

Planning and Environment Committee

Report

12th Meeting of the Planning and Environment Committee
June 20, 2022

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

ALSO PRESENT: **PRESENT:** H. Lysynski and J.W. Taylor
REMOTE ATTENDANCE: Councillors M. van Holst, M. Hamou and J. Fyfe-Millar; L. Livingstone, I. Abushehada, J. Adema, G. Barrett, J. Bunn, M. Campbell, B. Card, M. Corby, A. Curtis, L. Dent, K. Edwards, M. Feldberg, B. House, J. Kelemen, P. Kokkoros, J. Lee, T. Macbeth, D. MacRae, S. Meksula, H. McNeely, B. Page, A. Pascual, M. Pease, A. Riley, M. Schulthess, G. Smith and S. Wise
The meeting was called to order at 4:02 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman 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. Hillier
Seconded by: E. Holder

That Items 2.1 to 2.7, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 ReThink Zoning Update and Discussion Papers

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

That, the staff report dated June 20, 2022 entitled "ReThink Zoning Update and Discussion Papers", with respect to introducing the seven discussion papers that have been prepared, providing an update on the work completed to date and the next steps in the process, BE RECEIVED for information. (2022-D14)

Motion Passed

2.2 1284 and 1388 Sunningdale Road West (H-9506)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Foxhollow North Kent Developments Inc., relating to a portion of lands located at 1284 and 1388 Sunningdale Road West, the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting

to be held on July 5, 2022 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•h-100•R1-3) Zone, a Holding Residential R1 (h•h-100•R1-5) and an Open Space (OS1) Zone TO a Residential R1 (R1-3) Zone, Residential R1 (R1-5) and an Open Space (OS1) Zone to remove the h and h-100 holding provisions. (2022-D09)

Motion Passed

2.3 London Plan Approval - Update on Ontario Land Tribunal Decision and Status of London Plan

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

That, the staff report dated June 20, 2022 entitled "London Plan Approval - Update on Ontario Land Tribunal Decision and Status of London Plan" with respect to the approval of The London Plan as the Official Plan, BE RECEIVED for information. (2022-D22)

Motion Passed

2.4 Bill 109 - More Homes for Everyone Act, 2022 - Information Report

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

That, the staff report dated June 20, 2022 entitled "*Bill 109, More Homes for Everyone Act, 2022, Information Report*", with respect to amendments to the *Planning Act* and other statutes, BE RECEIVED for information. (2022-S11)

Motion Passed

2.5 6092 Pack Road - Designation under Section 29 of the Ontario Heritage Act

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, relating to the designation of the property located at 6092 Pack Road, 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 Appendix E of the staff report dated June 20, 2022; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 6092 Pack Road to be of cultural heritage value or interest for the reasons outlined in Appendix D of the staff report dated June 20, 2022 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. (2022-R01)

Motion Passed

2.6 Single Source Procurement - Planning Application Signs

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to Signature Graphics:

- a) Signature Graphics BE APPROVED as the single source provider of Planning Application signs and related activities for a period of one year with the option for an additional four (4), one (1) year renewals, with an estimated annual expenditure based on demand for services, of between \$75,000.00 and \$100,000.00 (HST excluded), in accordance with Sections 14.4 (d) and (e) of the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract and service agreement for this purchase; and,
- d) the Mayor and City Clerk BE AUTHORIZED to execute any contract, service agreement or other documents, if required, to give effect to these recommendations. (2022-F17)

Motion Passed

2.7 Building Division Monthly Report - April, 2022

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

That the Building Division Monthly report for April, 2022 BE RECEIVED for information. (2022-A23)

Motion Passed

3. Scheduled Items

3.1 911 and 945 Kleinburg Drive (Formerly 660 Sunningdale Road East) (Z-9321)

Moved by: S. Turner
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Applewood Market Place Inc., relating to portions of the lands located at 911 and 945 Kleinburg Drive (formerly 660 Sunningdale Road East), the proposed by-law appended to the Added Agenda as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 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 h, h-100, h-173, BDC2(10)*H18 Zone and a Holding Residential R5/R6

Special Provision (h*h-100*h-173*R5-6(9)/R6-5(38)/R8-4(27)) Zone TO a Business District Commercial Special Provision BDC2(__)*H23 Zone, which permits a range of commercial uses on the first floor with residential uses above, to a maximum height of 23m;

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

- J. Jones, applicant;

