

Planning and Environment Committee

Report

17th Meeting of the Planning and Environment Committee
November 22, 2021

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

ALSO PRESENT: PRESENT: H. Lysynski, C. Saunders and J.W. Taylor

REMOTE ATTENDANCE: Councillors M. van Holst, J. Fyfe-Millar, P. Van Meerbergen; I. Abushehada, J. Adema, G. Barrett, M. Butlin, M. Clark, M. Corby, A. Curtis, I. de Ceuster, S. Dunleavy, M. Feldberg, S. Grady, M. Greguol, P. Kokkoros, G. Kotsifas, L. Maitland, P. Masse, C. Maton, H. McNeely, L. McNiven, S. Meksula, B. Page, C. Parker, M. Pease and A. Riley

The meeting was called to order at 4:01 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lehman, M. Hamou and S. Lewis present and all other Members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lewis

Seconded by: S. Lehman

That Items 2.1 to 2.13 BE APPROVED.

Yeas: (5): A. Hopkins, S. Lewis, M. Hamou, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 8th 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 8th Report of the Trees and Forests Advisory Committee from its meeting held on October 27, 2021:

a) the City BE REQUESTED to use the new Municipal Climate Lens tool to explore the implications of varying hydro lines in new developments or developments particularly as it relates to reducing the impact of severe storms on the electrical systems as well as on improving the ability to plant much larger trees along sidewalks in order to make walking a more attractive form of transportation; and,

b) clauses 1.1, 2.1, 2.2 and 4.1 BE RECEIVED for information.

Motion Passed

2.2 9th Meeting of the Advisory Committee on the Environment

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

That the 9th Report of the Advisory Committee on the Environment, from its meeting held on November 3, 2021, BE RECEIVED for information.

Motion Passed

2.3 Parking Standards Review

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

That, on the recommendation of the Director, Planning and Development, the Parking Standards Review Information Report appended to the staff report dated November 22, 2021, which is the process to review and update the current City of London Parking requirements in Zoning By-law No. Z.-1 BE RECEIVED and BE CIRCULATED for public review and feedback. (2021-T02)

Motion Passed

2.4 915 Upperpoint Avenue (H-9362)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., relating to the property located at 915 Upperpoint Avenue, the proposed by-law appended to the staff report dated November 22, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 7, 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 Holding Residential Special Provision R4 (h*h-54*h-209*R4-6(11)), a Holding Residential Special Provision R5 (h*h-54*h-209*R5-7(9)), a Holding Residential Special Provision R6 (h*h-54*h-209*R6-5(61)), and a Holding Residential Special Provision R8 (h*h-54*h-209*R8-3(5)) Zone TO a Residential Special Provision R4 (R4-6(11)), a Residential Special Provision R5 (R5-7(9)), a Residential Special Provision R6 (R6-5(61)), and a Residential Special Provision R8 (R8-3(5)) Zone.

Motion Passed

2.5 235 Kennington Way (H-9375)

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

That, on the recommendation of the Director, Planning and Economic Development, based on the application by Sifton Properties Limited, relating to the northern portion of the property located at 235 Kennington Way, the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan), to change the zoning of the subject property FROM a Holding Residential R5 Special Provisions and R6 Special Provision (h*h-100*h-198*R5-4(23)/R6-5(51)) Zone TO a Residential R5 Special Provisions and R6 Special Provision (R5-4(23)/R6-5(51)) Zone.

Motion Passed

2.6 1790 Finley Crescent (P-9371)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Kenmore Homes (London) Inc., the proposed by-law appended to the staff report dated November 22, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to exempt Block 100, Plan 33M-733 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P. 13*, for a period not exceeding three (3) years.

