



# Council Agenda

The 4th Meeting of City Council

February 11, 2020, 4:00 PM

Council Chambers

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-2489 ext. 2425.

The Council will break for dinner at approximately 6:30 PM, as required.

Pages

1. **Disclosures of Pecuniary Interest**
2. **Recognitions**
3. **Review of Confidential Matters to be Considered in Public**
4. **Council, In Closed Session**

Motion for Council, In Closed Session (Council will remain In Closed Session until approximately 5:15 PM, at which time Council will rise and reconvene in Public Session; Council may resume In Closed Session later in the meeting, if required.)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/4/CSC)

- 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. (6.2/4/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. (6.3/4/CSC)

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

A matter pertaining to the proposed or pending lease 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. (6.4/4/CSC)

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

A matter pertaining to the proposed or pending lease 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. (6.5/4/CSC)

4.6 Confidential Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence / Personal Matters/Identifiable Individuals / Solicitor-Client Privileged Advice

Two matters pertaining to trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization as provided by Odgers Berndtson; a matter for the purpose of educating or training the members, and no additional discussion of any matter that materially advances the business or decision-making of the council or committee; and a matter pertaining to advice subject to solicitor-client privilege with respect to confidentiality agreements for Council Members. (6.6/4/CSC)

4.7 Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/4/PEC)

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

5.1 3rd Meeting held on January 28, 2020

7

**6. Communications and Petitions**

6.1 Victoria Park Secondary Plan (O-8978)

(Refer to the Planning and Environment Committee Stage for Consideration with item 11 (3.4) of the 4th Report of the Planning and Environment Committee )

- |    |  |    |
|----|--|----|
| 1. | J. Grainger, Architectural Conservancy Ontario - London Region | 39 |
| 2. | R. Zelinka, Zelinka Priamo Ltd.                                | 40 |
| 3. | K. Muir, GSP Group Inc.  | 48 |
| 4. | K. McKeating, 329 Victoria Street                              | 74 |
| 5. | S. Stapleton, Auburn Developments Inc.                         | 76 |

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

**8. Reports**

8.1 4th Report of the Corporate Services Committee 90

1. Disclosures of Pecuniary Interest
2. (2.1) 3rd Report of the City Manager Search Committee
3. (4.1) Consideration of Appointment to the Advisory Committee on the Environment
4. (5.1) Corporate Services Committee Deferred Matters List

8.2 2nd Report of the Civic Works Committee 93

1. Disclosures of Pecuniary Interest
2. (2.2) Tree Impacts for 2020 Infrastructure Renewal Program
3. (2.3) Award of Contract - RFP 19-33: Restoration of the Farmhouse at Dingman Creek Pumping Station
4. (2.4) Award of Contract - RFP 19-59: Installation of Sludge Mixing Systems at Greenway Wastewater Treatment Plant
5. (2.5) Single Source Purchase of Two Turbo Blowers for the Oxford Wastewater Treatment Plant
6. (2.7) 1st Report of the Rapid Transit Implementation Working Group
7. (2.1) 2nd Report of the Cycling Advisory Committee
8. (2.6) Dingman Creek Subwatershed: Stormwater Servicing Strategy for Stage 1 Lands - Municipal Class Environmental Assessment: Notice of Completion
9. (4.1) Snow Removal
10. (4.2) Bike Lanes in London Ontario

|     |  |     |
|-----|--|-----|
| 11. | (5.1) Deferred Matters List  |     |
| 12. | (5.2) 1st Report of the Transportation Advisory Committee  |     |
| 13. | (5.3) Tree Replacement Options   |     |
| 8.3 | 4th Report of the Planning and Environment Committee   | 108 |
| 1.  | Disclosures of Pecuniary Interest  |     |
| 2.  | (2.2) Application - 865 Kleinburg Drive (H-9136) (Relates to Bill No. 86)  |     |
| 3.  | (2.3) Application - Exemption from Part-Lot Control - 1877 Sandy Somerville Lane-Block 1-33M-758 (P-9076) (Relates to Bill No. 81) |     |
| 4.  | (2.4) Application - Exemption from Part-Lot Control - 3316 Strawberry Walk and 2675 Asima Drive (P-9150) (Relates to Bill No. 82)  |     |
| 5.  | (2.6) Building Division Monthly Report for December 2019   |     |
| 6.  | (2.1) Urban Design Peer Review Panel Terms of Reference  |     |
| 7.  | (2.5) 2019 Annual Development Report   |     |
| 8.  | (3.1) 1st Report of the Environmental and Ecological Advisory Committee  |     |
| 9.  | (3.2) Application - 464-466 Dufferin Avenue and 499 Maitland Street (OZ-9130) (Relates to Bill Nos. 79, 80 and 87)                 |     |
| 10. | (3.3) Application - 6682 Fisher Lane (TZ-9132) (Relates to Bill No. 88)  |     |
| 11. | (3.4) Victoria Park Secondary Plan (O-8978)  |     |
| 12. | (4.1) Councillor A. Hopkins - Review of Bill 108 as it Relates to Conservation Authorities   |     |
| 13. | (4.2) 1st Report of the Agricultural Advisory Committee  |     |
| 14. | (4.3) 1st Report of the Trees and Forests Advisory Committee   |     |
| 8.4 | 5th Report of the Strategic Priorities and Policy Committee  | 149 |
| 1.  | Disclosure of Pecuniary Interest   |     |
| 2.  | (2.1) City of London Service Review: Review of Municipal User Fees   |     |
| 3.  | (2.2) City of London Service Review: Review of Service Delivery for Municipal Golf   |     |
| 4.  | (4.1) Confirmation of Appointment to the Argyle BIA  |     |
| 5.  | (4.2) Electric Buses   |     |

## 9. Added Reports

10. Deferred Matters

11. Enquiries

12. Emergent Motions

13. By-laws

By-laws to be read a first, second and third time:

- |      |   |     |
|------|---|-----|
| 13.1 | Bill No. 78 By-law No. A.- _____ - _____<br><br>A by-law to confirm the proceedings of the Council Meeting held on the 11th day of February, 2020. (City Clerk)   | 152 |
| 13.2 | Bill No. 79 By-law No. C.P.-1284(____)-____<br><br>A by-law to amend the Official Plan for the City of London, 1989 relating to 464-466 Dufferin Avenue and 499 Maitland Street. (3.2a/4/PEC)   | 153 |
| 13.3 | Bill No. 80 By-law No. C.P.-1512(____)-____<br><br>A by-law to amend The London Plan for the City of London, 2016 relating to 464-466 Dufferin Avenue and 499 Maitland Street. (3.2b/4/PEC)   | 156 |
| 13.4 | Bill No. 81 By-law No. C.P.- _____ - _____<br><br>A by-law to exempt from Part-Lot Control, on lands located at 1877 Sandy Somerville Lane, legally described as Block 1 in Registered Plan 33M-758. (2.3/4/PEC)  | 159 |
| 13.5 | Bill No. 82 By-law No. C.P.- _____ - _____<br><br>A by-law to exempt from Part-Lot Control, lands located at 3316 Strawberry Walk and 2675 Asima Drive, legally described as Blocks 52 and 54, Plan 33M-699. (2.4/4/PEC)  | 160 |
| 13.6 | Bill No. 83 By-law No. S.- _____ - _____<br><br>A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East, east of Clarke Road) (Chief Surveyor - pursuant to Site Plan SPA19-080 and in accordance with Zoning By-law Z.-1)        | 161 |
| 13.7 | Bill No. 84 By-law No. S.- _____ - _____<br><br>A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Tweedsmuir Avenue, west of Manitoulin Drive) (Chief Surveyor - pursuant to Site Plan SPA18-115 and in accordance with Zoning By-law Z.-1)    | 163 |
| 13.8 | Bill No. 85 By-law No. S.- _____ - _____<br><br>A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Evergreen Avenue, west of Wharnccliffe Road South) (Chief Surveyor - pursuant to Consent B.012/19 and in accordance with Zoning By-law Z.-1) | 165 |

13.9 Bill No. 86 By-law No. Z.-1-20\_\_\_\_\_ 167

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 865 Kleinburg Drive. (2.2/4/PEC)

13.10 Bill No. 87 By-law No. Z.-1-20\_\_\_\_\_ 169

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland Street. (3.2c/4/PEC)

13.11 Bill No. 88 By-law No. Z.-1-20\_\_\_\_\_ 172

A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 6682 Fisher Lane. (3.3/4/PEC)

#### 14. Adjournment



## Council Minutes

The 3rd Meeting of City Council  
January 28, 2020, 4:00 PM

Present: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier

Also Present: M. Hayward, A. Anderson, A.L. Barbon, G. Barrett, G. Belch, S. Datars Bere, K. Dickins, M. Geudens, G. Kotsifas, L. Livingstone, P. McKague, D. O'Brien, R. Sanderson, C. Saunders, K. Scherr, M. Schulthess, C. Smith, S. Stafford, J. Taylor, B. Warner, T. Wellhauser, B. Westlake-Power, J. Wills  
The meeting is called to order at 4:01 PM, with all members present except Councillor P. Van Meerbergen

### 1. Disclosures of Pecuniary Interest

Councillor S. Lehman discloses a pecuniary interest in Item 7 (2.6) of the 3rd Report of the Corporate Services Committee, having to do with the London Downtown Business Association (LDBA) 2020 Proposed Budget, by indicating that his is an LDBA member.

Councillor S. Turner discloses a pecuniary interest in Item 10 (3.2) of the 2nd Report of the Community and Protective Services Committee, having to do with local health care services, by indicating that he is an employee of the Middlesex London Health Unit.

At 4:04 PM, Councillor P. Van Meerbergen enters the meeting.

### 2. Recognitions

2.1 His Worship the Mayor presents a cheque to the London Food Bank on behalf of the Corporations' Business Cares Food Drive 2019.

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

None.

### 4. Council, In Closed Session

Motion made by: P. Van Meerbergen  
Seconded by: A. Kayabaga

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

#### 4.1 Personal Matters/Identifiable Individual

A matter pertaining to personal matters involving identifiable individuals who are municipal employees with respect to employment related matters and advice and recommendations of officers of the Corporation including communications necessary for that purpose. (6.1/3/CSC)

#### 4.2 Solicitor-Client Privileged Advice

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.2/3/CSC)

#### 4.3 Solicitor-Client Privileged Advice/ Land Acquisition/Disposition

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the decommissioning of City-owned lands known as the South Street Campus currently leased and occupied by London Health Sciences Centre; to instructions and directions to officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed or pending acquisition or disposition and for providing directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality. (6.3/3/CSC)

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

The Council convenes, In Closed Session, from 4:24 PM to 5:21 PM.

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

5.1 2nd Meeting held on January 14, 2020

Motion made by: M. Salih

Seconded by: S. Hillier

That the Minutes of the 2nd Meeting held on January 14, 2020, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

6.1 Expropriation of Lands Wharncliffe Road South Road Widening and Improvements Project (as the "Approving Authority")

Motion made by: M. Salih

Seconded by: S. Lehman

That Council convene as the Approving Authority pursuant to the provisions of the *Expropriation Act*, R.S.O. 1990, c.E.26, as amended, for the purpose of considering Communication No. 1 from the Managing Director, Environmental and Engineering Services and City Engineer, with respect to the expropriation of the lands for the Project known as the Wharncliffe Road South Road Widening and Improvements Project, between Becher Street and Springbank Drive.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, and S. Hillier

Nays: (1): A. Kayabaga



**Motion Passed (14 to 1)**

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation and on the advice of the Manager of Realty Services, the following actions be taken with respect to the expropriation of the lands for the Project known as the Wharncliffe Road South Road Widening and Improvements Project, between Becher Street and Springbank Drive:

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 land, as described in Appendix "A" appended to the staff report dated January 30, 2018, in the City of London, County of Middlesex, it being pointed out 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 Wharncliffe Road South Widening and Improvement 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 Wharncliffe Road South Road Widening and Improvements Project approved by Municipal Council on February 6, 2018; and

b) that a certificate of approval BE ISSUED by the City Clerk on behalf of the Approving Authority in the prescribed form;

it being noted that a request for Hearing of Necessity in relation to Parts 1 and 2, Plan 33R-20265 (Parcel 8) was received and was subsequently withdrawn.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

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

That the meeting of the Approving Authority be adjourned and that the Municipal Council reconvene in regular session.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

6.2 Expropriation of Lands Wharncliffe Road South Widening and Improvements Project (as the "Expropriating Authority")

Motion made by: P. Van Meerbergen  
Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation and on the advice of the Manager of

Realty Services, the following actions be taken with respect to the expropriation of the land as may be required for the Project known as the Wharncliffe Road South Road Widening and Improvements Project:

a) the proposed by-law appended as Appendix “B” to the staff report dated January 28, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 by The Corporation of the City of London as Expropriating Authority, with respect to the lands described in Schedule “A” appended to the staff report dated January 28, 2020 (the “Expropriated Lands”);

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: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

6.3 Application - 1300 Fanshawe Park Road East 39T-04512

6.4 Demolition Request for Heritage Listed Property at 247 Halls Mill Road

6.5 *(ADDED) Analee J.M. Baroudi, Baroudi Law Professional Corporation*

Motion made by: M. van Holst

Seconded by: E. Peloza

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

6.3 A. Broudi, Baroudi Law Professional Corporation - Application - 1300 Fanshawe Rd. East;

6.4 N. Lee, V. Lubrano, (Added) A Baroudi - Demolition Request for Heritage Listed Property at 247 Halls Mill Road; and,

6.5 (Added) T. Okanski - 2020-2023 Multi-Year Budget

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

## 7. Motions of Which Notice is Given

None.

## 8. Reports

8.1 3rd Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 3rd Report of the Planning and Environment Committee, excluding Items 7 (2.6), 13 (3.3), 16 (4.1) BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2nd Report of the Advisory Committee on the Environment

Motion made by: M. Cassidy

That the 2nd Report of the Advisory Committee on the Environment, from its meeting held on December 4, 2019 BE RECEIVED for information.

**Motion Passed**

3. (2.2) Application - 3493 Colonel Talbot Road (OZ-9049)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Local Planning Appeal Tribunal, received on October 16, 2019, submitted by Glen Dietz, relating to the Official Plan and Zoning By-law Amendment (OZ-9049) with respect to the application by 2219008 Ontario Ltd, relating to the property located at 3493 Colonel Talbot Road, the Local Planning Appeal Tribunal BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2020-D14)

**Motion Passed**

4. (2.3) Application - 1820 Canvas Way (H-9146) (Relates to Bill No. 73)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by 2584857 Ontario Inc., relating to the property located at 1820 Canvas Way, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6 Special Provision (h\*R5-

3(14)/R6-5(21)) Zone TO a Residential R5/R6 Special Provision (R5-3(14)/R6-5(21)) Zone. (2020-D14)

**Motion Passed**

5. (2.4) Application - 1300 Fanshawe Park Road East 39T-04512

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by 700531 Ontario Limited, relating to the property located at 1300 Fanshawe Park Road East, the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by 700531 Ontario Limited, prepared by AGM Ltd., certified by Bruce S. Baker, Ontario Land Surveyor (Plan No. 9-L-4901, dated August 30, 2016), as redlined amended, which shows one (1) commercial block, two (2) high density residential blocks, one (1) medium density residential block, two (2) road widening blocks, and two (2) 0.3 m reserves, all served by one (1) new secondary collector road/neighbourhood connector (Blackwell Boulevard) SUBJECT TO the revised conditions contained in Schedule "A" appended to the staff report dated January 20, 2020. (2020-D09)

**Motion Passed**

6. (2.5) Application - Victoria on the River Phase 5 - 2671 to 2695 Kettering Place - Removal of Holding Provisions (H-9164) (Relates to Bill No. 74)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to the lands located at 2671 to 2695 Kettering Place, legally described as Lots 1 to 5 Plan 33M-773, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 (h•R1-3) Zone TO a Residential R1 (R1-3) Zone to remove the h holding provision. (2020-D14)

**Motion Passed**

8. (2.7) Application - 2675 Asima Drive and 3316 Strawberry Walk (P-9150)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rockwood Homes, to exempt Blocks 52 and 54, Plan 33M-699 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at a future Council meeting, to exempt Blocks 52 and 54, Plan 33M-699 from the Part-

Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-5(2)) which permits street townhouse dwellings;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Blocks 52 and 54, Plan 33M-699 as noted in clause a) above:

i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;

ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;

iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;

v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;

vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;

x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;

xii) the applicant shall provide a draft transfer of the easements to be registered on title; and

xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question. (2020-D14)

**Motion Passed**

9. (2.8) Application - 3080 Bostwick Road - Site 5 (H-9046) (Relates to Bill No. 76)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by 731675 Ontario Ltd (York Developments), relating to the property located at 3080 Bostwick Road – Site 5, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to held on January 28, 2020 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h\*h-213\*h-220\*h-221\*h-222\*R9-7/CC4(5)/RO2(32)\*B-57\*H40) Zone TO a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)\*B-57\*H40) Zone. (2020-D09)

**Motion Passed**

10. (2.9) Building Division Monthly Report for November 2019

Motion made by: M. Cassidy

That the Building Division Monthly Report for the month of November, 2019 BE RECEIVED for information. (2019-A23)

**Motion Passed**

11. (3.1) 2nd Report of the London Advisory Committee on Heritage

Motion made by: M. Cassidy

That, the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on January 8, 2020:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road:

i) 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 at 247 Halls Mill Road to be of cultural

heritage value or interest for the reasons outlined in the revised Appendix E of the staff report dated January 8, 2020; and,

ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 247

Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the above-noted Appendix E, BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period; it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 2nd Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;

b) a Working Group BE CREATED to review the Notice of Planning Application, dated December 18, 2019, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North and the Heritage Impact Assessment, dated November 2019, from AECOM, with respect to the properties located at 435-451 Ridout Street North, and report back to the London Advisory Committee on Heritage at a future meeting;

c) S. Wise, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the properties located at 719-737 Dundas Street, dated September 20, 2019, from Stantec, as it relates to the Notice of Planning Application, dated December 11, 2019, from S. Wise, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and other properties; it being noted that the above-noted Notice of Planning Application and HIA were received;

d) the ~~attached~~ 2020 Work Plan for the London Advisory Committee on Heritage BE APPROVED; and,

e) clauses 1.1, 2.1, 3.1, 3.2, 5.1 and 5.5 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from D. Dudek, Chair, LACH, with respect to these matters.

### **Motion Passed**

12. (3.2) Application - 332 Central Avenue and 601 Waterloo Street (O-9120 and Z-9121) (Relates to Bill No.s 59 and 77)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Mr. Tao Tran and The Corporation of the City of London, relating to the properties located at 332 Central Avenue and 601 Waterloo Street:

a) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend the (1989) Official Plan by ADDING a policy to section 10.1.3. – Policies for Specific Areas; and,

b) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone TO a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(\_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the ~~attached~~ public participation meeting record made an oral submission regarding these matters;

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

- the recommended amendment is consistent with the PPS, 2014
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type;
- the recommended 1989 Official Plan amendment will provide policies to enable the adaptive re-use of the existing building for uses that are consistent with The London Plan and conform to the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood; and,
- the recommended amendment is consistent with the West Woodfield Heritage Conservation District. (2020-D14)

#### **Motion Passed**

14. (3.4) Application - 435 Callaway Road (Formerly 365 Callaway Road) 39CD-19515

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Wastell Homes, relating to the property located at 435 Callaway Road (formerly 365 Callaway Road):

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium by Wastell Homes, relating to the property located at 435 Callaway Road (formerly 365 Callaway Road);

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval by Wastell Homes, relating to the property located at 435 Callaway Road (formerly 365 Callaway Road);

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the ~~attached~~ public participation meeting record made an oral submission regarding these matters. (2020-D09)

#### **Motion Passed**



15. (3.5) Affordable Housing Community Improvement Plan (O-9099)  
(Relates to Bill No.s 60, 61, 62 and 63)

Motion made by: M. Cassidy

That, on the recommendation of the Manager, Long Range Planning and Sustainability, the following actions be taken with respect to the application by the City of London relating to a Community Improvement Plan (CIP) for Affordable Housing:

- a) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to designate lands within the City of London as the Affordable Housing Community Improvement Project Area pursuant to Section 28 of the Planning Act and as provided for under the Our Tools part of The London Plan;
- b) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to amend Map 8 (Community Improvement Project Areas) in Appendix 1 (Maps) of The London Plan to ADD the Affordable Housing Community Improvement Project Area (as designated in part a) above);
- c) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to adopt the Affordable Housing Community Improvement Plan to outline objectives, programs, and monitoring of community improvement related to the development of new affordable housing units in the Affordable Housing Community Improvement Project Area (as designated in part a) above);
- d) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to adopt a by-law to establish financial incentive programs for the Affordable Housing Community Improvement Project Area (as designated in part a) above);

it being noted that the Affordable Housing Community Improvement Plan has been identified within the 2019-2023 Council Strategic Plan and a business case for incentive programs under this CIP have been submitted for evaluation through the 2020-2023 Multi-Year Budget process; and,

it being further noted that, subject to evaluation and funding through the 2020-2023 Multi-Year Budget, incentive programs introduced under the Affordable Housing Community Improvement Plan will come into effect the day after the multi-year budget is passed by Municipal Council;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters;

it being further pointed out that the Planning and Environment Committee reviewed and received a communication from C. Butler with respect to this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment conforms to the in-force policies of The London Plan; and,
- the recommended amendment is consistent with the definition of Community Improvement in the Planning Act. (2020-S11)

**Motion Passed**

17. (4.2) Councillor M. van Holst - Request for Park Dedication By-law Amendment

Motion made by: M. Cassidy

That the communication dated January 12, 2020, from Councillor M. van Holst with respect to a request to amend the Parkland Conveyance and Levy By-law, CP-9, BE RECEIVED for information. (2020-P01)

**Motion Passed**

7. (2.6) Application - 3900 Scotland Drive, 3777 Westminister Drive and 5110 White Oak Road (H-9113) (Relates to Bill No. 75)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Orange Rock Developments, relating to the properties located at 3900 Scotland Drive, 3777 Westminister Drive, and 5110 White Oak Road, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Resource Extraction (h-226\*EX1) Zone TO a Resource Extraction (EX1) Zone. (2020-D14)

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, A. Kayabaga, and S. Hillier  
 Nays: (1): E. Pelosa

**Motion Passed (14 to 1)**

13. (3.3) Demolition Request for Heritage Listed Property at 247 Halls Mill Road

Motion made by: M. Cassidy

That, the following actions be taken with respect to the demolition request for the property located at 247 Halls Mill Road, which is included on the City of London's Register of Cultural Heritage Resources:

- a) notice BE GIVEN in accordance with section 29(3) of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, of the Municipal Council's intention to designate the property located at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in Appendix E appended to the staff report, dated January 20, 2020;

b) subject to the receipt of no appeals with respect to a) above, the Civic Administration BE DIRECTED to prepare a by-law for introduction at a future meeting of the Municipal Council to designate the property located at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons noted in a) above;

c) the Civic Administration BE DIRECTED to evaluate properties located in Halls Mill for possible designation under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18; and,

d) the Civic Administration BE DIRECTED to undertake an evaluation of barns located throughout the city for possible designation under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication from J. and O. Santin, 217 Halls Mills Road;
- a communication from A. Park;
- a communication L. and C. Morrison, 21-1443 Commissioners Road West;
- a communication from D. Park;
- a communication dated January 15, 2020 from J. Grainger, President, Architectural Conservancy of Ontario – London Branch;
- a communication from T. and S. Long, 133 Brisbin Street;
- a communication dated January 14, 2020 from E. Washburn, 16 – 1331 Commissioners Road;
- a communication from J. Edwards;
- a communication from L. Black, 327 Stephen Street; and,
- a communication from P. Leeson, 33 – 1443 Commissioners Road West;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters. (2020-R01)

**Amendment:**

Motion made by: P. Van Meerbergen

Seconded by: M. van Holst

That consideration of the Planning and Environment Committee (PEC) recommendation 3.3, as it relates to the demolition request for Heritage Listed Property at 247 Halls Mill Road BE REFERRED back to the PEC in order to allow for additional discussion with the property owner.

Yeas: (2): M. van Holst, and P. Van Meerbergen

Nays: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

**Motion Failed (2 to 13)**

The original recommendation motion IS PUT.

Yeas: (12): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozo, and A. Kayabaga

Nays: (3): Mayor E. Holder, P. Van Meerbergen, and S. Hillier

**Motion Passed (12 to 3)**

16. (4.1) Application - 536 and 542 Windermere Road

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2492222 Ontario Inc., relating to the property located at 536 and 542 Windermere Road:

a) pursuant to section 13.3 of the Council Procedure By-law, part c) of the resolution of the Municipal Council from the meeting held on April 23, 2019 relating to Item 3.8 of the 7th Report of the Planning and Environment Committee having to do with the property located at 536 and 542 Windermere Road BE RECONSIDERED; it being noted that part c) reads as follows:

“c) the trees on the westerly and northerly boundary BE PROTECTED AND BE PRESERVED with the exception of invasive species or trees that are in poor condition;”

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2492222 Ontario Inc., relating to the property located at 536 and 542 Windermere Road, the Civic Administration BE AUTHORIZED to consider implementing a vegetated buffer on the westerly and northerly boundary as a result of either retaining existing trees, or new plantings, or the combination of the two, in accordance with a landscape plan to be considered through the Site Plan Approval process;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated December 13, 2019, from M. Campbell, Zelinka Priamo Ltd.; and,
- a communication dated January 16, 2020, from T. Mara. (2020-D14)

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

8.2 2nd Report of the Community and Protective Services Committee

Motion made by: S. Lewis

That the 2nd Report of the Community and Protective Services Committee meeting BE APPROVED, excluding Item 10 (3.2).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, 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. (2.2) 7th Report of the Community Safety and Crime Prevention Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 7th Report of the Community Safety and Crime Prevention Advisory Committee (CSCP), from the meeting held on November 28, 2019:

- a) B. Madigan BE APPOINTED as the CSCP representative to the Safety Audit; it being noted that the CSCP heard the ~~attached~~ presentation from K. Oldham, Manager, Neighbourhood Development and Support, with respect to this matter; and,
- b) clauses 1.1, 2.1 and 3.1 to 3.5, BE APPROVED.

**Motion Passed**

3. (2.4) 1st and 2nd Reports of the London Housing Advisory Committee

Motion made by: S. Lewis

That the 1st and 2nd Reports of the London Housing Advisory Committee, from the meetings held on December 11, 2019 and January 8, 2020, respectively, BE RECEIVED.

**Motion Passed**

4. (2.5) Employment Ontario Transformation - Service System Manager - Update

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the Employment Ontario Service Transformation and Service System Manager Competition:

- a) the Managing Director, Housing, Social Services, and Dearness Home or designate BE AUTHORIZED to negotiate any terms related to potential contracts with the Ministry of Labour, Training, and Skills Development related to the initiatives noted in the staff report dated January 21, 2020, with respect to this matter;

- b) the Civic Administration BE DIRECTED to obtain future approval from the Municipal Council on any contractual agreements with the Ministry of Labour, Training, and Skills Development;
- c) the Civic Administration BE DIRECTED to seek endorsement of initiatives from the Municipal Councils located within the London Economic Region with respect to this matter; and,
- d) the Civic Administration BE DIRECTED to submit reports and updates to the Municipal Council through the appropriate Standing Committee regarding the Ontario Works – Employment Ontario Transformation. (2020-S04)

**Motion Passed**

5. (2.7) Naming of New Sports Park - 1400 Adelaide Street North

Motion made by: S. Lewis

That, on the recommendation of the Civic Administration, the request to name the new sports park located at 1400 Adelaide Street North as “Northridge Fields”, BE APPROVED. (2020-R04)

**Motion Passed**

6. (2.1) 8th, 1st and 2nd Reports of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 8th, 1st and 2nd Reports of the Diversity, Inclusion and Anti-Oppression Advisory Committee (DIAAC), from the meetings held on November 21, 2019, December 19, 2019 and January 16, 2020, respectively:

- a) that the following actions be taken with respect to the 8th Report of the DIAAC:

- i) that the following actions be taken with respect to the Policy and Planning Sub-Committee Update:

- A) that F. Cassar BE APPROVED as the secondary representative member from the DIAAC to sit on the Community Diversity and Inclusion Strategy Leadership Table; and,

- B) that it BE NOTED that the DIAAC heard a verbal update from M. Mlotha and K. Husain, with respect to the recent joint Education and Awareness Sub-Committee and Policy and Planning Sub-Committee meeting; it being further noted that the joint sub-committee meeting minutes, as appended to the agenda, were received; and,

- ii) clauses 1.1, 2.1, 2.2, 3.1, 4.1, 4.2, 5.1, 5.2, 6.1 and 6.2, BE RECEIVED;

- b) that the 1st Report of the DIAAC BE RECEIVED; and,

- c) that the following actions be taken with respect to the 2nd Report of the DIAAC:

- i) that the following actions be taken with respect to the joint Education and Awareness – Policy and Planning sub-committee update:

A) that NO ACTION BE TAKEN with respect to a proposed \$300.00 contribution towards 2020 Black History Month events, including but not limited to the February 15th Family Day Celebration and associated children's services, as reflected in the 2020 DIAAC Work Plan; it being noted that financial grants/contributions or awards to third party individuals, organizations or groups shall be directed to the appropriate service area to be addressed through the approval and reporting processes already established by the Municipal Council for those situations;

B) up to \$500.00, to recover costs born by DIAAC in the co-ordination and co-hosting of the March 21st 'Hands Against Racism' event, BE APPROVED subject to the review and approval by the City Clerk for compliance with the General Policy for Advisory Committees; and,

C) that NO ACTION BE TAKEN with respect to a request to consider issuing a proclamation for March 21st as the International Day for the Elimination of Racial Discrimination; it being noted that any organization may make an application through the City of London's Proclamation Policy;

ii) the City of London communications staff BE INVITED to a future meeting of the DIAAC to discuss compliance requirements for future promotional materials created by the DIAAC; and,

iii) clauses 1.1, 2.1, 2.2, 4.1, 5.1, 5.3, 5.4 and 6.2, BE RECEIVED.

#### **Motion Passed**

7. (2.3) 1st and 2nd Reports of the Animal Welfare Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 1st and 2nd Reports of the Animal Welfare Advisory Committee (AWAC), from the meetings held on December 5, 2019 and January 9, 2020, respectively:

a) the 1st Report of the AWAC BE RECEIVED; and,

b) that the following actions be taken with respect to the 2nd Report of the AWAC:

i) that the following actions be taken with respect to the Spring 2020 Go Wild, Grow Wild (GWGW) event:

A) the Animal Welfare Advisory Committee BE PERMITTED to attend the 2020 GWGW event in order to promote public education/awareness of animal welfare related issues in London; and,

B) the expenditure of up to \$295.00 + tax from the 2020 AWAC budget BE APPROVED to pay for entry and booth space at the event; it being noted that the AWAC and the Environmental and Ecological Planning Advisory Committee may seek to share the above-noted booth and associated costs; and,

ii) clauses 1.1, 3.1, 3.2, 4.1, 5.1, 5.2, 5.4 and 5.5, BE RECEIVED.

**Motion Passed**

8. (2.6) Housing Quarterly Report

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated January 21, 2020, related to the Housing Quarterly Report:

- a) the above-noted staff report BE RECEIVED;
- b) the above-noted staff report BE CIRCULATED to stakeholders, agencies, and community groups including, but not limited to Middlesex County, the London Housing Advisory Committee, and the London Homeless Coalition; and,
- c) the summary of Housing-related 2020-2023 Multi-Year Budget submissions, as appended to the above-noted staff report, BE RECEIVED. (2020-S11)

**Motion Passed**

9. (3.1) Policies and Funding - Arts and Culture

Motion made by: S. Lewis

That the information provided in the delegation from K. O'Neill, with respect to policies and funding related to arts and culture in the City of London, BE REFERRED to the Civic Administration for review and a report back at a future meeting of the Community and Protective Services Committee; it being noted that the above-noted delegation was received.

**Motion Passed**

11. (4.1) Councillor S. Lewis - Parade Permits

Motion made by: S. Lewis

That the Civic Administration BE DIRECTED to bring forward a policy to restrict the issuance of parade permits on public streets, from November 1 to November 11, to those activities which are directly related to the honouring of Canada's veterans and organized in partnership with veterans organizations; it being noted that the communication from Councillor S. Lewis, with respect to this matter, was received. (2020-P11)

**Motion Passed**

12. (4.2) Councillor M. van Holst - Spectrum of Transitional Housing

Motion made by: S. Lewis

That the communication, dated January 12, 2020, from Councillor M. van Holst, with respect to the spectrum of transitional housing in the City of London, BE RECEIVED. (2020-S11)

**Motion Passed**



13. (5.1) Deferred Matters List

Motion made by: S. Lewis

That the Deferred Matters List for the Community and Protective Services Committee, as at January 17, 2020, BE RECEIVED.

**Motion Passed**

14. (5.2) Advisory Committee Work Plans

Motion made by: S. Lewis

That the Advisory Committees that report to the Community and Protective Services Committee (CPSC) BE DIRECTED to submit a 2020 Work Plan for review and approval at the meeting of the CPSC directly following the next meeting of each Advisory Committee.

**Motion Passed**

10. (3.2) Local Health Care Services

Motion made by: S. Lewis

That the following actions be taken with respect to a delegation from P. Bergmanis, Ontario Health Coalition:

a) the Mayor BE REQUESTED to call upon the Provincial Government to do the following with respect to health care funding:

i) halt any mergers or reductions of funding to the local Public Health Unit, the Middlesex County Land Ambulance services and the Dearness Home; and,

ii) restore funding, particularly the two special funds and per diem funding of long-term care homes, through the provincial tax base as it is the most equitable form of public financing for these critical institutions, as opposed to adding it to the property tax levy; and,

b) the above-noted delegation BE RECEIVED. (2020-S02)

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

Nays: (2): M. van Holst, and P. Squire

Recuse: (1): S. Turner

**Motion Passed (12 to 2)**

Motion made by: E. Pelozza

Seconded by: S. Lewis

That Council recess at this time for dinner break.

Yeas: (9): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, J. Morgan, S. Lehman, A. Hopkins, E. Pelozza, and A. Kayabaga

Nays: (6): M. Salih, M. Cassidy, P. Squire, P. Van Meerbergen, S. Turner, and S. Hillier

**Motion Passed (9 to 6)**

The Council recesses at 6:30 PM, and reconvenes at 7:15 PM with all members present.

### 8.3 3rd Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 3rd Report of the Corporate Services Committee meeting BE APPROVED, excluding Item 7 (2.6).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

#### 1. Disclosures of Pecuniary Interest

Motion made by: A. Kayabaga

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

#### 2. (2.1) Council Policy - City of London Days at Budweiser Gardens Policy (Relates to Bill No. 64)

Motion made by: A. Kayabaga

That, on the recommendation of the City Clerk, the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "A", to amend the "City of London Days at Budweiser Gardens Policy" to provide clarification with respect to the implementation of the Policy BE INTRODUCED at the Municipal Council meeting to be held January 28, 2020.

