

Planning and Environment Committee

Report

15th Meeting of the Planning and Environment Committee
October 18, 2021

PRESENT: A. Hopkins (Acting Chair), S. Lewis, S. Lehman, S. Hillier, Mayor
E. Holder

ALSO PRESENT: PRESENT: H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: Councillors M. Cassidy, J. Morgan,
P. Van Meerbergen and E. Pelozo; I. Abushehada, J. Adema,
G. Barrett, M. Clark, M. Corby, G. Dales, B. Debbert, K.
Edwards, M. Feldberg, S. Grady, J. Hall, P. Kokkoros, G.
Kotsifas, P. Masse, H. McNeely, L. Mottram, B. O'Hagan, B.
Page, M. Pease, D. Popadic, A. Riley, M. Schulthess, M.
Tomazincic, B. Westlake-Power, E. Williamson and S. Wise

The meeting was called to order at 4:00 PM, with Councillor A.
Hopkins in the Chair, Councillors S. Lehman and S. Lewis
present and all other Members participating by remote
attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED to no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lewis

Seconded by: S. Lehman

That Items 2.1, 2.2, 2.3, 2.4 and 2.7 BE APPROVED.

Yeas: (4): A. Hopkins, S. Lewis, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (4 to 0)

2.1 6th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lewis

Seconded by: S. Lehman

That the 6th Report of the Environmental and Ecological Planning
Advisory Committee, from its meeting held on September 23, 2021, BE
RECEIVED for information.

Motion Passed

2.2 7th Report of the Trees and Forests Advisory Committee

Moved by: S. Lewis

Seconded by: S. Lehman

That the following actions be taken with respect to the 7th Report of the Trees and Forests Advisory Committee, from its meeting held on September 22, 2021:

a) the Civic Administration BE REQUESTED to make the Urban Forest Strategy and Tree Planting Strategy documents publicly available on the City of London website instead of being available by request, for transparency and to facilitate better public understanding; it being noted that the document as appended to the agenda, with respect to Plant More: Tree Planting Strategy 2017-2021, was received; and,

b) clauses 1.1, 2.1, 2.2, 3.1 and 3.2, BE RECEIVED for information.

Motion Passed

2.3 8th Report of the Advisory Committee on the Environment

Moved by: S. Lewis

Seconded by: S. Lehman

That the 8th Report of the Advisory Committee on the Environment, from its meeting held on October 6, 2021, BE RECEIVED for information.

Motion Passed

2.4 600 Sunningdale Road West (H-9394)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Corlon Properties Inc., relating to the property located at 600 Sunningdale Road West, the proposed by-law appended to the staff report dated October 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM Holding Residential Special Provision R1 (h*h-18*R1-9) Zone TO Residential Special Provision R1 (R1-9) Zone to remove the h and h-18 holding provisions.

Motion Passed

2.7 1478 Westdel Bourne - Wagner Subdivision Phase 1 - Special Provisions (39T-20503)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Townline Orchard Property Limited, for the subdivision of land over Con BF Pt Lot 50, situated on the east side of Westdel Bourne, at the midway point south of Oxford Street West and north of Byron Baseline Road, municipally known as 1478 Westdel Bourne:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Townline Orchard

Property Limited, for the Wagner Subdivision, Phase 1 (39T-20503) appended to the staff report dated October 18, 2021 as Appendix “A”, BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 18, 2021 as Appendix “B”;

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 18, 2021 as Appendix “C”; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

Motion Passed

2.5 Environmental Management Guidelines Update

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

That, on the recommendation of the Director, Planning and Development, the Environmental Management Guidelines (2021) appended to the staff report dated October 18, 2021 as Appendix ‘D’, BE CIRCULATED for public review and comment in advance of a Public Participation Meeting to be held at a future date; it being noted that the Planning and Environment Committee reviewed and received a staff presentation with respect to these matters.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

2.6 Housekeeping Amendment to Secondary Plans (O-9346)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, with respect to the housekeeping amendment to Council-approved Secondary Plans, the draft changes appended to the staff report dated October 18, 2021 as Appendix “A” BE RECEIVED for information and BE CIRCULATED to stakeholders and the general public for comments; it being noted that an Official Plan Amendment to amend the Secondary Plans will be considered at a future public participation meeting of the Planning and Environment Committee.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 415 Oxford Street West (O-9335)