Motion Passed

2.7 Summerside Subdivision Phase 18 - Special Provisions (39T-92020-18)

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 Drewlo Holdings Inc., for the subdivision of land over Concession 1, Part of Lots 15 and 16, situated east of Highbury Avenue North, southwest of Meadowgate Boulevard and north of Bradley Avenue:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the Summerside Subdivision, Phase 18 (39T-92020_18) appended to the staff report dated November 22, 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 November 22, 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 November 22, 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. (2021-D12)

Motion Passed

2.8 1478 Westdel Bourne (H-9412)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Townline Orchard Property Limited, relating to lands located at 1478 Westdel Bourne, the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 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•R1-4) Zone, a Holding Residential R1 (h•R1-5) Zone, a Holding Residential R6/R8 Special Provision (h•h-54•h-209•R6-5(77)/R8-4(64)) Zone, and a Holding Residential R4/R5/R6/R8 Special Provision (h•h-54•h-209•R4-6(11)/R5-7(9)/R6-5(61)/R8-3(5)) Zone TO a Residential

R1 (R1-4) Zone, a Residential R1 (R1-5) Zone, a Holding Residential R6/R8 Special Provision (h-54•h-209•R6-5(77)/R8-4(64)) Zone, and a Holding Residential R4/R5/R6/R8 Special Provision (h-54•h-209•R4-6(11)/R5-7(9)/R6-5(61)/R8-3(5)) Zone to remove the holding (h) provision. (2021-D09)

Motion Passed

2.9 370 South Street - Heritage Designation - Health Services Building and War Memorial Children's Hospital

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of the property at 370 South Street, that the following actions be taken:

a) Notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O 1990, c.O. 18*, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in the staff report dated November 20, 2021 as Appendix D and Appendix E; and,

b) should no objection to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 370 South Street to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal. (2021-R01)

Motion Passed

2.10 466-468 Queen's Avenue Heritage Alteration Permit (HAP21-076-L)

Moved by: S. Lewis

Seconded by: S. Lehman

That, the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act, R.S.O 1990, c.O. 18*, seeking retroactive approval for alterations to the heritage designated properties at 466-468 Queens Avenue, in the West Woodfield Heritage Conservation District, BE APPROVED with the following terms and conditions:

a) the existing wood windows on the 466 Queens Avenue portion of the property be retained; and,

b) the London Doorway on the 466 Queens Avenue portion of the property be retained. (2021-R01)

Motion Passed

2.11 10 Bruce Street - Heritage Alteration Permit (HAP21-073-L)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act, R.S.O 1990, c.O. 18*, seeking approval for alterations to the porch of the heritage designated property at 10 Bruce Street, located within the Wortley Village-Old South Heritage Conservation District BE PERMITTED as submitted with the following terms and conditions:

- a) the porch be reconstructed using the salvaged brick and concrete block materials;
- b) the porch and railing system be reconstructed as previously constructed according to photographic documentation;
- c) the new columns consist of concrete with fluting and ornamental capitals to be replicated in kind based on the porch's previous construction;
- d) the Heritage Planner be circulated on the Building Permit to ensure the railing and columns are consistent with design of the previous porch;
- e) the proposed alterations to the porch be completed within six (6) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- f) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed. (2021-R01)

Motion Passed

2.12 1595 Capri Crescent (1600 Twilite Boulevard) (H-9389)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Foxwood Developments, relating to the property located at 1595 Capri Crescent (1600 Twilite Boulevard), the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 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 Holding Residential R5 and R6 (h*h-54*h-71*h-100*R5-6/R6-5) Zone TO a Residential R5 and R6 (R5-6/R6-5) Zone to remove the "h", "h-54", "h-71" and "h-100" holding provisions. (2021-D09)

Motion Passed

2.13 2313 and 2373 Callingham Drive (P-8830)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Town and Country Developments (2005) Inc., the proposed by-law appended to the staff report dated November 22, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to exempt Blocks 2 and 3 of Registered Plan 33M-664

from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O., 1990, c.P. 13*, for a period not exceeding six (6) months. (2021-D25)

Motion Passed

3. Scheduled Items

3.1 3103 Petty Road and 3047 White Oak Road (Z-9383)

Moved by: S. Lewis

Seconded by: M. Hamou

That, on the recommendation of the Director, Planning and Development, based on the application by 2831570 Ontario Inc., relating to the property located at 3047 White Oak Road, the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 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 (R1-10) Zone TO a Holding Residential R1/Residential R6 Special Provision Residential R8 Bonus (h*h-100*h-161*h-227*R1-10/R6-5(59)/R8-4(46)*B60) 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 and will serve to implement the policies of the Provincial Policy Statement, 2020 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the proposed residential uses and scale of development are consistent with the policies of the London Plan, the 1989 Official Plan, the Southwest Area Secondary Plan and the North Longwoods Area Plan policies; and,
- the subject lands are of a suitable size and shape to accommodate the development proposed. (2021-D09)