**Motion Passed**

#### 3. (2.2) Argyle Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 54)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Argyle Business Improvement Area:

a) the Argyle Business Improvement Area proposed 2020 budget submission in the amount of \$284,100 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 20, 2020;

b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Argyle Business Improvement Area and pursuant to subsection 208(1) of the Municipal Act, 2001 BE FIXED at \$215,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law A.-6873-292 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule "B", with respect to Municipal Special Levy for the Argyle Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

**Motion Passed**

4. (2.3) Hamilton Road Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 55)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Hamilton Road Business Improvement Area:

- a) the Hamilton Road Business Improvement Area proposed 2020 budget submission in the amount of \$123,525 BE APPROVED as outlined in Schedule “A” as appended to the staff report dated January 20, 2020;
- b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Hamilton Road Business Improvement Area and pursuant to subsection 208(1) of the Municipal Act, 2001 BE FIXED at \$70,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law C.P.-1528-486 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001; and
- d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule “B”, with respect to Municipal Special Levy for the Hamilton Road Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

**Motion Passed**

5. (2.4) Hyde Park Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 56)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Hyde Park Business Improvement Area:

- a) the Hyde Park Business Improvement Area proposed 2020 budget submission in the amount of \$396,981 BE APPROVED as outlined in Schedule “A” as appended to the staff report dated January 20, 2020;
- b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Hyde Park Business Improvement Area and pursuant to subsection 208(1) of the Municipal Act, 2001 BE FIXED at \$386,401;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1519-490 as amended; it being noted that the special charge shall have

priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule “B”, with respect to Municipal Special Levy for the Hyde Park Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

**Motion Passed**

6. (2.5) Old East Village Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 57)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Old East Village Business Improvement Area:

a) the Old East Village Business Improvement Area proposed 2020 budget submission in the amount of \$213,700 BE APPROVED as outlined in Schedule “A” as appended to the staff report dated January 20, 2020;

b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Old East Village Business Improvement Area and pursuant to subsection 208(1) of the Municipal Act, 2001 BE FIXED at \$42,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule “B”, with respect to Municipal Special Levy for the Old East Village Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

**Motion Passed**

8. (2.7) Assessment Growth for 2020, Changes in Taxable Phase-In Values, and Shifts in Taxation as a Result of Reassessment

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report regarding assessment growth for 2020, changes in taxable phase-in values, and shifts in taxation as a result of reassessment BE RECEIVED for information purposes.

**Motion Passed**

9. (2.8) Memorandum of Understanding between the N'Amerind Friendship Centre and The Corporation of the City of London

Motion made by: A. Kayabaga

That, on the recommendation of the Deputy City Manager, the staff report dated January 20, 2020 regarding the memorandum of

understanding between the N'Amerind Friendship Centre and The Corporation of the City of London BE RECEIVED for information.

**Motion Passed**

10. (5.1) Application - Issuance of Proclamation - London Black History Month 2020

Motion made by: A. Kayabaga

That the following actions be taken with respect to the request for a proclamation for London Black History Month:

- a) the staff report dated January 20, 2020 BE RECEIVED; and,
- b) February 2020 BE PROCLAIMED as Black History Month in the City of London; it being noted on the application under the Issuance of Proclamations Policy, to recognize and proclaim "Black History Month" on February 1st 2020 to February 29th 2020; it being further noted that every February, Canadians are invited to participate in Black History Month festivities and events that honour the legacy of Black Canadians, of past and present; this year the London Black History Month Coordinating committee has themed "Our Community, our strength" and invite Londoners to participate and learn through the many activities that will be happening throughout the month of February. Happy Black History Month.

**Motion Passed**

7. (2.6) London Downtown Business Association 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 58)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the London Downtown Business Association:

- a) the London Downtown Business Association proposed 2020 budget submission in the amount of \$1,826,490 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 20, 2020;
- b) the amount to be raised by the Corporation of the City of London for the 2020 fiscal year for the purposes of the London Downtown Business Association and pursuant to subsection 208(1) of the Municipal Act, 2001 BE FIXED at \$1,915,390;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-2 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001; and
- d) the proposed by-law as appended to the staff report dated January 20, 2020 as Schedule "C", with respect to Municipal Special Levy for the London Downtown Business Association, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Lehman

**Motion Passed (14 to 0)**

**9. Added Reports**

9.1 3rd Report of Council in Closed Session

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

That the Council, In Closed Session, verbal report of progress from Councillor Lehman BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

9.2 3rd Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 3rd Report of the Strategic Priorities and Policy Committee meeting BE APPROVED, excluding Items 4 (5.1) and 5 (5.2).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (3.1) 2020-2023 Multi-Year Budget

Motion made by: J. Helmer

That the following written submissions for the 2020-2023 Multi-Year Budget 2020 Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of its Multi-Year Budget approval process:

- a) a communication dated May 2, 2019 from B. Brock;
- b) a communication dated November 28, 2019 from G. Macartney, CEO, London Chamber of Commerce;
- c) a communication dated December 5, 2019 and petition from G. LaHay;
- d) a communication dated January 7, 2020 from A. Oudshoorn, RN, Assistant Professor, Arthur Labatt Family School of Nursing;
- e) a communication dated January 7, 2020 from D. Whitelaw, Executive Director, Ark Aid Street Mission;

- f) a communication dated January 7, 2020 from J. M. Thompson, Deacon, St. John the Evangelist Church;
- g) a communication dated January 8, 2020 from J. Parent;
- h) a communication dated January 7, 2020 from S. Cassidy;
- i) a communication dated January 9, 2020 from A. McClenaghan, Chair, London Downtown Business Association and D. McCallum, Chair, MainStreet London, Downtown London;
- j) a communication dated January 7, 2020 from V. Ezukuse, MSc Candidate-Health Promotion, Health and Rehabilitation Sciences, Western University;
- k) two communications dated January 12, 2020 from Councillor van Holst;
- l) a communication dated January 7, 2020 from T. Dam, Resettlement Assistance Program Manager, London Cross Cultural Learner Centre;
- m) a communication dated January 15, 2020 from K. Cassidy;
- n) a communication and presentation dated January 15, 2020 from M. Powell, President and Chief Executive Officer, F. Galloway, Chair BTTR, Community Mobilization Committee and G. Playford, Past Board Chair, London Community Foundation;
- o) a communication dated January 17, 2020 from J. Sheffield, Nicholson Sheffield Architects Inc.;
- p) a communication dated January 20, 2020 from E. and D. Kipfer;
- q) a communication from M. Laliberte and J. Thompson, London Community Advocates Network;
- r) a communication dated January 17, 2020 from S. Kopp, Ph.D Candidate, Department of Visual Arts, Western University;
- s) a communication dated January 21, 2020 from B. Cowie, PhD Earth and Planetary Sciences;
- t) a communication dated January 22, 2020 from D. Hall, London Cycle Link Board and Western Active Transportation Society;

it being pointed out that at the public participation meeting associated with this matter, the individuals on the ~~attached~~ public participation meeting record made the oral submissions regarding these matters.

### **Motion Passed**

#### 3. (4.1) London Hydro Proposed Corporate Restructuring

Motion made by: J. Helmer

That, on the recommendation of the City Manager with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to London Hydro proposed restructuring:

- a) the staff report including the proposal from London Hydro Inc. (LHI), as appended to the staff report dated January 23, 2020 as Appendix "A", and the risk assessment from KPMG LLP associated

with the proposed corporate restructuring of LHI, appended to the staff report as Appendix "B", BE RECEIVED for information;

b) the Civic Administration, in conjunction with London Hydro, BE DIRECTED to:

i) prepare a detailed analysis that would support a recommendation to the shareholder on the proposed restructuring that will include at a minimum the recommendations provided by KPMG LLP, as noted in Appendix "B" as appended to the staff report dated January 23, 2020; and,

ii) prepare an implementation strategy to accompany the recommendation (if needed); and,

c) the City Clerk BE DIRECTED to forward the report from the January 23, 2020 Strategic Priorities and Policy meeting to the Municipal Council meeting for be held on January 28, 2020.

### **Motion Passed**

#### **4. (5.1) Proposed Changes to the City Manager Search Committee Terms of Reference**

Motion made by: J. Helmer

Seconded by: A. Hopkins

That the following actions be taken with respect to the "City Manager Search Committee Terms of Reference":

a) pursuant to section 13.3 of the Council Procedure By-law the Municipal Council decision of November 12, 2019 with respect to clause 5.1 of the 20th Report of the Strategic Priorities and Policy Committee having to do with Terms of Reference for the City Manager Search Committee BE RECONSIDERED to provide for amendments to process;

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

### **Motion Passed (15 to 0)**

Motion made by: J. Helmer

That the following actions be taken with respect to the "City Manager Search Committee Terms of Reference", the "City Manager Search Committee Terms of Reference" BE AMENDED by deleting part d) under "Duties" in its entirety, and by replacing it with the following new part d):

"d) provide a recommendation to the Municipal Council, through the Strategic Priorities and Policy Committee (SPPC) of three candidates to be interviewed at a Special Meeting of the SPPC with the preferred candidate being recommended to Municipal Council by the SPPC; it being noted that prior to the Special SPPC Meeting, all Members of Council shall make their best effort to complete the Bias Free Hiring Training provided through the City's Human Resources Division; it being further noted that all Members of Council will make their best effort to be in attendance at the Special SPPC meeting in its entirety."



**Amendment:**

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

That a new part e) BE ADDED in order to hold the Special SPPC meeting off-site, notwithstanding the Council Procedure By-law.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

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

That the motion, as amended, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Clause 5.1, as amended, reads as follows:

That the following actions be taken with respect to the “City Manager Search Committee Terms of Reference”:

a) the “City Manager Search Committee Terms of Reference” BE AMENDED by deleting part d) under "Duties" in its entirety, and by replacing it with the following new part d):

“d) provide a recommendation to the Municipal Council, through the Strategic Priorities and Policy Committee (SPPC) of three candidates to be interviewed at a Special Meeting of the SPPC with the preferred candidate being recommended to Municipal Council by the SPPC; it being noted that prior to the Special SPPC Meeting, all Members of Council shall make their best effort to complete the Bias Free Hiring Training provided through the City’s Human Resources Division; it being further noted that all Members of Council will make their best effort to be in attendance at the Special SPPC meeting in its entirety.”; and

b) that notwithstanding section 2.6 of the Council Procedure By-law, approval BE GIVEN for the above-noted Special Strategic Priorities and Policy Committee meeting to be held at a location other than City Hall.

5. (5.2) Resignation of Councillor M. Cassidy from the RBC Place London Board of Directors

Motion made by: J. Helmer

That the resignation of Councillor M. Cassidy, dated January 20, 2020, from the RBC Place London Board of Directors BE ACCEPTED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: M. Cassidy  
Seconded by: E. Pelozza

That Councillor S. Turner BE APPOINTED to the RBC Place  
London Board of Directors for the term ending November 15, 2022.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy,  
P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza,  
A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Clause 5.2 is revised to read as follows:

That the following actions be taken with respect to the RBC Place  
London Board of Directors:

- a) the resignation of Councillor M. Cassidy, dated January 20,  
2020, from the RBC Place London Board of Directors BE  
ACCEPTED; and,
- b) Councillor S. Turner BE APPOINTED to the RBC Place  
London Board of Directors for the term ending November 15, 2022.

**10. Deferred Matters**

None.

**11. Enquiries**

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: M. Salih  
Seconded by: M. van Holst

That introduction and First Reading of Bill No.'s 53 to 77, excluding Bill No.'s 58  
and 75, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy,  
P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza,  
A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

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

That Second Reading of Bill No.'s 53 to 77, excluding Bill No.'s 58 and 75, BE  
APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy,  
P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza,  
A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: M. Salih  
Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No. 53 to 77, excluding Bill No.'s 58  
and 75, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: E. Pelozza  
Seconded by: S. Turner

That Introduction and First Reading of Bill No. 58, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier  
Recuse: (1): S. Lehman

**Motion Passed (14 to 0)**

Motion made by: S. Lewis  
Seconded by: M. van Holst

That Second Reading of Bill No. 58, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier  
Recuse: (1): S. Lehman

**Motion Passed (14 to 0)**

Motion made by: A. Kayabaga  
Seconded by: E. Pelozza

That Third Reading and Enactment of Bill No. 58, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier  
Recuse: (1): S. Lehman

**Motion Passed (14 to 0)**

Motion made by: M. van Holst  
Seconded by: P. Van Meerbergen

That Introduction and First Reading of Bill No. 75, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, A. Kayabaga, and S. Hillier  
Nays: (1): E. Pelozza

**Motion Passed (14 to 1)**

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

That Second Reading of Bill No. 75, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, A. Kayabaga, and S. Hillier  
 Nays: (1): E. Pelosa

**Motion Passed (14 to 1)**

Motion made by: M. van Holst  
 Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No. 75, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, A. Kayabaga, and S. Hillier  
 Nays: (1): E. Pelosa

**Motion Passed (14 to 1)**

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

| Bill No.    | By-law   |
|-------------|--|
| Bill No. 53 | By-law No. A.-7930-31 – A by-law to confirm the proceedings of the Council Meeting held on the 28th day of January, 2020. (City Clerk)   |
| Bill No. 54 | By-law No. A.-7931-32 – A by-law to raise the amount required for the purposes of the Argyle Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.2d/3/CSC)           |
| Bill No. 55 | By-law No. A.-7932-33 – A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.3d/3/CSC)    |
| Bill No. 56 | By-law No. A.-7933-34 – A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.4d/3/CSC)        |
| Bill No. 57 | By-law No. A.-7934-35 – A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.5d/3/CSC) |
| Bill No. 58 | By-law No. A.-7935-36 – A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.6d/3/CSC)  |
| Bill No. 59 | By-law No. C.P.-1284(vg)-37 – A by-law to amend the Official Plan for the City of London, 1989 relating to 332 Central Avenue and 601 Waterloo Street. (3.2a/3/PEC)  |
| Bill No. 60 | By-law No. C.P.-1543-38 – A by-law to designate the Affordable Housing Community Improvement Project Area. (3.5a/3/PEC)  |

|             |  |
|-------------|--|
| Bill No. 61 | By-law No. C.P.-1512(p)-39 – A by-law to amend The London Plan for the City of London Planning Area - 2016, relating to Map 8 in Appendix 1 (Maps) and the Community Improvement Project Area for Affordable Housing. (3.5b/3/PEC)   |
| Bill No. 62 | By-law No. C.P.-1544-40 – A by-law to adopt the Affordable Housing Community Improvement Plan. (3.5c/3/PEC)  |
| Bill No. 63 | By-law No. C.P.-1545-41 – A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area. (3.5d/3/PEC)   |
| Bill No. 64 | By-law No. CPOL.-27(b)-42 – A by-law to amend By-law No. CPOL.-27-223, as amended by By-law No. CPOL.-27(a)-397, being “City of London Days at Budweiser Gardens Policy” to provide clarification with respect to the implementation of the Policy. (2.1/3/CSC)  |
| Bill No. 65 | By-law No. CPOL.-398-43 – A by-law to enact a new Council Policy entitled “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions” to provide clarity with respect to the selection and recommendation process for appointment of Members to various Committees, Civic Boards and Commissions. (4.1/21/SPPC – 2019) |
| Bill No. 66 | By-law No. L.S.P.-3485-44 – A by-law to expropriate lands in the City of London, in the County of Middlesex, for the Wharncliffe Road South Road Widening and Improvements project between Beecher Street and Springbank Drive. (City Engineer)  |
| Bill No. 67 | By-law No. S.-6046-45 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road West, east of Tillmann Road) (Chief Surveyor - for road widening purposes on Southdale Road West, pursuant to Consent B.008/19 and in accordance with Zoning By-law Z.-1)                    |
| Bill No. 68 | By-law No. S.-6047-46 – A by-law to assume certain works and services in the City of London. (Claybar Subdivision, Phase 3 Stage 3; 33M-676) (City Engineer)   |
| Bill No. 69 | By-law No. S.-6048-47 – A by-law to assume certain works and services in the City of London. (Westfield Subdivision, Phase 1; Plan 33M-700) (City Engineer)  |
| Bill No. 70 | By-law No. S.-6049-48 – A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 1A; 33M-458) (City Engineer)  |
| Bill No. 71 | By-law No. S.-6050-49 – A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 2; 33M-624) (City Engineer)   |
| Bill No. 72 | By-law No. W.-5657-50 – A by-law to repeal by-law No. W.-5650-224 entitled, “A by-law to authorize the Southwest Capacity Improvement (Project No. ES5263)”.   |

|             |   |
|-------------|---|
| Bill No. 73 | By-law No. Z.-1-202828 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1820 Canvas Way. (2.3/3/PEC)   |
| Bill No. 74 | By-law No. Z.-1-202829 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 2671 - 2695 Kettering Place. (2.5/3/PEC)   |
| Bill No. 75 | By-law No. Z.-1-202830 – A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for lands located at 3900 Scotland Drive, 3777 Westminster Drive, and 5110 White Oak Road. (2.6/3/PEC) |
| Bill No. 76 | By-law No. Z.-1-202831 – A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for lands located at 3080 Bostwick Road – Site 5. (2.8/3/PEC)   |
| Bill No. 77 | By-law No. Z.-1-202832 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 332 Central Avenue and 601 Waterloo Street.(3.2b/3/PEC)   |

**14. Adjournment**

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

That the meeting adjourn.

**Motion Passed**

The meeting adjourned at 7:43 PM.

---

Ed Holder, Mayor

---

Catharine Saunders, City Clerk

Architectural Conservancy Ontario – London Region Branch  
Grosvenor Lodge  
1017 Western Road  
London, ON N6G 1G5

February 2, 2020

Members of the Planning & Environment Committee:  
Maureen Cassidy (Chair) – [mcassidy@london.ca](mailto:mcassidy@london.ca)  
Jesse Helmer – [jhelmer@london.ca](mailto:jhelmer@london.ca)  
Arielle Kayabaga – [akayabaga@london.ca](mailto:akayabaga@london.ca)  
Anna Hopkins (Chair) – [ahopkins@london.ca](mailto:ahopkins@london.ca)  
Stephen Turner – [sturner@london.ca](mailto:sturner@london.ca)

Dear Councillors:

**Re: Revised Victoria Park Secondary Plan**

On behalf of the London Region branch of Architectural Conservancy Ontario (ACO London), I am writing to you regarding the revised Victoria Park Secondary Plan. ACO appreciates the city's efforts to balance intensification within and adjacent to downtown while ensuring compatibility with cultural heritage resources around the park.

However, I would like to make the following comments:

- Immediately north of St. Peter's Cathedral Basilica, heights of up to 30 storeys may be permitted, transitioning down to 25 storeys further north of St. Peter's. London, England has skyscrapers, but not adjacent to iconic landmarks like Big Ben or Buckingham Palace. Should London, Ontario encourage a highrise behind St. Peter's Cathedral?
- Although there has been much consideration of "view corridors," there is little mention of policies and potential zoning rules to protect silhouette views for buildings like St. Peter's. We would have liked a statement indicating some concern for views of St. Peter's Cathedral Basilica, especially from the south to the north.
- In North Part A, zoning would allow for buildings of 2 storeys to 16 storeys, which seems too high for the north side of the park. A 16-storey building directly behind the existing houses would be overpowering and detrimental to the traditional view of the north side. A maximum of 8 storeys would be more appropriate for area north of Central Avenue.
- There are many suitable development sites on the southern edge of downtown, and numerous surface parking lots currently exist both near Victoria Park and elsewhere downtown. The city should encourage development on these surface parking lots as much as possible, rather than surrounding the park.

Thank you for considering our comments.

Sincerely,

Jennifer Grainger  
President  
Architectural Conservancy Ontario – London Region

Copies: Cathy Saunders, City Clerk ([csaunder@london.ca](mailto:csaunder@london.ca))  
Heather Lysynski, PEC Committee Secretary ([hlysynsk@london.ca](mailto:hlysynsk@london.ca))  
Chair of LACH through Jerri Bunn, LACH Committee Secretary ([jbunn@london.ca](mailto:jbunn@london.ca))



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

February 3, 2020

City of London  
City Planning  
300 Dufferin Avenue  
London, ON N6B 1Z2

Attention: City Clerk

Re: Proposed Victoria Park Secondary Plan

---

We are the planning consultants for St. Peters Cathedral and the Roman Catholic Diocese of London.

By letter dated September 18, 2019 (attached) we raised several concerns regarding the proposed policies of the Secondary Plan. With representatives of the cathedral and the diocese, we have also spoken directly to planning staff to further explain our concerns.

From our review of the recommended Secondary Plan document it is evident that most of the concerns set out in our letter have not been addressed.

Moreover, the recommended plan contains a new policy 3.6.5(e) which was not in the previous draft, nor was it discussed with us, yet it could potentially negate the height and intensity permissions of the Plan in order to avoid casting shadow on the concrete pad east of the park bandshell. We have not been provided with information on the effect of this new policy nor the logic behind it, nor have we had the opportunity to conduct studies of our own to determine the effect on the cathedral lands.

We ask the Committee to consider the concerns set out in our attached letter, and ask that the Committee defer any decision on the Plan so that we might have the opportunity to study the potential effect of the newly proposed policies and to present those findings to the Committee.

We thank you for your consideration of these matters.

Yours very truly,

ZELINKA PRIAMO LTD.

Richard Zelinka, MES, MCIP, RPP  
Principal Planner

cc: RC Diocese and St. Peters Cathedral





**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

September 18, 2019

City of London  
City Planning  
206 Dundas Street  
London, ON

Attention: Michelle Knieriem, Planner

Re: Draft Victoria Park Secondary Plan

---

I am writing on behalf of St. Peter's Cathedral and the Roman Catholic Diocese of London. We thank you for the opportunity to provide further input into the Secondary Plan process by commenting on the Draft dated June 2019.

These comments build on our submission of March, 2019 (attached), and address several of the specific elements of the Draft Secondary Plan.

As an overview we would like to raise our concerns that the Draft in its current form is overly prescriptive, lacks the flexibility necessary to ensure a high quality of design sensitive to the Cathedral, unnecessarily restricts the development potential of the Cathedral lands, and introduces elements which may further limit the design options for the lands.

For ease of reference, our comments generally follow the structure of the Draft Plan, itself.

Section 3.2 View Corridors and, even more so, Section 3.3 Connections are written in a manner which potentially imposes significant constraints on the future use of the lands north of the Cathedral building. Identifying Kent Street as a view corridor which is required to be maintained (Schedule 3 and 3.2(b) and (d)) could compromise development options. Unlike Wolfe Street, for example, where views terminate in Victoria Park, itself, currently the Kent Street view corridor effectively terminates in the street trees and the parking lot on the east side of Richmond Street. Views of the park from the west are obscured, at best.

We have no objection to a policy which would require that any application for site plan approval investigate possible ways to maintain or enhance existing view corridors.

Policy 3.3 is potentially more problematic as it, combined with the Demonstration Plan detail in Appendix E, appears to assume creation of a formal public connection through the Cathedral lands. There is no explanation as to why the existing pedestrian crossing and public access at Angel Street (midway between established traffic signals) is inadequate as a connection. Such a policy approach could split the site and create design and functional issues.

The St. Peter's Parish Community and the Diocese have a desire to maintain the visual prominence of St. Peter's Cathedral in the area. This can best be achieved at the site plan and architectural design stage.

Excessive policy direction may constrain design options and actually prevent the optimal design solutions, particularly on a site as unique as the Cathedral site.

For example, the principle of framing Victoria Park with a street wall can work contrary to certain potential beneficial design solutions. A low building, set back from the sidewalk would obscure the Cathedral less from the public realm than a building close to the street line. A one-storey parish centre would be less obtrusive than a minimum 2-storey building as proposed in the draft Plan. The Cathedral site, unlike most other blocks in the Secondary Plan, does not have an established building line or street wall. The site is valued, in part, for the interesting, non-standardized urban spaces the site affords.

Section 3.6 speaks to providing a transition "between the downtown and low rise residential neighbourhoods". Like the lands to the west of Richmond Street and the lands to the south of Dufferin Avenue, the Cathedral lands in their entirety are within the Downtown Place Type which allows a 20-storey height, bonusable to 35 storeys. The transition is not to occur within the Downtown, which is the area intended to "permit the tallest buildings and highest densities in the City" (London Plan policy 802).

Even the proposed standardized requirement in policy 3.6.1 for high-rise buildings to have a distinct base, middle and top could prevent innovative architectural designs more sympathetic to the unique form of the Cathedral.

Policy 3.6.3 requires main building entrances to front onto the Park (or onto Richmond Street). Given the significant orientation of the Cathedral to Dufferin Avenue it may be more desirable for a future building to reinforce the Dufferin orientation by having its main entry facing Dufferin. Again, the proposed policy lacks the flexibility to address this special situation.

Policy 3.6.4 prohibits parking between a building and a public right-of-way. Since the Cathedral lands are surrounded by public rights of way it is very difficult to meet such a standard requirement.

In our March, 2019 submission, we asked to retain the potential for intensive development east of the Cathedral, but indicated our current priority for intensive development (to the London Plan maximum height) in the north part of the site. East of the Cathedral we asked for the flexibility to build a one- or two-storey parish centre on part of the site to meet nearer-term needs.

Regrettably none of these requests has been addressed in the Draft Secondary Plan: East of the Cathedral intensive development potential is proposed to be completely removed, drastically reducing the long-term potential of the site, yet the minimum height is proposed to be 2 storeys which denies the option to build a single-storey parish centre. To the north of the Cathedral building, maximum heights are proposed to be reduced from the Downtown permissions currently in the London Plan.

We respectfully request that you consider our concerns in the re-drafting of the Secondary Plan.

We would be pleased to meet with you again to elaborate on any of these points, or to discuss other options.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to be 'R. Zelinka', written in a cursive style.

Richard Zelinka, MES, MCIP, RPP  
Principal Planner

RZ/ld

## St. Peter's Cathedral Basilica – City of London (March 2019)

### **The Past**

St. Peter's Cathedral Basilica has a rich history in the City of London. However, St. Peter's Cathedral was preceded by 3 churches dedicated to St. Lawrence. The first St. Lawrence Church was established in 1834 and served the London Catholic Community well until it was destroyed by London's Great Fire of April 1845. A second St. Lawrence Church was built on the same site but also met its end in a fire. A third St. Lawrence Church was built of white brick and completed in 1852. This church featured a high pointed steeple, 2 side galleries and a seating capacity of 700-800 people. The church was located on the current Cathedral grounds, southwest of where the St. Peter's Cathedral Basilica now stands facing Richmond St. There was a name change in 1856 from St. Lawrence Church to St. Peter's Cathedral.



Bishop Walsh realized that even with many changes to St. Peter's Cathedral a larger Cathedral was needed for the Diocese of London. The Cathedral was designed by renowned architect, Joseph Connolly and construction started in 1880. The architect chose a style of architecture that is reminiscent of the middle French Gothic period. The materials used on the outside are of durable, hard-fine sandstone, cut from a vein found in the State of

New York. The current Cathedral was completed in 1885, however, without the 2 towers that stand today due to lack of funds. It would be 70 years later that the two towers were added to the Cathedral under Bishop Cody's leadership as well as the 12 bells that were made in Holland and named after the 12 Apostles. The first stained glass windows of the Cathedral came from Innsbruck Austria and were added in 1889. The rest of the stained glass windows were completed in 1926. The Casavant organ which sits in the Cathedral to this day was also installed in 1926. The imposing structure is over 200 ft. in total length and a total width of 115 ft. Height to the top of the top of the towers rise to a height of 150 ft. and the spirelet extends to a height of 185 ft.

In addition to the towers and the carillon bells, the sacristy and the Lady Chapel were also added to the Cathedral in 1959. The Cathedral was given a further honour as a minor basilica bestowed by Pope John XXIII in December 1961. The Cathedral's stature as a minor basilica is considered a high honour not only

for the church and Diocese of London but for the City of London as well. There are only ten minor basilicas in all of Canada.

In 1967, the sanctuary also underwent an extensive renovation in keeping with Vatican II. Marble flooring as well as a marble altar were the main items that were changed as a result of this renovation. Throughout the years other improvements have been made including the slate roof and repointing the sandstone.

### **The Present**

St. Peter's Cathedral Basilica has to be included in any visitor's list of places to visit in London. The Cathedral Parish is active and vibrant and in addition draws parishioners throughout the City of London to the downtown core. Below are some key statistics from the Cathedral records.

|   |   |
|---|---|
| <b>Registered Parishioners:</b>   | 3,500 families are registered to St. Peter's Cathedral  |
| <b>Mass during the Week:</b>  | Currently, 60 people attend the 7:30 am Mass on Tuesday and Thursdays. 120 people attend Noon Mass on Mondays, Wednesdays and Fridays.                              |
| <b>Number of Masses on weekend:</b>   | Saturday 6:00 pm<br>Sunday 8:30 am, 10:30 am, 12:30 pm and 7:30 pm  |
| <b>Attendance for Mass on weekend:</b>  | 1800 people   |
| <b>Weddings:</b>  | 48 Weddings   |
| <b>Funerals:</b>  | 23 Funerals   |
| <b>Baptisms:</b>  | 123 (116 infants and 7 adults)  |
| <b>Events:</b>  | As the principal church in the Diocese of London (southwestern Ontario), we host 5 Diocesan events and people come from 131 Parishes and Missions.                  |
| <b>Visitors during the week:</b>  | Our volunteer security person informs us that on average 25 to 150 visitors come for prayer and meditation. The cathedral is a spiritual oasis in a busy city core. |
| <b><i>We estimate the Cathedral draws 150,000 persons to the downtown-Victoria Park area each year.</i></b> |   |

St. Peter's has thirty-seven ministries, committees and organizations that continue to grow and serve our congregation and the City of London through St. Vincent De Paul, the needs of the poor, missions outreach, Share Lent, refugee sponsorship, local Catholic Women's League charitable works and Knights of Columbus charitable works. St. Peter's Cathedral has a very engaged group of parishioners that give of their time to the parish, other charities and the City of London.

The St. Peter's site extends from Dufferin Avenue to Angel Street, between Richmond Street and Clarence Street.

### **The Future**

St. Peter's Cathedral Basilica will continue to be a visitor draw in London in the future as well as an integral part of the community serving all citizens of London. We will continue serving the local Catholic Community and continue our outreach to the vulnerable in the City of London.



The Cathedral will eventually need a parish centre to replace the space provided by the building of the former St. Peter's school on the site. The role of a centre is multi-faceted in that it supports parish activities with offices, meeting rooms, and event space, and it supports St. Peter's in its community outreach by providing space that can be used by other agencies that are involved, as St. Peter's is involved, in ministering to the needs of homeless, poor, and vulnerable individuals who live in or spend time in London's core. St. Peter's plays a key role in the core, working with and supporting the work of social and health agencies which serve the needs of the core. Currently, we have a number of tenants which are education related and which we may want to accommodate in a future building as well.

Parking continues to be a hot button issue for the City of London, and is a key need for St. Peter's Cathedral. Our on-site parking lots are needed to accommodate parking for daily Mass, Sunday Mass, weddings, funerals, staff, tenants, meetings and special events that are held at the site. Our needs are currently satisfied by the three parking lots that are located on Cathedral grounds.

The City and its consultants have recently presented three scenarios for the Victoria Park Secondary Plan. All three conceptually show three towers on the Cathedral lands, and all three posit the future

construction of one of the highest towers on lands to the east of the Cathedral, including a substantial podium extending to the front face of the Cathedral.

Given the size and complexity of the St. Peter's community, we have not been able to consult broadly on the three scenarios; however, we wish to raise some initial comments, concerns and observations.

Representatives of the Diocese of London and of the St. Peter's community are interested in the future redevelopment of the Cathedral lands to the north and east of the Cathedral building and, in particular, the lands to the north.

While we are happy to retain the option of intensive redevelopment east of the Cathedral for further discussion, at this time the priority is twofold: to retain a clear view of the Cathedral, which is a landmark edifice in the Downtown, from the east; and to ensure the opportunity to build a parish centre as a one or two-storey building (rather than a tower or a 3-4 storey podium). This has implications for any "minimum height" requirement that may be considered in the Secondary Plan.

We are interested in high density development in the north part of the site, where it would be a backdrop to the Cathedral, with the flexibility to have the maximum London Plan height available for the entire area south of Angel Street in order to maintain design flexibility, possibly even stepping up from the Cathedral to the north, rather than stepping down.

We appreciate the opportunity to further discuss our interests with you as part of the Secondary Plan process for Victoria Park.



January 31, 2020

File No: 11054

City of London  
300 Dufferin Avenue  
London, Ontario  
PO BOX 5035  
N6A 4L9

**Re: Victoria Park Secondary Plan  
Proposed Victoria Park Secondary Plan and  
Planning and Environment Committee – January 31, 2020**

To Councillor M. Cassidy (Chair) and Planning and Environment Committee members:

### **Background**

GSP Group is the planning consultant for 560 Wellington Holdings Inc, owners of 560 and 562 Wellington Street, which is contained within the study area for the Victoria Park Secondary Plan. As indicated in the Staff report for the proposed Victoria Park Secondary Plan, the need for the Secondary Plan specifically arose in response to planning applications submitted by 560 Wellington Holdings in 2014. The Official Plan Amendment and Zoning By-law Amendment applications for 560 and 562 Wellington Street seek approvals for a mixed-use building with commercial uses on the ground floor, residential units above and structured parking. The original applications in 2014 were refined and revised in 2016 further to the planning process.

GSP Group together with 560 Wellington Holdings have participated throughout the Secondary Plan process. Both ourselves and our client have attended the engagement sessions and public participation meetings and have provided written and delegation comments to Staff and the Planning and Environment Committee. Height and intensity of development is the crux of the Secondary Plan and garnered most of the attention through the process. A significant portion of participants not opposed to taller buildings surrounding Victoria Park and, quite frankly, encouraged such development as part of a vibrant urban context. This Staff Report was largely quiet on this principal matter other than indicating that opinions were “varied”. We have had an opportunity to review the proposed Victoria Park



Secondary Plan and the proposed implementing Official Plan Amendment to incorporate it into the Official Plan and provide the following general and specific policy comments for Committee's consideration.

### **General Comments**

Based on our review, we do not agree with the maximum height proposed for our client's site as instructed by angular plane requirements. Such a maximum does not provide an appropriate level of intensification surrounding a key downtown open space, particularly when recognizing the vibrancy of the demonstrated case study parks with surrounding taller buildings. Furthermore, it does not consider the practicality and feasibility of redeveloping an existing 5-storey building for a potential 8-storey building. We request the same maximum height permission of 16 storeys on Part B of the East Policy Area as provided for on the North Policy Area under the consolidated lot scenario, given the similarity of the conditions and context between the two areas.

The May 2018 Council direction underlying the Secondary Plan process sought the "*review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the Park*". In GSP's and our client's previous submissions, we indicated concerns with the depth of analysis provided through the Secondary Plan process. Such a comprehensive plan for the area surrounding Victoria Park necessitated a "fresh" look at the existing policy framework and the contextual characteristics surrounding the park to determine what is appropriate for this prominently located area within London's structure. In our opinion, this remains a concern with the formulation of the proposed Secondary Plan.

Given the above, GSP Group was requested to examine in more depth various points of analysis that are warranted as part of a secondary planning process. We have enclosed this "Examination" document within this submission for your consideration as input into the Victoria Park Secondary Plan. Four points are particularly relevant in our Examination.

1. The context of the area surrounding Victoria Park (generally outwards one block in each direction) demonstrates a transitioning area in character. It is mixed with comparable proportions of residential and non-residential uses. It has transitioned from the previous single detached residential character through conversions to commercial or multiple residential uses or through demolition and redevelopment. There are numerous surface parking lots or larger undeveloped parcels throughout different areas that are not optimal uses of land in this prominent context.
2. The Wellington Street corridor surrounding Victoria Park has evolved. The redevelopment and intensification contemplated by the Victoria Park Secondary Plan will

essentially be the fourth iteration in the longer history of this corridor section: from its military roots; to the original residential fabric; to the redevelopment for office, parking and institutional uses; and now to the proposed higher intensity residential and mixed-use development. This is a natural progression in an area with proximity to a downtown core and higher order locational attributes.

3. The 2014 Provincial Policy Statement establishes an inward-looking growth emphasis. It calls for efficient development patterns that effectively use existing infrastructure and facilities; public transit and active transportation as the first options for land use patterns; mixed land use patterns and densities that are transit-supportive; a diversity in opportunities for intensification and redevelopment; and a diversity in housing options and choice. The 2014 Provincial Policy Statement preamble specifically states that efficient development patterns “*optimize the use of land, resources and public investment in infrastructure and public service facilities*”. So for the purposes of the Secondary Plan, the PPS objective is more than simply “allowing” or “encouraging” intensification; rather it is a direction for making “*the best or most effective use*” of land, public facilities and services and transit infrastructure.
4. The key operative parts of the London Plan affecting the Secondary Plan are largely under appeal. This includes general appeals concerning the form and intensity sections of the Downtown, Rapid Transit and Urban Corridors and Neighbourhoods Place Types; all the tables outlining height permissions; and, most of the City Design chapter as it concerns site and building design. This is the policy basis relied on for the formulation of the Secondary Plan, but it is largely under appeal and likely not will not be resolved for quite some time. We are interested to understand how any potential changes to the London Plan resulting from these appeals would be addressed in respect to the Secondary Plan.

