

# Planning and Environment Committee

## Report

11th Meeting of the Planning and Environment Committee  
July 16, 2024

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

ALSO PRESENT: Councillors P. Cuddy, S. Trosow, J. Pribil and A. Hopkins; J. Adema, M. Almusawi, G. Bailey, C. Cernanec, M. Corby, B. Coveney, A. Curtis, I. de Ceuster, K. Gonyou, M. Greguol, M. Harrison, B. House, A. Hovius, P. Kavcic, B. Lambert, A. Langmuir, T. Macbeth, S. Mathers, C. Maton, H. McNeely, B. O'Hagan, B. Page, N. Pasato, A. Rammeloo, A. Riley, J. Senese, A. Shaw, M. Somide, J.W. Taylor and K. Wilding

Remote Attendance: E. Hunt, E. Skalski and P. Yeoman  
The meeting is called to order at 1:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Lewis

Seconded by: S. Franke

That Items 2.1 to 2.6 BE APPROVED.

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

**Motion Passed (5 to 0)**

#### 2.1 Quarterly Heritage Report – Q2 2024

Moved by: S. Lewis

Seconded by: S. Franke

That the staff report dated July 16, 2024 entitled "Quarterly Heritage Report - Q2 2024" BE RECEIVED for information. (2024-R01)

**Motion Passed**

#### 2.2 Planning & Development and Building Housing Update – 2024 Year-To-Date

Moved by: S. Lewis

Seconded by: S. Franke

That the staff report dated July 16, 2024 entitled "Planning and Development and Building Housing Update - 2024 Year-To-Date" BE RECEIVED for information. (2024-S11)

**Motion Passed**

2.3 The London Plan Heights Review

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

That the staff report dated July 16, 2024 entitled "The London Plan Heights Review" BE RECEIVED for information. (2024-D22)

**Motion Passed**

2.4 Building Division Detailed Update: 2024 Year-To-Date

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

That the staff report dated July 16, 2024 entitled "Building Division Detailed Update: 2024 Year-To-Date" BE RECEIVED for information. (2024-S11)

**Motion Passed**

2.5 Draft Site Alteration By-law

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

That the staff report dated July 16, 2024 entitled "Draft Site Alteration By-law" BE RECEIVED for information. (2024-C01)

**Motion Passed**

2.6 Information Report of Bill 185, the Cutting Red Tape to Build More Homes Act, 2024

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

That the staff report dated July 16, 2024 entitled "Information Report of Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*" BE RECEIVED for information. (2024-S11)

**Motion Passed**

**3. Scheduled Items**

3.1 Incentivizing Office-to-Residential Conversions in Downtown

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to offering financial incentives to support office-to-residential conversions in downtown:

a) the Civic Administration BE DIRECTED to amend the Downtown Community Improvement Plan Financial Incentive Program Guidelines to introduce the following financial incentive programs focused on downtown office-to-residential conversion projects:

- i) Feasibility Study Grant Program;
  - ii) Construction Conversion Grant Program with a maximum grant of \$35,000 per unit; and,
  - iii) Application Fees Exemption Program;
- iv) amend the existing Office-to-Residential Conversion Grant program to reflect the revised maximum grant value of \$35,000 per unit (without differentiating by the number of bedrooms) and remove the \$2 million cap per property;
- b) the Civic Administration BE DIRECTED to amend the existing Office-to-Residential Conversion Grant Program in the Downtown Community Improvement Plan Financial Incentive Program Guidelines to increase the amount of the grant per residential unit to match the proposed new program in recommendation a) ii);
- c) the Civic Administration BE AUTHORIZED to amend its agreement with 166 Dundas St London Inc. by \$110,053 to adjust for the increased per residential unit grant value to be implemented subject to Municipal Council approval of recommendation a) ii);
- d) the Civic Administration BE AUTHORIZED to amend its agreements with any future applicants that receive an Office-to-Residential Conversion Grant prior to the new Construction Conversion Grant Program being approved, to adjust for the increased per residential unit grant value to be implemented subject to Municipal Council approval of recommendation a) ii); and,
- e) the report "City of London Office to Residential (OTR) Conversion Financial Incentive Program(s) (OTR-CFIP)" from Urban Insights Inc. appended to the staff report dated July 16, 2024 as Appendix "A" BE RECEIVED;

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

- a presentation from Urban Insights; and,
- a communication dated July 12, 2024 from M. Wallace, Executive Director, London Development Institute requesting delegation status;

it being also noted that the Planning and Environment Committee heard a delegation from M. Wallace, Executive Director, London Development Institute, with respect to these matters;

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-S12)

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

That M. Wallace, Executive Director, London Development Institute, BE GRANTED delegation status with respect to these matters.