Yeas: (5): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, and S. Hillier

Absent: (1): 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, M. Hamou, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Hamou
Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 City Wide - Encouraging the Growing of Food in Urban Areas (OZ-9332)

Moved by: S. Lewis
Seconded by: M. Hamou

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law relating to policies and regulations for the growing of food in urban areas:

a) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to amend The London Plan by ADDING a new subsection in the Food Systems Chapter to allow for the growing of food in urban areas on lands, in greenhouses and shipping containers; and ADDING a new policy in the Our Tools part of the Plan to allow for a scoped site plan approval process for greenhouses; and

b) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan), by REVISING Section 4.26 (Uses Permitted in All Zones) to include Urban Agriculture and ADDING a new Section 4.38 (Urban Agriculture) to provide regulations for greenhouses and shipping containers used for growing of food;

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

- the staff presentation;
- a communication dated November 18, 2021, from J. Cordes, Chair, Middlesex London Food Policy Council; and,
- a communication dated November 17, 2021, from Members of the Urban Agricultural Steering Committee - 2021;

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

it being further noted that the Municipal Council approves these applications for the following reasons:

- the recommended amendments to the London Plan and Zoning By-law Z.-1 are consistent with the Provincial Policy Statement (2020);
- the recommended amendments are consistent with three of Councils goals in the 2019-2023 Strategic Plan; and,
- the recommended amendments to the London Plan and Zoning By-law provides more opportunities to allow for the growing of food within the City's Urban Growth boundary (UGB). (2021-D09)

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 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, M. Hamou, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 99 Southdale Road West (Z-9162)

Moved by: S. Lewis
Seconded by: M. Hamou

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Southdale West Holdings Inc., relating to the property located at 99 Southdale Road West:

a) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) and Environmental Review (ER) Zone TO a Residential R9 Special Provision Zone (R9-5() Zone and Open Space (OS4) Zone;

it being noted that the following Site Plan matters have been raised through the application review process to be addressed through the Site Plan Approval process:

- i) ensure that the development provides adequately sized and located enhanced outdoor amenity and recreation area(s) to support healthy and livable environment for the number of residents. This can be achieved by providing a central amenity space and smaller compatible amenity areas serving individual buildings;
- ii) provide for a safe network of internal streets with convenient and direct pedestrian connections throughout the site (North- South and East-West) connecting building entrances, amenity areas, parking spaces, open spaces and the city sidewalk along Southdale Road East;
- iii) ensure an active building façade along Southdale Road by including principal building entrance(s), lobbies, common amenity areas and street-oriented residential units with front porches/courtyards and individual unit entrances connected to the public sidewalk along that frontage. Provide direct walkway connections from ground floor units to the sidewalk to create a pedestrian scale rhythm and activation;

- iv) explore opportunities to minimize the visual impact of surface parking by reducing the expanse of surface parking and drive aisles to the required minimum and accommodate majority of the parking underground to provide adequate amenity and recreational areas and in turn reduce the heat island effect;
- v) ensure the design of the proposed building(s) offer variation in appearance and massing to add character throughout the development and promote wayfinding;
- vi) ensure an EMP (Environmental Management Plan) is completed through the site approval process; and,
- vii) consider the comments made at the public participation meeting of the Planning and Environment Committee meeting by the Holy Trinity Greek Orthodox Community of London and Vicinity;

it being pointed out that the Planning and Environment Committee reviewed and received 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 recommended amendment to Zoning By-law Z.-1 is consistent with the 2020 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. 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, which contemplates a range of residential uses including stacked townhouses, fourplexes, and low-rise apartments within the Neighbourhoods Place Type where the property has frontage on a Civic Boulevard;
- conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Policies for the Multi-Family Medium Density Residential and Open Space designations. The recommended amendment would permit development at an intensity that is at the upper range of the maximum density for residential intensification within the Multi-family, Medium Density Residential designation but still ensures the nature of development is suitable for the site and the immediate neighbourhood. The recommended amendment would help to reach the objective of supplying housing choices and options for all residents;
- the recommended Zoning By-law amendment is consistent with the Southwest Area Secondary Plan. The subject lands represent an appropriate location for residential intensification, along a higher-order street at the fringe of a developing neighbourhood, and the recommended amendment would permit development at a magnitude that is suitable for the site and the adjacent neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2021-D09)