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 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 Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential;
- the policies of the Main Street Commercial (Official Plan) and Main Street (London Plan) permit residential units on the ground floor to the rear of commercial/store fronts. The addition of residential to the rear meets the policies of the Official Plan and the London Plan and will help support the construction of the main street as envisioned by the plan;
- the zoning reflects the optimum building type that would be contemplated (apartment buildings) and defines the type of dwelling units that can be located to the rear of commercial for this site; and,
- the conditions for removing the ((h*h-100*h-173) holding provisions have been met and the recommended amendment will allow the construction of commercial/residential mixed-use buildings in compliance with the Zoning By-law. (2022-D12/D14)

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

Motion Passed (6 to 0)

Moved by: S. Turner

Seconded by: S. Hillier

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.2 Housekeeping Amendment to Southwest Area Secondary Plan

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to housekeeping amendment to the Southwest Area Secondary Plan, the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to AMEND the Southwest Area Secondary Plan by DELETING references to the 1989 Official Plan and ADDING references to The London Plan;

it being noted that a comprehensive review and possible amendments to the Southwest Area Secondary Plan will be subject to a separate review and amendment;

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

- T. Brydges, Zelinka Priamo Ltd., on behalf of the landowners at 4425 Wellington Road South;

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

- the purpose and effect of the recommended action is to update the SWAP to reflect the transition from the 1989 Official Plan to The London Plan. The recommended action will assist in the interpretation and implementation of the SWAP in conjunction with The London Plan and to improve clarity and consistency of policies and maps in the Plan. (2022-S11)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.3 Delegated Authority (Bill 13) and Alternative Notice Measures for Minor Amendments (O-9492)

Moved by: S. Lewis

Seconded by: E. Holder

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to *Bill 13, Supporting People and Businesses Act, 2021*:

- a) the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to AMEND the London Plan by adding new policies with respect to delegated approval authority for minor zoning by-law amendments and alternative consultation measures for minor London Plan amendments and zoning by-law amendments, and amending existing policies for consistency with the new policies; and,
- b) the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to pass a new by-law "Minor Zoning By-law Amendments Delegation and Approval By-law" to authorize Council to delegate approval authority with respect to minor zoning by-law amendments;

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

- M. Wallace, LDI;

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

- the recommended amendments to the London Plan are consistent with the *Planning Act* which provides a new discretionary authority that allows municipal councils to delegate decision-making authority under Section 34 that are of a minor nature and permits alternative measures for public notice and consultation;
- the recommended amendments support one of Council's goals in the 2019-2023 Strategic Plan, which improve the delivery of service through streamlined Council's decision-making process;
- the recommended amendments to the London Plan establish a policy framework for delegated authority approval with respect to minor zoning by-law amendments and alternative consultation measures for minor London Plan amendments and zoning by-law amendments; and,
- the recommended amendments establish a new Council Policy that authorizes the new authority in accordance with The London Plan as amended pursuant to the *Planning Act*. (2022-D14)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.4 991 Sunningdale Road West (Z-9472)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Nasser and Suzan Aljarousha, relating to the property located at 991 Sunningdale Road West, the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Agricultural AG1 Zone TO a Holding Agricultural AG1 Special Provision (h-18*AG1(_)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Farmland Place Type, Our Strategy, our Tools, and other applicable London Plan policies;
- the recommended amendment conforms to the in-force of the 1989 Official Plan, including but not limited to the Agricultural designation; and,
- the recommended amendment facilitates the development of a single detached non-agricultural dwelling which is appropriate and compatible with existing and future land uses in the surrounding area. (2022-D09)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

3.5 84-86 St. George Street and 175-197 Ann Street (OZ-9127)

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

That, the following actions be taken with respect to the application by St. George and Ann Block Limited, relating to the property located at 84-86 St. George Street and 175-197 Ann Street:

- a) the proposed, attached, by-law (Appendix A) BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to CHANGE the Specific Area Policy in the Neighbourhoods Place Type applicable to the subject lands to permit a maximum building height of 23 storeys, and to permit a maximum overall floor area of 500 square metres for retail, service and office uses within the podium base;
- b) the proposed, revised, attached, by-law (Appendix B) BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to amend Zoning By-law No. Z.-1, to change the zoning of the subject property FROM a Residential R9 (R9-3*H12) Zone TO a holding Residential R10/Convenience Commercial Special Provision Bonus (h*h-41*h-183*h-__*R10-5/CC4(_)*B-(_)) Zone;