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

3.2 1 Fallons Lane (Z-9728)

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 Roman Catholic Episcopal Corporation of the Diocese of London Ontario, (c/o Zelinka Priamo Ltd., relating to the property located at 1 Fallons Lane:

a) the proposed attached revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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 Neighbourhood Facility (NF1) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone;

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

i) the Owner shall provide two (2) additional tree plantings along the Huron Street frontage in addition to the minimum requirements of the Site Plan Control By-law;

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

- H. Froussios, Zelinka Priamo Ltd.; and,
- E. Norris;
  
- L. MacKenzie, Chair, Affordable Housing Committee, Society of St. Vincent de Paul London;
  
- L. Dollard, President, Society of St. Vincent de Paul National Council of Canada; and,
  
- J. Ketelaars, President, St. Vincent de Paul Society, London Particular Council;

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 Design and Building policies, the Neighbourhoods Place Type policies, and the Zoning to the Upper Maximum Height;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the context of the site and surrounding neighbourhood; and,
- the recommended amendment support's Council's commitment to increase housing supply and affordability, and initiatives related to the Housing Accelerator Fund that will support the creation of affordable housing units;

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. 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. 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 3614, 3630 Colonel Talbot Road and 6621 Pack Road (Z-8720)

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 Sifton Properties Limited, relating to the property located at 3614, 3630 Colonel Talbot Road and 6621 Pack Road:

- a) the proposed by-law appended to the staff report dated July 16, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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 Urban Reserve (UR4) Zone TO a Residential R1 Special Provision (R1-4( ))Zone; two Residential R1 and R4 Special Provision (R1-4/R4-6(11) Zones; two Residential R1 and R4 Special Provision (R1-4( )/R4-6(11) Zones; two Residential R4, R5, R6, R7 and R9 Special Provision (R4-6(11)/R5-7(\*)/R6-5(\*)/R7(\*)/R9-5(\*) Zones; a Neighbourhood Facility, R4, R5, R6, R7 and R9 (NF/R4-6(11)/R5-7(\*\*)/R6-5(\*\*)/R7(\*\*)/R9-5(\*\*)) Zone; and an Open Space (OS1) Zone;
- b) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Residential Subdivision relating to the properties located at located at 3614, 3630 Colonel Talbot Road and 6621 Pack Road:
  - i) expressing concern with the lack of details provided on the zoning categories for each Block;
  - ii) indicating that there is a large difference in the number of parking spaces required for each zone; noting that you need a vehicle to get around this area;
  - iii) advising that there are right out, right in restrictions which is a safety hazard;
  - iv) outlining that the lack of detail for the adjacent property as the property is landlocked by the east and the south;
  - v) the developer is asking for a relaxation of setbacks and lot sizes

- compared to similar zoning of the same category;
- vi) requesting to go on record as objecting to any relaxation of setbacks and lot sizes;
  - vii) reiterating the City of London wording of “The successful completion of the Southwest Area Planning Area depends on the cooperation of the owners and land developers to share in the equitable and fair distribution” of the use of the land;
  - viii) indicating that the Phase 1 of the application cannot be completed in isolation and that Phase 2 has implications to a neighbouring property; and,
  - ix) requesting that the application be refused until environmental and planning connectivity concerns are resolved;

c) the Site Plan Approval Authority BE REQUESTED to consider the following:

- i) provision of short-term public bicycle parking in the development of each block through the site plan process; and,
- ii) street oriented design and safe and accessible pedestrian connections;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision subject to draft plan conditions recommended by the Approval Authority, submitted by Sifton Properties Limited (File No. 39T-16509), prepared by Sifton Properties Limited, Drawing No. 1, dated October 25, 2023, which shows a draft plan of subdivision consisting of twelve (12) single detached lots (Lots 1 to 12), five (5) medium density residential blocks (Blocks 13 to 17), one (1) parkland block (Block 18), one (1) school/medium density residential block (Block 19), one (1) future development block (Block 20), and six (6) road widening and reserve blocks, all serviced by three (3) new streets (Street A, B and C);

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

- a communication dated July 5, 2024 from R. Uukkivi, Partner, Cassels;

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

- M. Paluch, Monteith Brown Planning Consultants;
- G. Dietz;
- M. Harrison;
- G. Campbell;
- J. Campbell;
- M.A. Harrison;