### **Specific Policy Comments**

Further to the above general comments, we have numerous concerns with specific policies in the proposed Victoria Park Secondary Plan as they may affect the development potential of 560 and 562 Wellington Street.

As a more generalized point, we have concerns that many policies in Section 3.0 of the Secondary Plan are overly prescriptive (particularly with the use of “shall” or “will” that are mandatory and offer no flexibility) for design matters at an Official Plan level. The wording and language in many policies is unclear and leads to interpretation challenges. Such prescriptiveness may unnecessarily limit the design flexibility on a site-by-site basis, particularly in a context where no two properties are similar in size of configuration. Slight deviations from policies with quantified building performance aspects could require Amendments to the Official Plan, which would be unnecessary and time-consuming.

Generally, these are the same concerns identified by appeals to the City Design chapter in the London Plan. This level of prescriptiveness is appropriate as part of design guidelines that have Council endorsement and provide for flexibility of application at the individual site level. Further to this general concern, we have the following concerns with specific policies:

- 1. Section 3.2b iv):** The intent of a View Corridor along the right-of-way of Wolfe Street as it affects development on private property is unclear. Is it an expectation that any new buildings on the two corners of Wolfe Street would be set back to “create views” through portions of private property by way of further setbacks? If so, we have concerns that this further constrains development potential together with the height and massing constraints in the Secondary Plan.
- 2. Section 3.4a):** How does the “will be maintained” in this policy related to a property’s existing landscaping affect redevelopment where such landscaping is removed and replaced as part of the redevelopment?
- 3. Section 3.4g):** While we do not disagree with private amenity spaces, the wording of this policy related to private amenity areas “moderating” impacts on Victoria Park runs counter to the intent of the Vision and Principles of Victoria Park as a “cherished” destination and a neighbourhood green space.
- 4. Sections 3.5 a) and b):** The distinction between “physically and visually compatible”, “sympathetic” and “compatible” in these policies concerning new development and buildings relationship with cultural heritage resources is unclear. We have concerns related to how these policies concerning height and massing are applied together with the height and massing controls outlined elsewhere in the Secondary Plan. Is it the intent that Sections 3.5 a) and b) impose further constraints to those height and massing controls for the purposes of compatibility?
- 5. Section 3.6.1b):** Base/middle/top delineations are a high-rise construct and are not particularly relevant to mid-rise buildings, which are defined as 4 to 8 storeys per the Secondary Plan’s definition.
- 6. Sections 3.5e):** It is not clear regarding the effect on this minimum rear yard setback where the abutting parcel is laneway. Is the minimum setback reduced?
- 7. Section 3.6g):** Neither of the two development parcels abutting Wolfe Street have their frontage on Wolfe Street (per a zoning definition as the shorted lot line), so it is unclear where this policy applies. If it were to apply along Wolfe Street, it is unclear as to how this alignment is measured concerning “existing buildings”? Furthermore, it is unclear why this policy is limited to only Wolfe Street, and not other public streets in the Secondary Plan area.

8. **Section 3.6.4a):** Prohibiting parking entrances from Wellington Street, an Arterial Road and Civic Boulevard, and rather preferring having entrances solely from Wolfe Street runs counter to minimizing traffics flows on local side streets.
9. **Section 3.6.4e):** It is unclear the extent to which flanking “wrapping” with active uses must occur along the exterior lot line, particularly recognizing side street parking entrances preferred per Section 3.6.4a).
10. **Section 3.6.5 a) through d) and g):** The concerns regarding maximum building heights are identified in the above general comments.
11. **Section 3.6.5f):** It is unclear under what circumstances the “full range of building heights” may be restricted on individual sites in the Zoning By-law. Is this limited to the proposed angular plane requirements or are there additional considerations?
12. **Sections 3.6.6b) and 3.6.7b):** A mandatory requirement for a 4 to 5 building base in mid-rise or high-rise buildings seems counter to the intent of a complementary building scale to that of the internal low-rise fabric. We would expect 3 to 5 storeys and a “should” is more appropriate to reflect different contextual situations.
13. **Sections 3.6.6f) and 3.6.7f):** It is unclear whether this “transition” is accomplished by the general setbacks of Section 3.6.1, the angular plane requirements of 3.6.5c) and the mid-rise or high-rise policies of 3.6.6 and 3.6.7, respectively, or if there are additional considerations not identified.
14. **Sections 3.6.6c), d) and e):** The analysis behind the minimum upper storey step-backs and separation distance for the mid-rise buildings is not available, particularly as it relates to a building form that can vary from 4 to 8 storeys in height.
15. **Section 3.6.7g):** We have concerns with the prescriptiveness of a mandatory 750 square metre tower floor plate size. Per the above general concerns, it restricts design flexibility and treats all towers as equal, regardless of the lot configuration, abutting context and the particular building height (9 storeys high-rise versus 30 storey high-rise). It prescribes a maximum size to address impacts without allowing for the normal testing of impacts resulting from a tall building, including those related to shadowing, wind conditions at the pedestrian level and visual perspectives.
16. **Section 3.6.7h):** A minimum of 70% glazing on tower exterior walls runs counter to sustainability considerations, potentially hindering the achievement of energy-efficient building envelopes as part of a holistic sustainable building design.
17. **Section 3.7d):** It is unclear if the restriction on residential lobbies only applies to the ground floor facing Victoria Park or along side streets like Wolfe Street as well.


**18. Section 3.9:** While we do not disagree with guidance for green roofs or cool roofs, the mandatory requirement is not appropriate. Broader sustainability policies and objectives are more appropriate at an Official Plan policy, rather than selecting individual sustainability techniques out of a multitude of opportunities. For instance, should rooftop solar installations be preferred by a builder instead of a green roof, this does not appear to conform to the policy's mandatory requirement.

Yours truly,

**GSP Group**



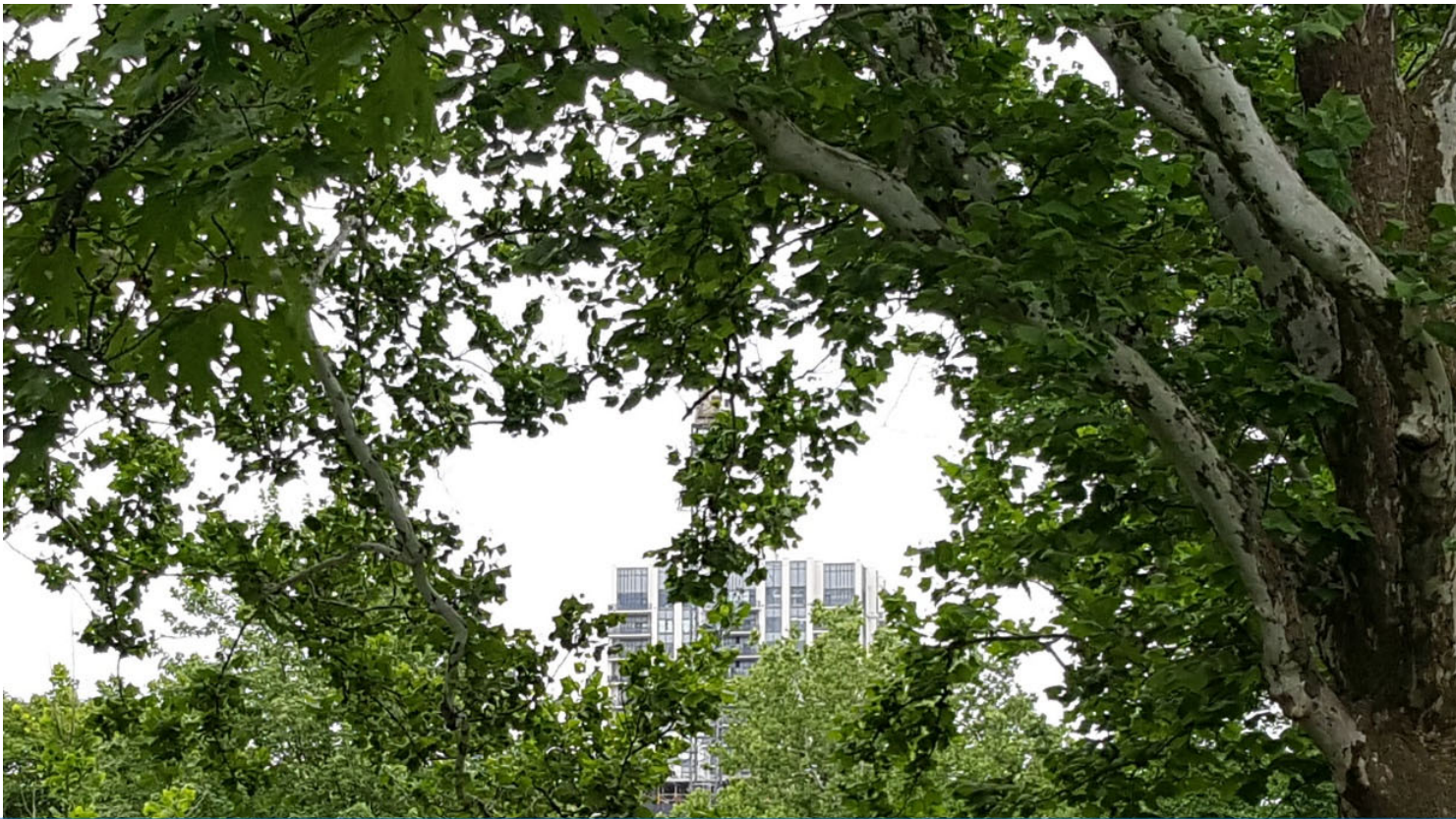
Hugh Handy, MCIP, RPP  
Senior Associate



Kevin Muir, MCIP, RPP  
Senior Planner

cc. Steve Stapleton, Vice President, Auburn Developments Inc.

encl. "An EXAMINATION of the proposed Secondary Plan (February 3, 2020)"



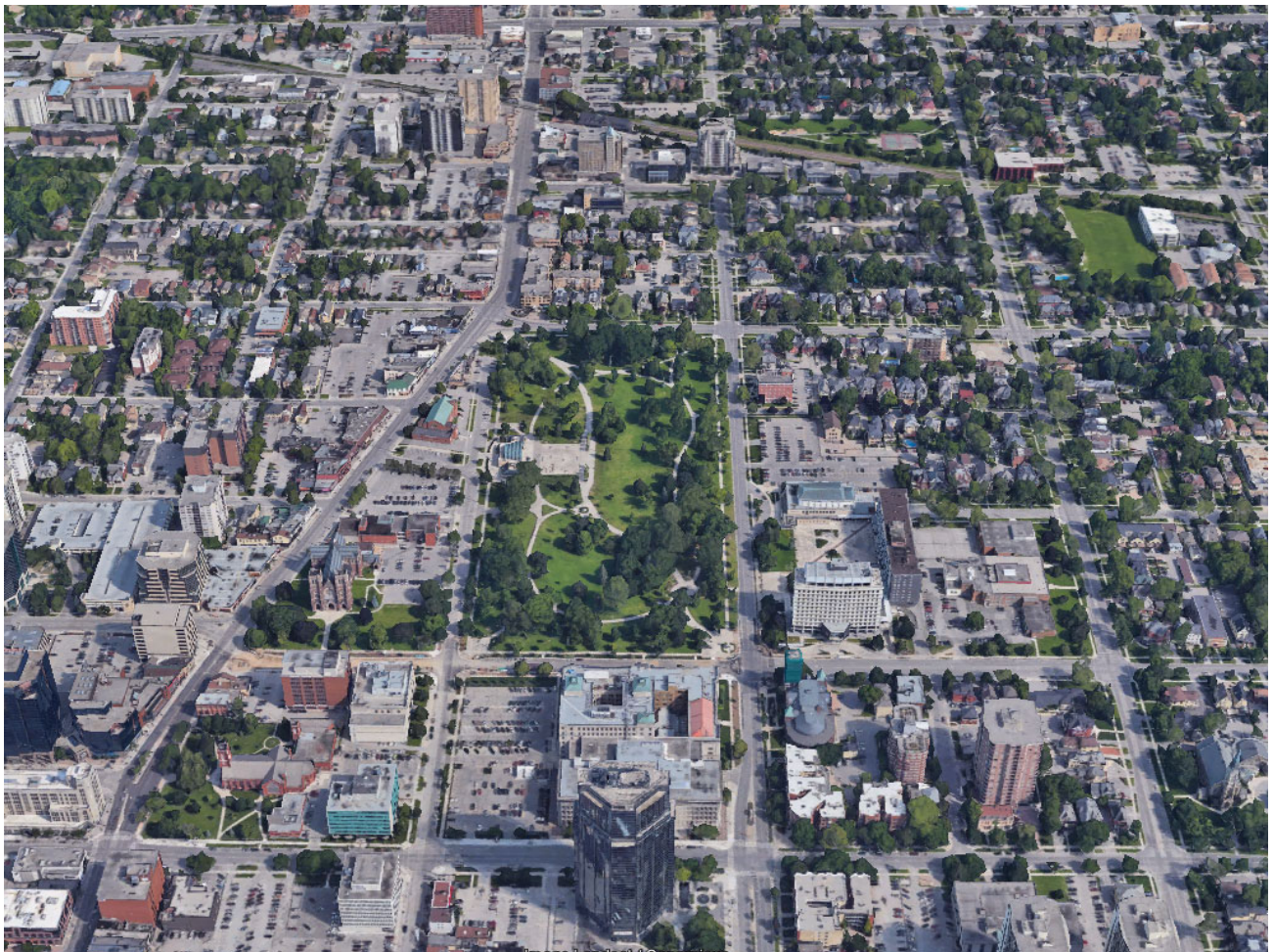
# VICTORIA PARK Secondary Plan

An **EXAMINATION** of the proposed Secondary Plan (February 3, 2020)



## Purpose of this Examination

560 Wellington Holdings retained GSP Group to review and assess the Victoria Park Secondary Plan in London as it concerns its site at 560 and 562 Wellington Street. Further to its involvement in all the Secondary Plan's engagement and consultation sessions, 560 Wellington Holdings identified deficiencies in the Secondary Plan process related to the review of the policy framework, neighbouring context and development alternatives. This Examination provides additional consideration and points of needed analysis for the Victoria Park context to that put forward as part of the Victoria Park Secondary Plan.



## Reason and Need for the Secondary Plan

The need for the process that has resulted in the Victoria Park Secondary Plan specifically arose in response to proposed applications for an Official Plan and Zoning By-law Amendment for the site at 560 and 562 Wellington Street. These applications were submitted in December 2014 to amend the 1989 City of London Official Plan and Zoning By-law Z.1 to allow the redevelopment of the site for a new residential building with ground floor commercial uses. Further to public meetings and Planning Committee review, the proposed applications were refined and the applications were re-submitted in December 2016 and explored further with City Staff.

Subsequent to proposed refinements to the development and applications, the Planning and Environment Committee at its May 8, 2018 meeting directed that the “**review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the Park**” [emphasis added]. Such a review was a fundamental component of the May 2018 scope of the Secondary Plan process, made necessary by the overlapping policy and guideline context applicable to the area and the varied character of the area’s urban fabric.

Analysis is a core element of the definition of a “review”; however, such analysis is not apparent in the Secondary Plan process. Particularly concerning to 560 Wellington Holdings is the extent and thoroughness of the analysis of the contextual situation and the leap from principles to establishing intensity and built form policies that occurred in the Secondary Plan process.

## Core Question of the Secondary Plan

Intensification is the root of issue for the Secondary Plan. Council’s direction for the process concerns determining the most appropriate form of redevelopment and intensification within this portion of Central London. Such a determination requires a complete analysis of the context, characteristics and attributes that comprise the local neighbourhood surrounding Victoria Park. This analysis should have included a progression that answers the following probing questions to determine the appropriate levels and scales of intensification for the Victoria Park precinct:

1. What are the locational attributes and characteristics of Central London that influence the determination of intensification?
2. How does the evolution of the Victoria Park precinct inform the determination of intensification?
3. What are the land use and built form characteristics surrounding Victoria Park that influence the determination of intensification?
4. What are the land use policy directions that influence the determination of intensification?
5. What is an appropriate vision and principles for redevelopment and intensification surrounding Victoria Park resulting from the above considerations?
6. Based on the above vision and principles, what are appropriate “tests” for determining specific heights and scales of intensification surrounding Victoria Park concerning impacts and sensitivities?



## An Appropriate Study Boundary for Analysis Purposes

The Victoria Park precinct is more than just the properties that immediately face Victoria Park; it is comprised of an interwoven pattern of uses, forms and characteristics by multiple neighbourhoods. The Secondary Plan's reliance on this immediately facing interface does not express a fulsome precinct character, recognizing that the background consultations did outline planning characteristics of the broader area on a cursory level, as provided by the secondary plan's consultant.

Although Section 1.2 of the Secondary Plan does indicate the broader context "*was considered in the preparation of the Secondary Plan*", it is not apparent how this consideration was incorporated. At a minimum, a one block depth in all direction

from Victoria Park provides a truer sense of the interwoven and overlapping characteristics of different areas coming together in this location, and particularly how this informs analysis and determination of appropriate locations and scales of intensification.

Determination of the study area's character is a critical piece of the Secondary Plan process. Explored further below, the precinct surrounding Victoria Park is distinct in London given its position at the seams of several land use and built form patterns. This is particularly true for the Wellington Street corridor on the east side of Victoria Park which is more transitional in nature and has evolved differently from the residential portions of the Woodfield neighbourhood further to the east.



# 1. What are the influencing Central London locational attributes?

## Analysis Required

The Victoria Park precinct sits prominently in London’s city structure with the core of “Central London”. Central London is a broad planning district that captures several neighbourhoods and city elements, including Downtown London, the Woodfield neighbourhood, Victoria Park, and various Intensification corridors. Understanding the broader context of the precinct’s position with this “big picture” is critical for a Secondary Plan that successfully reflects the varied and evolved character of this higher order district. Developing this understanding requires a fulsome analysis of the locational attributes within Central London that prominently place the district in the city’s broader structure.

This analysis needs to consider:

- The overall transit system and higher frequency transit routes.
- The mix, form and intensity of residential uses.
- The mix, scale and distribution of employment and office functions.
- The mix and scale of retail and commercial corridors and clusters.
- The distribution of community and institutional and public uses, both locally-based and regionally-serving.
- The transportation system and the location of higher order roads.
- The parks and open space system and Victoria Park’s place in that system.



**Our Examination**

The precinct sits at the seam of multiple neighbourhoods within Central London. The eastern portion is in the Woodfield neighbourhood, the southern portion is in Downtown and the western portion is in the North Talbot neighbourhood. Each has a different composition of land uses, development intensity, built form patterns and heritage attributes. These all factor into the analysis of the precinct and the derivation of appropriate new development forms.

The Wellington Street corridor forming the eastern interface of Victoria Park is distinguished from the remainder of the Woodfield neighbourhood to the east. Between Central Avenue and Dufferin Avenue, this corridor is characterized by a combination of institutional uses, underutilized properties, non-residential conversions, and surface parking areas. This is distinct from the low-rise residential fabric associated with much of Woodfield. While the corridor sits within the West

Woodfield, it is at periphery rather than internalized from a built form and evolution perspective.

Central London is varied, and not homogenous, in terms of land use and housing character. Central London has a mixture of land uses, dwelling forms and housing tenure, rather than a homogenous area comprised of detached dwellings. The land use patterns include a full continuum of residential, commercial, community and institutional uses with its boundaries. The City’s “Central London Neighbourhood Profile (1996-2016)” sheds some light on population, housing type and composition within Central London. The 2016 population of 11,345 in Central London continued the general decline in Central London since 1996. Smaller 2-person family sizes account for 75% of the Central London population. Apartment greater than 5 storeys in height represent 38% of the housing stock in Central London while those 5 storeys or less represent 34%. Rental tenure accounts for 78% of the housing stock in Central London.

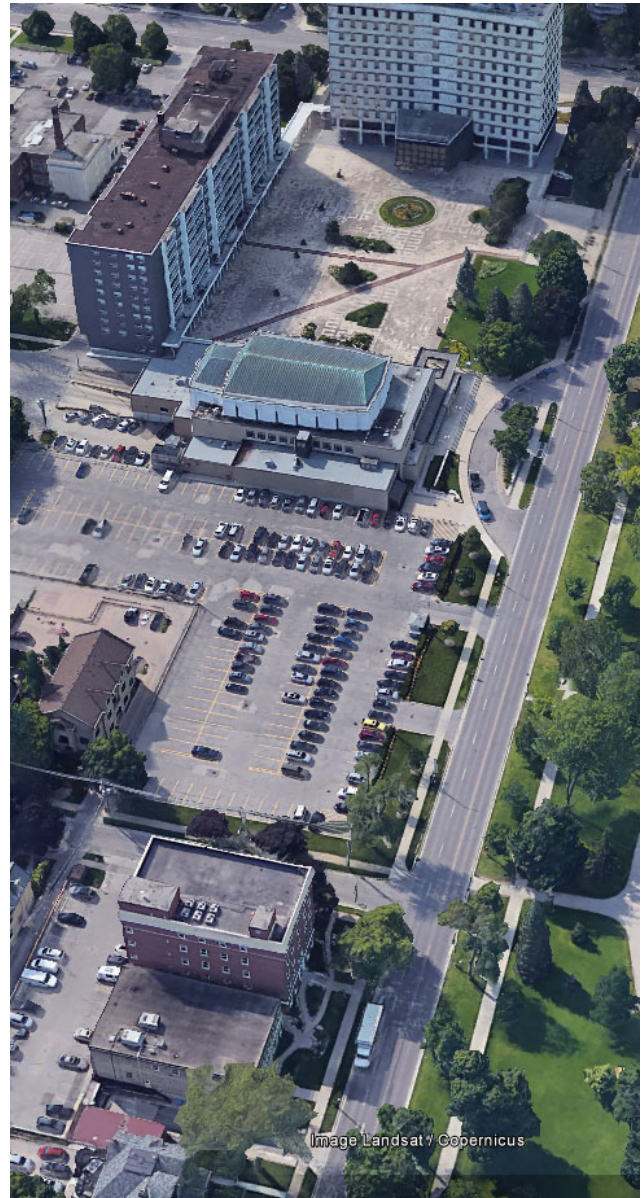


## 2. How does the evolution of the Victoria Park precinct inform?

### Analysis Required

The evolution of city core areas and the elements that signal this transition is an important contributor to the analysis for the Secondary Plan. The acknowledgement of these transitional attributes can, and should, successfully direct proposed and informed land uses for such areas. Analysis of the evolution or change will also inform regarding the sensitivities where transitions of scale and intensity for an area are potential concerns. The relevant attributes and characteristics that need to be assessed and considered prior to the allocation of intensification include:

- The stability of an area concerning built form and land use patterns.
- The conversion of existing detached dwellings to commercial and office uses.
- The conversion of existing detached dwellings to multiple residential uses.
- The extent of existing surface parking lots and the creation of new lots.
- The extent and nature of redevelopment to other uses.
- The nature of higher order streets.

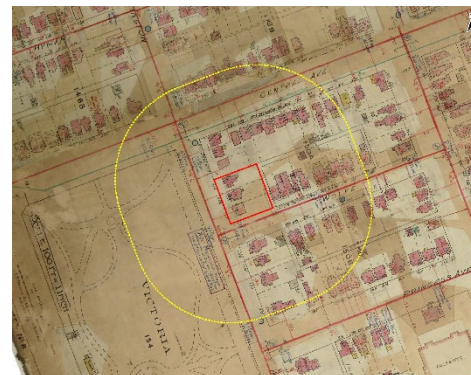
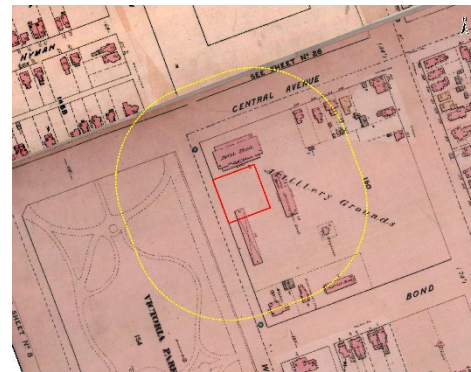


## Our Examination

From a built form character perspective, the Victoria Park Precinct has evolved over the last 150 years. The roots of Victoria Park and the immediate surrounding area are military in nature, owing to the former garrison occupying what is today Victoria Park and its surrounding neighbourhood. With Victoria Park's dedication in the 1870s came the establishment of the neighbourhood's residential fabric. The fabric of the Precinct, however, has evolved subsequent to the rest of the "Woodfield" area and is distinct from that fabric.

While many of the original detached dwellings constructed in the late nineteenth century throughout the Woodfield Neighbourhood remain intact, the original fabric along Wellington Street north of Dufferin facing the park's east side was removed in the 1960s and 1970s with the construction of City Hall, Centennial Hall, surface parking lots and new office buildings (which includes 560-562 Wellington Street). Along the Wellington Street corridor, and in fact throughout the district more widely, the mid to late-20th century brought a transition to commercial use. Large homes in this corridor were adapted into commercial or multiple residential uses while others were removed to make way for purpose-built commercial buildings in some instances.

The Wellington Street corridor forms the eastern interface of Victoria Park is distinguished from the remainder of the neighbourhood. Between Central Avenue and Dufferin Avenue, this corridor is characterized largely by a combination of institutional uses, underutilized properties, non-residential conversions, and surface parking areas. This is distinct from the low-rise residential fabric associated with much of Woodfield. In this sense, while the corridor sits within the West Woodfield it is at periphery, rather than internalized, from a built form and evolution perspective.

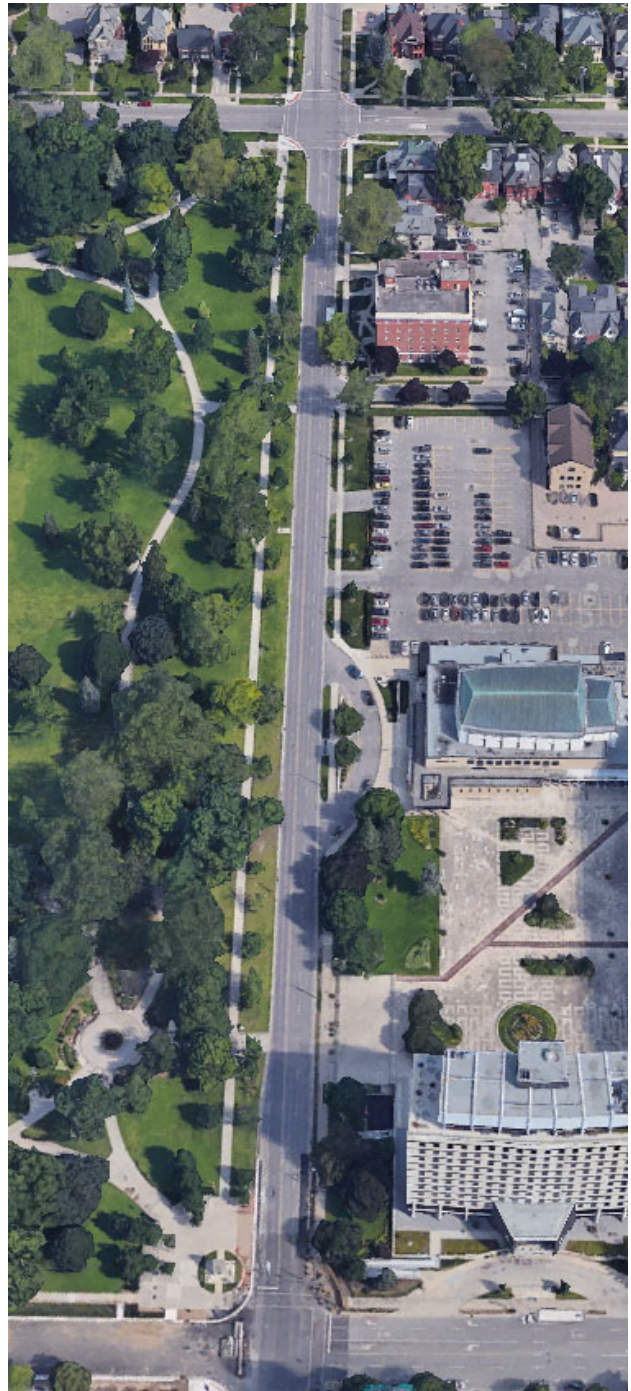


### 3. What are the influencing patterns and characteristics in the surrounding area?

#### Analysis Required

Moving to a finer level of detail from the broader locational attributes of Central London, the characteristics of the area immediately surrounding Victoria Park specifically influence the allocation of intensification. Three aspects of the contextual patterns and characteristics in the Victoria Park precinct should influence the analysis, which needs to be undertaken for a focused area that is larger than simply the immediately facing properties for a true sense of the area's character and evolution. These characteristics need to be assessed and considered prior to the allocation of intensification to fully understand:

- The characteristics of Victoria Park itself and how they influence consideration of further intensification, including its current functions and activities, the intended role and function moving forward and appropriate supporting forms and land uses.
- The characteristics of the precinct's land use pattern and how they influence consideration of further intensification, including the mix of different residential, office, retail, community, institutional and parks and open spaces, as well as the nature of conversions in the area.
- The characteristics of the precinct's evolution and how they influence consideration of further intensification, including building heights and their distribution, the heritage fabric and character, street and streetscape patterns and the evolution of the built fabric (particularly along Wellington Street).



## Our Examination

### **The Park**

Victoria Park is the city-wide park at the precinct's heart. It has served as a focal point and central meeting place for London residents and visitors since the 1870s. Considered to be one of London's most important designed landscapes of the 19th century, Victoria Park is a unique and defining feature of Central London, and was specifically designed for the festivals, special events and ongoing celebrations (New Years, Christmas, skating, civic gathering place). It is designated under *Ontario Heritage Act* as a significant heritage landscape, owing to its significance of archaeology, military history roots, landscape design, public gathering Place and monuments. The nature and function of Victoria Park has evolved over time with the replacement of park elements, changes to the surrounding residential fabric, and changes in the recreational and civic offerings in park.

Victoria Park is a type of park space that is proven to benefit from more intense forms of supporting developments that assist with further animating the space throughout all times of the day and the year. The inclusion of several North American urban parks in the public session materials were particularly useful given they provide for a strong understanding of the relationship to London's Victoria Park. The imagery of these other urban parks demonstrates that vibrant, inviting, active and

people-friendly spaces can be accommodated with intensity and taller buildings at its edges. This conclusion is supported by the commentary in Appendix B of the Secondary Plan:

*"The case studies demonstrate that tall buildings do not necessarily compromise the experience of the park, but instead, shows that they can add to the vibrancy and the character of the place with proper design treatments to mitigate potential negative impacts to the pedestrian environment."*

The graphical comparison of the park sizes showing London's Victoria Park (180 metres wide by 380 metres long) as upwards of twice the size of the other five urban parks. This reassures that more intense and taller buildings can work without impacting the function of this central park space. London's Victoria Park is substantially larger than these parks, all which still work as vibrant open spaces with taller surrounding buildings despite their smaller sizes. While there have been concerns related to the "destruction" of the Victoria Park heritage, higher intensity development and redevelopment surrounding the Park would support the use and appreciation of the character-defining elements that comprise the heritage value of Victoria Park. The precedents demonstrate high quality urban spaces supported by building forms and heights that fit their prominent locations and contexts.



## Land Use Patterns

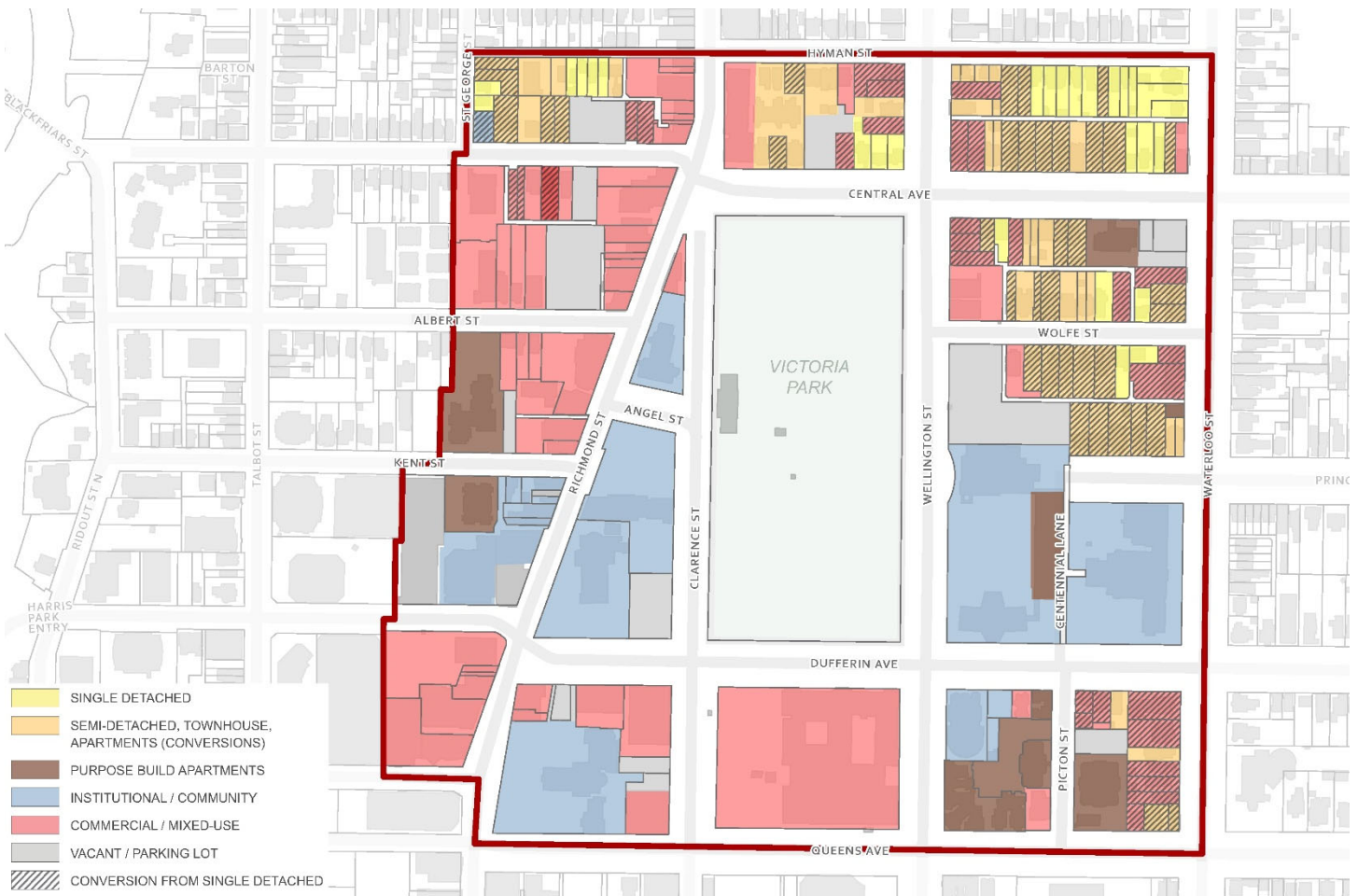
The precinct is truly mixed-use in nature with a varied built form composition. The precinct exhibits a more traditional commercial main street in the western portion, a more intact residential pattern in parts of the eastern portion (with numerous building conversions), and an interjection of larger commercial and institutional buildings throughout. Six areas each exhibit a different composition of land uses and forms, as outlined below. The precinct's locational attributes and these land use patterns will continue to influence its evolution.

On the east side of Victoria Park, conversions of detached dwellings to multi-residential uses and office uses as well as the Wellington Street's corridor evolution to purpose-built office, institutional and entertainment uses (and surface parking lots) is the prevailing pattern. This

distinguishes the Wellington street corridor from the rest of Woodfield to the east and, which should be viewed as an opportunity to fulfill the policies for intensification of Central London, particularly at its core in this instance.