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

- a communication from AM. Valastro;
- a communication dated June 9, 2022, from S. Rans;
- a communication from J. Helen, 732 Princess Avenue;
- a communication dated June 9, 2022, from C. Gelinis;
- a communication dated June 9, 2022, from L. White, 132 Central Avenue;
- a communication dated June 10, 2022, from S. Regier;
- a communication dated June 8, 2022, from T. Mitchell;
- a communication dated June 16, 2022, from W. Kinghorn, President, Architectural Conservancy Ontario – London Region;
- a communication dated June 17, 2022, from M. Tovey; and,
- a communication dated June 17, 2022, from A. Soufan, President, York Developments;

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

- A. Soufan, York Developments;
- E. Mitchell, 695 Richmond Street;
- AM. Valastro; and,
- M. Whalley, North Centre Road. (2022-D04)

Yeas: (4): S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (2): A. Hopkins , and S. Turner

Motion Passed (4 to 2)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to amend the motion to replace the by-law reference in part b) to introduce the draft by-law appended as Appendix B to the staff report, the alternative by-law from Planning and Development

Yeas: (2): A. Hopkins , and S. Turner

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

Motion Failed (2 to 4)

Moved by: S. Turner

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Lewis

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.6 689 Oxford Street West (Z-9199 & O-9206)

Moved by: S. Lehman

Seconded by: S. Lewis

That, the application by 2399731 Ontario Ltd, c/o Westdell Development Corporation BE REFERRED back to the Civic Administration to work with the developer to improve the proposed transition from high density towers to the existing low density abutting residential neighbourhoods with specific attention to addressing shadowing and traffic management at Wonderland and Beaverbrook;

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

- a communication dated June 9, 2022 from L. Bowman; and,
- the staff presentation;

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

- L. Kirkness, SBM Limited Planning;
- R. Coates, 43 Capulet Walk;
- B. Waddick;
- R. Chapin, President, Dementia Care London Inc., 35 and 41 Capulet Walk;
- T. Timbrell, Inverness Avenue;
- G. Stark, 837 Silversmith Street;
- AM Valastro;
- S. Johnstone, Silversmith Street;
- K. Cates, 30 Laurel Street;
- L. Bowman, Oakridge Glen, 43 Capulet Walk;
- L. Smyth, Silversmith Street;
- J. Cheese, 22 Laurel Street;
- A. Quance, 43 Capulet Walk; and,
- K. Slivinski, 46 Laurel Street. (2022-D09)

Yeas: (4): S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (2): A. Hopkins , and S. Turner

Motion Passed (4 to 2)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Turner

Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Turner

Seconded by: S. Hillier

That Mr. L. Kirkness's delegation BE EXTENDED beyond five minutes.

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

Nays: (1): S. Lehman

Motion Passed (5 to 1)

Shall the ruling of the Chair BE SUSTAINED.

Yeas: (2): A. Hopkins , and S. Turner

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

Motion Failed (2 to 4)

It being noted that a Point of Order was raised.

3.7 599-601 Richmond Street (Z-9367)

Moved by: S. Turner

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 Westell Development Corp., relating to the property located at 599-601 Richmond Street:

a) the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Business District Commercial Special Provision (BDC(1)) Zone TO a Business District Commercial Special Provision Bonus (BDC(1))*B-() Zone;

the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality mixed-use building, with a maximum height of eight (8) storeys, 57 dwelling units and a maximum density of 519 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated June 20, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

1. Exceptional Building Design

- i) a built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
- ii) treatment of the first two-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- iii) a contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- iv) a variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and

2. Provision of Affordable Housing

- i) a total of two, 1-bedroom residential units and two, 2-bedroom residential units will be provided for affordable housing;
- ii) rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- iii) the duration of affordability set at 50 years from the point of initial

occupancy;

- iv) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

it being noted that the following site plan and heritage matters were raised during the application review process:

i) removal of the layaway to maintain the City Boulevard as a green boulevard;

ii) include a minimum of 0.5 to 1m setback from the Central Avenue frontage in order to avoid the requirement for encroachment agreements for building elements such as canopies, balconies, opening of doors, etc.;

A) the main entrance setback from the property line is acknowledged; and,

B) the commercial unit doors need to be recessed (a minimum of 0.5m or as required) to be within the property line; the canopies proposed above the commercial units shall also be within the property line or included in an encroachment agreement; and,

iii) to ensure proper measures are in place during construction, the recommendation of Section 7 in the Heritage Impact Assessment including a temporary protection plan is recommended to be addressed through site plan approval to mitigate impacts on adjacent heritage properties;

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

- a communication dated June 17, 2022 from AM. Valastro; and,
- the staff presentation;