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

That, on the recommendation of the Director, Planning and Development, with respect to the application by Edmar Land Ltd., relating to the property

located at 415 Oxford Street West, the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 to amend The London Plan by ADDING a new policy to the Specific Policies of the Neighbourhoods Place Type that would permit building heights up to 8 storeys (12 with bonus) within 150 m of Oxford Street West and buildings up to 4 storeys beyond 150 m from Oxford Street West and by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan; it being noted that The London Plan amendments will come into full force and effect concurrently with Map 7 of The London Plan;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated October 14, 2021, from A.M. Valastro, by email, with respect to these matters;

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 (PPS), 2020, that encourages higher density residential development within transit supportive areas. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, the Green Space Place Type, the Rapid Transit Corridor, and the Specific Policy Areas criteria of the Our Tools Section; and,
- the recommended amendment conforms with the 1989 Official Plan, including permitting higher density development along transit corridors, encouraging diverse housing types, and the criteria for special area policies.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Moved by: E. Holder

Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

3.2 1 Commissioners Road East (O-9339/Z-9340)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application of One Commissioners Road Inc., relating to the property located at 1 Commissioners Road East:

- a) the proposed by-law appended to the staff report dated October 18, 2021 (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 to amend the Official Plan for the City of London (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit two, 8-storey mixed-use buildings with a total of 157 residential units and 826m² of commercial space resulting in a maximum density of 233 uph on site to align the 1989 Official Plan policies with the Urban Corridor Place Type policies of The London Plan;
- b) the proposed attached, revised, by-law as Appendix "B BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 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 an Office Special Provision (OF5(2)) Zone TO a Business District Commercial Special Provision Bonus (BDC()*B-()) Zone;

it being noted that the Bonus Zone shall be implemented through one or more agreements to facilitate the development of two high quality mixed-use commercial/ residential buildings with a maximum density of 233 units per hectare and a maximum height of 30.5 metres (8-storeys) which substantially implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

1. Exceptional Building Design

the building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design.

- i) the inclusion of a height element at the corner of Commissioners Road W and Wharncliffe Road S, along with providing a well-defined built edge at street level along both Commissioners Road W and Wharncliffe Road South;
- ii) well-defined principal entrances to all of the commercial and residential units along Commissioners Road West;
- iii) a variety of building materials and articulation break up the massing of the buildings; and,
- iv) purpose-designed amenity space on top of the roof of the structured/covered parking entrance approximately 112.0m²(1,200 sq. ft.);

2. Underground parking

3. Provision of Affordable Housing

the provision of 7 affordable housing units which will include 4, one-bedroom units and 3, two bedroom units all within the first 8-storey mixed-use building to be constructed. The affordable housing units shall be established by agreement at 80% of average market rent for a period of 50 years. An agreement shall be entered into with The Corporation of The City of London, to secure those units for this 50 year term and the term of the contribution agreement will begin upon the initial occupancy of the last

subject bonused affordable unit on the subject site. The Proponent shall be required to enter into a Tenant Placement Agreement with the City of London;

c) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c. P.13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning implements the same range of uses for which public notification has been given albeit at a lower intensity;

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

- the revised recommendation and by-law;
- the staff presentation;
- a communication dated October 14, 2021 from C. Linton, Norquay Highland Ridge Properties Ltd.;
- a communication dated October 14, 2021 from L. Holmes, CEO, Larlyn Property Management Ltd.; and,
- a communication dated October 15, 2021 from C. Johnson, Managing Partner, AutoPoint Group;

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 PPS, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment is consistent with the in-force policies of The London Plan including, but not limited to, the Urban Corridor Place Type policies. It also conforms with the in-force policies but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the proposal for a mixed-use development with 826m² of commercial and 157 residential units is consistent with the planned function of the Urban Corridor Place Type;
- the recommended amendment meets the criteria for specific area policies in the 1989 Official Plan;
- the recommended amendment facilitates the development of affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, underground parking and a quality design standard to be implemented through a subsequent site plan application.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

3.3 14 Gideon Drive and 2012 Oxford Street West (39T-21501/OZ-9295)

Moved by: E. Holder

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2515060 & 2539427 Ontario Inc., relating to the property located at 14 Gideon Drive and 2012 Oxford Street West:

a) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021, to amend the 1989 Official Plan to change the designation on Schedule "A" - Land Use FROM "Low Density Residential" TO "Multi-Family, Medium Density Residential" for Block 37 on the proposed Draft Plan of Subdivision;

b) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Urban Reserve UR1 Zone TO a Holding Residential (h*h-65*h-100*R1-2) Zone, a Holding Residential Special Provision (h*h-65*h-100*R6-5()/R8-4()) Zone, Open Space (OS1) and an Open Space (OS5) Zone;

c) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision of 2515060 & 2539427 Ontario Inc. relating to the property located at 14 Gideon Drive and 2012 Oxford Street West:

i) potential impacts on the quality of residents' well water;

ii) negative impacts to the water table;

iii) loss of privacy;

iv) lack of a buffer such as a fence or a privacy wall;