Several land use characteristics establish the transitional attributes of the precinct, including:

- A mixed-use land use pattern with comparable proportions of residential and non-residential uses.
- A transition from a previous single detached residential character through conversions to commercial or multiple residential uses or demolition and redevelopment.
- Numerous surface parking lots or larger undeveloped parcels throughout different areas that are not optimal uses of land in this context.





### Area A

Area A contains the blocks forming the Richmond Street corridor. The west side of Richmond Street is characteristic of the corridor's length with street-facing commercial uses including a range of shops, restaurants and service uses. There are several multi-storey buildings with commercial or residential space above. Away from the Richmond Street frontage, additional commercial uses (purpose-built or residential conversions), surface parking lots, and taller apartment buildings. The property at the northwest corner of Richmond Street and Dufferin Street has a high-rise mixed-use building currently being constructed facing St. Peter's Cathedral Basilica.

On the east side of Richmond Street, the triangle bounded by Richmond, Dufferin and Clarence and bisected by Angel Street is a combination of institutional and commercial uses.

South of Dufferin Avenue, St. Paul's Cathedral sits at the corner of Queens Avenue and Richmond Street with the remainder of the block containing low and mid-rise commercial uses (retail and office)

and surface parking. Between Dufferin Street and Angel Street, St. Peter's Cathedral Basilica sits prominently at the corner of Dufferin and Richmond with the former St. Peter's School to the north containing a mixture of educational and institutional uses and the remainder of the block containing surface parking lots. First Baptist Church and a restaurant (Williams Café) sits to the north of Angel Street.



Area B

Area B contains the block immediately to south of Victoria Park, on south side of Dufferin between Clarence and Wellington. The London Life office building occupies the eastern two-thirds of the block with a surface parking lot on the western third.



Area D

Area D contains the two blocks on a portion of east side of Victoria Park, bounded by Dufferin, Wellington, Waterloo and Princess, and bisected by Centennial Avenue. City Hall sits at the corner of Wellington and Dufferin. Centennial House, a high-rise apartment building facing onto Reginald Cooper Square, and Centennial Hall sit to the north of City Hall. London Central Secondary School sits to the east of Centennial Avenue.



Area C

Area C contains the two blocks to the southeast of Victoria Park on south side of Dufferin between Wellington and Waterloo. These two smaller blocks are divided by Picton Street. West of Picton Street, the block contains Metropolitan United Church and several mid-rise and high-rise apartment buildings. East of Picton Street, the block contains a high-rise apartment building, numerous office and personal service uses within converted residential buildings, and surface parking.



Area E

Area E contains three blocks to the east and northeast of Victoria Park, between Wellington and Waterloo north of Princess. Within the exception of the Wellington Street corridor, these three blocks are characterized by detached dwellings that have been converted to allow for ground floor office use with residential units above or converted to multiple residential uses. The rear yards within the blocks to the south of Central Avenue have been predominately paved to allow for on-site parking, and, as a result, there is a limited amount of amenity or green space in the rear yards. There is mid-rise apartment building on Central Avenue, beside which a site approved for mid-rise apartment building at the southwest corner of Waterloo Street and Central Avenue

The land use pattern on the properties along Wellington Street are distinct from the remainder of the blocks. Office uses within converted residential buildings and purpose-built office buildings at the southeast corner of Wolfe Street and Wellington Street exist north of Wolfe Street. A surface parking lot sits at the southeast corner of Wolfe Street and Wellington Street, which is approved for a high-rise apartment building with ground floor commercial uses.



Area F

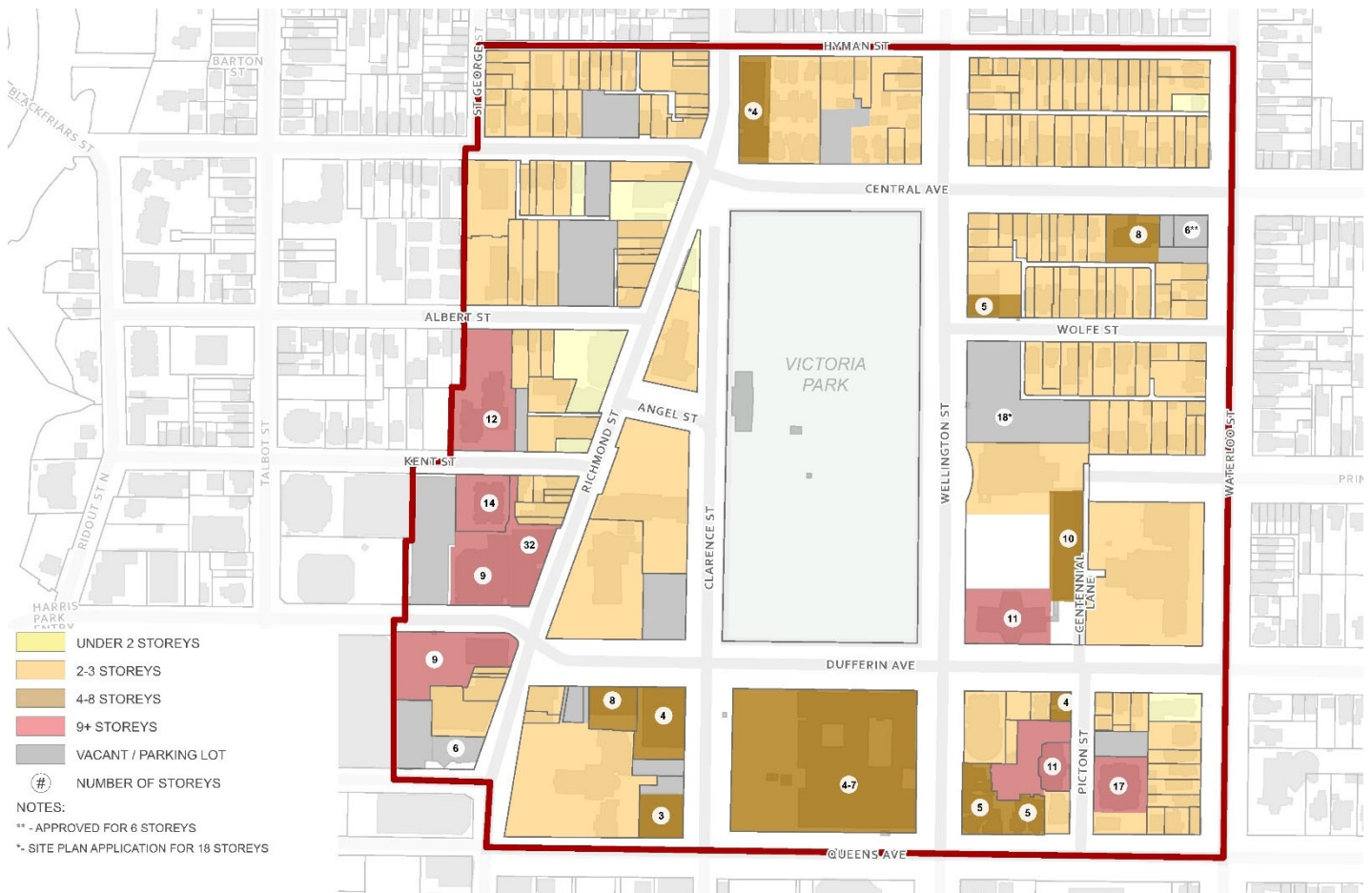
Area F contains the block immediately to north of Victoria Park, on the north side of Central between Richmond and Wellington. There is a mid-rise mixed-use building along the block's Richmond Road frontage with ground floor retail and restaurants with residential units above. Office and multiple residential units within converted detached dwellings, several existing detached dwellings and a surface parking area in the block's centre.



## Wellington Street Evolution

Over time, the area's fabric has evolved, most pronounced on Wellington Street corridor spanning Dufferin Street to Central Avenue. In this corridor, the mid- to late-20th century brought a transition to commercial use with certain large homes in this corridor adapted into commercial buildings and others removed to make way for purpose built commercial properties as was the case on the subject site. Residences on Wellington were removed to make way for public buildings including Centennial Hall and City Hall. In addition, land was cleared and used for surface parking lots resulting in a loss of the connection to the area's historic character and a deviation from the character of most of the District.

Wellington Street as a corridor is distinguished from the rest of Woodfield neighbourhood in that it largely does not represent Woodfield's original fabric. The corridor evolved from its original roots based on military purposes in the 19<sup>th</sup> century, to residential purposes in the first half of the 20<sup>th</sup> century, and onto civic, higher rise residential, and office purposes in the last half of the 20<sup>th</sup> century. This distinction is the heart of the matter for the Victoria Park Secondary Plan in terms of the appropriate form and intensity of development along this unique contextual situation. It presents significant opportunities for continued and accelerated transformation in the interest of intensification and optimal use of land and resources in such a prominent location.



## 4. What are the influencing Land Use Policy directions?

### Analysis Required

More thorough study of the applicable plans, policies and guidelines is the core purpose of the Secondary Plan process as directed by Council in 2018. The May 2018 staff report on the terms of reference for the study indicates as such:

*“Given that the planning regime for the properties surrounding the Park is varied and lacks a cohesive vision, further study of the policy framework and the context of the lands surrounding Victoria Park will determine whether there is a need to develop a comprehensive policy, design guideline, and plan to knit together these lands following a public participation process.”*

With this intent, there are three veins of analysis required to properly inform a determination of an appropriate level of intensification surrounding Victoria Park:

1. What is the broad city-building policy direction of the Provincial Policy Statement (PPS), including policies related to growth management and intensification, transit-supportive land use patterns and development forms, support for downtowns and main streets, and housing options and diversity?
2. How is this provincial direction reflected in the City’s Official Plan framework concerning the above broad matters of city-building?
3. What is the policy direction and guideline basis informing the determination of appropriate scale, height and intensity of intensification and how does it balance with the above broad policy objectives?

### Our Examination

On the **first question**, the PPS provides the provincial direction related to land use planning throughout the province. All municipal planning decisions must be “*consistent with*” the PPS. The current PPS, the 2014 PPS, established an inward-looking growth emphasis that calls for:

- Efficient development patterns that effectively use existing infrastructure and facilities;
- Public transit and active transportation as the first options for land use patterns;
- Mixed land use patterns and densities that are transit-supportive;
- Diversity in opportunities for intensification and redevelopment; and
- Diversity in housing options and choice.

The 2014 PPS preamble specifically states that efficient development patterns “*optimize the use of land, resources and public investment in infrastructure and public service facilities*”. So, for the purposes of the Secondary Plan the PPS objective is more than simply “allowing” or “encouraging” intensification; rather it is a direction for making “*the best or most effective use of*” land, public facilities and services and transit infrastructure.

On the **second question**, land use planning in London is directed, in part, by both the existing 1989 Official Plan and the 2016 London Plan. The former is dated; the latter is currently under appeal as it concerns larger matters of intensification, growth and specific land use policies concerning height and intensity.

At the broader city-building level, residential intensification is a fundamental principle of the 2016 London Plan. One of its strategic directions (*Direction #5: Build a mixed-use compact city*) is based on a strategy of “*compact, contiguous*

*pattern of growth*” and a city structure plan that *“focuses high-intensity, mixed-use development to strategic locations” with transit focal point.* Numerous city structure policies support this direction:

- Policy 79: London will grow “inward and upward” in a compact urban fashion with a greater emphasis on growing within its built-up area.
- Policy 83: intensification will be allowed in appropriate locations in forms that are *“sensitive to existing neighbourhoods and represents a good fit”*;
- Policy 90: the Primary Transit Area will be a focus for residential intensification and transit investment, the former which *“will be directed to appropriate place types and locations within the Primary Transit Area and will be developed to be sensitive to, and a good fit within, existing neighbourhoods”*.
- Policy 92: Central London will facilitate infill and intensification and may accommodate greater heights and densities than in other neighbourhoods.
- Policy 97: the Rapid Transit Corridors will *“provide positive opportunities for mid-rise and high-rise development at appropriate locations”*.
- Policy 154: urban regeneration efforts will encourage *“the economic revitalization and enhance the business attraction of urban main streets”* and strengthen the core *“by nurturing the development of Downtown and the urban neighbourhoods that surround it”*
- Policy 154\_8: intensification will be facilitated within urban neighbourhoods where it is appropriate and its form fits well.

On the **third question**, with the city-building direction established, the analysis should progress to the more specific policies and guidelines that inform the determination of appropriate heights and scales for intensification in the precinct. This requires reconciling the direction for intensification and “inward and upward” growth at such prominent locations having supporting locational attributes with aspects of design, compatibility and heritage conservation. Three aspects to this reconciliation are particularly important:

1. The consistency of the relevant Official Plan land use designations and policies with the PPS (and conformity with the broader Official Plan city structure policies) concerning optimal land use and development patterns when one considers the precinct’s locational attributes, the transitional nature of the land use and built form characteristics along the Wellington Street corridor, and the necessary recognition of existing Zoning By-law permissions along the Wellington Street corridor.
2. The applicability of the West Woodfield Heritage Conservation District Plan (HCD Plan) to the Wellington Street corridor when one considers its distinguished transitional nature, existing zoning permissions and the unrefined direction for the “City Hall Precinct” advanced in the HCD Plan.
3. The relevance of the West Woodfield HCD Plan guidelines to the Wellington Street corridor when one considers they are relatively quiet on guidance concerning taller building forms within the district.

## 5. What is an appropriate resulting Vision and Principles for the Victoria Park precinct?

### Analysis Required

A vision for a Secondary Plan sets the big picture aspirations for the study area's development and evolution over time. The Secondary Plan's Vision statement sets the high-level direction for its principles and policies; the Principles provide guidance in manageable bits as to how the above general Vision will be achieved, providing the basis for the framework of policies and implementing tools that comprise the Secondary Plan.

The findings of the analysis above need to input into the formulation of the vision and principles for the precinct. As currently written, however, the Vision does not recognize the precinct's prominence, location attributes and evolution noted in the above analysis considerations. Refinements to this Vision should further emphasis the prominent of location and goal for a more vibrant area. Likewise, the proposed Principles are, in instances, unclear and do not fully reflect the prominence and hierarchy of the precinct and importance of intensification.



## Our Examination

Based on the preceding analysis, the proposed Vision should read:

*“The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park’s continued use as a city-wide destination for recreation, relaxation and events. Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic development, adding further surrounding activity and vibrancy to contributeing to the continued success of this area as a destination for Londoners both now and in the future.”*



Based on the preceding analysis and embracing the above refined Vision, the proposed Principles should read:

- Embrace ~~Identify~~ opportunities for compatible and sensitive intensification
- Design buildings with quality architectural touches to celebrate the prominence of Victoria Park as a city-wide gem
- Design new buildings to respect and complement ~~Enhance and conserve~~ cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with a lower-rise ~~an appropriately scaled~~ base that creates a comfortable pedestrian environment
- Ensure compatibility of new buildings with ~~Protect the residential amenity of the Woodfield Neighbourhood~~ through impact assessment and mitigating designs ~~by mitigating impacts of new development~~
- Support and animate Victoria Park with active uses on the ground floor of facing buildings
- Preserve and strengthen public visual connections to Victoria Park and create new public view corridors where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events
- Improve and create new connections to Victoria Park
- Preserve and enhance existing or establish new landscaped edges around Victoria Park



## 5. What are the “tests” for analyzing sensitivities for appropriate development forms?

### Analysis Required

The above contextual and policy analysis demonstrate that the Victoria Park precinct is an appropriate location for intensification. Sitting at the heart of Central London and on the doorstep of Downtown, the precinct capitalizes on numerous commercial uses, employment opportunities, a prominent park, higher order roads, higher frequency transit, and surrounding community amenities and facilities. While locationally appropriate, matters of compatibility and fit remain important considerations for the appropriateness more intense, taller development forms.

The characterization and evolution of the Wellington Street corridor, and its continued transformation, is separate and distinct from “Woodfield”. This corridor is distinguished from Woodfield’s broader residential character and the land use influences of adjacent lands inform a higher order and class of land use. It is key to understand this transitional character and the pressures on such an area immediately close to the core. This evolution and its transitional characteristics reduce sensitivities to increased intensification and divergent housing forms.

Deriving an appropriate scale for integrating taller, more intense buildings in the precinct relies on “tests” of sensitivities. The principal question of the analysis should be how to accommodate intensification and redevelopment in keeping with the broad policy direction while ensuring development massing, height and architectural character fits with its context.

### Our Examination

Based on our experience and understanding of the Victoria Park context, analysis of these sensitivities should establish more objective considerations for determining appropriate heights, scales and forms on specific properties. This determination should be founded on an analysis and evaluation of a multitude of inputs considering fit, such as:

- The relationship to the neighbourhood and an understanding its character and the transitional characteristics.
- The relationship to the street and infrastructure and an understanding of the adjacent land uses and its existing and planned built form.
- The order of surrounding roads and their ability to accommodate intensification.
- The fit of new buildings with the streetscape in terms of the building base’s scale and architecture.
- The maintenance and enhancement of existing public views at the pedestrian level.
- The objective evaluation of impacts common with taller building forms, including shadow, wind, privacy and overlook, and sky view impacts.
- The respect for heritage character and heritage guidelines as they can be applied and incorporated for taller building forms.

**From:** Jones/McKeating

**Sent:** Monday, February 03, 2020 11:39 AM

**To:** Cassidy, Maureen <[mcassidy@london.ca](mailto:mcassidy@london.ca)>; Helmer, Jesse <[jhelmer@london.ca](mailto:jhelmer@london.ca)>; Kayabaga, Arielle <[akayabaga@london.ca](mailto:akayabaga@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Turner, Stephen <[sturner@london.ca](mailto:sturner@london.ca)>

**Cc:** Saunders, Cathy <[csaunder@london.ca](mailto:csaunder@london.ca)>; Lysynski, Heather <[hlysynsk@London.ca](mailto:hlysynsk@London.ca)>

**Subject:** [EXTERNAL] Comments Regarding Proposed Victoria Park Secondary Plan - For Feb 3 PEC Mtg

Dear Councillors,

Apologies for sending these comments at the last minute. I hope that you will have time to read this email quickly prior to this afternoon's PEC meeting.

### **General**

I was relieved to see, in Section 5.4, the statement that "The policies in the Victoria Park Secondary Plan are intended to support the conservation of significant cultural heritage resources." Although I'm a strong supporter of the London Plan's vision of intensification and "growing upwards, not outwards", intensification should not (in my view) result in the destruction or degradation of London's architectural and cultural heritage resources. The placement of high-rise and mid-rise buildings should be carefully considered, taking into account the potential impact on heritage buildings. Cities like the other London and the other Paris have skyscrapers, but they are not adjacent to iconic landmarks like Big Ben, Buckingham Palace, the Louvre, or Notre Dame. Should London, Ontario really be willing to place a high-rise building directly behind St. Peter's Basilica?

### **Protection of Views**

Although the staff report includes thoughtful consideration of "view corridors", there is little mention of policies and potential zoning rules to protect "silhouette views". In contrast, the City of Toronto addresses views at some length in Chapters 4 and 7 of its Official Plan. As one example, Chapter 7 of the City of Toronto Official Plan states that " In particular, no building will interrupt or rise above the silhouette of the Ontario Legislature building at Queen's Park, when viewed from University Avenue, subject to a view corridor analysis completed to the satisfaction of the City." I would have liked to see a provision such as this included to protect the views towards St. Peter's Basilica from the south to the north, and also some general acknowledgement of the importance of the silhouette views from the park outwards in all directions. Even if taller buildings are constructed along some of the perimeters of the park, the resulting silhouette views - from the park - are important.

### **Permitted Heights for Towers and Bases**

I would have preferred to see the following limitations:

- maximum 8 storeys in North A and West B
- maximum 12 storeys in West C
- maximum 15 storeys in Sout A
- maximum 20 storeys in East D and East E
- a required base of 2-3 storeys on all buildings (instead of the 4-5 storeys proposed for East and South)

Based on the diagrams in the report, I suspect that a 45 degree angling plane from 35 feet up in the air above the property line may not be sufficient to protect existing buildings from loss of sun and a loss of sky view. Why not consider a lower angle, perhaps 35 degrees starting from 15 feet above the property line?

### **Tower Plate Square Footage Limit**

I think that the same limit should apply for mid-rise buildings as for high-rise buildings.

### **Required Distance Between Towers**

I think that the required distance between towers should be 25 meters for all buildings, not 11 meters for mid-rise buildings. Those who will live or work in a mid-rise building should get the same opportunities for privacy and sky view as those who will live or work in high-rise buildings. Eleven meters would not provide sufficient privacy or view, particularly given that most apartments have windows on only one side of the unit.

### **Glazing**

The requirement in Section 3.6.7 for glazing on 70% of the building does not preclude an absence of glazing on the lower floors that are most visible to pedestrians. I'd suggest a modification to address this issue, perhaps by requiring glazing of 70% (on average) on every 2 storeys of the building.

### **Other**

One final observation is that, given that there are approximately 250 pages of material on this item in the PEC agenda package, the public wasn't given a lot of time to digest and react prior to this Public Participation Meeting.

Thank you for considering my comments.

Kelley McKeating  
329 Victoria Street



February 5<sup>th</sup>, 2020.

City of London  
300 Dufferin Ave.,  
P.O. Box 5035 London ON N6A 4L9

Attn: Cathy Saunders, City Clerk

**RE: Victoria Park Secondary Plan – 560 & 562 Wellington St**

Please find enclosed a copy of our correspondence and presentation to Planning and Environment Committee (PEC) on February 3<sup>rd</sup>, 2020.

At that meeting, we requested modification to the Prepared Secondary Plan to permit 16 storey height for our property at 560 & 562 Wellington St., however, issues remain.

The analysis completed by staff did not characterize the East Policy Area accurately and therefore, prescribed the use of an Angular Plane (45 degrees) to minimize impacts on the 'low rise' form. What they neglected to assess was that the area is not a 'stable' neighbourhood where rear yards are utilized for private enjoyment and amenity and is in fact a 'transitional' neighbourhood that has evolved from the original single-family residential lot fabric to multi-family residential and office conversions as noticed by the loss of rear yard amenity in favour of parking spaces. This is important because of the impacts caused by the change in housing form and height are less of a concern when the impacts relate specifically to parking spaces and not the way people live.

The lack of accurate assessment coupled with a flawed understanding of the evolution of the area and the relationship between the locational attributes of the area that influence the demand for intensification, impact the value of the Secondary Plan document.

The Wellington St corridor, including 560-562 Wellington St, has been redeveloped in the 1960's and 1970's which distinguishes it from the rest of the area. The fact that this is the only property excluded from additional height doesn't represent good Land Use Planning nor is it in the City's interest to minimize this opportunity.



Given the deferral recommendation back to PEC, we would request additional background on the following:

1. Allocation of opportunities for Height must also relate to stability of the area.
2. That the planned context of the Wellington Corridor informs the Plan for additional Height where previously redeveloped including 560-562 Wellington St to 16 storeys given the transitional characterization of the area.
3. That Planning Tools such as the angular plan of 45 degrees only be applied to lands sensitive to Height such as the Bascillica, not parking areas in rear yards.
4. That with the increase in height, an affordability component be incorporated to address the housing shortage.

This is an opportunity to create an exciting streetscape and submit a virtual video of the corridor. Please note the City Hall/Centennial Hall buildings are 25 and 22 storeys, scaling down to 18 storeys for the London Life site (current application shown) and our site at 15 storeys. The proposed Secondary Plan has increased height to 30 storeys for much of the corridor and only approximately 6 storeys for our site.

We appreciate your support for the necessary amendment to permit 16 storeys for our properties and to enable this virtual streetscape to be reality.

Sincerely;  
Auburn Developments Inc., acting as agent for  
560 Wellington Holdings Inc.

A handwritten signature in blue ink, appearing to read "Stephen Stapleton", written over a horizontal line.

Per; Stephen Stapleton  
Vice President  
Auburn Developments Inc.  
519-434-1808 X 221  
[sstapleton@auburndev.com](mailto:sstapleton@auburndev.com)  
[www.auburndev.com](http://www.auburndev.com)

Attachments:

- Auburn Dev-Victoria Park Secondary Plan 30Jan2020 -Ltr.pdf
- Auburn Dev-Victoria Park Secondary Plan 30Jan2020 -Att.pdf
- Auburn – Presentation 1 – 3Feb2020 – New-PPT
- **QV On the Park – Aerial + Street view. MP4 (Video on USB Flash Drive)**



January 30<sup>th</sup>, 2020.

City of London  
Planning & Environment Committee  
300 Dufferin Ave.,  
P.O. Box 5035 London ON N6A 4L9

**Attn: Councillor M. Cassidy, Chair of Planning and Environment Committee**

**RE: Victoria Park Secondary Plan**

This process represents the most significant gap in planning opinion between myself and staff that I have had in my career. Although we appreciate infill projects provide additional elements to consider, most do not represent such a large deviation in a recommendation to Council. Given this significant deviation in what represents 'Good Land Use Planning', we offer our examination of the proposed Victoria Park Secondary Plan as well as our analysis and commentary regarding the rationale that Council should consider as an appropriate alternative for the East Policy area of the Plan.

#### Evolution of Wellington

Like most Cities, the expansion and development of their downtown places pressures beyond the boundaries and extend its influences into the greater core areas. These pressures exist on all boundaries and have been experienced along Wellington St on the periphery of Woodfield neighbourhood. As noted previously, Woodfield is not a homogenous neighbourhood within a unified built form, it has a potpourri of housing types, forms, heights all of which can be experienced side by side.

The Wellington St corridor differentiates itself from many areas of Woodfield and in fact developed separately to much of Woodfield. The corridor developed from the transformation of the Military base and dedication of Victoria Park. This remnant neighbourhood was created east of Wellington St and north of Dufferin Ave. This distinct evolution continued in the 1960's and 1970's when the original residential fabric was replaced with Civic, entertainment, residential highrise and office uses which transformed the original fabric of the area. This redevelopment included 560-562 Wellington St. How did this negatively impact Woodfield? It didn't.



## **Assessment of Character**

The proposed Secondary Plan has not fulfilled the Terms of Reference for the study. There has not been a proper assessment and characterization that would be utilized to inform the evolution of the area. We can advise that the location of the lands east of the Wellington Corridor have already seen redevelopment and do not maintain the original single-family residential character. The area cannot be classified as a 'stable' neighbourhood, in fact it is classified as a 'Transitional' neighbourhood. This classification is identified by the conversion of single-family residents to multi-family units and office conversions. The once private rear yard amenities (rear yards) have been replaced with parking to accommodate the increased density and office uses. This is a normal evolution that signals a need to address land use change. This happens in locations close to downtown because of the 'locational attributes' associated with the area. Employment, open spaces (Park), restaurants, retail and entertainment all support a locational desire and increase the areas prominence. This prominence, if supported by a change in land use will grow the City. Matching land use hierarchy and locational prominence should be the goals of this report. The question then becomes, how much? Or How to determine appropriate height?

## **How to Determine Appropriate Height**

We all agree that the PPS (Provincial Policy Statement) directs cities to intensify. The London Plan directs Central London to be an area of intensification. The periphery of Downtown, areas of employment (City Hall, London Life Office towers), open space (Victoria Park), restaurants, retail and entertainment (Richmond Row) and transit all direct intensification to the area. To determine where and how much requires additional work.

Staff has identified their preference in determining the distribution of intensification opportunities as "higher along Dufferin Ave and lower as you move north". On the surface this seems logical, understanding Dufferin Ave as a built form boundary of the downtown, however, staff has also included height along Richmond St – 30 and 25 storeys immediately north of the Basilica and 16 storeys on top of the Baptist Church and Williams Café.

Staff also suggest that despite being the furthest distance from Dufferin Ave, the North Policy Area enjoys 4 to 16 storey height determination, north of Central Ave, 16 storeys is appropriate. Why is this? Staff's answer: Richmond is a planned Transit Corridor.



The East Area also sees an increase in Height for City Hall and the London Life site (to varying degrees), however, staff indicate a sensitivity to high-rise buildings adjacent to low rise built form only in this Policy Area. The rationale is not provided and does not correspond to our characterization nor does it speak to completing the streetscape along Wellington Rd.

It is interesting to note that the distance to the Clarence St Transit stop from the North Policy Area as well as, 560 Wellington St are both approximately 200m. If this was the rationale and they are similar distances, there should be an adjustment to the permission. They both have similar 'low rise buildings adjacent. This needs to be recognized by increasing the East Policy Area (B) to 16 storeys.

Staff's allocation and distribution of height was done without any consistent analysis, characterization or weighing of impacts. Given the North parcel has similar attributes, the proposed height should be similar. Given the proposed streetscape of Wellington St, 560-562 should be increased. The development context has been created.

### **EAST Policy Area – Special Tools Not Required**

As noted, the immediate area is classified as a transitional neighbourhood. The Secondary Plan has proposed the use of the Planning Tool – Angular Plane (45 degrees) to be applied to developments adjacent to 'low rise' buildings but only in the East Policy Area. There is no justification for use of this tool. There is no sensitivity given the transitional context nor is there incompatible uses. This tool should not be applied to a 'transitional' area, in fact, the application of angular planes as a planning tool should not be used where intensification is the goal and where the remainder of the street ranges to 30 storeys. Perhaps this is something that should apply to a Transit or Urban Corridor which abuts 'stable' neighbourhoods such as the case along Oxford St, Wharncliffe Rd, Adelaide St, etc. It is interesting to note that this 'sensitivity' tool would be used in an area of transition and which has previously undergone redevelopment to other uses. Its' applicability is questionable and should be removed.

It also appears that staff's concerns of compatibility relate to Built form. Built form doesn't equate to compatibility. The uses of the built form and impacts of a structure may affect compatibility but this needs to be analyzed. There are numerous examples of compatible High-rise and low-rise buildings throughout Woodfield and throughout the City, in fact, an existing 8 storey apartment is within East Policy Area block and has not impacted the enjoyment of adjacent properties. The premise of uniform built form is not "good land use planning."





## Action Required

We can appreciate that it is difficult to embrace change and believe there can be a positive evolution. The history and experience of Auburn Developments Inc. in London and in Kitchener and Waterloo illustrate our commitment to infill success.

Previously, we successfully integrated Highrise across from Eldon House. We have successfully transformed Uptown Waterloo with the Barrel Yards project which included 1,200 RES units, office and a hotel. We look forward to adding to our success with the completion of Arrow Lofts, Phase 2 and with the transformation of the Schneider's plant (2,000 RES units) to an integrated community, however, we also wish to contribute to the success of Victoria Park area.

We would ask Planning Environment Committee and Council to revise the Secondary Plan, enable our site to be redesignated for increased height up to 16 storeys as noted and eliminate the use of angular planning tool applicable to the East Policy Area.

We truly believe that the character of the Wellington Corridor is enhanced with our proposal and believe we can begin the positive evolution that we can call inspirational.

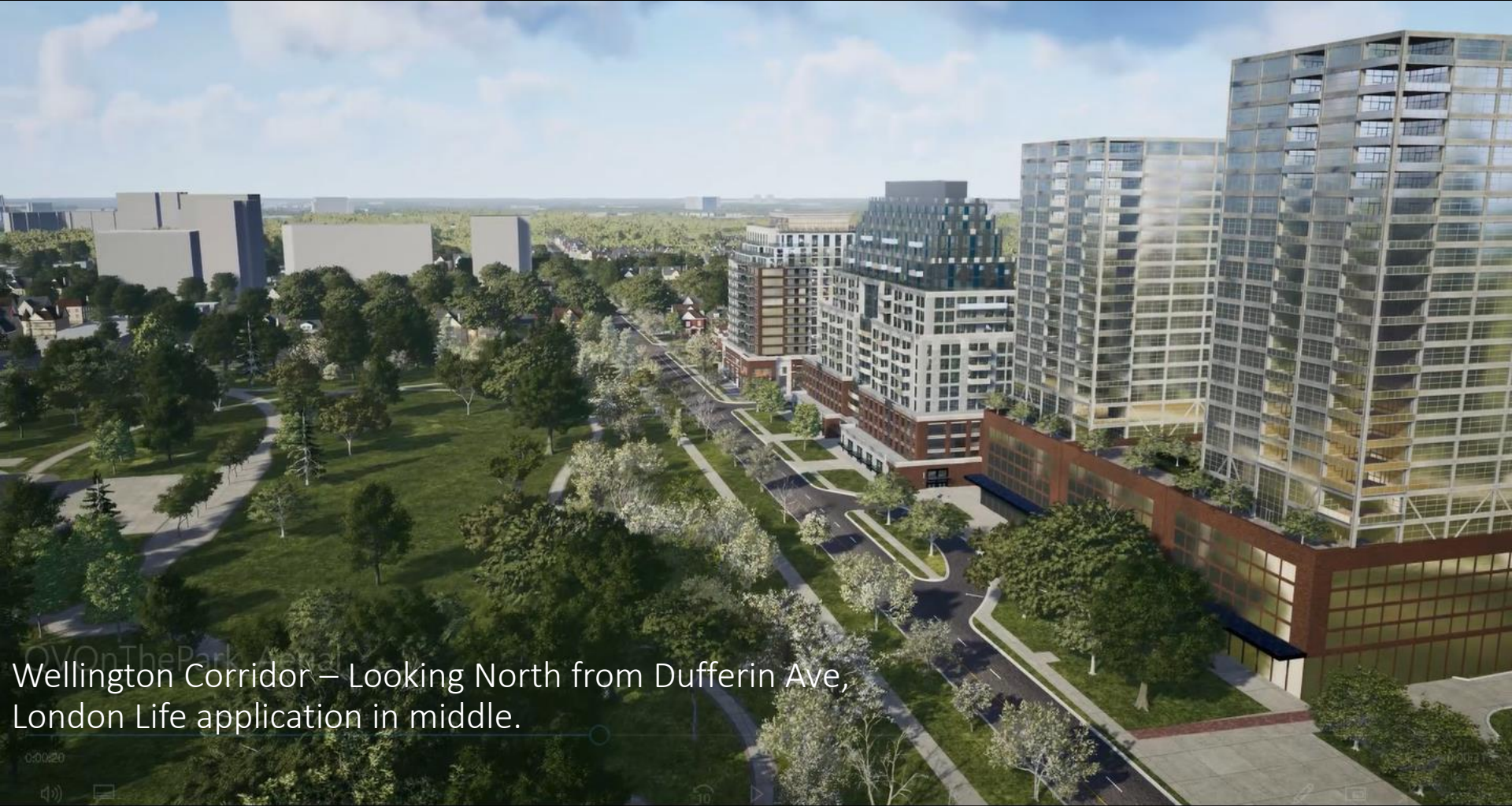
Sincerely;  
Auburn Developments Inc., acting as agent for  
560 Wellington Holdings Inc.

A handwritten signature in black ink, appearing to read "Stephen Stapleton", with a long horizontal flourish extending to the right.

Per; Stephen Stapleton  
Vice President  
Auburn Developments Inc.  
519-434-1808 X 221  
[sstapleton@auburndev.com](mailto:ss Stapleton@auburndev.com)  
[www.auburndev.com](http://www.auburndev.com)

## Attachments:

- Wellington Corridor Rendering – as per existing zoning & our proposal – 15 storeys
- View from Clarence St looking East from the Bandshell
- 'Rear Yard' Parking Spaces
- Transit Stop Map
- Victoria Park – 1881 Map



Wellington Corridor – Looking North from Dufferin Ave,  
London Life application in middle.