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; and,
- the recommended amendment will permit development that is considered appropriate and compatible with the existing and future land uses surrounding 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. (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. 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)**

#### 3.4 3392 Wonderland Road South (OZ-9730)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Old Oak Properties Inc., (c/o Siv-ik Planning & Design), relating to the property located at 3392 Wonderland Road South:

- a) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 2024, to:
  - i) amend the Official Plan for the City of London, 2016, by ADDING new policies to the Specific Area Policies for the Shopping Area Place Type and the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan; and,
  - ii) amend the Southwest Area Secondary Plan (SWAP), forming part of the Official Plan, by ADDING a site-specific policy to the Wonderland Road Community Enterprise Corridor and Medium Density Residential policies in the Wonderland Boulevard Neighbourhood;
- b) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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), FROM a Light Industrial (LI1/LI7) Zone, an Environmental Review (ER) Zone, and an Open Space (OS4) Zone TO a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space /(OS4) Zone;
- 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 pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- M. Davis, Siv-ik Planning and Design;

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020;
- the recommended amendments conform to the policies of The London Plan, including but not limited to the Key Directions and Wonderland Road Community Enterprise Corridor Designation in the Southwest Area Secondary Plan (SWAP); and,
- the recommended amendments would facilitate the continued use of the existing building stock with a range of uses that are appropriate for the context of the site and surrounding 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-D09)

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)**

### 3.5 1458 Huron Street (Z-9743)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by OMNI Developments Inc., (c/o Zelinka Priamo Ltd.), relating to the property located at 1458 Huron Street & 39 Redwood Lane:

- a) the proposed by-law appended to the staff report dated July 16, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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 (R1-4) Zone TO a Residential R6 Special Provision (R6-5(\_)) Zone;

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

c) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 1458 Huron Street to be of cultural heritage value or interest for the reasons outlined in Appendix G of the associated staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

- i) orient front doors of units towards Huron Street, limit fencing and provide access to the public sidewalk;
- ii) provide privacy fencing along shared property lines with low-rise residential uses; and,
- iii) provide short-term and long-term bicycle parking;

e) 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, including the driveway access at 39 Redwood Lane;

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

- a communication from M. Whalley, Board Member, on behalf of the Architectural Conservancy of Ontario, London Region Branch;

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

- C. McAllister, Zelinka Priamo Ltd.;
- J. Ferrari;
- Natalia;
- L. Glad;
- B. Durham;
- L. Ferrari; and,
- R. Tembo;

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, conservation of cultural heritage, and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building Policies, Cultural Heritage policies and Our Tools;
- the recommended amendment would permit a 22-unit townhouse development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development;

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

it being also noted that should an appeal to the passage of the heritage designating 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-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)**

### 3.6 1105 Wellington Road (OZ-9725)

Moved by: S. Lewis

Seconded by: S. Hillier

That the following actions be taken with respect to the application by White Oaks Shopping Centre Inc., relating to the property located at 1105 Wellington Road:

a) the proposed attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Transit Village Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed attached, revised by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in a) above), FROM Regional Shopping Area (RSA4) Zone TO a Regional Shopping Area/Residential R10 Special Provision (RSA4/R10-5( )\*H115\*D750) Zone;

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

- i) provide an adequately sized and centrally located outdoor amenity space, either at-grade or rooftop, or a combination of both;
- ii) details regarding garbage storage and collection be determined;
- iii) details regarding the inclusion of a paratransit layby be determined;
- iv) landscaping to include at minimum 50% native species, with no invasive species planted;
- v) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
- vi) investigate air source heat pump options; and,
- vii) utilize bird friendly policies using the CSA standard;
- d) pursuant to Section 34(17) of the *Planning Act*, no further notice be given;

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

- a presentation from P. Kitson, Vice President, Planning and Development, Westdell Development Corporation;

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;
- L. Goddard; and,
- C. Ironside;

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; and,
- the recommended amendment facilitates intensification of an underutilized site at an intensity appropriate for a Transit Village Place Type;

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-D09)

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 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)**

3.7 934 Oxford Street West (Z-9733)

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

That, on the recommendation of the Director, Planning and Development, based on the application by 2419361 Ontario Inc., relating to the property located at 934 Oxford Street West, the proposed by-law appended to the staff report dated July 16, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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 (R1-10) Zone TO a Holding Residential R8 Special Provision (h-89\*R8-4( )) Zone;

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

- a communication dated July 12, 2024 from R. and J. Melvin;