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.4 370 South Street and 124 Colborne Street (OZ-9418)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Vision SoHo Alliance, relating to the properties located at 370 South Street and 124 Colborne Street:

- a) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to amend the 1989 Official Plan, to add policies to Section 19.15.4 Vacant Land Condominiums;
- b) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to amend The London Plan, 2016 to add policies to Policy 1709 Vacant Land Condominiums;
- c) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to amend the Old Victoria Hospital Lands Secondary Plan to change the designation of a portion of the subject the subject lands FROM a Low-Rise Residential designation TO a Mid-Rise Residential designation and amend policies pertaining to the Mid-Rise Residential designation and The Four Corners designation;
- d) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on December 7, 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 a portion of the subject lands FROM R8 Special Provision (h*h-5* R8-4(56) Zone; Holding Residential R8 Special Provision (h*h-5* R8-4(57); and, a Holding Residential R8 Special Provision (h*h-5*R8-4(58)) Zone TO a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(13)/R8-4(59)) Zone, with amendments to the associated special provisions of the Residential R8-4 zones applicable to the subject lands;

e) the requested amendment to the Old Victoria Hospital Lands Secondary Plan to remove policy from 20.6.4.1(iii) regarding commercial at the ground floor BE REFUSED given the goals and objectives for the designation within the secondary plan;

it being pointed out that the Planning and Environment Committee reviewed and received 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 amendments are consistent with the Provincial Policy Statement (PPS), 2020 by providing a mix of residential uses including affordable housing in an appropriate location and at a time of defined need;
- the proposed amendments conform to the in-force policies of the 1989 Official Plan, including but not limited to the Multi Family High Density Residential designation which applies to the subject lands;
- the proposed amendments conform to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place type which applies to the subject lands;
- the proposed amendments conform to the policies of the Old Victoria Hospital Lands Secondary Plan; and,
- the amendment to the Old Victoria Hospital Lands Secondary Plan recommended for refusal is recommended as such because it is not consistent with the vision for the area set out within the objectives of the plan. (2021-D09)

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.5 370 South Street and 124 Colborne Street (SPA21-081)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Vision SoHo Alliance, relating to the property located at 370 South Street and 124 Colborne Street:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of five new apartment buildings and the redevelopment of two existing buildings on the subject lands; and,
- b) the Approval Authority BE ADVISED that the Municipal Council has no issues with respect to the Site Plan Application, and the Municipal Council supports the Site Plan Application;

it being pointed out that the Planning and Environment Committee reviewed and received 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 Site Plan is consistent with the Provincial Policy Statement, 2020, which directs development to designated growth areas and that development be adjacent to existing development;
- the proposed Site Plan conforms to the applicable policies of The London Plan with the exception of the Vacant Land Condominium policies subject of the application OZ-9418;
- the proposed Site Plan is in conformity with the applicable policies of the Official Plan (1989) with the exception of the Vacant Land Condominium policies subject of the application OZ-9418;
- the proposed Site Plan is in conformity with the policies of the Old Victoria Hospital Lands Secondary Plan (2014) with the exception of the designation and design policies subject of the application OZ-9418;
- the proposed Site Plan will conform to the regulations of the Z.-1 Zoning By-law subject to the approval of the requested Zoning By-law amendment under consideration as OZ-9418; and,
- with the exception of minor drawing amendments required, the proposed Site Plan conforms to the regulations of the Site Plan Control By-law. (2021-D09)

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Lehman
Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.6 3095 & 3105 Bostwick Road (39T-21502 & Z-9322)

Moved by: S. Lehman
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, based on the application by Southside Construction Management Ltd., relating to the property located at 3095 and 3105 Bostwick Road:

- a) the proposed by-law appended to the staff report dated November 22, 2021 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on December 7, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve UR3 Zone TO a Holding Residential R2 Special Provision (h*R2-3(_)) Zone; a Holding Residential R2 Special Provision (h*h-__*R2-3(_)) Zone; a Holding Residential R4 Special Provision (h*h-198*h-__*R4-4(2)) Zone; an Open Space OS1 Zone, and an Urban Reserve UR3 Zone;
- b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Southside Construction Management Ltd., relating to the property located at 3095 and 3105 Bostwick Road; and,
- c) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by Southside Construction Management Ltd., prepared by Zelinka Priamo (Project No. SPE/LON/12-02), certified by Jason Wilband O.L.S., dated November 11, 2021, as red-line revised, which shows a total of 168 single detached residential lots, three (3) street townhouse residential blocks, three (3) park blocks, two (2) urban reserve blocks, three (3) future road block served by the extensions of Frontier Avenue, Regiment Road, Raleigh Boulevard and four (4) new local streets, SUBJECT TO the conditions appended in the staff report dated November 22, 2021 as Appendix "B";

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

- the proposed draft plan of subdivision and zoning amendment is consistent with the Provincial Policy Statement (PPS), 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 draft plan of subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed draft plan of subdivision and zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential; Multi-Family, Medium Density Residential; and Open Space designations; and,
- the proposed draft plan of subdivision and zoning conforms to the Southwest Area Secondary Plan, including but not limited to the Low Density Residential; Medium Density Residential; and the Open Space and Environmental Review designations. The proposed draft plan of subdivision and zoning conforms to the vision for the North Talbot Neighbourhood that new development will reflect the existing character of the neighbourhood, provide a walkable environment with a pedestrian scale, and incorporate street-oriented development on public right-of-ways. (2021-D09)

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Hillier

Seconded by: M. Hamou

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.7 1453-1459 Oxford Street East and 648-656 Ayreswood Avenue

Moved by: S. Lehman

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Red Maple Properties, relating to the property located at 1453-1459 Oxford Street East and 648-656 Ayreswood Avenue:

a) the request to amend The London Plan by ADDING a new policy the Specific Policies for the Rapid Transit Corridor Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of The London Plan, BE REFUSED for the following reasons:

i) the proposed development is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and

redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available.

ii) the proposed development does not conform to The London Plan (2016), including, but not limited to, the Key Directions, City Design, Intensity and Form policies of the Rapid Transit Corridor Place Type, Protected Major Transit Station Areas (PMTSA) policies, and Near Campus Neighbourhoods policies.

iii) the existing sanitary sewer servicing the site does not have sufficient capacity to support the proposed density.

b) the request to amend the Official Plan for the City of London (1989) to change the designation of the subject lands FROM a Low Density Residential designation TO a Multi-Family, High Density Residential designation, BE REFUSED for the following reasons:

i) the proposed development is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available;

ii) the proposed development does not conform to the Official Plan (1989), including, but not limited to, the Permitted Uses, Density and Scale, Bonusing, Residential Intensification, Urban Design, and Policies for Near Campus Neighbourhoods;

iii) the proposed development represents an over-intensification of the site and does not satisfy the criteria of the Planning Impact Analysis;

iv) the existing sanitary sewer servicing the site does not have sufficient capacity to support the proposed density.

c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone and Residential R1/Office Conversion (R1-6/OC4) Zone TO a Residential R9 Bonus/Neighbourhood Shopping Area (R9-7*B-_*H77/NSA3) Zone, BE REFUSED for the following reasons:

i) the proposed development is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available;

ii) the proposed development does not conform to The London Plan (2016) as the requested Specific Policy is not recommended for approval;

iii) the proposed development does not conform to the Official Plan (1989) as the requested Multi-Family, High Density Residential designation is not recommended for approval;

iv) the proposed development and requested zoning represent an over-intensification of the site and do not satisfy the criteria of the Planning Impact Analysis;

v) the existing sanitary sewer servicing the site does not have sufficient capacity to support the proposed density.

vi) the facilities, services, and matters identified through the proposed bonus zone are not commensurate for the requested height and density; it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to these matters:

- the staff presentation;
- a communication dated November 16, 2021, from P. Lombardi, Partner, Siskinds; and,
- a communication from C. Kulchycki and H. Froussios, Senior Planners, Zelinka Priamo Ltd., and P. Champagne, Owner, Red Maple Properties;

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. (2021-D09)

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Motion to refer the application back to the Civic Administration.