0:00:20



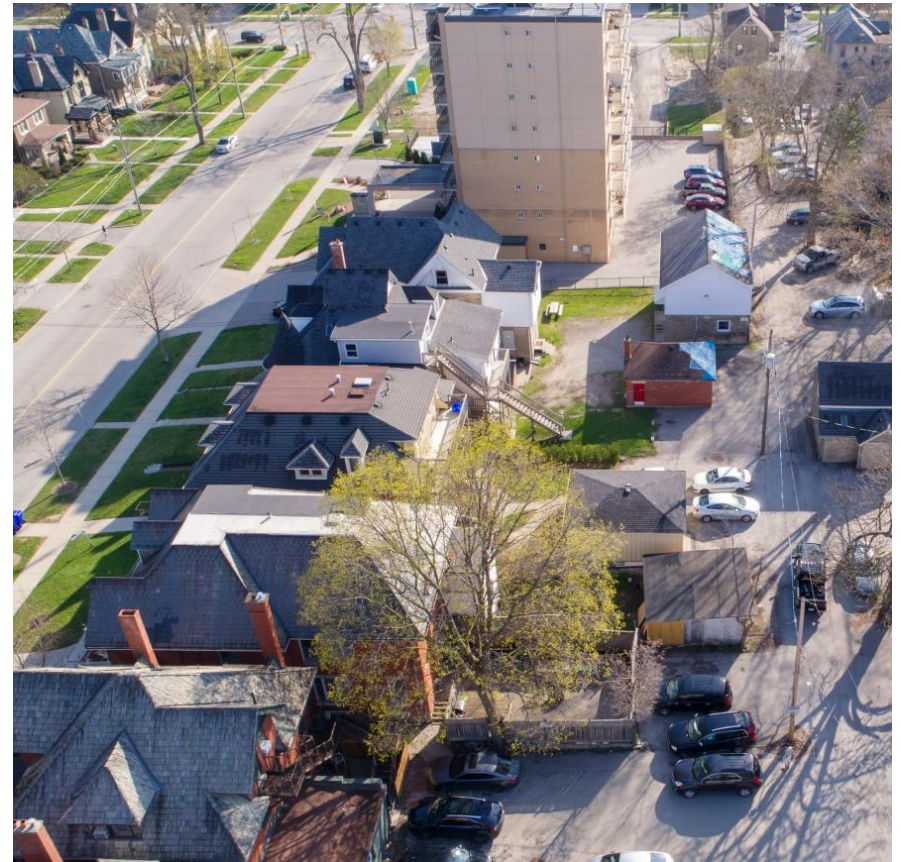
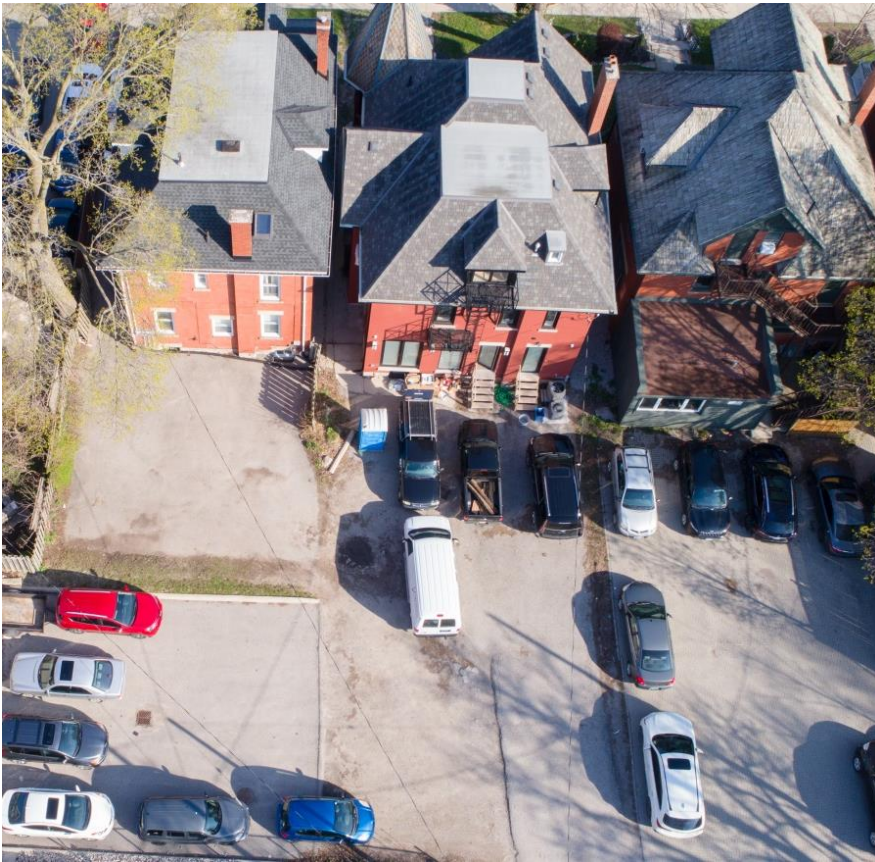


View from Clarence St looking east from the Bandshell

00:01

0:00:35



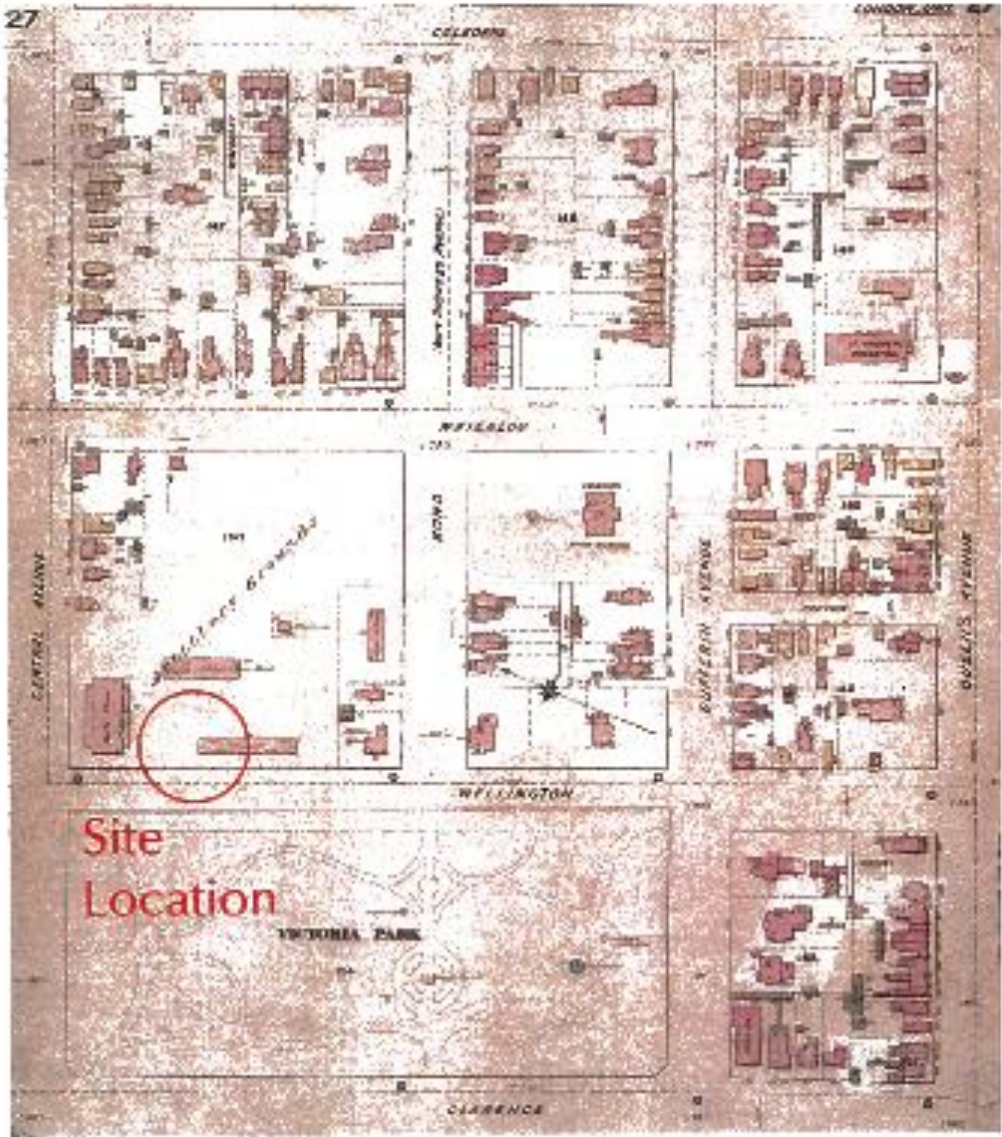


Transitional Neighbourhood Rear Yard  
Parking Spaces – 560 & 562 Wellington St.

# Distance To Transit Stop



# Victoria Park - 1881



# 560 & 562 Wellington St



## Victoria Park Secondary Plan

- o Process to provide comprehensive document.
- o Issue Remains – How do we determine height?
- o What is an appropriate height?

### Answer:

#### Need to understand:

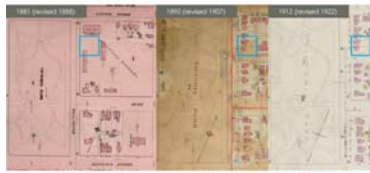
- o The evolution of the core
- o Locational Attributes that influence demand/height
- o Assess & characterize the areas
- o Understand the potential impacts to the areas
- o Present a Plan that can be implemented

## Historic Evolution



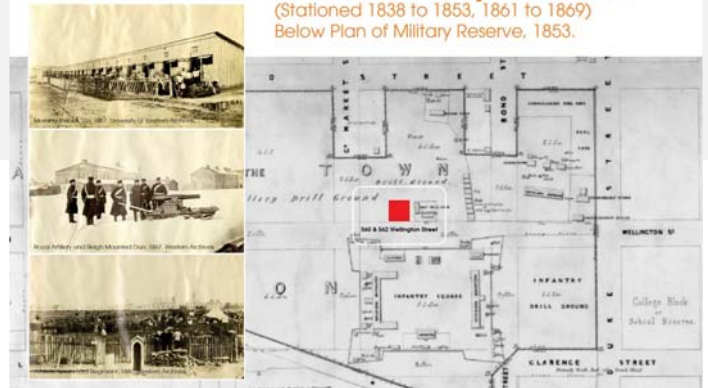
- o The Wellington Corridor has a distinctly different evolution.
- o Area developed later than parts of Woodfield.
- o Victoria Park dedication & development of portions for single family houses.
- o Wellington Corridor Redevelopment in 1960's – 1970's for institutional, office, residential and entertainment.

### City of London Fire Insurance Plans



## British Military Garrison

(Stationed 1838 to 1853, 1861 to 1869)  
Below Plan of Military Reserve, 1853.



## Redevelopment of Corridor – Mid-Century Change

- o Conversion of original residential lot fabric
- o Continuation of evolution of corridor
- o Planned for up to 30 storeys
- o Streetscape consideration



## Determining Appropriate Height

### Locational Attributes

- o Employment
- o Open Space
- o Entertainment
- o Retail
- o Infrastructure
- o Policy – intensification
- o Transit proximity

### How High?

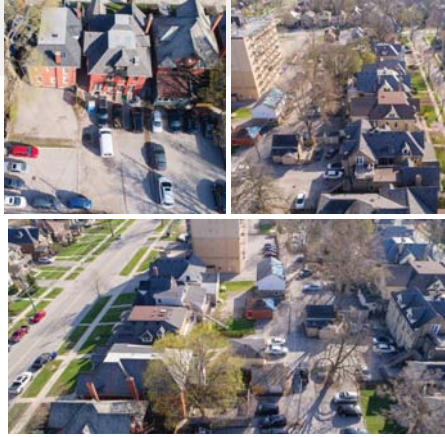
- o Assessment & Characterization of Area
- o Stable vs Transitional
- o Determine sensitivities/impacts
- o Infrastructure – Road capacity
- o Shadow/Wind :
  - o Design to minimize
  - o What are you shading?
  - o Rear yard enjoyment or parking?



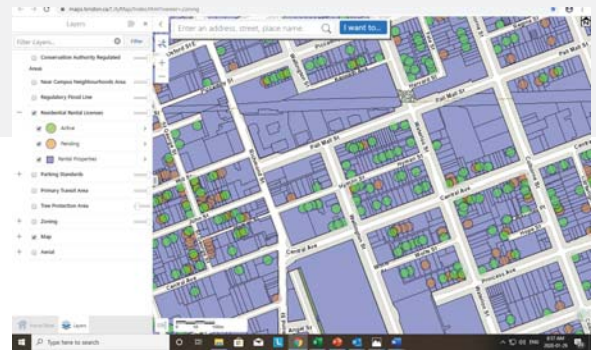
## Characterization of Area

### Transitional Evolution

- Multi-family / office conversions
- Conversions of Rear Yard (private amenity) to Parking to accommodate transition



## Transition to Multi-family units



## Existing Zoning directs higher order land use due to minimal local impacts

Victoria Park Precinct Plan  
**Heights**  
 (Current as-of-right Zoning)

Heights around Victoria Park are higher in the south and lower in the north



## Transitional Evolution

### Redevelopment (Second Time)

- Wellington St Corridor change to more higher forms of residential
- Provide a harmonious Streetscape
- Match Land Use and Locational Prominence through intensification
- This is not the location to reduce height given locational prominence and lack of impacts – shadows etc. due transitional character



## Compatibility – Built Form

- Compatibility or 'fit' relates to the planned function. This corridor relates to Wellington and not internally. The transitional nature and lack of sensitivities to height determine the appropriateness of Height and change in housing form.
- Highrise Residential in close proximity not a compatibility issue in the core due to the transition of the low rise buildings to office or multi-family residential.
- This exists on the periphery of the Downtown and areas of prominence where external influences affect change.



## Compatibility – Built Form





**Staff Rationale for Height Allocation (North & East Example)**

**NORTH Policy Area**

- o Staff Rationale for additional Height (Proximity to Transit Corridor)
- o 16 storeys
- o Despite having 'low rise' buildings no angular plane tool is implemented
- o Approximately 200 m to transit route?

**EAST Policy Area**

- o Location approximately 200 m to Transit Stop (same as North site).
- o Similar 'low rise' buildings as North – No angular plane

**Distance To Transit Stop**



**Public Support Muted**



- o London Free Press Survey – 60% in favour
- o Over 100 Letters for support for intensification for 560 & 562 Wellington site

**Summary**



- Secondary Plan study does not provide much more than the status quo.
- Must understand the East Policy Area B is 'Transitional' – External attributes have influenced area transforming original residential fabric.
- Wellington Corridor previously redeveloped. This is an evolution of that previous change.
- Secondary Plan unnecessarily restricts the East Policy Area (B)
- Streetscape complete, Assessment, Housing units
- High Architectural Design, transit ridership
- Amend Plan Heights – East Policy Plan (B) to 16 storeys
- Delete Angular Plane – no sensitivity requiring tool
- Begin exciting Evolution – does 8 more storeys create additional issues when 16-30 storeys adjacent?
- Need to create a positive change.



# Corporate Services Committee

## Report

4th Meeting of the Corporate Services Committee  
February 3, 2020

PRESENT: M. van Holst, J. Helmer , J. Morgan, A. Hopkins

ABSENT: Councillors A. Kayabaga (Chair), Mayor E. Holder

ALSO PRESENT: A.L. Barbon, I. Collins, L. Livingstone, D. Munteer, M. Ribera,  
M. Schulthess, B. Warner and B. Westlake-Power

The meeting is called to order at 12:01 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

#### 2.1 3rd Report of the City Manager Search Committee

Moved by: J. Morgan

Seconded by: J. Helmer

That the 3rd Report of the City Manager Search Committee, from its meeting held on January 22, 2020 BE RECEIVED for information.

Yeas: (4): M. van Holst, J. Helmer, J. Morgan, and A. Hopkins

Absent: (2): A. Kayabaga, and E. Holder

**Motion Passed (4 to 0)**

### 3. Scheduled Items

None.

### 4. Items for Direction

#### 4.1 Consideration of Appointment to the Advisory Committee on the Environment (Requires 4 Voting Members)

Moved by: J. Helmer

Seconded by: J. Morgan

That the following individuals BE APPOINTED to the Advisory Committee on the Environment for the term ending June 30, 2021:

Robert Pate

Joseph Santarelli

Natalie Beauregard

Brennan Vogel

Yeas: (4): M. van Holst, J. Helmer, J. Morgan, and A. Hopkins

Absent: (2): A. Kayabaga, and E. Holder

**Motion Passed (4 to 0)**

Voting Record:

**Election**

Appointments to vacancies on the Advisory Committee on the Environment

**Pate, Robert(12.50 %):**M. van Holst, A. Hopkins

**Santarelli, Joseph(25.00 %):**M. van Holst, J. Helmer, J. Morgan, A. Hopkins

**Silva, Andres(6.25 %):**J. Helmer

**Tamblyn, Louise(6.25 %):**J. Morgan

**Beauregard, Natalie(25.00 %):**M. van Holst, J. Helmer, J. Morgan, A. Hopkins

**Vogel, Brennan(25.00 %):**M. van Holst, J. Helmer, J. Morgan, A. Hopkins

**Majority Winner: Beauregard, Natalie; Santarelli, Joseph; Vogel, Brennan; Pate, Robert**

## **5. Deferred Matters/Additional Business**

### 5.1 Corporate Services Committee Deferred Matters List

Moved by: J. Helmer

Seconded by: J. Morgan

That the Corporate Services Committee Deferred Matters List, as of January 24, 2020, BE RECEIVED, with the removal of item 1.1, related to "Sister Cities".

Yeas: (4): M. van Holst, J. Helmer, J. Morgan, and A. Hopkins

Absent: (2): A. Kayabaga, and E. Holder

**Motion Passed (4 to 0)**

## **6. Confidential (Enclosed for Members only.)**

Moved by: A. Hopkins

Seconded by: J. Morgan

That the Corporate Services Committee convene, In Closed Session, for the purpose of considering the following:

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

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

### 6.2 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.

6.3 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.

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

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

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

A matter pertaining to the proposed or pending lease 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.

6.6 Confidential Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence / Personal Matters/Identifiable Individuals/Solicitor-Client Privileged Advice

Two matters pertaining to trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization as provided by Odgers Berndtson; a matter for the purpose of educating or training the members, and no additional discussion of any matter that materially advances the business or decision-making of the council or committee; and a matter pertaining to advice subject to solicitor-client privilege with respect to confidentiality agreements for Council Members.

Yeas: (4): M. van Holst, J. Helmer, J. Morgan, and A. Hopkins  
Absent: (2): A. Kayabaga, and E. Holder

**Motion Passed (4 to 0)**

The Corporate Services Committee convened, In Closed Session, from 12:09 PM to 12:15 PM.

**7. Adjournment**

The meeting adjourned at 12:16 PM.

# Civic Works Committee

## Report

The 2nd Meeting of the Civic Works Committee  
February 4, 2020

**PRESENT:** Councillors S. Lehman (Chair), S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozo

**ABSENT:** Mayor E. Holder

**ALSO PRESENT:** Councillor M. van Holst; K. Chambers, S. Chambers, G. Dales, J. Dann, G. Gauld, S. Maguire, S. Mathers, M. Ribera, A. Rozentals, J. Stanford, D. Turner and B. Westlake-Power

The meeting was called to order at 12:02 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: E. Pelozo

Seconded by: M. Cassidy

That items 2.2 to 2.5, and 2.7 BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozo

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 2.2 Tree Impacts for 2020 Infrastructure Renewal Program

Moved by: E. Pelozo

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the staff report dated February 4, 2020, with respect to tree removal, mitigation, and communication as part of the 2020 Infrastructure Renewal Program BE RECEIVED for information. (2020-E04)

**Motion Passed**

### 2.3 Award of Contract - RFP 19-33: Restoration of the Farmhouse at Dingman Creek Pumping Station

Moved by: E. Pelozo

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of a construction contract for the restoration of the farmhouse at the Dingman Creek Pumping Station:

- a) the bid submitted by Robertson Restoration, BE ACCEPTED in the total amount of \$143,520.00, including a \$67,735.00 contingency (excluding HST);

- b) the financing for the project BE APPROVED in accordance with the “Sources of Financing Report” as appended to the staff report dated February 4, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-R01)

**Motion Passed**

2.4 Award of Contract - RFP 19-59: Installation of Sludge Mixing Systems at Greenway Wastewater Treatment Plant

Moved by: E. Pelosa

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of a construction contract for the installation of sludge mixing systems at Greenway Wastewater Treatment Plant:

- a) the bid submitted by Dielco Industrial Contractors Ltd., BE ACCEPTED in the total amount of \$369,321.58, including contingency (excluding HST);
- b) the financing for the project BE APPROVED in accordance with the “Sources of Financing Report” as appended to the staff report dated February 4, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E03)

**Motion Passed**

2.5 Single Source Purchase of Two Turbo Blowers for the Oxford Wastewater Treatment Plant

Moved by: E. Pelosa

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Single Source Purchase of two APG-Neuros blowers for the Oxford wastewater treatment plant:

- a) the price submitted by APG-Neuros of \$284,000 (excluding HST), for the supply of two blowers and associated components BE ACCEPTED;

- b) the financing for these acquisitions BE APPROVED as set out in the “Sources of Financing Report” as appended to the staff report dated February 4, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the work to be done relating to this project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E03)

**Motion Passed**

2.7 (ADDED) 1st Report of the Rapid Transit Implementation Working Group

Moved by: E. Pelosa

Seconded by: M. Cassidy

That the 1st Report of the Rapid Transit Implementation Working Group, from its meeting held on January 27, 2020, BE RECEIVED.

**Motion Passed**

2.1 2nd Report of the Cycling Advisory Committee

That the following actions be taken with respect to the 2nd Report of the Cycling Advisory Committee, from its meeting held on January 15, 2020:

- a) that work plan items 18.1, 18.12, 18.3, 19.1, 19.7, and 19.8 BE APPROVED;
- b) the remainder of the attached 2020 Cycling Advisory Committee work plan BE REFERRED to the Civic Administration to review and refine the listed projects in order to ensure alignment and timing with approved City projects in 2020/2021, with a report back at the next Civic Works Committee meeting;
- c) the Civic Administration BE INVITED to attend a future meeting of the Cycling Advisory Committee to provide updates and information on the development of the climate emergency evaluation tool and how it applies to the budget process; it being noted that the attached presentation from A. Dunbar, Manager III, Financial Planning and Policy, with respect to the City's active transportation budget, was received;
- d) the following actions be taken with respect to the 2020 Cycling Advisory Committee Budget:
  - i) a member of the Cycling Advisory Committee (CAC) BE PERMITTED to attend the 2020 Share the Road conference;
  - ii) the expenditure of up to \$375.00 + tax from the 2020 CAC budget BE APPROVED to cover the conference fees as noted in part a) above; and,
  - iii) if selected by the conference organizers to participate, that the above-noted CAC member BE PERMITTED to present at said conference on the topic of "revisiting cycling master plans using a climate emergency lens"; it being noted that the CAC will provide the Civic Administration with a copy of the above-noted presentation for review before the conference date; and,

e) the remainder of the Cycling Advisory Committee report BE RECEIVED.

Voting Record:

Moved by: P. Van Meerbergen  
Seconded by: S. Lehman

That parts a) and b) BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozo  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Moved by: M. Cassidy  
Seconded by: E. Pelozo

That parts c), d) and e) BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozo  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

2.6 Dingman Creek Subwatershed: Stormwater Servicing Strategy for Stage 1 Lands - Municipal Class Environmental Assessment: Notice of Completion

Moved by: P. Van Meerbergen  
Seconded by: E. Pelozo

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Dingman Creek Subwatershed: Stormwater Servicing Strategy Municipal Class Environmental Assessment:

- a) the Dingman Creek Subwatershed Municipal Class Assessment Executive Summary, as appended to the staff report dated February 4, 2020, BE ACCEPTED;
- b) a Notice of Completion BE FILED with the Municipal Clerk; and,
- c) the Project File for the Dingman Creek Subwatershed: Stormwater Servicing Strategy Municipal Class Environmental Assessment BE PLACED on public record for a 30-day review period;

it being noted that the attached presentation from S. Chambers, Division Manager, Stormwater Management, with respect to this matter, was received. (2020-E03)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozo  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Snow Removal - E. Chivers



Moved by: M. Cassidy  
Seconded by: E. Pelozza

That the communication from E. Chivers, dated January 24, 2020, with respect to snow removal in London, BE RECEIVED (2020-T06)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozza  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 4.2 Bike Lanes in London Ontario - M. Desjardins

Moved by: S. Lewis  
Seconded by: P. Van Meerbergen

That the communication from M. Desjardins, dated January 20, 2020, with respect to bike lanes in London, BE RECEIVED. (2020-T05)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozza  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 5. Deferred Matters/Additional Business

#### 5.1 Deferred Matters List

Moved by: M. Cassidy  
Seconded by: P. Van Meerbergen

That the Deferred Matters List as at January 27, 2020, BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozza  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 5.2 (ADDED) 1st Report of the Transportation Advisory Committee

Moved by: S. Lewis  
Seconded by: E. Pelozza

That the following actions be taken with respect to the 1st Report of the Transportation Advisory Committee, from its meeting held on January 28, 2020:

a) the following actions be taken with respect to the Transportation Advisory Committee (TAC) 2020 Work Plan:

i) D. Doroshenko BE APPOINTED to observe any upcoming meetings of the Rapid Transit Implementation Working Group and report back to the TAC with updates;

ii) M. Rice BE APPOINTED to take the lead on item 18.5 on the TAC Work Plan, having to do with Connected and Automated Vehicles and 5G Network;

iii) the revised attached 2020 Work Plan for the TAC BE APPROVED;

iv) the Civic Works Committee BE ADVISED that the TAC considers items 18.5, 18.11, 18.12, 19.10, 20.7 and 20.8, on the above-noted Work Plan, to be the top priorities; and,

v) clause 5.1 e) of the 1st Report of the TAC BE DEFERRED to the next meeting of the CWC to allow time for consideration of the request; it being noted that the above-noted clause read as follows:

“the Civic Works Committee BE REQUESTED to advise the TAC as to which items on the above-noted Work Plan should be the top priorities for the TAC.”; and,

b) the remainder of the report BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelosa

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 5.3 Tree Replacement Options

Moved by: S. Lewis

Seconded by: M. Cassidy

That the Civic Administration BE DIRECTED to report back to a future meeting of Civic Works Committee with respect to how options can be provided to residents in terms a choice of species on tree replacements following tree removals for the purpose of infrastructure renewal, which may include options for a pilot project to assess cost/benefit analysis of uptake of new trees by residents; it being noted that currently the choice for residents is to have the single species of new tree offered or no tree replacement.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelosa

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

## 6. Adjournment

The meeting adjourned at 1:44 PM.

# Item 2.6



## Dingman Creek Stormwater Servicing: Master Plan EA - Schedule B Notice of Completion for Stage 1 Lands

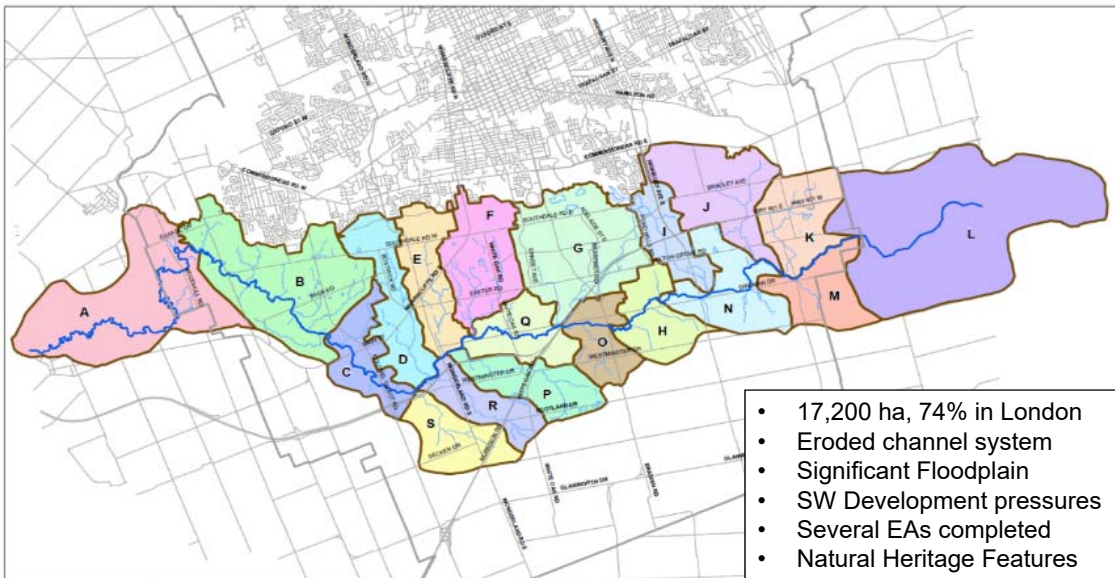


Civic Works Committee  
February 4, 2020

Shawna Chambers, P.Eng., DPA  
Division Manager, Stormwater Engineering, City of London  
[schambers@london.ca](mailto:schambers@london.ca)  
519-661-2489 x7318



## Dingman Creek Subwatershed

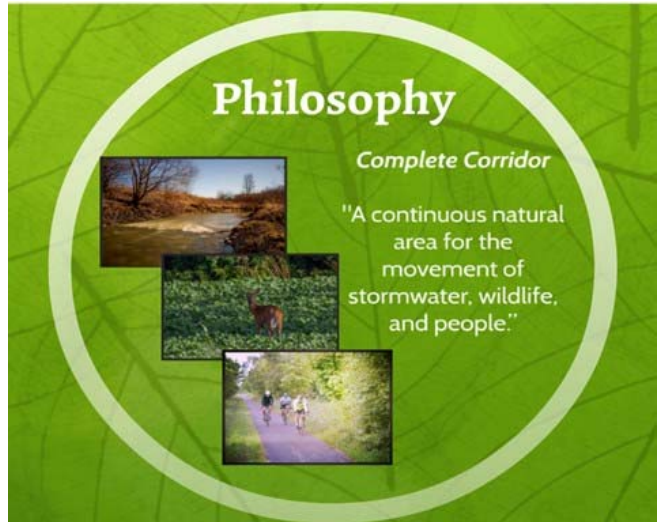


**Purpose:** To develop an innovative stormwater servicing strategy with consideration for current and potential flooding, erosion concerns, as well as wildlife/aquatic habitat and natural corridor enhancement.



## Complete Corridor Approach

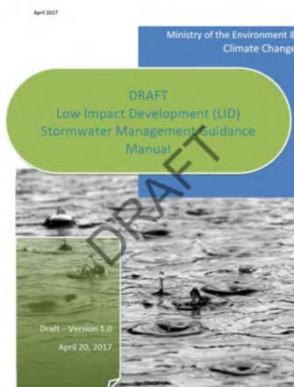
- Integrate natural heritage, open space, recreational, and SWM
- Continuous corridor to protect, maintain, rehabilitate, and restore ecological functions



## Provincial expectations for Low Impact Development (LID)

- Ministry of Environment, Conservation and Parks (MECP) Bulletin Re: Stormwater Management (*February 2015*)
- Draft Provincial LID Guidance Manual posted in 2016 and 2018; pending release of final version.

Going forward, the Ministry expects that stormwater management plans will reflect the findings of watershed, sub-watershed, and environmental management plans, and will employ LID in order to maintain the natural hydrologic cycle to the greatest extent possible.

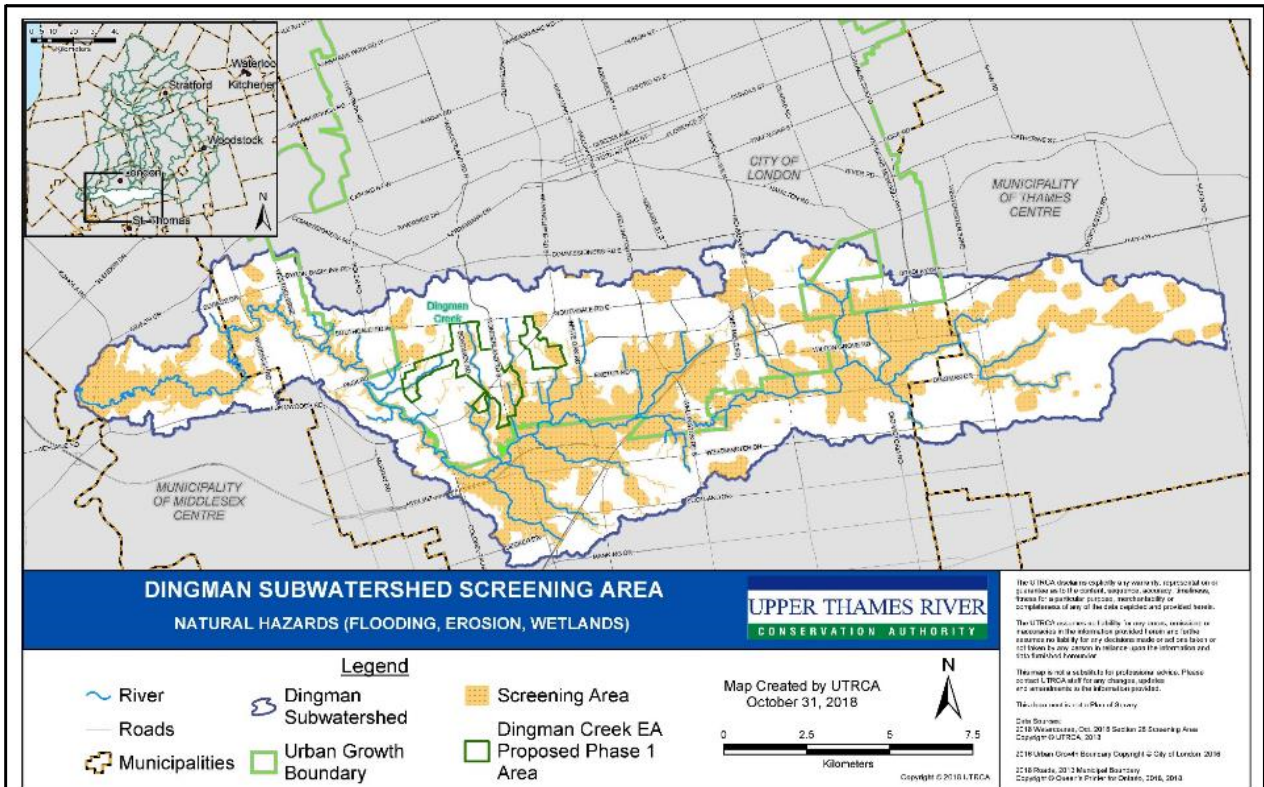


# Item 2.6



## Engage! Hearts and Minds

- Stakeholder Group with Gov't Agencies, Developers, City Environmental Advisory Committees and Councilors
- 2 Public Information Centres (PIC)s
- 2 meetings with First Nations at the COTTFN offices
- Logos, professional photography, and drone footage
- <https://getinvolved.london.ca/DingmanCreek>



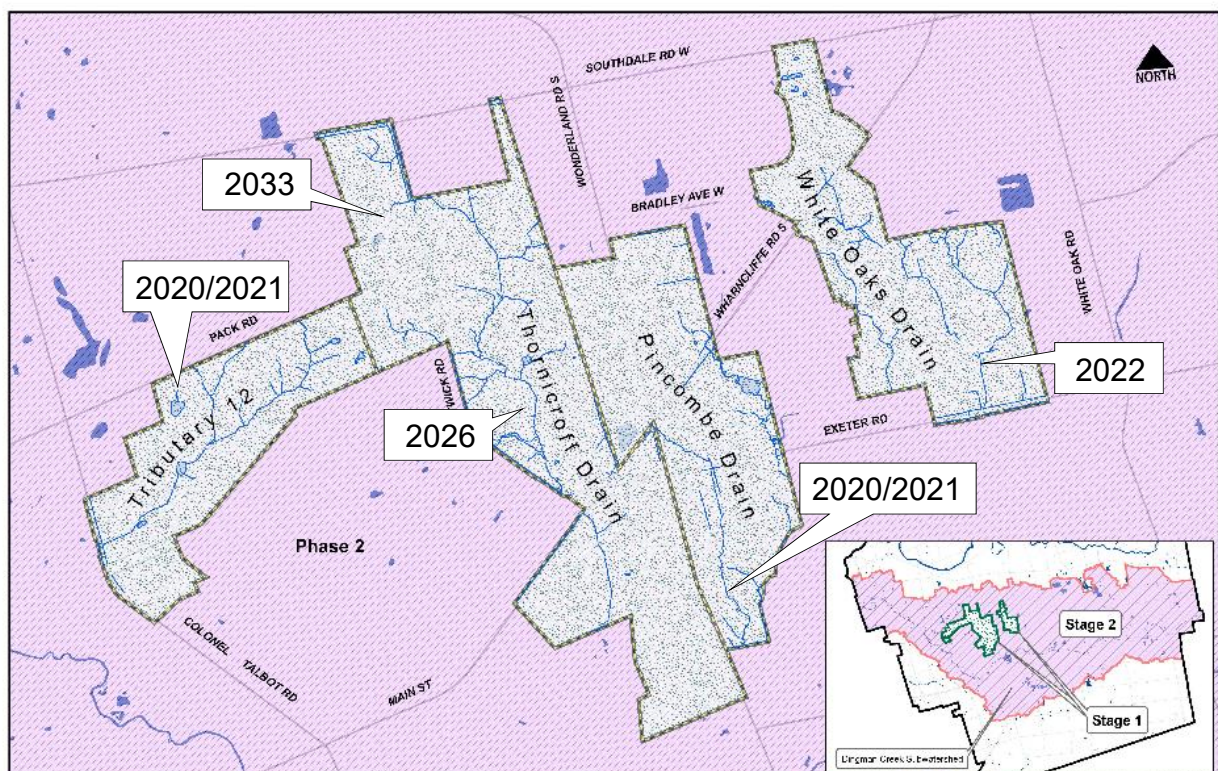
### PEC November 2018 – UTRCA Dingman Screening Area