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

- A. Youssef;
- A. Smye; and,
- A. Mohseni-Khalesi;

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 Key Directions, City Design and Building policies, and the Neighbourhood Place Type policies; and,
- the recommended amendment 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-D09)

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)**

3.8 359 Wellington Road and 657 Base Line Road East (Z-9719)

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 LJM Developments Ltd., (c/o A.J. Clarke & Associates Ltd.), relating to the property located at 359 Wellington Road and 657 Base Line Road East:

a) the proposed by-law appended to the staff report dated July 16, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Rapid Transit Corridor 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 July 16, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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/Bonus (R1-6\*B-43) Zone and Automobile Service Station (SS1) Zone, TO a Residential R9 Special Provision (R9-7(\_)) Zone;

c) the requested Special Provision to reduce the required bicycle parking ratio from 1.0 spaces per unit to 0.7 spaces per unit BE REFUSED for the following reason:

i) the inability to accommodate bicycle parking for all units signifies an over-intensification of the site and does not promote the use of active transportation to residents;

d) the Site Plan Approval Authority BE REQUESTED to consider the following during the site plan process:

i) consultation with the Municipal Housing Development division for the provision of three (3) or more affordable units;

ii) landscaping to include at minimum 50% native species, with no invasive species planted;

iii) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;

iv) investigate air source heat pump options;

v) include a minimum of 5% EV charging spots roughed in;

vi) utilize bird friendly policies using the CSA standard;

vii) provide a minimum 50% transparent glazing on the first storey facing public streets and multiple pedestrian connections from the building to the public sidewalks to promote walkability and transit usage;

viii) provide building articulation and stepbacks to create a human scale and mitigate impacts of the tall building;

ix) provide weather protection and implement the recommendations of the wind study to ensure a comfortable pedestrian environment;

x) explore opportunities to increase the amount of outdoor amenity space;

and,

xi) update the Traffic Impact Assessment and implement recommendations, including access restrictions;

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

- a presentation from F. Kloibhofer, A.J. Clarke and Associates Ltd.;

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

- F. Kloibhofer, A.J. Clarke and Associates Ltd.; and,
- J. Herbert;

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

- the amendments are 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, promote transit-supportive development and support long-term economic prosperity;
- the amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Rapid Transit Corridor Place Type policies; and will facilitate a built form that contributes to achieving a compact City;
- the recommended amendments facilitate the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill and redevelopment; and,
- the recommended amendments would permit a 23-storey, 250-unit apartment building in a form 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-D09)

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: 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)**

3.9 1725-1737 Richmond Street (Z-9741)

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 application of Richmond Hyland Inc. c/o Paul Kitson, Westdell Development Corporation, relating to the property located at 1727-1737 Richmond Street:

a) the proposed by-law appended to the staff report dated July 16, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 23, 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 Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone and an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(15)) Zone TO a Business District Commercial Special Provision (BDC1(\*)) Zone and a Business District Commercial Special Provision (BDC1(\*\*)) Zone;

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

- i) details regarding a paratransit layby for Tower 3, separate from the one provided for Tower 1, be determined;
- ii) explore options to provide a common outdoor amenity space for Tower 2 suitable in size with features to accommodate the anticipated population of this tower. As the proposal is currently overparked, consider redesigning the surface parking area to replace parking spaces with amenity space, while maintaining access to the structured parking;
- iii) provide a north-south pedestrian connection internal to the site from the proposed to the existing commercial buildings to the south;
- iv) explore options to provide a common outdoor amenity space suitable in size and features to accommodate the anticipated population of Tower 3;
- v) update the Shadow Study to include existing and proposed buildings in Phases 1, 2 & 3;
- vi) incorporate a creative architectural treatment around the structured parking in the podium of Tower 2;
- vii) incorporate green infrastructure and/or features for Low Impact Development (LID) into the site design.
- viii) consider alternative options for the design of the parking garage ramp for Tower 3;
- ix) update the existing Transportation Impact assessment with additional vehicle turning analysis for Tower 3 ramp and garage exit; Review access management for the North Centre Road driveway;
- x) details regarding parkland dedication in the amount of 0.5 ha of land, in accordance with the Masonville Secondary Plan, be determined;
- xi) landscaping to include at minimum 50% native species, with no invasive species planted;
- xii) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
- xiii) investigate air source heat pump options; and,
- xiv) utilize bird friendly policies using the CSA standard;