- v) increase in traffic;
- vi) increase in accidents and only one entrance for residents and emergency services;
- vii) noise impacts;
- viii) lack of public transit;
- ix) no consideration given to a new police and fire station; and,
- x) loss of habitat for wildlife;

d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by 2515060 & 2539427 Ontario Inc., (File No. 39T-21501), prepared by Stantec, Project No. 161413678, dated November 8, 2019, which shows 36 single detached lots (Lots 1-36); one (1) medium density residential block (Block 37); one (1) walkway block (Block 38); one (1) open space block (Block 39); two (2) road widening blocks (Blocks 40 and 41); three (3) reserve blocks (Blocks 42, 43 and 44); and two (2) new local streets (Street A and Street B), SUBJECT TO the conditions contained in the staff report dated October 18, 2021 as Appendix "C";

it being noted that the Planning and Environment Committee received and reviewed the staff presentation with respect to these matters;

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 proposed and recommended amendments are consistent with the Provincial Policy Statement, 2020 which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to Our Strategy, Our City and the Key Directions, as well as conforming to the policies of the Neighbourhoods and Environmental Review Place Type;
- the proposed and recommended amendments conform to the in-force policies of the 1989 Official Plan, including but not limited to the Low-Density Residential designation, the Multi-Family Medium Density Residential designation, and the Environmental Review designation;
- the proposed and recommended amendments conform to the policies of the Riverbend Area Plan;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the 1989 Official Plan, and the Riverbend Area Plan; and,
- the recommended draft plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along the Oxford Street West corridor. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lehman
Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

3.4 584 Commissioners Road West (Z-9357)

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

That, on the recommendation of the Director, Planning and Development, with respect to the application by Foxwood Developments (London) Inc., relating to the property located at 584 Commissioners Road West, the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone, TO a Residential R5 Special Provision (R5-7()) Zone; it being noted that the following site plan matters were raised during the application review process:

- a) the relocation of the private outdoor amenity space to a centralized and pedestrian friendly location;
- b) the provision of sufficient space between the parking lot and the east property boundary to accommodate enhanced landscaping; and
- c) configuration of the parking area to allow retention of the Black Maple, denoted as Tree 386 of the Arborist Report (Stantec, February 23, 2021);

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, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Neighbourhoods Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

3.5 Masonville (Final) Secondary Plan (O-8991)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the draft Masonville Secondary Plan:

- a) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 to amend the Official Plan, 2016, The London Plan TO ADOPT the Masonville Secondary Plan, appended to the staff report dated October 18, 2021 as Appendix "A", Schedule "1";
- b) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 to amend the Official Plan, 2016, The London Plan, TO ADD the Masonville Secondary Plan to Policy 1565, the list of adopted Secondary Plans;
- c) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "C" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 7 is in full force and effect by ADDING the Masonville Secondary Plan to Map 7 – Specific Policy Areas and DELETING specific policy areas 9, and 10;
- d) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 TO ADOPT the Masonville Secondary Plan, appended to the staff report dated October 18, 2021 as Appendix "D", Schedule "1" and TO AMEND the Official Plan (1989), as follows:

- i) AMEND Section 20.2 TO ADD the Masonville Secondary Plan to the list of adopted Secondary Plans;
 - ii) ADD Section 20.10 as the Masonville Secondary Plan;
 - iii) ADD the naming and delineation of the Masonville Secondary Plan, appended to the staff report dated October 18, 2021 as Appendix “D”, Schedule “2” to Schedule “D” – Planning Areas;
- e) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix “E” BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 TO AMEND The London Plan by DELETING policies 821, 822, 823, 824, and 825;
- f) the proposed by-law appended to the staff report dated October 18, 2021 as Appendix “F” BE INTRODUCED at the Municipal Council meeting to be held on October 26, 2021 TO AMEND the Official Plan (1989) by DELETING sections 3.5.25 and 3.5.26.
- g) The Masonville Secondary Plan BE REVISED, as per Council direction on September 14, 2021 as follows:
- i) any future redevelopment of 109 Fanshawe Park Road East should provide enhanced buffering, screening and landscaping along the eastern boundary of the site at Fawn Court;

it being noted that the direction provided by Municipal Council on September 14, 2021 in g) i) contained an error in the location specified and a revision to the plan will correct the error and provide better clarification that enhanced buffering, screening and landscaping should be provided along the eastern boundary of the site as opposed to the western boundary;