## Item 2.6



# March 2019: Staging of EA

- **Stage 1:** lands less impacted by floodplain expansion
  - Recommend Stormwater Servicing solutions for developable lands within 5-7 year Growth Period
  - Generally outside of Dingman Creek zone of influence
- **Stage 2:** lands directly impacted by the proposed floodplain (by 2021).
  - Assess viable options to mitigate expansion of floodplain
  - Recommend Stormwater Servicing solutions for developable lands



**Stage 1 Lands with 2019 GMIS SWM Infrastructure Timing**



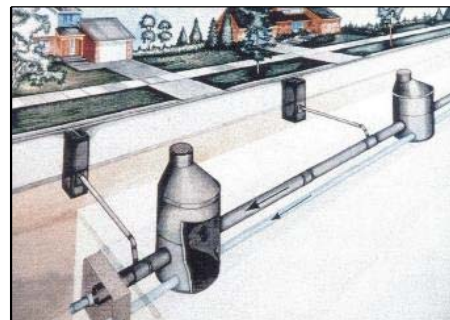
## Schedule B EA Alternatives

- Subwatershed Management Strategies comprised of a suite of management options:
  1. Do Nothing
  2. Traditional Strategy (i.e. wet ponds)
  3. Low Impact Development (LID) Strategy
  4. Combined Traditional & LID
  5. Deferred - Integrated Dingman Creek Corridor



## Holistic Stormwater Approach

- Infiltrate, filtrate, reuse or evapotranspirate the 90% storm (25mm).
- LIDs meet water quality, water balance, and erosion targets.
- Dry ponds provide flood storage.
- Climate Change Resiliency – LIDs reduce runoff and ponds manage large storms through overland flow routes





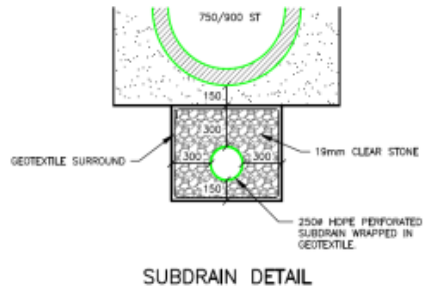
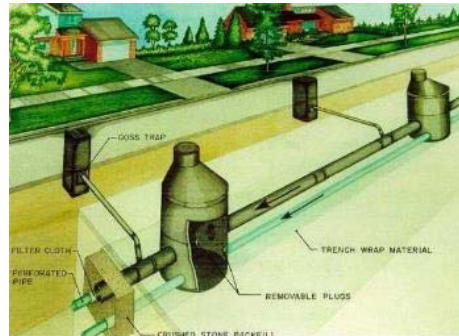
## LIDs by Land Use: Low Density Residential

Per 2019 Development Charges, LID Subsidy includes linear Infiltration:

- Third pipe systems
- Infiltration swales
- Rain gardens in select locations



Waterloo Street, London Ontario, Constructed 2017



SUBDRAIN DETAIL



## Medium and High Density, ICI: Private Permanent Systems

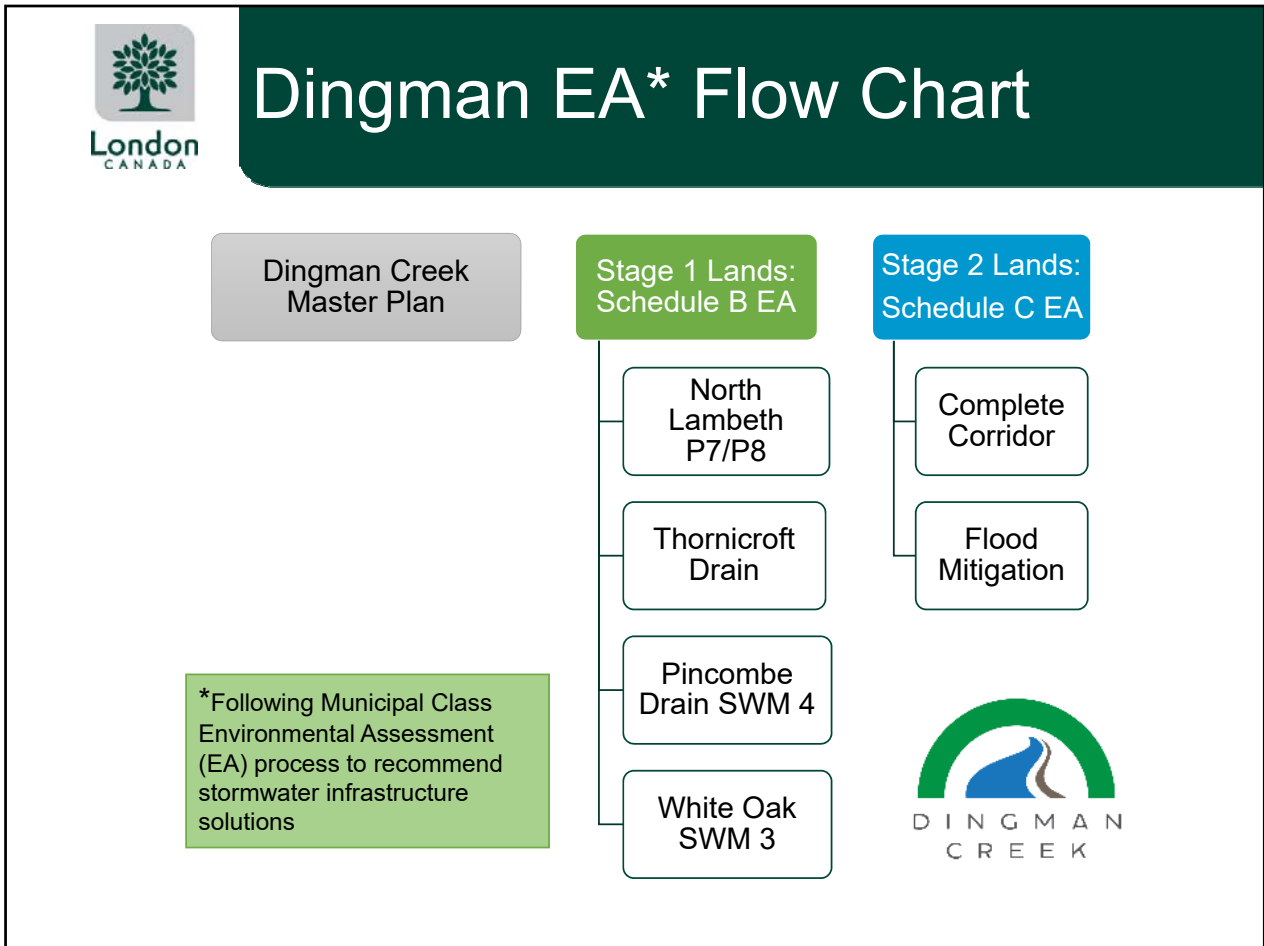
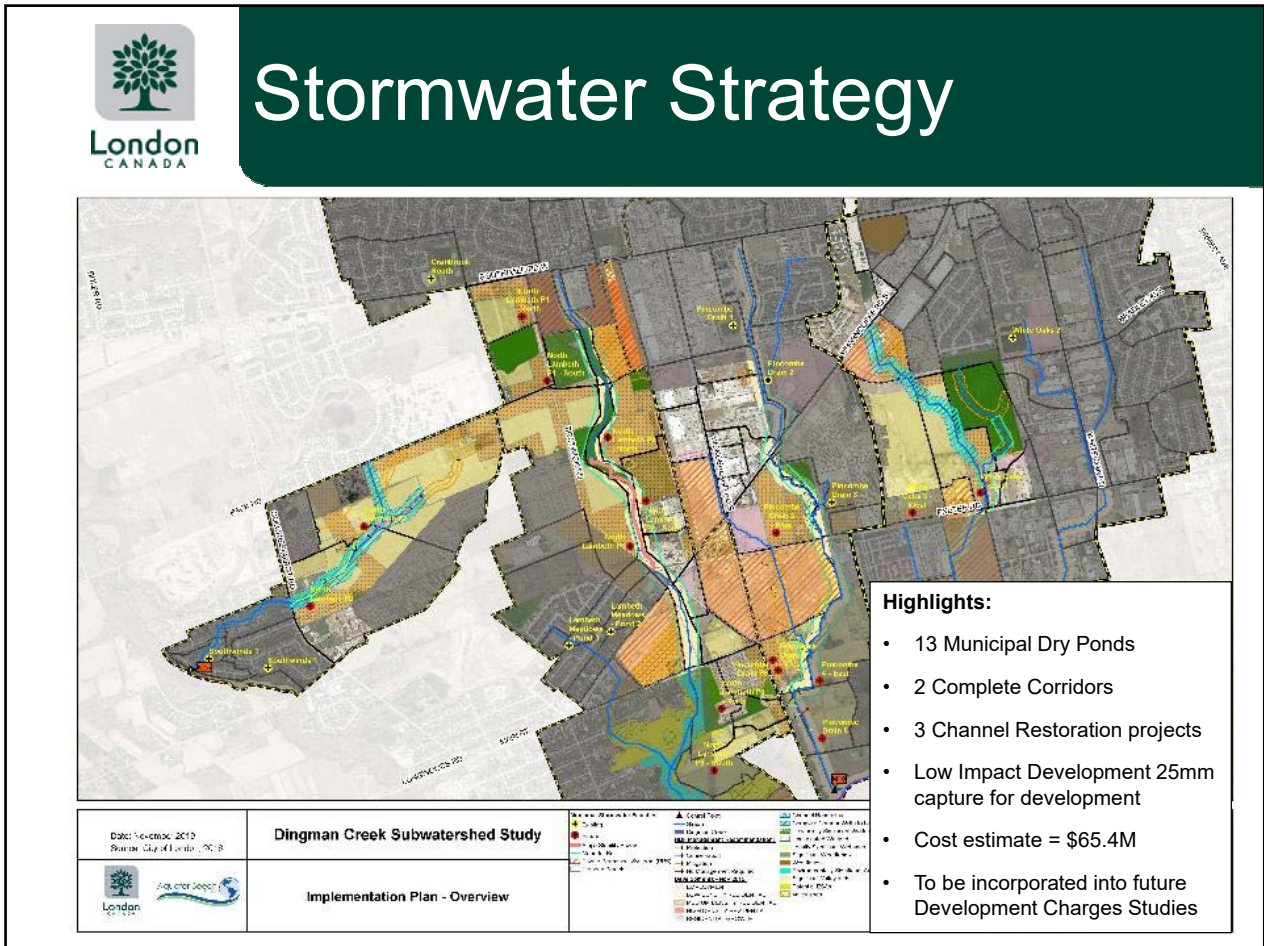
- Linear infiltration, plus:
  - Rain Gardens integrated with landscaping
  - Green/white roof storage
  - Green parking lot opportunities



Firehall 11, London Ontario, Constructed 2017









## Stage 1 EA Timelines



### **Q1 2020:**

- February-March: Issue Notice of Completion and 30-day public/agency review period

### **Q2 2020 (Pending no Requests for Part II Order):**

- Retain consultants to service Stage 1 tributaries

### **2021+:**

- Construct recommended SWM works within Stage 1 Lands per Growth Management Implementation Strategy (GMIS)



## UTRCA Regulatory Floodplain and Stage 2 EA Timeline

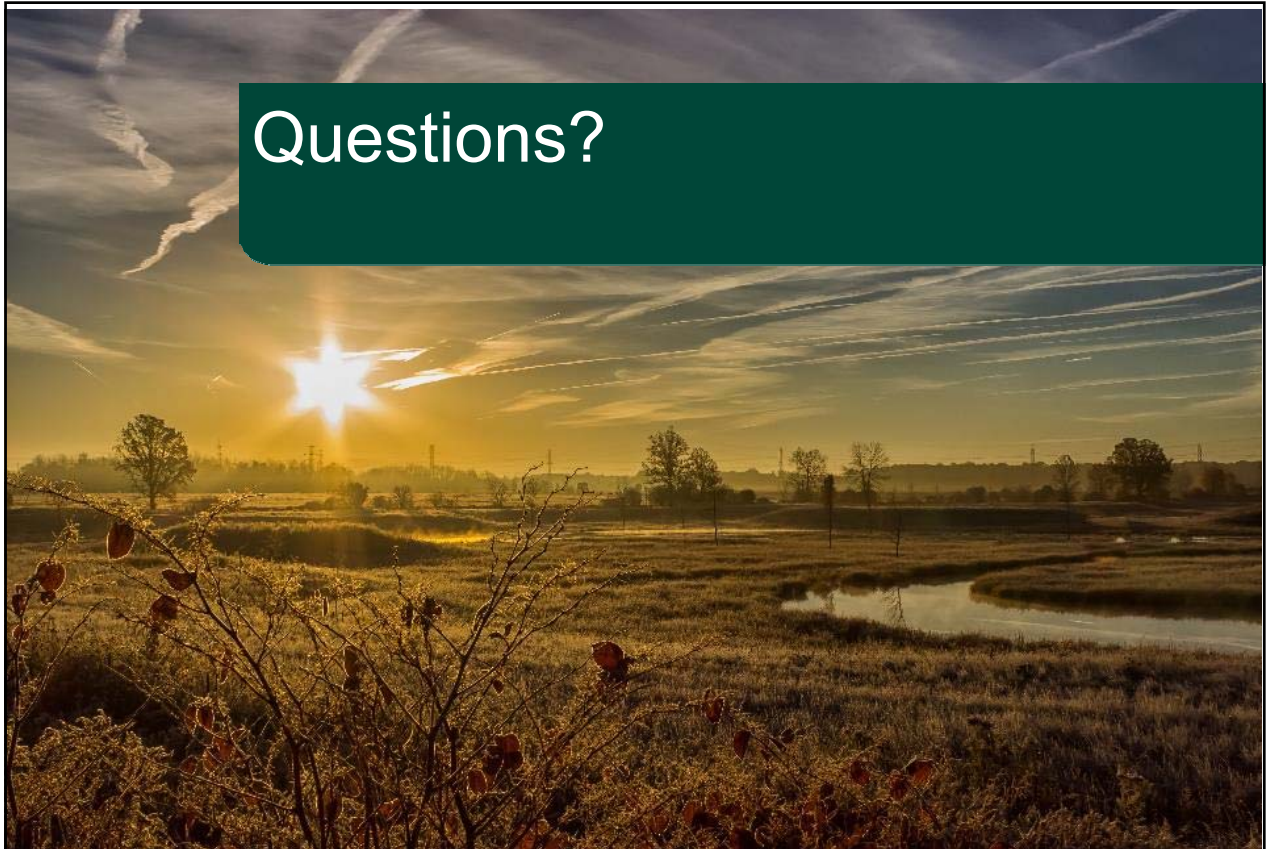
### **Q1 2020 :**

- City's Advisory Services review (by AECOM) recommended changes to UTRCA's modelling
- UTRCA reviewing timeline to refine modelling and adjust existing floodplain limits, or identify areas of future study

### **Q2/Q3 2020:**

- UTRCA to present Regulatory Floodplain Update to Planning and Environment Committee
- City to commence Dingman Creek Stage 2 EA and recommence Stakeholder Group

Questions?



<https://getinvolved.london.ca/DingmanCreek>

# Planning and Environment Committee Report

The 4th Meeting of the Planning and Environment Committee  
February 3, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins

ABSENT: S. Turner, A. Kayabaga, Mayor E. Holder

ALSO PRESENT: Councillor M. van Holst; J. Adema, A. Anderson, G. Barrett, M. Campbell, K. Edwards, M. Knieriem, P. Kokkoros, G. Kotsifas, H. Lysynski, H. McNeely, D. O'Brien, M. Pease, L. Pompilii, M. Ribera, C. Saunders, S. Tatavarti, M. Vivian, M. Wu and P. Yeoman

The meeting was called to order at 4:01 PM

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: A. Hopkins

Seconded by: J. Helmer

That Items 2.2 to 2.4, inclusive, and 2.6 BE APPROVED.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins

Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

### 2.2 Application - 865 Kleinburg Drive (H-9136)

Moved by: A. Hopkins

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by 660 Sunningdale LP, relating to the property located at 865 Kleinburg Drive, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Business District Commercial Special Provision/Temporary (h-h-100-h-173\*BDC2(9)\*H18\*T-76) Zone TO a Business District Commercial Special Provision/Temporary (BDC2(9)\*H18\*T-76) Zone to remove the "h", "h-100" and "h-173" holding provisions. (2020-D09)

**Motion Passed**

### 2.3 Application - Exemption from Part-Lot Control - 1877 Sandy Somerville Lane-Block 1-33M-758 (P-9076)

Moved by: A. Hopkins  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to exempt Block 1, Plan 33M-758 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2020-P01)

**Motion Passed**

- 2.4 Application - Exemption from Part-Lot Control - 3316 Strawberry Walk and 2675 Asima Drive (P-9150)

Moved by: A. Hopkins  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Rockwood Homes, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to exempt Blocks 52 and 54, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2020-P01)

**Motion Passed**

- 2.6 Building Division Monthly Report for December 2019

Moved by: A. Hopkins  
Seconded by: J. Helmer

That the Building Division Monthly Report for the month of December, 2019 BE RECEIVED for information. (2020-A23)

**Motion Passed**

- 2.1 Urban Design Peer Review Panel Terms of Reference

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, with the concurrence of the City Clerk, the following actions be taken with respect to the proposed amendments to the Terms of Reference for the Urban and Design Peer Review Panel:

a) the staff report dated February 3, 2020 entitled "Urban Design Peer Review Terms of Reference" BE RECEIVED for information;

b) the Urban Design Peer Review Panel Terms of Reference – April, 2008 appended to the staff report dated February 3, 2020 as Appendix "B" BE REPEALED; and,

c) the Urban Design Peer Review Panel Terms of Reference appended to the staff report dated February 3, 2020 as Appendix "A", BE APPROVED. (2020-D32)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

2.5 2019 Annual Development Report

Moved by: J. Helmer  
Seconded by: A. Hopkins

That the Civic Administration BE DIRECTED to include in future Annual Development Reports the percentage of residential units located within the Built Area Boundary, as defined in the London Plan, to aid in tracking progress towards the 45% intensification target. (2020-A23)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

**3. Scheduled Items**

3.1 1st Report of the Environmental and Ecological Planning Advisory Committee

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on January 16, 2020:

a) the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee:

i) S. Levin BE REQUESTED to attend the next meeting of the Planning and Environment Committee to update the Municipal Council on the actions that have been taken with respect to environmental considerations relating to studies and reports; and,

ii) it BE NOTED that the 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019, was received;

b) the Kilally South, East Basin Stormwater Environmental Assessment Working Group comments appended to the 1st Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration;

c) the expenditure of up to \$175.00 from the 2020 Environmental and Ecological Planning Advisory Committee (EEPAC) budget BE APPROVED to assist with the expenditure of a booth at the 2020 Go Wild Grow Wild event; it being noted that the cost of the booth is being shared between the EEPAC and the Animal Welfare Advisory Committee; and,

d) clauses 1.1, 1.2, 2.1 to 2.3, inclusive, 3.2 to 3.4, inclusive, 4.2, 5.1, 5.2, 5.4 and 5.5 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal presentation and received the attached map from S. Levin, Chair, EEPAC, with respect to the above-noted matters.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

3.2 464-466 Dufferin Avenue and 499 Maitland Street (OZ-9130)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Ian B. Johnstone Professional Corporation, relating to the property located at 464-466 Dufferin Avenue and 499 Maitland Street:

a) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend the Official Plan by ADDING a policy to section 10.1.3. – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type AND AMENDING Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to Specific Policy Area 82;

c) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) and b) above), to change the zoning of the subject property FROM a Residential R3/Convenience Commercial (R3-2/CC) Zone TO a Residential R3/Convenience Commercial Special Provision (R3-2/CC(\_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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, 2014;
- the recommended amendment conforms to the applicable in-force policies of The London Plan, including but not limited to the Specific Policies for the Near Campus Neighbourhood and the Woodfield Neighbourhood, and will facilitate the adaptive re-use of the existing heritage building;
- the recommended amendment conforms to the applicable in-force policies of the (1989) Official Plan which list the necessary condition(s) for approval of Policies for Specific Areas to enable the adaptive re-use of the existing heritage building for uses that are consistent with the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood; and,
  
- the recommended amendment is consistent with the East Woodfield Heritage Conservation District Guidelines. (2020-D09)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins

Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

Additional Votes:

Moved by: J. Helmer  
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

Moved by: A. Hopkins  
Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

3.3 Public Participation Meeting - Not to be heard before 4:00 PM -  
Application - 6682 Fisher Lane (TZ-9132)

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Joe Marche and Monique Rodriguez, relating to the property located at 6682 Fisher Lane, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-77) Zone for a period of time not exceeding two (2) years;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2020-D09)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

Additional Votes:

Moved by: A. Hopkins  
Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

Moved by: A. Hopkins  
Seconded by: J. Helmer



Motion to close the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

3.4 Public Participation Meeting - Not to be heard before 4:00 PM - Victoria Park Secondary Plan (O-8978)

Moved by: A. Hopkins  
Seconded by: J. Helmer

That, the following actions be taken with respect to the Victoria Park Secondary Plan:

a) the Victoria Park Secondary Plan BE REFERRED back to the Civic Administration for further public consultation and consideration, with a report back to a future meeting of the Planning and Environment Committee, with the report back to include consideration to include, but not be limited to, the following matters:

- i) permitted heights and the relationship with the proposed 45 degree angular plane;
- ii) housing affordability within the proposed Secondary Plan;
- iii) sound mitigation from noise generated from festivals held at Victoria Park; and,
- iv) other issues raised by the public during the public participation meeting held on this matter;

b) the Civic Administration BE REQUESTED to provide 3D modelling of different permitted heights and related shadow impacts with the report back;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2020-D09)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

Additional Votes:

Moved by: A. Hopkins  
Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

Moved by: A. Hopkins  
Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

**4. Items for Direction**

- 4.1 Councillor A. Hopkins - Review of Bill 108 at it relates to Conservation Authorities

Moved by: A. Hopkins  
Seconded by: J. Helmer

That in response to the consultation being undertaken with respect to the *Conservation Authorities Act*, the Minister of Environment, Conservation and Parks BE ADVISED that the Municipal Council supports the protection of people, property and safe development with a watershed approach to the programs offered by all Conservation Authorities in the London area; it being noted that the Planning and Environment Committee reviewed and received a communication from Councillor A. Hopkins with respect to this matter. (2020-E18)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

**5. Deferred Matters/Additional Business**

None.

**4. Items for Direction**

- 4.2 1st Report of the Agricultural Advisory Committee

Moved by: A. Hopkins  
Seconded by: J. Helmer

That, the following actions be taken with respect to the 1st Report of the Agricultural Advisory Committee, from its meeting held on January 15, 2020:

- a) the attached 2020 Work Plan for the Agricultural Advisory Committee BE APPROVED; and,
- b) clauses 1.1, 1.2, 2.1, 2.2, 3.1 to 3.3, inclusive, and 5.1 BE RECEIVED for information.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

- 4.3 1st Report of the Trees and Forests Advisory Committee

Moved by: J. Helmer  
Seconded by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on January 22, 2020:

- a) the following actions be taken with respect to the Education Sub-Committee update:

- i) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the Urban Forest Strategy Communication Plan, when said document becomes publicly available, for the committee's review and feedback; and,
- ii) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the proposed changes to Chapter 12 of the Design Specifications and Requirements Manual and any standard contract documents, when said documents become publicly available, for the committee's review and feedback;

b) clause 5.1 BE RECEIVED for information; it being noted that clause 5.1 reads as follows:

"That the following actions be taken with respect to the City Budget as it relates to climate emergency initiatives:

- a) in light of the global climate emergency and its expected impacts on London's urban forest and the lives of its citizens, the Civic Administration BE REQUESTED to make initiatives to reduce greenhouse gas emissions an absolute priority;

it being noted that this should include, as part of the ongoing budget process, fully funding related business cases, including Business Case #1 (60% Waste Diversion Action Plan), Business Case #5A (Climate Emergency Declaration – Plan), and Business Case #5B (Climate Emergency Declaration – Implementation); and,

- b) the Civic Administration BE ENCOURAGED to adopt, as a part of its climate change planning, an explicit principle that our community will not fail to do less than its fair share of emission reductions, and that fears that other communities or nations will fail to do their part will not be accepted as a justification for London to not do its own."; and,

- c) clauses 1.1, 1.2, 2.1, 3.1, and 4.2 BE RECEIVED for information.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins  
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (3 to 0)**

## **6. Confidential**

Moved by: A. Hopkins  
Seconded by: J. Helmer

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

### **6.1 Solicitor-Client Privilege/Litigation or Potential Litigation**

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning

Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

**Motion Passed**

The Planning and Environment Committee convenes, In Closed Session, from 7:25 PM to 8:00 PM.

**7. Adjournment**

The meeting adjourned at 8:01 PM.



Cranbrook Pl

Adirondack Rd

Southwest Optimist Park  
Southwest Optimist Swm

Southwest Optimist Park

Kerrigan Ct

Brixham Cres

McM...

Adirondack Rd

Farnham Pl

Farnham Ct

Farnham Rd

Dalhousie Dr

Collins Dr

Robertson Pl

Cranbrook Rd

Oak Grove Pl

Southdale Rd W

Southdale Rd W

Cranbrook Rd

Tillmann Rd

Birchmount St

Southdale Rd W

Southdale Rd W

Bostwick Rd

Upper Canada

Raleigh Blvd

Upper Canada Cross

Talbot Park

117

Old Garrison Blvd

Front

Bostwick Rd

Tilbury Lane

Grassmill Lane

Tillmann Rd

Settlement Trail

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 464-466 Dufferin Avenue and 499 Maitland Street (OZ-9130)

- Matt Campbell, Zelinka Priamo Ltd., representing the land owner for this application: Thanks for the opportunity to provide comments. We agree with staff's recommendation. I understand that there are a number of public comments which I may be able to address, there was a comment about plumbing, I may be able to speak with that individual later after this meeting. There were a number of concerns about parking which Ms. Vivian, Planner I, has noted that is an existing situation and we really are not looking to change that right now so we do support the staff's recommendation for approval and I would be happy to answer any questions the Committee may have.
- Councillor Cassidy: Thank you. Any technical questions for the applicant? No. Any members of the public who would wish to comment on this application? Yep. Come to the microphones, state, yes. State your name and then you will have five minutes.
- Janice Lemieux: I am happy that the restaurant is going in there. My main concern is parking. I live at, I don't know if you have got the map up, I live at 484 Dufferin which is between Prospect and Maitland and on the north side there is no parking, on the south side there is two-hour parking. My concern is that it remains the same because I have difficulty getting out of my driveway between Prospect and Maitland and Maitland goes straight through so I've got the traffic going east and west on Dufferin plus coming out of Prospect plus coming out of Maitland and I have difficulty getting out of, if somebody is parking on the north side I would not be able to get out of there and there is no parking there; I just want to make sure that that stays the same. Thank you.
- Councillor Cassidy: Thank you. Are there any other members of the public who would like to comment on this application? There's a microphone up and down. State your name and you will have five minutes.
- Marcus Coles: I am generally pleased with the use of the building but parking bothers me and it didn't initially bother me but talking to people in the neighbourhood it seemed to be a concern and another concern is directly across the street it appears to be going to be stuck being a nine-unit residential building with no parking and that is going to further load the parking situation in the adjacent streets. I think that, maybe, that development, which is recently more or less been forced on the neighbourhood by the OMB decision shouldn't sort of slide below the radar. The other thing, which I don't think the restaurant will conflict too badly with is that Maitland Street through there is heavily used for pick-up and delivery of children for Lord Robert's school so my only worry is parking.
- Councillor Cassidy: Thank you very much. Anybody else? Any other comments regarding this?
- Gary Brown: I thought this would come up tonight so I mean we do this all the time in my neighbourhood, people figure the parking out without any problems. We have many restaurants which have zero parking spaces and we survive. I guess really the only reason I wanted to speak is that, you know, this again highlights why are they having to apply for, I am assuming this is a reduction in parking spaces, is it not time this city kind of ends its reliance on parking minimums that we are requiring people to have? Every time they have to come here and ask for permission to reduce the number of parking spaces. I think most businesses and I think most residential owners are going, are best know how many parking spaces they need, if they need

more they are not going to build, if they think it is a viable business then they are going to build parking or no parking so I think it is time the city started to revisit this case and highlight it again that parking minimums don't seem to be a good idea to move forward as a city. Thanks.

- Councillor Cassidy: Thank you. Any other comments from the public? Go ahead. Microphone. Five minutes.
- Kate Rapson: I am representing the Woodfield Community Association and we haven't spent a whole lot of time on this particular application but I just wanted to comment having looked at some of the comments on the minutes tonight from some neighbours, just, I haven't really heard a lot about some of the site plan specific issues like garbage storage and removal are recycling, those are sort of some little problems that could come up in a high density residential neighbourhood when there is sort of a commercial use plopped in the middle of it that might produce more garbage and recycling and also delivery of food trucks and that sort of thing so I just wondered how that was being addressed, how those issues and concerns were being addressed in the application. Thank you.
- Councillor Cassidy: Thank you. Any other comments? One more time, any other members of the public here to comment on this particular item? I'm not seeing any so I will go to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – Victoria Park Secondary Plan

- Councillor Cassidy: Thank you very much. Committee, I might hold off on any technical questions and go. We have at least one delegation so you can have a seat Ms. Knieriem. Thank you so much for that. So I will go first to Mr. Stapleton who is here with a presentation of his own I do believe.
- Stephen Stapleton: Thank you very much Madam Chair and Members of Committee. Thank you for the opportunity to come back again and speak to you about the Victoria Park Secondary Plan. After a year and a half of process unfortunately there still remains some issues that are yet to be resolved as part of this process. Fundamentally they deal with how to determine appropriate height around the Park. What we need to understand about how we go about understanding or determining what's appropriate height, there's an evolution process that we go through, we have to understand the evolution of the core what transitional cues exist, is this neighborhood a stable neighbourhood or is it a transitional neighborhood, these locational attribute are they in proximity to support intensification, these are things likes open space, employment, retail, things of that nature but we also have to understand what are the impacts of having this intensification in this process and this dialogue continues today. The first aspect if I could just take a couples of seconds I'm going be around five minutes, I timed myself so I should be okay, is the historical evolution of the area and it's quite interesting the evolution of Victoria Park and our quadrant, I'll call it, which is the east policy area. They developed separate from Woodfield, they evolved later than Woodfield; however, at one point in time they did have an urban fabric similar with single family homes along the east side of, of the Wellington corridor. You'll notice this in, in these photographs. The original block south of or north of Dufferin all the way to almost Pall Mall was the Military Barracks and Garrison. This, this shows you approximately the location of our property at 560-562 Wellington Street in in that configuration. These photos show the evolution of the Wellington corridor, that should say "prior to year 1972" at the top, not, that's the historical single detached residential lot fabric that existed on Wellington. It was replaced in the 1960s, early 70s, with the conversion of this corridor to employment, institutional, residential and office uses that stretch from Wellington and extend to our property on the south side of Wolfe Street at 560-562 Wellington. Determining appropriate height, so when we look at this, we spoke about locational attributes, you know, intensification close to employment, open space, entertainment, retail, having the infrastructure to accommodate that of a policy framework that supports that, a transit proximity also assists in and dictating to intensification but the question remains how high and where? So determining height we have to do an assessment and a characterization of the area. That means determining whether or not the area is significantly impacted by height and you do that through analysis of the area, is it a stable area, is this a single family residential area where rear yard amenity space is being used for private uses is it transitional meaning is it conversions, is it existing houses being utilized for multi-family office and those rear yard amenity areas being converted for parking spaces. These are these types of cues that represent whether or not you have a stable area or transitional neighbourhood. That depends and those cues will tell you how sensitive you have to determine height. So what are the sensitivities? Well, obviously, sensitivities for someone's rear yard with a pool and private amenity space is more significant than someone's parking area and, and in fact, in this, in our block, we have those cues taken place. So this is south of Wolfe Street looking from our office building down into the internal neighborhood that's in the rear of our property. It is designated Neighbourhood currently; it is under appeal; however, you do have an eight story apartment building and more internal to the Woodfield community. You'll notice the numerous parking spots in all the photographs, there's a number of multi-family and office uses within this block. These cues and



these reasons, because you're on the periphery of downtown, you see these transitional natures all around downtown, on the periphery of downtown, it really informs Planners that these areas are under stress, they are under pressures due to the locational attributes, to suggest a change in land use. So that's what's happening and it's been happening around Victoria Park for some time. This is the transitional multi-family units, this is a City document that came from City Hall shows licensees on Wolfe Street, shows you, it also informs you of the transitional nature that I specified earlier. The existing zoning also informs land use in the area. There's a number of properties with the existing zoning ranging from 22 storeys to 30 storeys on the east side of *(Councillor Cassidy: You have about thirty seconds left.)*; Ok, sorry. I'll speed up. Everyone knows that story. Also this area has already developed once like I said in the 70s it was re-converted and those changes did not affect Woodfield either. Compatibility of built form doesn't equate to compatibility. Again I point you back to the issue of characterization and transitional nature of the area. The issue with the with height, you'll notice in the Secondary Plan the north policy area identifies a 16 story limit which is internalized building within the north policy area; we're seeking a similar height on our block as well, 16 stories. *(Councillor Cassidy: You are over your five minutes right now.)* I have one thing that I should show the Committee. I also see the, the, obviously the public process was quite thorough and there was a number of people that spoke in favor of development not just of our site but the east side of Wellington so I raise that point as well. So in summary in the last Planning Committee I was at there was mention of virtual reality renderings of the area, how does it feel, we did this before we saw the Secondary Plan last Thursday so we went with the, the heights that were described in the draft document, twenty-five city hall sites, twenty-five, twenty-two, the London Life building that you'll see is as the current application is at 18 storeys and then our property is shown at 15 storeys which we did share with staff some time ago. *(Councillor Cassidy: Thank you.)* It's less than a minute. So this is Dufferin Street, driving Down Dufferin Street you get in your flying car, you turn left these are the buildings we just articulated certain buildings, not sure if they're going to be residential or not. This is from Clarence Street looking across the Park showing the band shell in the east streetscape of Wellington Street so it gives you an idea of how it frames the Park and things of that nature. This is on Wellington Street, of course, in front of our proposal, the London Life building next to us and walking through the Park so I think we hit the points that some members of the Committee or Council were at the last meeting. *(Councillor Cassidy: I'm going to have to stop you there. I have given you a lot of leeway.)* We are done. Thank you. *(Councillor Cassidy: Thank you for your presentation Mr. Stapleton.)* (See [attached presentation](#).)

