbourhood amenities.
- g) the Civic Administration BE DIRECTED to apply the 25-year planning horizon to the Land Needs Assessment;
- h) the Civic Administration BE DIRECTED to bring forward associated recommended amendments to The London Plan Amendment on clauses c), d), e) and f), above, to a future public meeting of the Planning and Environment Committee;

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

- the staff presentation;
- a revised recommendation;
- a communication dated March 11, 2024, from J.M. Fleming, City Planning Solutions;
- a communication dated March 15, 2024, from P.V. Hinde, Tanfield Consulting Ltd.; and,
- a communication dated March 18, 2024, from L. Clark, Sifton Properties Limited;

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

- M.A. Hodge, Climate Action London;
- P. Hinde, Tanfield Consulting Ltd.;
- J.M. Fleming, City Planning Solutions on behalf of York Developments, S. Copp and 3C Holdings;
- M. Wallace, London Development Institute; and,
- M. Cory, Malone Given Parsons Ltd. on behalf of Dancor Construction Limited;

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

- Municipal Council approval of the reinitiation of the Official Plan Review of The London Plan is consistent with the provisions of the *Planning Act*, section 26; and,
- the recommended changes to the Planning Horizon of The London Plan and conversion of Industrial lands to other non-Industrial Place Types in the London Plan is consistent with the policies of the Provincial Policy Statement, 2020, and conforms with the policies of The London Plan. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.9 613 Superior Drive (Z-9691)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Ironstone Building Company Inc., relating to the property located at 613 Superior Drive:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 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 Neighbourhood Facility/Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone TO a Residential R5 Special Provision (R5-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provision of direct pedestrian connections from individual units to the city sidewalk along Superior Drive, including the corner units with wrap around porches; and,
 - ii) work with the applicant for park enhancements or onsite amenity that may serve the neighbourhood, including play structures etc.;
- c) the Civic Administration BE DIRECTED to continue to work with the developer on the following:

- i) to ensure the road conditions in the adjacent plan of subdivision are improved and communicate with the developer on paving the unassumed streets (Kleinburg Drive and Appletree Gate) in the near term to ensure an accessible vehicular access to Sunningdale Road West; and,
- ii) Phase 4 of the subdivision to establish the east/west access on Superior with the connection to Adelaide Street;

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

- a communication dated March 10, 2024 from K. Ladd;
- a communication dated February 16, 2024 from P.V. Hinde, The Ironstone Building Company Inc.; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- C. O'Brien, The Ironstone Building Company Inc.;
- K. Ladd;
- S. Andrus;
- K. Ladd;
- R. Seshan;
- J. Chen;
- M. McGarry;
- J. Findlay; and,
- K. Stillert;

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 Neighbourhoods Place Type policies; and,
- the recommended amendment facilitates the development of a vacant parcel of land at an appropriate scale and intensity;

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. (2024-D14)

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Franke

Nays: (1): S. Hillier

Motion Passed (4 to 1)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to add part b) ii) which reads as follows:

“b) ii) work with the applicant for park enhancements or onsite amenity that may serve the neighbourhood, including play structures etc.”

Yeas: (3): C. Rahman, S. Franke, and S. Hillier

Nays: (2): S. Lehman, and S. Lewis

Motion Passed (3 to 2)

Moved by: S. Lewis
Seconded by: S. Lehman

Motion to add clause c) i) which reads as follows:

“c) i) to ensure the road conditions in the adjacent plan of subdivision are improved and communicate with developer on paving the unassumed streets (Kleinburg Drive and Appletree Gate) in the near term to ensure an accessible vehicular access to Sunningdale Road West;”

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Nays: (1): S. Lehman

Motion Passed (4 to 1)

Moved by: S. Lewis
Seconded by: S. Lehman

Motion to add part c) ii), which reads as follows:

“c) ii) Phase 4 of the subdivision to establish the east/west access on Superior with the connection to Adelaide Street;”

Yeas: (4): S. Lehman, C. Rahman, S. Franke, and S. Hillier

Nays: (1): S. Lewis

Motion Passed (4 to 1)

Moved by: S. Lewis
Seconded by: S. Lehman

Motion to approve the recommendation, as amended.

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Franke

Nays: (1): S. Hillier

Motion Passed (4 to 1)

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman
Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: S. Franke

Seconded by: C. Rahman

That the Deferred Matters List dated March 11, 2024, BE RECEIVED for information.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

5.2 (ADDED) 3rd Report of the Community Advisory Committee on Planning - 1:00 PM, S. Bergman, Chair, Community Advisory Committee on Planning

Moved by: C. Rahman

Seconded by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on March 13, 2024 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from S. Bergman, Chair, Community Advisory Committee, with respect to these matters.

Yeas: (4): S. Lehman, C. Rahman, S. Franke, and S. Hillier

Nays: (1): S. Lewis

Motion Passed (4 to 1)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Pursuant to Section 27.6 of the Council Procedure By-law, the 3rd Report of the Community Advisory Committee on Planning BE MOVED to the first order of business after Consent.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 5:06 PM.