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

- the staff presentation;
- a communication dated October 12, 2021, from R. MacFarlane, Planner, Zelinka Priamo Ltd., on behalf of Rock Developments;
- a communication dated October 13, 2021, from R. MacFarlane, Planner, Zelinka Priamo Ltd., on behalf of 1635 Richmond (London) Corp.;
- a communication dated October 14, 2021, from R. MacFarlane, Planner, Zelinka Priamo Ltd., on behalf of Copia Developments;
- a communication dated October 14, 2021, from R. MacFarlane, Planner, Zelinka Priamo Ltd., on behalf of Choice Properties REIT; and,
- a communication dated October 14, 2021, from L. Kirkness, Principal Planner, Strik Baldinelli Moniz, on behalf of Westdell Development Corporation;

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:

- i) the recommended amendment is consistent with the Provincial Policy Statement, 2020, which:
 - promotes opportunities for transit-supportive development,

accommodating a significant supply and range of housing options through intensification and redevelopment, taking into account existing building stock or areas;

- promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and active transportation;
 - promotes healthy, active communities by planning public streets, spaces and facilities to be safe, meet the needs of the public, foster social interaction and facilitate active transportation and community connectivity; and,
 - supports long-term economic prosperity by maintaining and where possible enhancing the vitality and viability of downtowns and mainstreets, encouraging a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; and,
- ii) the recommended amendment is consistent with the policies of the Official Plan (1989) and The London Plan that provide direction to prepare a Secondary Plan where a more detailed and coordinated planning policy framework is required for redevelopment and intensification.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: E. Holder

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 250-272 Springbank Drive (Application for Brownfield CIP Incentives)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Economic Services and Supports, the following actions be taken with respect to the application by 2355440 Ontario Inc., relating to the property located at 250-272 Springbank Drive:

- a) a total expenditure of up to a maximum of \$2,895,020 in municipal brownfield financial incentives BE APPROVED AND ALLOCATED at the Municipal Council meeting on October 26, 2021, under the following two

programs in the Community Improvement Plan (CIP) for Brownfield Incentives:

i) provide a rebate equivalent to up to 50% of the Development Charges that are required to be paid by 2355440 Ontario Inc. on the project, as follows:

A) if development charges are paid in one lump sum amount, the Development Charges Rebate will be issued in three equal annual instalments; and,

B) if development charges are paid annually over six years, the Development Charges Rebate will be issued in six equal annual instalments, noting that any interest charged by the City of London for deferred development charge payments is not included in the rebate;

ii) provide tax increment equivalent grants on the municipal component of property taxes for up to three years post development;

b) the applicant BE REQUIRED to enter into an agreement with the City of London outlining the relevant terms and conditions for the incentives that have been approved by Municipal Council under the Brownfield CIP;

it being noted that no grants will be provided until the remediation work is finished, a Record of Site Condition is filed with the Ministry of Environment, Conservation and Parks, and receipts are obtained showing the actual cost of the eligible remediation work; it being further noted that the agreement between the City of London and 2355440 Ontario Inc. will be transferable and binding on any subsequent property owner(s);

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated September 28, 2021, from R. Knutson, Knutson Development Consultants Inc., with respect to these matters;

it being further pointed out that the request for delegation status for Ric Knutson, Knutson Development Consultants Inc., Bo Chiu and Scott Aziz, EXP, with respect to the properties located at 250-272 Springbank Drive was withdrawn;

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

- the development represents a significant investment on Springbank Drive and near the downtown including the construction of 260 new residential units on a fully serviced and remediated site;
- the development includes the creation of 28 of affordable housing units that will help in addressing the growing need for affordable housing in London. The development is in alignment with the Housing Stability Action Plan 2019-2024 and its Strategic Area of Focus 2: Create More Housing Stock;
- the development will eventually generate significant tax revenues over and above the grants that are provided. At full project build out, the municipal portion of the taxes are roughly estimated at \$865,000 per year; and,
- brownfield incentive applications satisfy the Growing our Economy and the Building a Sustainable City Strategic Areas of Focus in the Strategic Plan for the City of London 2019 – 2023. This includes directing growth and intensification to strategic locations and increasing public and private investment in strategic locations.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) June, 2021 Building Division Monthly Report

Moved by: S. Lewis

Seconded by: S. Lehman

That the Building Division Monthly Report for June, 2021 BE RECEIVED for information. (2021-A23)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

5.2 (ADDED) July, 2021 Building Division Monthly Report

Moved by: S. Lewis

Seconded by: S. Lehman

That the Building Division Monthly Report for July, 2021 BE RECEIVED for information. (2021-A23)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 7:24 PM.