- Councillor Cassidy: We have another presentation. You can come forward to the podium and we will see your presentation. And if you can state your name and I will wait until he gets your thing up on the screen so that we don't start your time too soon because I know sometimes these technical things take time. You can give us your name and once your presentation starts I will give you five minutes.
- Hazel Elmslie, 63 Arcadia Crescent: Although I lived in the Woodfield neighbourhood from 1973 to 2016 and I'm here to talk about impact and how does it feel and I don't agree with Mr. Stapleton but I do not have really big issues with the draft Plan as it's been amended. I believe that street engagement, all the things that they're talking about street engagement, wind, shadowing, parking, understanding that there's quicksand all around here so I don't know how much underground parking they're going to be able to do. Setbacks and greening put into the redevelopment are all very very positive things of this draft Plan and I would like Council to make this so tight when you finally pass it that LPAT will not be able to overturn any portion of it that is so important outsiders making decisions for Londoners. That's not fair. So to talk to Mr. Stapleton in the public amenity space I would remind him that his wind tunnel study of the 30 storeys that was proposed for his property was unsafe in the winter, all winter, and the recommendation from the wind study people was to have the doors

locked so that is why I am so concerned about wind in the Park; however, now we're gonna look at impact on another building that is going not too far from the Park so this is on Dufferin Ave looking east, you can see the Basilica there and then you can see this new building that hardly started, it's going to be 31 storeys, I think and, then we go to the other side of the Basilica and that's what we see and then we go to the corner of Angel Street with the church, the Baptist Church, backing me and this is what you see and we cross the street and we look down Richmond Street and this is what you see. These people pictures were taken this morning so the sun wasn't in my favor and the last picture is looking across the Park from the driveway at Centennial Hall. The tower of the Basilica is right here but this is what, you're gonna see it up here, it's going to be up here, and then last of all, we're looking from the Red Cooper Square steps towards London Life, of course that's One London Place and 35 storeys can go back in here, that's what we're gonna see. So how does that impact make you feel folks? That's all I'm asking. How does it make you feel? (See attached presentation.)

- Councillor Cassidy: Thank you Ms. Elmslie. So we have another presentation I believe. Mr. Pol is here and if you want to come to the podium.
- W. Pol: Thank you very much Madam Chair for the opportunity to speak. I was retained through the Urban 360 Lab at Fanshawe College to assist the Friends of Victoria Park. The principle that we'd like to bring forward as Friends of Victoria Park are a vibrant, diverse and healthy neighbourhood that creates a sense of place and character, this is taken as an excerpt from The London Plan 193.9. This is what we're trying to achieve and these principles include retaining the existing landscape, the topographical features in integrating things like Victoria Park into the neighborhood. Proposals that articulate the neighbourhoods character demonstrate how it fits into that neighborhood context. Designed to enhance and ensure that the historical context is conserved into that sense of place being Victoria Park and finally street patterns that encourage active transportation, cycling and walking in support of a transit service. That's what the Friends of Victoria Park are interested in creating. As part of our background work on behalf of the Friends of Victoria Park we prepared these renderings the building in the brown this is a view from City Hall looking across to the west to, through Victoria Park. This was done in August of 2019 so these are the assumptions that we were using at the time. The brown building is under construction now and the proposed ones would be shown in yellow. This is the view from the band shell towards Saint Peter's Basilica on Richmond Street. The view northerly towards, across Central Avenue, Richmond Street being on the left, the view from Victoria Park across the Boar Memorial to the potential development adjacent to the now Canada Life buildings and finally conceptually looking north along Wellington Street adjacent to Centennial Hall and just south of Wolfe Street. From my review of the material 30 storey tall buildings are going to have impact on the sunlight, wind and rain patterns and before the City proceeds, as you may have heard earlier today, we really need to understand the impacts, the physical impacts, on the environment. We think that a Victoria Park neighborhood should consider low and mid-rise apartments to create a neighbourhood where we can create that sense of place. Generally in reviewing the Central London area, mid and low-rise apartments are few and far between and then in fact high-rise development should be directed to vacant parking lots in the downtown core. Mid-rise would be examples on Huron Street, Proudfoot Lane, Fanshawe Park Road East, we have many examples of what could be developed in a mid-rise form of residential. As part of our background work we also partnered with other community members to look at the potential development of parking lots in the core area, the concepts in gray show existing and approved sites, the concept in browns are opportunity sites for parking lot redevelopment. Based on a conservative estimate approximately 2,400 new units could be developed in the downtown without the need to develop in a Victoria park neighborhood. If we look towards bonusing that could be several times that amount, larger buildings with public amenity. And finally, active transportation public transit. Although this is a design exercise we do need to consider policies for cycling in addition to pedestrian access.

There is very little consideration of public transit and on the, on the opposite side of that potentially reducing the amount of parking to encourage other forms of transit. (Councillor Cassidy: *You have about thirty seconds left.*) In terms of height principles an excerpt from Jan Gehl's book on Cities for People at about 5 stories we have a connection to the core area, we've seen these photographs. Recommended heights, angular plane of 45 degrees, Neighbourhood Place Type 2 to 4, Downtown Place Type 2 to 8, Rapid Transit Corridor 2 to 12. In conclusions we are supporting a Victoria Park neighborhood based on a scale that is mid-rise and supports a sense of place. Our recommendation is that the, that the Victoria Park Secondary Plan be reconsidered by staff for three matters: impact on the natural environment, policies regarding heights be revised and include policies on active transportation. Thank you very much for your time Madam Chair and Committee Members. I am available for any questions. (See attached presentation.)

- Councillor Cassidy: Thank you Mr. Pol. Are there any other presentations to be seen on screen? No. Ok. So any members of the public that would like to comment. We have four microphones, one, two, three and four. Make your way to the microphone, give us your name and you'll have five minutes. There we go. Go ahead.

- Dania Walker, 570 Wellington: I'm one of those dinosaur single family home, no rear parking, it's definitely a backyard. I just wanted to go on record for that. 570 Wellington.

- Councillor Cassidy: Thank you Ms. Walker. Go ahead up there and then we'll come back down here.

- Jennifer Granger, President, ACO London: To begin with I'd like to say on behalf of ACO that we definitely appreciate the City's efforts to try and balance the intensification with the cultural heritage resources around the Park. I am especially delighted to hear about the possibility of designating the buildings on the north side; however, we do have a few concerns, further to Ms. Elmslie's comments that we heard earlier. Immediately north of Saint Peter's Cathedral heights of up to 30 storeys may be permitted transitioning down to 25 storeys further north of Saint Peter's. That sounds very high for that particular spot and there's been much consideration of view corridors but I would like to express some concern of what the view of the Cathedral is going to look like if you're standing to the south of it and you're looking towards the north. I just wonder what that particular view will look like once there's something that's 30 storeys there. Now we have heard that the Victoria Park Secondary Plan will trump the H.C.D., the West Woodfield H.C.D., I'm not clear exactly on how that works but it seems to be that not enough attention is being paid to the to the Heritage Conservation District of West Woodfield and its guidelines. If we do have tall buildings within the H.C.D. it seems like that sets a precedent for high-rises in other H.C.D.'s around the city. I'm not sure that that's the direction that most of us want to go in. There are many suitable development sites on the southern edge of downtown and ACO has mentioned this many times that it seems as though according to the Planning Department, 19% or 20% of downtown is actually surface parking lots and I think that that is where the City should be encouraging developers to put their high-rises rather than surrounding the Park and I realize that the City can't necessarily tell the developers this is what they're going to do but it would be appreciated if there is some way to encourage them to actually do this. Thank you.

- Councillor Cassidy: Thank you Ms. Granger. First I will go to this microphone down here. Is there anybody down at the lower level here who would like to speak?

- Kate Rapson, speaking on behalf of the Woodfield Community Association: Thank you to the Planning Department and to Michelle and all those involved for drafting this and members of PEC for listening to the Plan and as well as the

comments and certainly a difficult thing certainly to balance as Jennifer mentioned intensification with preserving the Park and also preserving the Woodfield Community. There's lots of varying opinions in our community on the impact of high-rises and what they might mean to Victoria Park, some will say build lots of buildings and build them as high as you can and others will say build high but maybe in the right location. At our last AGM we discussed the Victoria Park Secondary Plan at length, in attendance, there was about seventy people, there was overwhelming majority agreed that this high of intensification scenario and just to remind you that last Spring the Planning Department at one of the public meetings had showed three scenarios low, mid and high intensification around the Park, the one that's the Secondary Plan that is being proposed today looks like they opted for the high intensification around the Park. People at the AGM felt that that level of intensification around the Park would be detrimental to the Park itself, if it's a crown jewel we feel we should protect it and respect it and not sell it to developers. Specifically our concerns live at the height of the buildings along the west and east sides areas of Park, these are thirty storey buildings, no matter how they're designed they should, they would impact this small urban park. We also agree with Jennifer at the ACO as well that the current draft disregards to a large part the West Woodfield Heritage Conservation District guidelines which state that new buildings in the area should be low to mid-rise. So in conclusion we would like to ask that the Planning Committee refer this draft back to Planning, sorry, that PEC refer this back to Planning and look for ways to balance the City's intensification goals with the health and access to the Victoria Park as well as to examine how low to mid-rise developments would meet intensification goals whatever they are and finally we like to ask the Planning to hire a consultant to study the environmental impact of this current Plan. If all the buildings were constructed what would the impact be on the Park in terms of the environment with wind, shadowing, heat wells and so forth, also traffic should be considered as well. Wellington, just reminder, is a dead end street. While the draft requires that new development applications include wind and shadow studies they will not look at the Park as a whole, we need that information to make sure what we are doing in the years ahead is best to preserve the Park as a vibrant green space in the heart of the city. Thank you very much.

- Councillor Cassidy: Thank you very much. Ok. I will go over here.
- Mary Anne Hodge, Woodfield Resident: I am deeply disappointed in the Secondary Plan. I recognize that compromises must be made but as the Plan states Victoria Park is a jewel and a location of civic importance. With this Secondary Plan I fear we are selling off this jewel for private consumption instead of public service. The West Woodfield Heritage Conservation Plan was created to preserve this cultural heritage. As the Secondary Plan agrees that four to five storeys is the predominant height around the Park you would think the Secondary Plan would support the Heritage Plan, instead the Secondary Plan advocates for the construction of some of the tallest buildings in London. I do support the height of development at Wolfe and Wellington Streets, the approval of ground floor occupancies other than retail, the requirements for public site plan review and wind and shadow studies, the addition of rear and side yard setbacks and the setback for the southeast corner development at Wolfe Street, although I would request there be stronger language that would clarify that the alignment is with the predominant building face and not the front edge of the porches but these compromises do not address the number one issue that many of us have and that is the overall height of six to seven high rise building circling the Park, many of which are proposed at 30 to 35 stories high and there are five details I wish to highlight. One, the Secondary Plan was revised to address the concern over the impacts of increased intensification on the wear and tear of the Park grounds, the Plan includes a requirement to "provide on-site indoor and/or outdoor amenity space." I propose we remove the or as allowing the amenity space to be indoor space only does not relieve the pressure on the use of the Park especially due to anticipated increased dog populations. Number two, the 45 degree angle rule that was added to

the revised Secondary Plan speaks to the concern for high-rise development next to low density, which is great. If we have the same concern for the natural heritage of the Park as we do for the residents and the low density neighborhoods then the Park should get the same consideration. If you draw a 45 degrees line from the 10.5 meters elevation above the Park I believe the maximum height of development around the Park would be around 20 storeys. Now I don't advocate for 20 storeys but it is better than 30 to 35. Number three, the Plan says it strives to gradually reduce the building heights along Wellington Street but allowing a 30 storey building to sit next to an eight storey building does not seem gradual to me. Number four, I challenge you to think about a future for City Hall that embraces the idea of a civic square along Wellington Street. City Hall is twelve storeys and I do not think any building along the side of the Park should be taller than City Hall. Number five, parking has also been a source of concern, it sounds to me that the Plan is saying we would prefer parking to be underground but realize that this probably won't happen so as long as we can't see it from the street then aboveground is okay. The Secondary Plan notes that parking underground is "encouraged", without the will or the shall language this request has little weight. If parking is allowed above grade then this should be offset by providing infrastructure and supports to facilitate shared vehicle usage such as car share services like the new Sifton development at West 5. As you know I am a strong advocate for action on the climate emergency and the Secondary Plan makes a point of commenting on how building 30 storey towers helps with the climate emergency. Intensification does make it easier to participate in public transit and active transportation options; however, the reality is often that residents of buildings such as this continue to drive wherever they need to go as public transit is chronically underfunded in London. The Secondary Plan was revised to include a provision to "encourage" covered secure bicycle parking. I would like this wording strengthened to read "will" provide covered storage facilities for securing bicycles for 15% or more of building occupants. Intensification does not mean density at all costs, even five storeys is increased density. We need to protect the green islands we have in our concrete jungle. I therefore request that PEC send this report back to staff to rethink the heights for all proposed development around the Park and incorporate active transportation initiatives that are more than just encouragements. Thank you.

- Councillor Cassidy: Thank you. I just want to remind the Gallery that you will have opposing viewpoints in here so we ask that you not clap or boo or cheer just so that everybody's point of view is respected and nobody feels intimidated from coming to the microphone so I'll go up to the top there.
- AnnaMaria Valastro: (See attached speaking notes.)
- Councillor Cassidy: Thank you. Go ahead sir.
- Bob Morrison, 961 Wellington Street: (See attached speaking notes.)
- Councillor Cassidy: Thank you. Anybody else? Go ahead. State your name and you have five minutes.
- Greg Priamo, Zelinka Priamo Limited: Thank you madam chair. I am representing Great West Life Realty Services which is the residential subsidiary of Canada Life. They own two properties in the study area both at Dufferin and Clarence and at Wellington and Wolfe. We're in a unique situation because we have a piece of property within the study area that we initiated development approvals on prior to the initiation of the Area Plan and we brought forward a site plan application that was nicely previewed by Mr. Stapleton's presentation and we expect it to be coming through to the Planning Committee later this Winter or early Spring. So we've been following the Victoria Park Plan carefully because it has implications for not only what we're doing right now but also we wanted to ensure that we were having regard for what options and opportunities for development the Park Plan could provide. The Park

Plan as it is currently contemplated would have material impact on the approvability of the site plan application that we currently have before staff. The application does not require any amendments to the Zoning By-law, it's a hundred percent in compliance and it is represented by an eighteen-storey terraced building that largely fronts on Wellington Road. We have had the opportunity and we have appreciated the opportunity to discuss the Park Plan with staff from the very beginning of the process through to very recently and we appreciate the efforts that staff have made to respond to some of the concerns or as many of the concerns raised through the public process as possible. However, that being said, in its current form our client would continue to have reservations about whether or not it will deliver the best outcome. In particular, there are a number of regulatory tools that have been inserted in the Plan since the last draft was brought forward which we've only had since Wednesday of last week and we haven't had the opportunity to fully explore the implications for what that might mean for development on both the lands currently owned by Canada Life. That being said, and as a number of the speakers have addressed, this is very complicated process with a lot of varying interests and should the Committee decide to refer this matter back we would continue to engage with staff and provide our input and try to affect an outcome that's consistent with the objectives of the Park Plan but also recognizes our objectives on our clients lands equally as best we can. In the event that it goes forward in its current form it's a document that our client would oppose for the reasons I've identified. Certainly happy to answer any questions that the Committee might have.

- Councillor Cassidy: Thank you Mr. Priamo. Down at this microphone. Go ahead.
- Kelley McKeating, 29 Victoria Street: (See attached speaking notes.)
- Councillor Cassidy: Thank you so much and we could send somebody up to get your notes if you would like your written notes included in the record.
- Kelley McKeating, 29 Victoria Street: I e-mailed them earlier today.
- Councillor Cassidy: Wonderful. Thanks very much. Go ahead sir, your name and then you'll have five minutes.
- Casey Kulchycki, Zelinka Priamo: I'm a planner with Zelinka Priamo Limited. I am here tonight representing the Roman Catholic Diocese of London and their property at St. Peter's Basilica. We provided some late correspondence this morning to the Planning Committee and we're not sure if that got into your package or not but I'm just going to quickly just go over what was in that package. We had provided some correspondence to city staff on the previous drafts of the secondary document and we are a little disappointed that a lot of our concerns that we raised with staff were not addressed in the latest draft and the implications of the potential development on our property. Furthermore, new policies have come to light in this draft that would have further implications on the property and we haven't had the opportunity to fully address those and what those implications are. So we would like to see a deferral back to staff in order for us to fully explore those implications and then to also continue the dialogue with staff on the previous concerns that we have raised. Thank you.
- Councillor Cassidy: Thank you very much. Go ahead.
- Mike Wallace, Executive Director, London Development Institute: Thank you Madam Chair and thank you Councillors. My office is within this planning area at 562 Wellington Street, I'm not here about my office. As you can see this is actually what the report looks like. We got it on Thursday. I had the pleasure of being with you folks Thursday and Friday for your budget meetings, looking forward to the rest of the week. The fact is that we also would like, as an organization, this referred back to staff. We

have not as a group had an opportunity to look at this final draft that's going to staff. It's not necessarily just about the Victoria Park Secondary Plan but what the implications might be for other Secondary Plans for the city that do affect our organization and the land owners that belong to the LDI. So we have an opportunity as a group to be reviewing this over the next week or two, which we'd be happy to provide you comments and what we think about this and what's its implications might be for other Secondary Plans as they come forward whether they are around other areas within the community that you're hoping to see some redevelopment and development. So we're asking you to send it back and not pass it tonight and give us a chance to give you a proper response. Thank you very much.

- Councillor Cassidy: Thank you. I just want to say that anybody that has written notes that has already spoken or who will speak at some point if you have not sent your comments in, we can take those comments and include them so just if you have something written down and you want us to include it in the record exactly how it is written we can do that. I'll go over here to see if there is anybody else that would like to comment we have two microphones on this side. Not seeing anybody jumping up, over here. Come to the microphone, state your name. Go ahead.

- Janet Hunten, 253 Huron Street: I want to propose, suggest, an alternative way of approaching the heights that might be termed an averaging if one building is select a height, don't ask me how, something in the mid-range. If one building is taller, another one must be shorter and this is what I mean by an averaging and this is the way we appreciate what we look at, not one tall building, not so bad but twenty, not so good so I offer that suggestion.

- Councillor Cassidy: Thank you very much. Go ahead sir, your name and then you will have five minutes.

- William, 298 Wolfe Street: Just like to, just a personal observation, Mr. Stapleton spoke about his sixteen storeys or whatever, well I'm directly impacted by that. I have a balcony at the back of my apartment which would be submerged in a shadow much much earlier in the day. The grass that we have growing in the backyard would be dead as the trees are now because of the amount of vehicles that occupy the lane way. I'm in a transitional property. In 1982 I transitioned into 296 and I'm now transitioned into 298, all the while improving the property to its historical standard, okay and if there's all this development going on let me tell you I'm going to have a videographer in because the City and the people who do the development are going to pay the price because even when the trucks go by they can damage the structure quite easily, it's 1892. It's still there. I'd like to see it there for another hundred years for people to enjoy. Victoria Park is the gem of our city, it's like a diamond but it's not in the rough and hopefully we don't cover it with coal, okay, by blackening it out with all these huge buildings around it. Council here has an opportunity to protect, okay, ongoing for generations to come that beautiful little Park. It is not, it is not, Central Park in New York. It is not acres and acres, it's a postage stamp and you want to drown it by putting all this shadow and darkness around it. I just don't think it's real. I hope, I hope, that this Council can make the appropriate decision because since I've been here this city, not your fault, but downtown was gorgeous and they turned it into a mausoleum of derelict buildings and neon and people just hanging out. It was thriving, no more. Please make the right decision on Victoria Park it's a gem don't turn it into coal.

- Councillor Cassidy: Thank you sir. Any other comments? Mr. Brown.

- Gary Brown: Thank you. I'm not going to comment on the height of the buildings whatsoever but I guess one thing I'd like to say is, you know, we seem to be failing on, as a city in general, that interaction between the sidewalk and the pedestrian and the building itself. Like I find that the critical thing that we have to look

at in design. You know the first three stores of your building is parking, guess what I don't want to be next to it. I don't care how high it is, there is nothing there and it's also going to be dangerous for pedestrians coming in and out of the entrance. I haven't seen a single entrance way downtown where that is not the case. We are just not there, we haven't figured it out yet. Other cities have, maybe we should look to there. But the other thing I wanted to comment on has not come up and this has been, well it's a focus of your budget discussions and your five year plans. I know this is a design and an area plan but nobody has talked about the affordability of the core, not one word, not a single word, if this is what's important to us we need to be talking about it. I think we have proposals for buildings downtown and I know that our legs got cut out from under us with the recent changes to the PPS and I understand that but I'm not restricted by the PPS, my comments, so it really doesn't matter but is it not important that the core remain affordable to everybody. I live in a building and in the last five years the rents have doubled, literally doubled. I haven't got twice as much space to live in so the affordability of our city is going down and down and down and I think here is and I don't know if we even have the tools to do it anymore, I know I feel for you because I know how most of you really feel about it, too. But do we not at least have to have the conversation about the affordability of our core, buildings for families, buildings that are affordable for families, you know, and a place to live not just for the rich. Anyhow. Thank you.

- Councillor Cassidy: Thank you. Go ahead sir.
- Marcus Coles, 38 Palace Street: What seems to be missed and I agree with a lot of the comments here but when we have these buildings with all these residential units in, we're going to have a lot more traffic down these streets it stands to reason. And those buildings have to feed off these streets, you know, with access to their parking above ground, below ground or whatever and that doesn't seem to be addressed and these streets are going to end up as not wide enough for you know you're going to run into transit problems with conflicts and I don't think this has really been fully addressed. Another thing is just the servicing of the buildings. I don't know how much sewer capacity is around Victoria Park but if you are putting up big buildings you have to service them and I don't know if the City's development funds are going to cover that or what but it seems to be sort of sliding behind below the radar too. Anyway, thank you very much for this opportunity.
- Councillor Cassidy: Thank you sir. Ok, we have somebody here. So I will go down here first and then the upper mic next. Go ahead.
- Rebecca Francolini, 52 Palace Street: What a memory. Now I know my neighbour. I grew up in Woodfield, I went to Bishop Cronin, I went to Lord Roberts and I went to Central and I have moved back there. My kids went to Beal. I really love my neighborhood but unlike what feels like everybody in this room, I really want the development. I want more people downtown. I want more people in our core and I think that if we build these buildings with families in mind like my neighbor said and talk about affordability and getting families into the core I am so for this. I mean I would love to walk from my home and know that I had part of what was happening in my neighborhood, I mean as we look around Woodfield we see all of these buildings that were probably not given a welcome mat. I mean we all know them, we look at them when we go oh, what is that. But it's now part of our neighborhood and we embrace it just the same so couldn't we possibly come together as a community and decide that more people in our community, welcome them, welcome the new people to our community, the youth that want to live in the core and come up with a solution that would be artistic, embrace architectural features that are in our neighborhood now. So don't have three stories of a glass wall of an apartment building parking complex I don't want that either, could we possibly incorporate some of the gothic columns that we see in our neighborhood. I think there are other ways than just saying no.



- Councillor Cassidy: Thank you. Up here at the top.
- Daphne Allen, 520 Wellington Street: I love the view from my balcony of Victoria Park, the sunset, the lights, the skaters. Everybody should have a view like that. I think maybe I have two questions. Number one, how many thirty-story buildings are there in the downtown core of London right now? (*Councillor Cassidy: So what we do is we take the comments and questions and we let everybody have their turn and then whatever comments have come up then staff addresses them all at once*). This is the first time I have ever been here and probably the last. (*Councillor Cassidy: You're doing great.*) If all the Council people can turn to, you probably have it open to 33, I'm not sure if it's 209 or 33, it's the page that has the permitted heights. My question was how many thirty-storey buildings are there in the downtown core London because I'm just new here and after many years. They are building one across and it is fascinating to watch every day. So my question is, if, did anybody say how many there were downtown? (*Councillor Cassidy: We will get you that answer at the end*). Why would the planners, I know you've done a fantastic job on this, on other areas and the only one I complain about is the heights. So I think ten to twelve maximum.
- Councillor Cassidy: Thank you. Any other comments? Anybody else wish to speak? One more time, is there anybody else in the Gallery that would, go ahead.
- Michael Cattrysse, 92 Kent Street: Party to the Official Plan. I can see what is happening with the City of London in the growth and the trajectory of what is happening in the future. There is an opportunity and I think you guys are grabbing the bull by the horns to really take advantage of the potential of what's going to come in the future. London is known as an industrial city, it's been around for two hundred years. I've had an opportunity to really take an organic look at where we came from and where we are now and what seems to be missing is the opportunity for the families, for the seniors, for the new people coming into the city to really root themselves not just in a location to live but also an opportunity to work. Being the industrial city that we came from I'm just curious with all of these buildings that are going around the, the downtown core is it inviting for a lot of new industry to come in. I know one of the buildings is going to be London Life, it's going to bring a lot of jobs into the downtown core which is an opportunity for the new people coming into the city to work. Is there more opportunity coming into the downtown other than just residents? The senior population is going to blossom I guess you could say, in 1946 was the start of the baby boom generation which went on for about twenty-three years so the rate of growth for the next twenty-three years after that went up at a rate of about ten percent to twenty percent per year because of that baby boom. That baby boom as of 2016 for the next twenty-three years is going to amplify the population from twenty percent up to forty percent so taking that into consideration how is that going to affect the growth in the downtown core for the baby boom generation. Is there going to be opportunities for them to move downtown as well or is the target going to be strictly students and the party generation downtown, which I'm not objecting to because I am a young person myself, I love the life, I have a young family that lives downtown. There's a lot of opportunities for all of us. I'm just hoping that in this generation is there an opportunity for paired living environments for the students, for the seniors, for the families organically to live together. High-rises, they are going to go up everywhere. I'm promoting the growth of the downtown as a whole because we need it, we're in desperate need of the accommodations to allow for the baby boom generation, to allow for the growth of the city. I did some renovations in my home. It's quite an old home and what I found unique about the house was everything in my house was manufactured in the City of London, remarkably, all of the piping, the knob and tube wiring, the little diodes, absolutely everything was manufactured in London. Everything that I put into the house, there was absolutely nothing manufactured in London except for me. So just going forward for all of these new buildings and all of the new potential for the city are we organically taking into consideration what this growth potential allows us to do. Are we going to take the

industry that existed and re-introduce it to the city so that we can grow and blossom properly or is it going to be dysfunctional and imbalanced and I think there's an opportunity to take all of these things into consideration moving forward. So in being part of and directly associated with the RRHINO which is the Random Residential High-rise Intensification Narrow Outliner, being an acronym. It's an opportunity to really take into consideration more than what we are considering right now with the Official Plan process, with the consulting that we've already had done. It's an opportunity to take another crystal ball look and alter the trajectory of what we're establishing right now. Like right now we are getting the foundations in, which is important, the momentum is just about to kick off and it's already started and I'm also part of that but we have to consider much more of the residential infill and the balance of the industry versus the residents, what opportunity is there for them moving forward. Thank you for the opportunity to speak.

- Councillor Cassidy: Thank you, thanks very much. That was right on five minutes so good job. We have someone over here. Changing seats, sorry. Anybody else who would like to make a comment? We have four open microphones. I'm not seeing anybody jumping up out of their seats, I think we have everyone has commented who wished to comment. So I will ask the Committee to close the public participation meeting.

## 560 & 562 Wellington St



### Victoria Park Secondary Plan

- o Process to provide comprehensive document.
- o Issue Remains – How do we determine height?
- o What is an appropriate height?

#### Answer:

##### Need to understand:

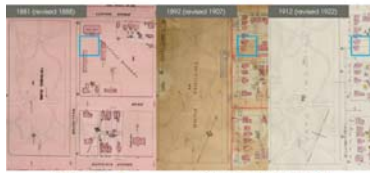
- o The evolution of the core
- o Locational Attributes that influence demand/height
- o Assess & characterize the areas
- o Understand the potential impacts to the areas
- o Present a Plan that can be implemented

### Historic Evolution



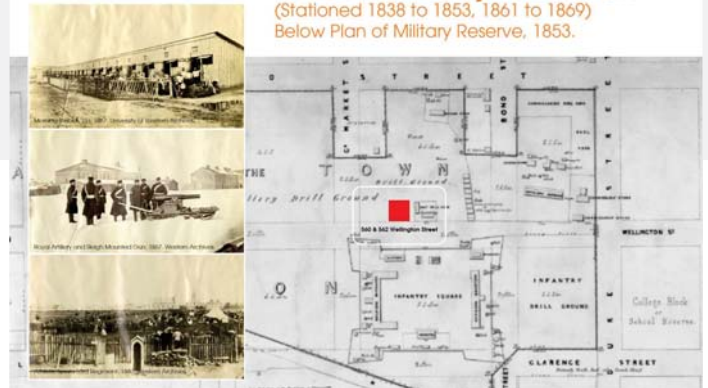
- o The Wellington Corridor has a distinctly different evolution.
- o Area developed later than parts of Woodfield.
- o Victoria Park dedication & development of portions for single family houses.
- o Wellington Corridor Redevelopment in 1960's – 1970's for institutional, office, residential and entertainment.

#### City of London Fire Insurance Plans



### British Military Garrison

(Stationed 1838 to 1853, 1861 to 1869)  
Below Plan of Military Reserve, 1853.



### Redevelopment of Corridor – Mid-Century Change

- o Conversion of original residential lot fabric
- o Continuation of evolution of corridor
- o Planned for up to 30 storeys
- o Streetscape consideration



### Determining Appropriate Height

#### Locational Attributes

- o Employment
- o Open Space
- o Entertainment
- o Retail
- o Infrastructure
- o Policy – intensification
- o Transit proximity

#### How High?

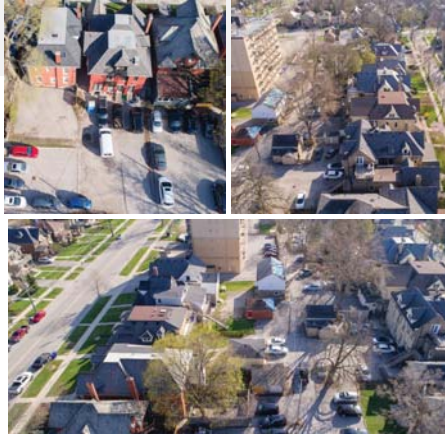
- o Assessment & Characterization of Area
- o Stable vs Transitional
- o Determine sensitivities/impacts
- o Infrastructure – Road capacity
- o Shadow/Wind :
  - o Design to minimize
  - o What are you shading?
  - o Rear yard enjoyment or parking?



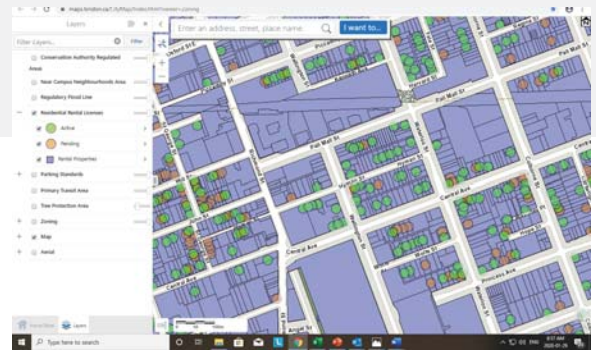
## Characterization of Area

### Transitional Evolution

- Multi-family / office conversions
- Conversions of Rear Yard (private amenity) to Parking to accommodate transition



## Transition to Multi-family units



## Existing Zoning directs higher order land use due to minimal local impacts

Victoria Park Precinct Plan  
**Heights**  
 (Current as-of-right Zoning)

Heights around Victoria Park are higher in the south and lower in the north



## Transitional Evolution

### Redevelopment (Second Time)

- Wellington St Corridor change to more higher forms of residential
- Provide a harmonious Streetscape
- Match Land Use and Locational Prominence through intensification
- This is not the location to reduce height given locational prominence and lack of impacts – shadows etc. due transitional character



## Compatibility – Built Form

- Compatibility or 'fit' relates to the planned function. This corridor relates to Wellington and not internally. The transitional nature and lack of sensitivities to height determine the appropriateness of Height and change in housing form.
- Highrise Residential in close proximity not a compatibility issue in the core due to the transition of the low rise buildings to office or multi-family residential.
- This exists on the periphery of the Downtown and areas of prominence where external influences affect change.



## Compatibility – Built Form



**Staff Rationale for Height Allocation (North & East Example)**

**NORTH Policy Area**

- o Staff Rationale for additional Height (Proximity to Transit Corridor)
- o 16 storeys
- o Despite having 'low rise' buildings no angular plane tool is implemented
- o Approximately 200 m to transit route?

**EAST Policy Area**

- o Location approximately 200 m to Transit Stop (same as North site).
- o Similar 'low rise' buildings as North – No angular plane

**Distance To Transit Stop**



**Public Support Muted**



- o London Free Press Survey – 60% in favour
- o Over 100 Letters for support for intensification for 560 & 562 Wellington site

**Summary**



- Secondary Plan study does not provide much more than the status quo.
- Must understand the East Policy Area B is 'Transitional' – External attributes have influenced area transforming original residential fabric.
- Wellington Corridor previously redeveloped. This is an evolution of that previous change.
- Secondary Plan unnecessarily restricts the East Policy Area (B)
- Streetscape complete, Assessment, Housing units
- High Architectural Design, transit ridership
- Amend Plan Heights – East Policy Plan (B) to 16 storeys
- Delete Angular Plane – no sensitivity requiring tool
- Begin exciting Evolution – does 8 more storeys create additional issues when 16-30 storeys adjacent?
- Need to create a positive change.