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

- L. Kirkness; and,
- AM. Valastro;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, 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 Rapid Transit Corridor Place Type and Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation;
- the recommended amendment conforms to the Near Campus Neighbourhood Policies that direct more intense development to corridors;
- 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, and a quality design standard to be implemented through a subsequent site plan application. (2022-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Hillier

Seconded by: S. Lehman

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.8 801 Sarnia Road (O-9475 & Z-9476)

Moved by: S. Turner

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 2425293 Ontario Inc., relating to the property located at 801 Sarnia Road:

- a) the proposed, attached, revised by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022, 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 R8 Bonus (R8-4*B40) Zone and Rail Transportation Zone TO a Holding Residential R8 Special Provision Bonus (h*R8-4()*B()) Zone and Open Space (OS1) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality apartment building with a maximum height of 20 meters, and a maximum density of 124 units per hectare (100 units), which substantively implements the Site Plan, Renderings, Elevations and Views attached in Schedule "1". The development shall specifically incorporate the following services, facilities, and matters:

1. Provision of Affordable Housing

- i) a total of 4 one-bedroom residential units will be provided for affordable housing;
- ii) rents not exceeding 80% of the Average Market Rents (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- iii) the duration of affordability set at 50 years from the point of initial occupancy;
- iv) the proponent shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,
- v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

2. Design Principles

- i) a mid-rise (6 storey) built form located along the Sarnia Road that establishes a built edge with primary building entrance, street oriented residential units and active uses along these frontages;
- ii) direct walkway connections from primary building entrance and ground floor residential unit entrances to the City sidewalk along Sarnia Road;
- iii) articulated facades including recesses, projections, balconies, and terraces to provide depth and variation in the built form to enhance the pedestrian environment;
- iv) a variety of materials, textures, and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages;
- v) common outdoor amenity space at ground level along with the entrance to future City Pathway.
- vi) locates majority of the parking behind the building and away from the street while screening the exposed parking with a combination of landscape and masonry walls;

notwithstanding anything in the By-law to the contrary, the following regulations shall apply:

- | | |
|--|--|
| i) Front Yard Depth to Arterial Road (minimum) | 4.0 meters (13.1) feet |
| ii) Rear Yard Setback to Open Space (minimum) | 13 meters (42.6 feet) |
| iii) Height (maximum) | 20 meters (65.6 feet) |
| iv) Parking (minimum) | 1 space per unit |
| v) Parking for Affordable Units (minimum) | 0.33 space per unit |
| vi) Density (maximum) | 124 units per hectare (100 dwelling units) |

b) Section 4.3 iv) - Site Specific Bonus Provisions is amended by deleting the current bonus zone (B-40) and replacing it with the new Bonus Zone outlined above in recommendation a); and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed

by-law as the change in parking is minor in nature, the existing conditions plan circulated in the Notice of Application and Notice of Revised Application and Notice of Public Meeting accurately reflect the existing condition of the site, and no development or site alteration is proposed;

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

- J. McGuffin, Monteith Brown Planning Consultants;

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020, which encourages development to occur within settlement areas and land use patterns that provide for a range of uses and opportunities that will meet the needs of current and future residents;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhood Place Type, City Building and Design, Our Tools, and all other applicable London Plan policies; and,
- the recommended amendment secures units for affordable housing through the Bonus Zone. (2022-D09/D14)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 (ADDED) 2nd Report of the Community Advisory Committee on Planning

Moved by: S. Turner

Seconded by: S. Lewis

That, the following actions be taken with respect to the 2nd Report of the Community Advisory Committee on Planning, from its meeting held on June 15, 2021:

a) the Planning and Environment Committee BE ADVISED of the following with respect to the Public Meeting and Revised Application Notice, dated June 1, 2022, from S. Wise, Senior Planner for Revised Official Plan and Zoning By-law Amendments, related to the properties located at 84-86 St. George Street and 175-197 Ann Street:

- i) the revised application does not address the outstanding heritage concerns about the site; and,
- ii) the Community Advisory Committee on Planning continues to support the previous recommendation to designate the properties located at 84-86 St. George Street and 175-197 Ann Street as heritage resources under the *Ontario Heritage Act*;

b) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a staff report, dated June 15, 2022, with respect to the Designation of 6092 Pack Road under Section 29 of the Ontario Heritage Act and the CACP supports the staff recommendation to designate the above-noted property to be of cultural heritage value or interest; and,

c) clauses 1.1, 3.1, 3.3, 4.1, 5.2 and 65.1 BE RECEIVED for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 9:15 PM.