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

- L. Jamieson, Zelinka Priamo Ltd.; and,
- A. Mustard-Thompson;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment is in conformity with the in-force policies of the Masonville Secondary Plan;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, City Building, and the Transit Village Place Type, and will facilitate a built form that contributes to achieving a compact, mixed-use city; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development;

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-D09)

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 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**

##### **4.1 Requests for Delegation – Centennial Central Public School Sanitary Service Connection**

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

That the following actions be taken with respect to the request from the Municipality of Middlesex Centre and the Thames Valley District School Board regarding sanitary servicing for Centennial Central Public School:

- a) authority BE DELEGATED to the Deputy City Manager, Environment and Infrastructure, to approve an agreement between the City and the Thames Valley District School Board for the provision of sanitary servicing to Centennial Central Public School;



b) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement approved by the Deputy City Manager, Environment and Infrastructure; and,

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

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

\* a communication dated July 8, 2024 from G. Vogt, Superintendent, Facility Services and Capital Planning, Thames Valley District School Board; and,

\* a communication dated July 8, 2024 from R. Cascaden, Director of Public Works and Engineering, Municipality of Middlesex Centre;

it being further noted that the Planning and Environment Committee heard verbal delegations from the following in conjunction with these matters:

\* G. Vogt, Superintendent, Facility Services and Capital Planning, Thames Valley District School Board; and,

\*S. Bergman, Planner, Municipality of Middlesex Centre.

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

That G. Vogt, Superintendent, Facility Services and Capital Planning, Thames Valley District School Board and R. Cascaden, Director of Public Works and Engineering, Municipality of Middlesex Centre, BE GRANTED delegation status with respect to the Centennial Central Public School sanitary service connection.

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

**Motion Passed (5 to 0)**

4.2 Request for Delegation - Middlesex Centre Sanitary Servicing Agreement, 2000

Moved by: C. Rahman

Seconded by: S. Lewis

That the Deputy City Manager, Environment and Infrastructure, BE REQUESTED to report back with an analysis of the Sanitary Servicing Agreement request made by the Municipality of Middlesex Centre, including planning, technical, and financial considerations;

it being pointed out that the Planning and Environment Committee heard a verbal delegation from S. Bergman, Planner, Municipality of Middlesex Centre, with respect to these matters;

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

\* a communication dated July 8, 2024, from A. DeViet, Mayor, Municipality of Middlesex Centre.

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. Franke

That S. Bergman Middlesex Centre, BE GRANTED delegation status with respect to the Middlesex Centre Sanitary Servicing Agreement, 2000.

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

**Motion Passed (5 to 0)**

4.3 Urban Forest Canopy - Councillor S. Franke and Councillor C. Rahman

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

That, the following matters be included on the Planning and Environment Committee Deferred Matters List:

a) the Civic Administration BE DIRECTED to provide information and associated recommended actions on the following matters in Q4 of 2024:

i) Urban Forestry Strategy Monitoring Report:

- A) a status update of initiatives identified in the Urban Forestry Strategy Implementation Plan;
- B) the requirements to effect The London Plan policies for tree replanting and/or compensation with development applications;
- C) opportunities to establish large designed planting sites (e.g., an arboretum or new woodland habitat); and,
- D) opportunities to require better soil amendments in new developments;

b) the Civic Administration BE DIRECTED to provide information and associated recommended actions on the following matters in Q4 of 2024:

i) Tree Planting Strategy:

- A) updated policies and numerical standards related to resident input for boulevard tree planting, soil suitability for boulevard tree planting, and selection of tree species to be planted;
- B) specific planting targets for geographic areas of the City; and,
- C) additional planting opportunities on City-owned lands and partnerships with consenting institutional land owners (e.g., schools, hospitals, universities, colleges, etc.);

c) the Civic Administration engage where applicable in stakeholder consultation on these items, including engaging the general public, local agencies, relevant advisory committees and the development industry.  
(2024-E04)

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

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

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

That the July 16, 2024 Deferred Matters List BE RECEIVED.

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

**Motion Passed (5 to 0)**

5.2 (ADDED) 7th Report of the Community Advisory Committee on Planning

Moved by: S. Franke

Seconded by: C. Rahman

That the 7th Report of the Community Advisory Committee on Planning, from its meeting held on July 10, 2024 BE RECEIVED for information.

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

**Motion Passed (5 to 0)**

## **6. Adjournment**

Moved by: S. Lewis

Seconded by: S. Franke

The meeting adjourned at 4:59 PM.

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

**Motion Passed (5 to 0)**