Animation















# Victoria Park Secondary Plan FRIENDS OF VICTORIA PARK

William PoI, MCIP, RPP  
February 3, 2020

## A Victoria Park Neighbourhood Principles:

What are we trying to achieve:

- Healthy, diverse and vibrant neighbourhoods that promote a sense of place and character. (193.9)

## Neighbourhood Principles

- Existing landscapes and topographical features should be retained and integrated into new neighbourhoods. (201)
- All proposals will articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context.(199)

## Neighbourhood Principles

- Designed such that heritage designated properties and distinctive historical elements are conserved to contribute to the character and sense of place. (200)
- Street patterns will be easy and safe to navigate by walking and cycling and will be supportive of transit services. (213)





## Natural Environment

- 30 storey tall buildings will negatively impact the natural environment
  - Sunlight reduction
  - Rain pattern change
  - Wind pattern changes
- Prior to approval of the Plan the City needs to understand the impacts

## A Victoria Park Neighbourhood

- Low and mid rise apartments will foster a neighbourhood where the residents create a sense of place
- Mid and low rise apartments are lacking in Central London
- High rise development is directed to the Downtown for redevelopment of vacant parking lots

## Mid rise development

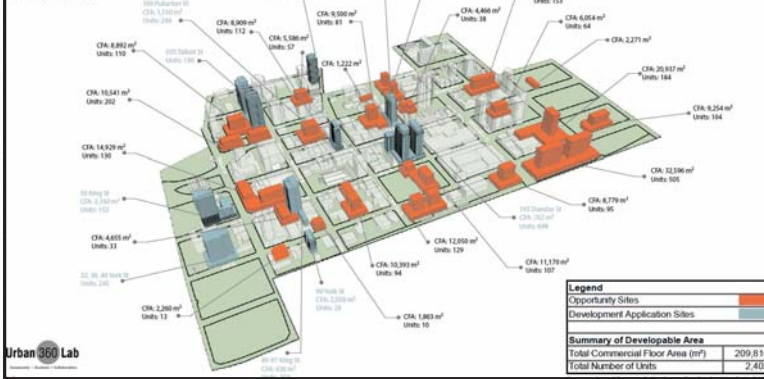


## Conservative estimate 2,402 units

### Development Potential on Downtown

#### Parking Lots

January 20, 2020

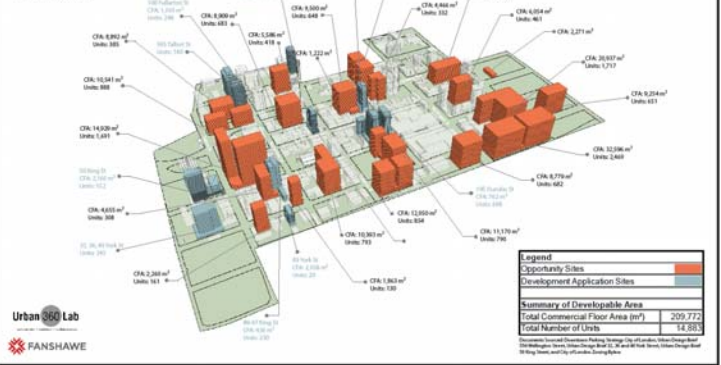


## Estimate with bonusing 14,883 units

### Development Potential on Downtown

#### Parking Lots - Maximum Density

January 20, 2020

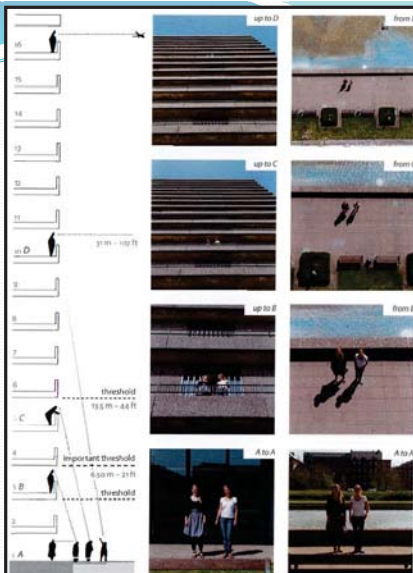


## Active transportation \ public transit

- Policies need to incorporate cycling in addition to pedestrian access
- No consideration of public transit
- Limitations are needed on the availability of parking to encourage other transportation forms

## Height Principles

- Existing mature tree canopy has a height of 24 m approximately 8 storeys;
- At 4 – 5 storeys residents partake in city life;
- Above the fifth floor limited connection with the grade activities (13,5 m \ 44 feet)
- City Hall is the prominent building at 12 storeys and development should be below this height
- St. Peter's Basilica is approximately 8 storeys in height



Cities for people, Jan Gehl, p. 40



City Hall – Victoria Park

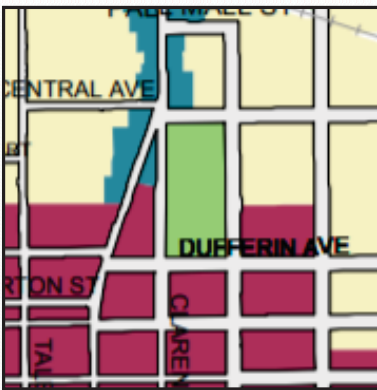


Richmond tower –  
St. Peters Basilica – Victoria Park

## Recommended Maximum building heights

- Angular Plane 45 degrees abutting the Neighbourhood Place Type
- Neighbourhood Place Type 2 – 4 storeys
- Downtown Place Type 2 – 8 storeys
- Rapid Transit Corridor – 2 – 12 storeys

## The London Plan – Map 1 Place Types



- Green Space
- Neighbourhood
- Downtown
- Rapid Transit Corridor

## Conclusions – A Victoria Park Neighbourhood

- Angular Plane 45 degrees abutting the Neighbourhood Place Type
- Neighbourhood Place Type 2 – 4 storeys
- Downtown Place Type 2 – 8 storeys
- Rapid Transit Corridor – 2 – 12 storeys
- Review the natural heritage impact on vegetation
- Include policies for active transportation public transit and limits on vehicle parking

## Requested Action

That the Victoria Park Secondary Plan be sent back to staff to consider the following:

1. The impact of development on the natural environment of Victoria Park
2. Revise policies regarding building heights
3. Include policies for active transportation and public transit

There are maybe 4 or 6 developers that dominate new development in this city. They have the wealth to accumulate land and shape this city in their own image. And I am growing cynical that the voices of residents that actually live in these areas is being heard.

When I look around at Victoria Park, I don't see one single building that is worthy of being torn down. There is nothing wrong with Victoria Park as it currently stands. But we have a few very aggressive developers who invested in land acquisition and now they want a big return on their money.

At the very first public meeting on this issue, a city planner stated it was important to ensure investors get a return for their investment such as London Life who purchased Centennial Hall in the 1960s.

That same consideration wasn't afforded to the residents of 155 Kent st., whose condo value plummeted when the city awarded Old Oak Properties that licensee to build a tower metres away from someone's private residence blocking their view and sunshine.

This is about wealthy individuals elbowing and bullying for views of Victoria Park as a selling feature for prospective buyers at the expense of local residents.

Don't box in the park. There is not one single building that is worthy of demolition around the park, and in the future any new development should maintain the current height of the building removed.

This whole idea that if we don't grow we die, is a falsehood. If we grow without checks and balances we will certainly die. There are currently many, many options of open spaces to build in the downtown. I personally don't care how rich someone is. They do not have greater rights than someone that is not wealthy but actually lives in these communities.

I am asking that the height limit around Victoria Park be lowered to maintain its current status so not to block sunshine and give local residents a sense of open space, something that is quickly disappearing in the downtown.

AnnaMaia Valasto

133 John St. Unit 1 London Ontario N6A 1N7



Hello

Thank you for allowing me to speak at the Public Participation meeting on the Victoria Park Secondary Plan. Below is a written copy of my comments. Thank you.

-----

I am encouraged by Climate Change considerations being integrated into the Victoria Park Secondary Plan. We need to make sure all our decisions take into account the Climate Emergency we find ourselves. One part of the response to reduce our green house gas emissions is the intensification of our City. In particular intensification should occur along all transit corridors and in the downtown and surrounding area. However, we should not simply allow maximum intensification or maximum heights at the expense of creating an enjoyable and livable space for all.

I commend staff for integrating into the secondary plan the principles of encouraging active transportation and preserving, strengthening and creating new view corridors.

Focusing on public places and placemaking is critical to the long term success of the intensification efforts for the City. As a result, the Victoria Park Secondary Plan is critical not just for the properties immediately adjacent to it but to all properties within an easy walk from it.

The concept of "inner park" and the "outer park" is extremely relevant to Victoria Park given it's relatively small size. The built area in the Victoria Park Secondary Plan boundary needs to be treated like the 'outer' park.

Victoria Park needs to be easy to get to and easily accessible by foot. Surrounding streets should promote walking and cycling. Nearby traffic lights should be timed for pedestrians, not vehicles. Dufferin Street and Wellington Street are occasionally closed to car traffic for events in Victoria Park. I would recommend that without exception new development in the secondary plan boundary should not have parking access off of Dufferin, Clarence or Wellington. Consideration should be made to making these streets flex streets that would be closed to car traffic on a regular basis. With greater intensification throughout the downtown, the Flex street design would allow pop-up amenities that would help manage the additional anticipated intensive use of Victoria Park.

Accessibility and use of great public places are greatly affected by the buildings that surround it. Elements within Victoria Park should be visible from a distance, and the ground floor activity of buildings and building heights should entice pedestrians to move toward the park. Victoria Park massed and surrounded by 30 storey buildings is not open and welcoming nor would it draw in people from nearby streets. Having a mix of low, medium and high rise is important. Angular planes in design is somewhat helpful however given the size of Victoria Park a maximum of a 12 storey building, consistent with City Hall, would be more appropriate and enticing.

As the city moves forward with meeting the vision set out by the London Plan, the Strategic Plan and it's response to the Climate Emergency, maintaining and enhancing key public places will be key to the long term success of intensification efforts. Let's keep Victoria Park a jewel for all Londoners.

Regards

Bob Morrison  
961 Wellington Street  
London N6A 3T3

**From:** Jones/McKeating

**Sent:** Monday, February 03, 2020 11:39 AM

**To:** Cassidy, Maureen <[mcassidy@london.ca](mailto:mcassidy@london.ca)>; Helmer, Jesse <[jhelmer@london.ca](mailto:jhelmer@london.ca)>; Kayabaga, Arielle <[akayabaga@london.ca](mailto:akayabaga@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Turner, Stephen <[sturner@london.ca](mailto:sturner@london.ca)>

**Cc:** Saunders, Cathy <[csaunder@london.ca](mailto:csaunder@london.ca)>; Lysynski, Heather <[hlysynsk@London.ca](mailto:hlysynsk@London.ca)>

**Subject:** [EXTERNAL] Comments Regarding Proposed Victoria Park Secondary Plan - For Feb 3 PEC Mtg

Dear Councillors,

Apologies for sending these comments at the last minute. I hope that you will have time to read this email quickly prior to this afternoon's PEC meeting.

### **General**

I was relieved to see, in Section 5.4, the statement that "The policies in the Victoria Park Secondary Plan are intended to support the conservation of significant cultural heritage resources." Although I'm a strong supporter of the London Plan's vision of intensification and "growing upwards, not outwards", intensification should not (in my view) result in the destruction or degradation of London's architectural and cultural heritage resources. The placement of high-rise and mid-rise buildings should be carefully considered, taking into account the potential impact on heritage buildings. Cities like the other London and the other Paris have skyscrapers, but they are not adjacent to iconic landmarks like Big Ben, Buckingham Palace, the Louvre, or Notre Dame. Should London, Ontario really be willing to place a high-rise building directly behind St. Peter's Basilica?

### **Protection of Views**

Although the staff report includes thoughtful consideration of "view corridors", there is little mention of policies and potential zoning rules to protect "silhouette views". In contrast, the City of Toronto addresses views at some length in Chapters 4 and 7 of its Official Plan. As one example, Chapter 7 of the City of Toronto Official Plan states that " In particular, no building will interrupt or rise above the silhouette of the Ontario Legislature building at Queen's Park, when viewed from University Avenue, subject to a view corridor analysis completed to the satisfaction of the City." I would have liked to see a provision such as this included to protect the views towards St. Peter's Basilica from the south to the north, and also some general acknowledgement of the importance of the silhouette views from the park outwards in all directions. Even if taller buildings are constructed along some of the perimeters of the park, the resulting silhouette views - from the park - are important.

### **Permitted Heights for Towers and Bases**

I would have preferred to see the following limitations:

- maximum 8 storeys in North A and West B
- maximum 12 storeys in West C
- maximum 15 storeys in Sout A
- maximum 20 storeys in East D and East E
- a required base of 2-3 storeys on all buildings (instead of the 4-5 storeys proposed for East and South)

Based on the diagrams in the report, I suspect that a 45 degree angling plane from 35 feet up in the air above the property line may not be sufficient to protect existing buildings from loss of sun and a loss of sky view. Why not consider a lower angle, perhaps 35 degrees starting from 15 feet above the property line?

### **Tower Plate Square Footage Limit**

I think that the same limit should apply for mid-rise buildings as for high-rise buildings.

### **Required Distance Between Towers**

I think that the required distance between towers should be 25 meters for all buildings, not 11 meters for mid-rise buildings. Those who will live or work in a mid-rise building should get the same opportunities for privacy and sky view as those who will live or work in high-rise buildings. Eleven meters would not provide sufficient privacy or view, particularly given that most apartments have windows on only one side of the unit.

**Glazing**

The requirement in Section 3.6.7 for glazing on 70% of the building does not preclude an absence of glazing on the lower floors that are most visible to pedestrians. I'd suggest a modification to address this issue, perhaps by requiring glazing of 70% (on average) on every 2 storeys of the building.

**Other**

One final observation is that, given that there are approximately 250 pages of material on this item in the PEC agenda package, the public wasn't given a lot of time to digest and react prior to this Public Participation Meeting.

Thank you for considering my comments.

Kelley McKeating  
329 Victoria Street

**AGRICULTURAL ADVISORY COMMITTEE  
2020 WORK PLAN  
(as of January 2020)**

| <b>Project/Initiative</b>  | <b>Background</b>   | <b>Lead/<br/>Responsible</b> | <b>Proposed<br/>Timeline</b> | <b>Proposed<br/>Budget</b> | <b>Link to Strategic Plan</b>   | <b>Status</b> |
|--|---|------------------------------|------------------------------|----------------------------|---|---------------|
| Work with the London and Middlesex Food Policy Council (LMFPC)                         | <ul style="list-style-type: none"> <li>• Invite the LMFPC to speak at a 2020 AAC meeting</li> </ul>   | AAC Team                     | January- Dec                 |                            | <ul style="list-style-type: none"> <li>• The London Plan (Food System)</li> <li>• London and Middlesex Food Policy Council - new</li> </ul> |               |
| Work with associated entities to assist with the development of agribusiness in London | <ul style="list-style-type: none"> <li>• work with interested parties (ex. London Economic Development Corporation (LEDC) to discuss agribusiness (ex. plant processing, food production, food chains)</li> <li>• AAC would like to promote the development and securing of plant processing, food chains and food production</li> <li>• Invite LEDC to present on the agribusiness sector</li> </ul> | AAC Team                     | 2020                         |                            |   |               |
| Review City of London Land lease agreements for agriculture                            | <ul style="list-style-type: none"> <li>• Review City of London standard farmland/agriculture land lease agreements to provide feedback</li> </ul>   | S. Twynstra                  | Jan-Dec                      |                            |   |               |
| Review Committee Terms of Reference  | <ul style="list-style-type: none"> <li>• Re-examine the AAC TOR to see who is supposed to sit on AAC</li> </ul>   | AAC Team                     | 2020                         |                            |   |               |
| Explore supporting a speaker or conference in 2020                                     | <ul style="list-style-type: none"> <li>• Be open to supporting a conference or a speaker in 2020</li> </ul>   | AAC Team                     | 2020                         | Up to \$500                |   |               |
| Farm Tour 2020   | <ul style="list-style-type: none"> <li>• Invite AAC, City Councillors, London Youth Advisory Council and others to a farm tour in 2020</li> </ul>   | S. Twynstra                  | July 2020                    | Up to \$500                |   |               |

# Strategic Priorities and Policy Committee

## Report

5th Meeting of the Strategic Priorities and Policy Committee  
February 4, 2020

**PRESENT:** Mayor E. Holder (Chair), Councillors M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozo, A. Kayabaga, S. Hillier

**ABSENT:** S. Turner

**ALSO PRESENT:** L. Livingstone, A. Anderson, A.L. Barbon, I. Collins, S. Datars Bere, L. Hamer, M. Johnson, G. Kotsifas, S. Mathers, J.P. McGonigle, D. O'Brien, O. Poloni (KPMG), M. Ribera, C. Saunders, M. Schulthess, C. Smith, S. Stafford, and B. Westlake-Power.

The meeting is called to order at 4:02 PM.

### 1. Disclosures of Pecuniary Interest

Councillor J. Helmer discloses a pecuniary interest in Item 2.2 having to do with a review of service delivery for municipal golf, by indicating that his father is employed by the National Golf Course Owners Association of which The Corporation of the City of London is a member.

### 2. Consent

#### 2.1 City of London Service Review: Review of Municipal User Fees

Moved by: E. Pelozo  
Seconded by: P. Squire

That on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated February 4, 2020 with respect to the City of London Service Review: Review of Municipal User Fees BE RECEIVED for information.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozo, A. Kayabaga, and S. Hillier  
Absent: (1): S. Turner

**Motion Passed (14 to 0)**

#### 2.2 City of London Service Review: Review of Service Delivery for Municipal Golf

Moved by: M. van Holst  
Seconded by: S. Lehman

That, on the recommendation of the Managing Director, Parks and Recreation and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to City of London Service Delivery for Municipal Golf:

a) the KPMG Report entitled "City of London Service Review - Review of Golf Operations", dated January 23, 2020 appended as Appendix "A" to the staff report dated February 4, 2020, BE RECEIVED for information;

b) the Civic Administration BE DIRECTED to report back at a Public Participation Meeting before the appropriate Standing Committee with respect to the options set out in Option 1 set out in the Report noted in a) above; and,

c) the Civic Administration BE DIRECTED to take no further action regarding Options 2, 3, 4 set out in the Report noted in a) above;

it being noted that Option 1 includes a review of all possible options for the future use of River Road Golf Course.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): J. Helmer

Absent: (1): S. Turner

**Motion Passed (13 to 0)**

#### **4. Items for Direction**

##### **4.1 Confirmation of Appointment to the Argyle BIA**

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That Donna Moerenhout, Owner of Razor's Barber Shop BE APPOINTED to the Argyle Business Improvement Area for the term ending November 15, 2022.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, A.

Kayabaga, and S. Hillier

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

##### **4.2 (ADDED) Electric Buses**

Moved by: P. Squire

Seconded by: J. Helmer

That the following actions be taken with respect to electrification of buses:

a) the London Transit Commission BE THANKED for initiating a study of electrifying its fleet of buses;

b) the Civic Administration BE DIRECTED to work with the London Transit Commission (LTC), the provincial government and the federal government to identify funding streams to be used for the purchase of electric buses and related charging infrastructure, starting as soon as possible; it being noted that this funding not come at the expense of the LTC's current five-year service plan, and that these funds not come at the expense of prospective transit improvements in the West and North;

c) the Civic Administration BE DIRECTED to work with the London Transit Commission, London Hydro and other key partners in support of the transit electrification study; and

d) the Civic Administration BE DIRECTED to find an appropriate one-time source of financing, such as the Economy, Efficiency and Effectiveness Reserve Fund, to cover 100% of the cost of LTC's electrification study.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelosa, A. Kayabaga, and S. Hillier  
Absent: (1): S. Turner

**Motion Passed (14 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: A. Hopkins

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 4:51 PM.

Bill No. 78  
2020

By-law No. A.-\_\_\_\_\_ - \_\_\_\_

A by-law to confirm the proceedings of the  
Council Meeting held on the 11<sup>th</sup> day of  
February, 2020.

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

1. Every decision of the Council taken at the meeting at which this by-law is passed and every motion and resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted, except where prior approval of the Local Planning Appeal Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020



Bill No. 79  
2020

By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 464-466 Dufferin Avenue and 499 Maitland Street.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

**Amendment No. #**  
**to the**  
**Official Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit an eat-in restaurant use within the Low Density Residential designation.

**B. Location of this Amendment**

This Amendment applies to lands located at 464-466 Dufferin Avenue and 499 Maitland Street in the City of London.

**C. Basis of the Amendment**

The amendment is consistent with the policies of the Provincial Policy Statement, 2014 and is consistent with the criteria of The London Plan.

**D. The Amendment**

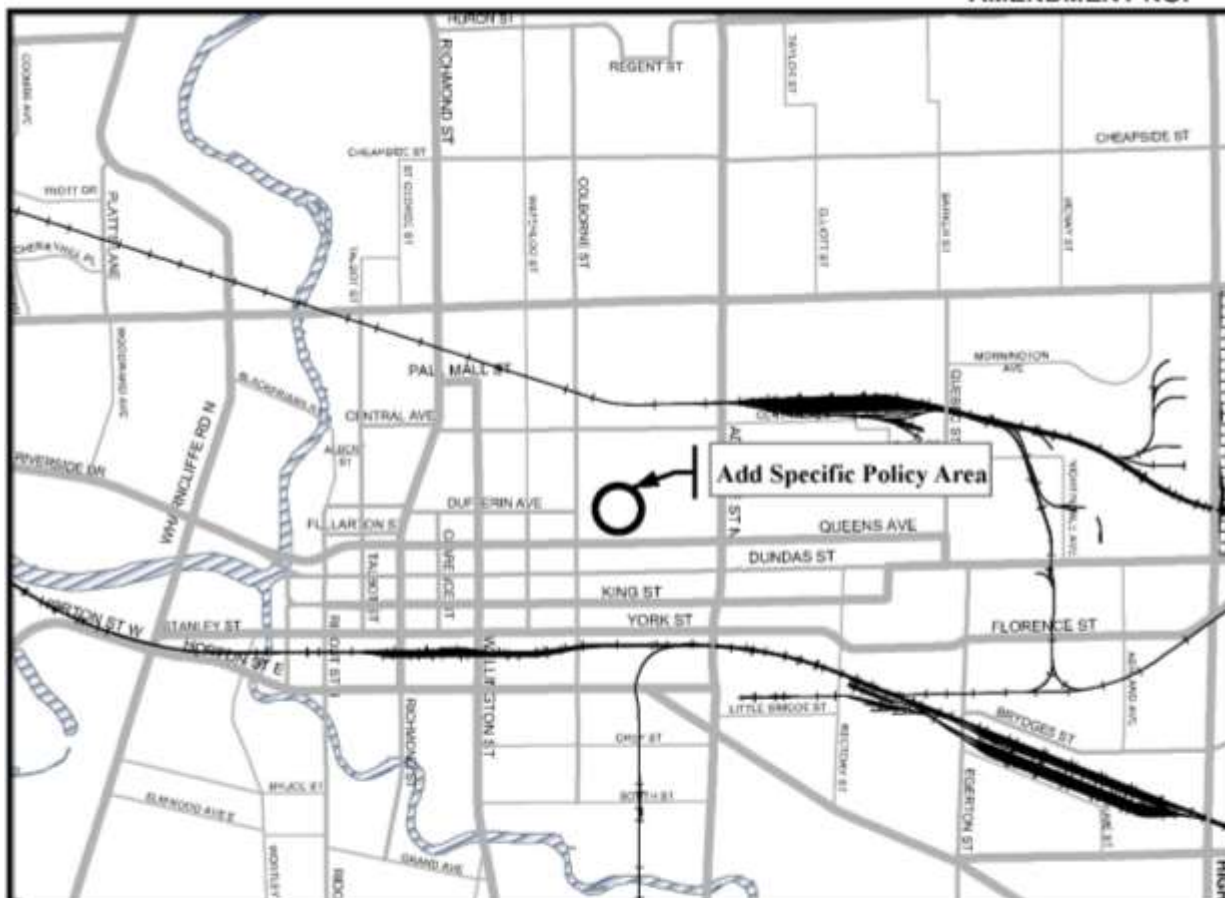
The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

In the Low Density Residential designation at 464-466 Dufferin Avenue and 499 Maitland Street, an eat-in restaurant may also be permitted to a maximum gross floor area of 230 square metres (2475.7 square feet) within the existing building.

Schedule "1"

AMENDMENT NO:



Legend

- Planning Areas
- Planning Area Name
- Secondary Plans
- Extensions to Existing Communities
- Urban Growth Boundary

Base Map Features

- Streets (refer to Schedule C)
- Secondary Collectors
  - Primary Collectors
  - Arterials
  - Freeways/Expressways
  - Railways
  - Rivers/Streams

*This is an excerpt from the Planning Division's working consolidation of Schedule D to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-9130

PLANNER: MV

TECHNICIAN: RC

DATE: 2019/12/24

Bill No. 80  
2020

By-law No. C.P.-1512(\_\_\_\_)-\_\_\_\_

A by-law to amend The London Plan for the  
City of London, 2016 relating to 464-466  
Dufferin Avenue and 499 Maitland Street.

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

1. Amendment No. # to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

**Amendment No. #**

**to**

**The London Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and adding the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit an eat-in restaurant use within the Neighbourhoods Place Type.

**B. Location of this Amendment**

This Amendment applies to lands located at 464-466 Dufferin Avenue and 499 Maitland Street in the City of London.

**C. Basis of the Amendment**

The amendment is consistent with the policies of the Provincial Policy Statement, 2014 and is consistent with the criteria of the 1989 Official Plan. The recommended amendment will allow for the adaptive re-use of the existing heritage building in conformity with the East Woodfield Heritage Conservation District Guidelines.

**D. The Amendment**

The London Plan for the City of London is hereby amended as follows:

The London Plan is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:
  - (\_) In the Neighbourhoods Place Type at 464-466 Dufferin Avenue and 499 Maitland Street, an eat-in restaurant may also be permitted to a maximum gross floor area of 230 square metres (2475.7 square feet) within the existing building.
2. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 464-466 Dufferin Avenue and 499 Maitland Street in the City of London, as indicated on Schedule “1” attached hereto.



Bill No. 81  
2020

By-law No. C.P.-\_\_\_\_\_-\_\_\_\_\_

A by-law to exempt from Part-Lot Control, on lands located at 1877 Sandy Somerville Lane, legally described as Block 1 in Registered Plan 33M-758.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Sifton Properties Ltd., it is expedient to exempt lands located at 1877 Sandy Somerville Lane legally described as Block 1 in Registered Plan 33M-758, from Part-Lot Control;

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

1. Block 1 in Registered Plan 33M-758, located at 1877 Sandy Somerville Lane, is hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit cluster single detached land leased units in conformity with the Residential R6 Special Provision (R6-5(49)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

Bill No. 82  
2020

By-law No. C.P.-\_\_\_\_\_ - \_\_\_\_\_

A by-law to exempt from Part-Lot Control, lands located at 3316 Strawberry Walk and 2675 Asima Drive, legally described as Blocks 52 and 54, Plan 33M-699.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rockwood Homes, it is expedient to exempt lands located at 3316 Strawberry Walk and 2675 Asima Drive, legally described as Blocks 52 and 54, Plan 33M-699, from Part Lot Control;

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

1. Blocks 52 and 54, Plan 33M-699, located at 3316 Strawberry Walk and 2675 Asima Drive, are hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit street townhouse units in conformity with the Residential R4 Special Provision (R4-5(2)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020



Bill No. 83  
2020

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East, east of Clarke Road)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Oxford Street East, east of Clarke Road, namely:

“Part of Lot 3, Concession 1, in the geographic Township of London, now in the City of London and County of Middlesex, designated as Part 29 on Reference Plan 33R-15741.”

2. This by-law comes into force and effect on the day it is passed.

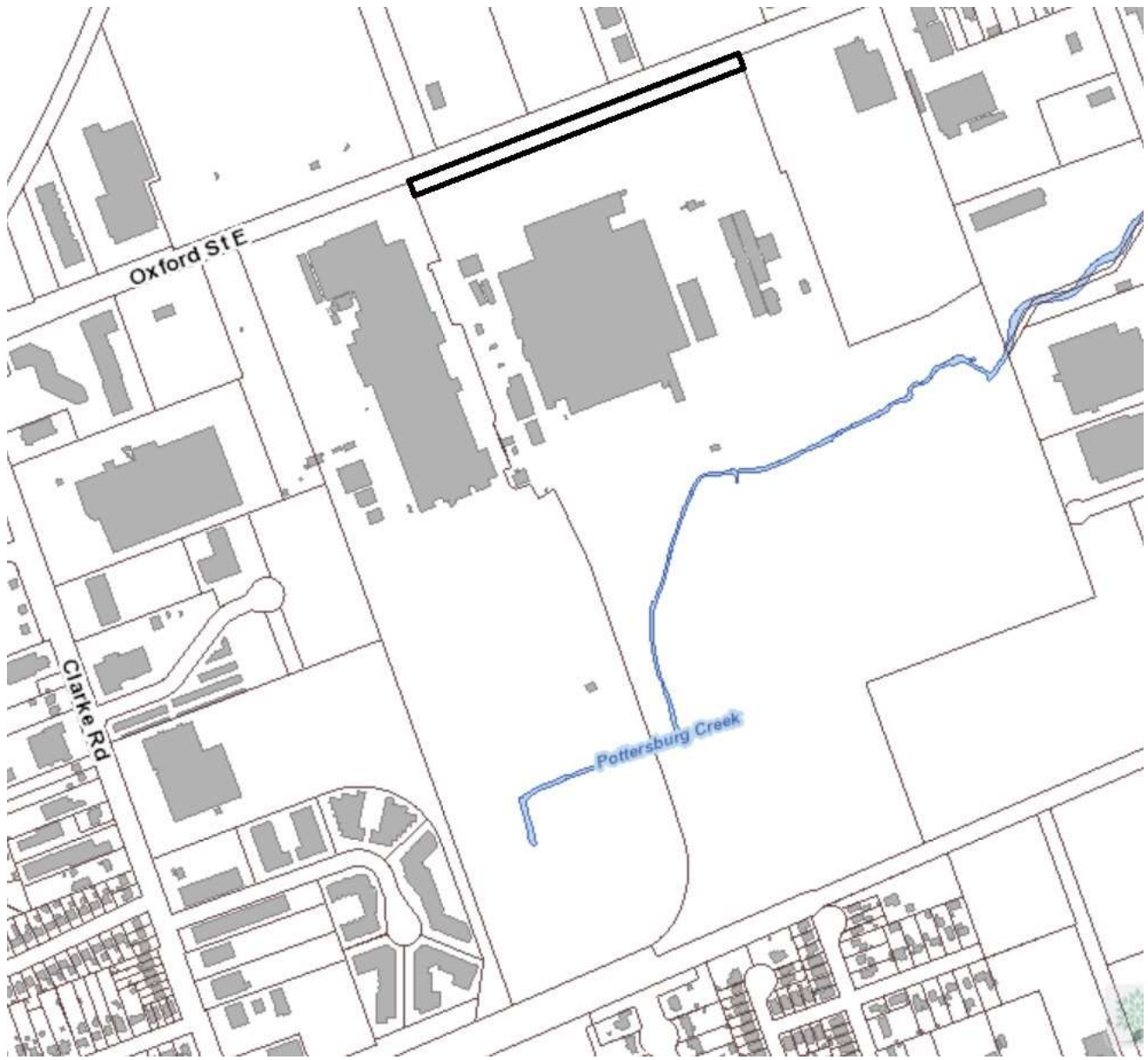
PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

# LOCATION MAP



 SUBJECT LANDS

Bill No. 84  
2020

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Tweedsmuir Avenue, west of Manitoulin Drive)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Tweedsmuir Avenue, west of Manitoulin Drive, namely:

“Part of Block “H” on Registered Plan 847 in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-20296.”

2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020



Bill No. 85  
2020

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Evergreen Avenue, west of Wharncliffe Road South)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Evergreen Avenue, west of Wharncliffe Road South, namely:

“Part of Lots 3, 4 and 5 on Registered Plan 311(4) in the City of London and County of Middlesex, designated as Part 7 on Reference Plan 33R-20560.

and

Part of Lot 3 on Registered Plan 311(4) in the City of London and County of Middlesex, designated as Part 8 on Reference Plan 33R-20560.

and

Part of Lot 1 on the North Side of Evergreen Avenue, on Registered Plan 63(4), in the City of London and County of Middlesex, designated as Part 9 on Reference Plan 33R-20560.”

2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

# LOCATION MAP



**▭ SUBJECT LANDS**

Bill No. 86  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 865 Kleinburg Drive.

WHEREAS 660 Sunningdale LP applied to remove the holding provisions from the zoning for the lands located at 865 Kleinburg Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 865 Kleinburg Drive, as shown on the attached map, to remove the h, h-100 and h-173 holding provisions so that the zoning of the lands as a Business District Commercial Special Provision/Temporary (BDC2(9)\*H18\*T-76) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

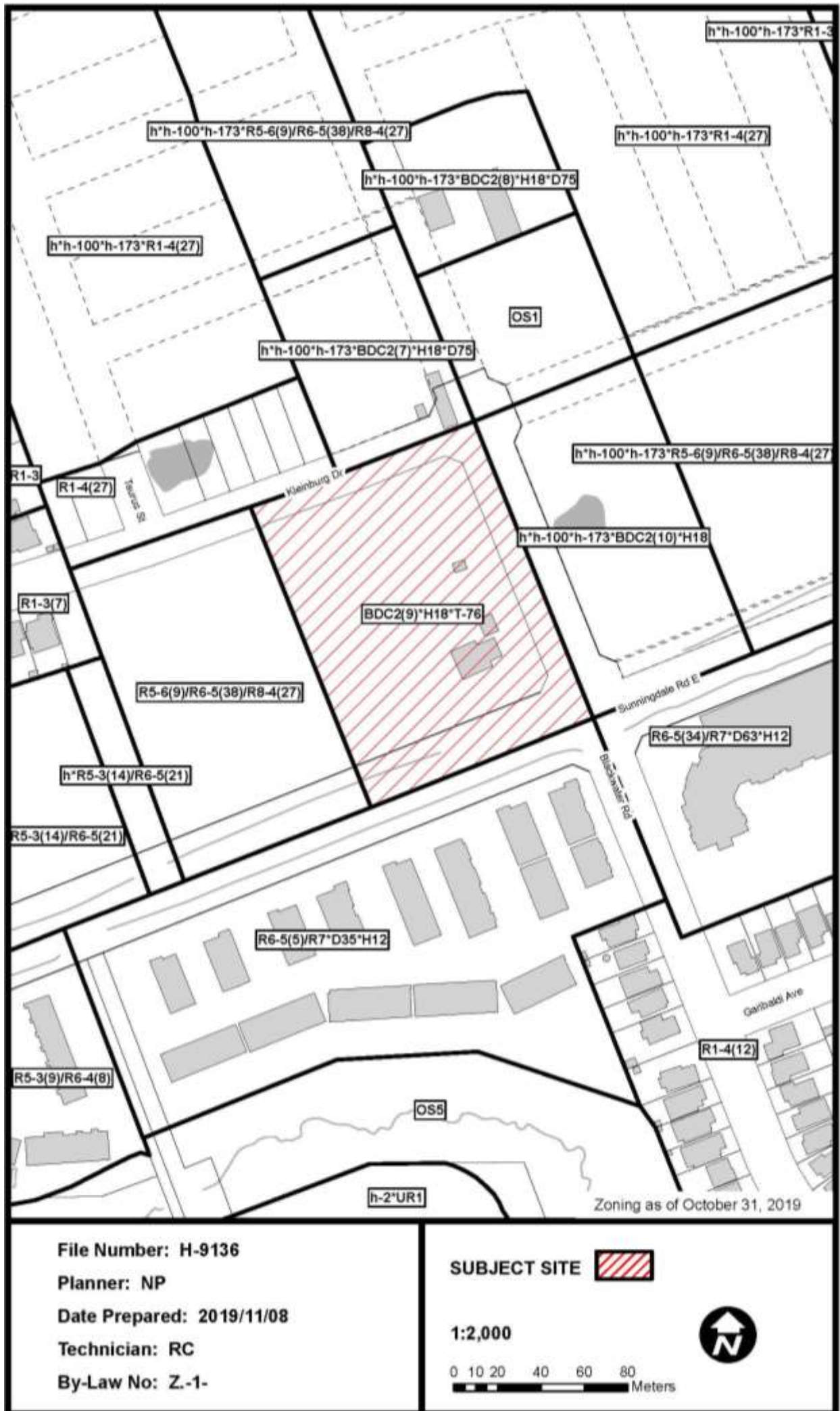
PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

Schedule "A"





Bill No. 87  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland Street.

WHEREAS Ian B. Johnstone Professional Corporation has applied to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 464-466 Dufferin Avenue and 499 Maitland Street as shown on the attached map comprising part of Key Map No. 107, from a Residential R3/Convenience Commercial (R3-2/CC) Zone to a Residential R3/Convenience Commercial Special Provision (R3-2/CC(\_)) Zone.

2. Section Number 29.2 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC(\_) 464-466 Dufferin Avenue and 499 Maitland Street

a) Additional Permitted Use[s]:

i) Restaurant, eat-in, within the ground floor of the existing building, together with at least four (4) dwelling units

b) Regulation[s]:

i) Gross floor area for all commercial uses (Maximum): 230m<sup>2</sup>

ii) Parking Spaces (Minimum): 2

iii) Lot Coverage (Maximum): 74%

iv) Landscape Open Space (Minimum): 0%

v) Parking Area Setback (Minimum): 0m

vi) All existing setbacks will be maintained for 464-466 Dufferin Avenue and 499 Maitland Street as existing on the day of the passing of the by-law.

3. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

Schedule "A"



File Number: OZ-9130  
Planner: MV  
Date Prepared: 2019/12/23  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:725

0 3.5 7 14 21 28  
 Meters



Bill No. 88  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 6682 Fisher Lane.

WHEREAS Joe Marche and Monique Rodriguez have applied to extend the Temporary Use (T-77) Zone as it applies to a portion of the property located at 6682 Fisher Lane for a period not exceeding two (2) years as shown on the map attached as Schedule "A" to this by-law, as set out below;

AND WHEREAS the Municipal Council of the Corporation of the City of London, by By-law No. Z.-1-192742 approved the Temporary Use for 6682 Fisher Lane for a period not exceeding six (6) months beginning April 23, 2019;

AND WHEREAS the Municipal Council of the Corporation of the City of London deems it advisable to extend the Temporary Use for the said property for a period not exceeding two (2) years;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section Number 50.2(77) of the Temporary (T) Zone is amended by adding the following subsection for a portion of lands known municipally as 6682 Fisher Lane:

T-77            6682 Fisher Lane

This Temporary Use is hereby extended for an additional two (2) years beginning February 11, 2020.

2. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on February 11, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 11, 2020  
Second Reading – February 11, 2020  
Third Reading – February 11, 2020

Schedule "A"