Moved by: S. Lewis

Seconded by: M. Hamou

That the application by Red Maple Properties, relating to the properties located at 1453 to 1459 Oxford Street East and 648 to 656 Ayerswood Avenue BE REFERRED to the Civic Administration to undertake the following actions and to report back to a future meeting of the Planning and Environment Committee to:

- a) work with the applicant to ensure the appropriate framework is in place for the provision of affordable housing units at 70% of the average market rate for fifty years;
- b) work with the applicant to determine options to resolve the sanitary sewer capacity issues; and,
- c) work with the applicant to revise the application to consolidate the subject properties as being within the Rapid Transit Corridor; it being noted that this is notwithstanding the 100 meter policy guideline adjacent to a Rapid Transit Station, for the purpose of developing scale, density and form suitable to such locations;

Yeas: (2): S. Lewis, and M. Hamou

Nays: (4): A. Hopkins , S. Lehman, S. Hillier, and E. Holder

Motion Failed (2 to 4)

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

4. Items for Direction

4.1 11th Report of the London Advisory Committee on Heritage

Moved by: E. Holder

Seconded by: S. Hillier

That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage, from its meeting held on November 10, 2021:

a) the London Advisory Committee on Heritage (LACH) 2022 membership with the Community Heritage Ontario BE APPROVED; it being noted that the LACH has sufficient funds in its 2021 Budget to cover the \$75.00 renewal fee;

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act, seeking approval for alterations to the porch of the heritage designated property located at 10 Bruce Street, located within the Wortley Village-Old South Heritage Conservation District BE PERMITTED, as submitted, with the following terms and conditions:

- the porch be reconstructed using the salvaged brick and concrete block materials;
- the porch and railing system be reconstructed as previously constructed according to photographic documentation;
- the new columns consist of concrete with fluting and ornamental capitals to be replicated in kind based on the porch's previous construction;
- the Heritage Planner be circulated on the Building Permit to ensure the railing and columns are consistent with design of the previous porch;
- the proposed alterations to the porch be completed within six (6) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

c) the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act, seeking retroactive approval for alterations to the heritage designated properties located at 466-468 Queens Avenue, in the West Woodfield Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing wood windows on the 466 Queens Avenue portion of the property be retained; and,
- the London Doorway on the 466 Queens Avenue portion of the property be retained;

d) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report dated November 10, 2021, related to the Designation of the Health Services Building and War Memorial Children's Hospital, located at 370 South Street, under Section 29 of the Ontario Heritage Act:

- 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 above-noted property to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of the above-noted report; and,
- ii) should no objection to Municipal Council's notice of intention to

designate be received, a by-law to designate the property located at 370 South Street to be of cultural heritage value or interest for the reasons outlined in Appendix D and Appendix E of the above-noted report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

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

it being noted that the London Advisory Committee on Heritage encourages that effort be put into locating and using the original memorial plaque, as appended to the above-noted staff report in Appendix C, in the development of the property; and,

e) clauses 1.1, 2.1, 2.2, 2.4, 3.1 and 4.4, BE RECEIVED for information.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) 8th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lehman

Seconded by: M. Hamou

That, the following actions be taken with respect to the 8th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 18, 2021:

a) S. Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) BE DIRECTED to speak on behalf of the EEPAC at the Planning and Environment Committee public participation meeting relating to Environmental Management Guidelines; and,

b) clauses 1.1, 2.1, 3.1 to 3.4, inclusive, 4.1, 5.1, 5.2 and 5.4 BE RECEIVED for information.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Vote:

Moved by: S. Lewis

Seconded by: M. Hamou

Motion to change the order of business to hear the delegation by S. Levin, Chair, Environmental and Ecological Planning Advisory Committee.

Yeas: (6): A. Hopkins , S. Lewis, M. Hamou, S. Lehman, S. Hillier, and E. Holder

Motion Passed (6 to 0)

6. Adjournment

The meeting adjourned at 7:56 PM.