

Planning and Environment Committee

Report

14th Meeting of the Planning and Environment Committee
August 22, 2022

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

ABSENT: Mayor E. Holder

ALSO PRESENT: **PRESENT:** Councillor J. Fyfe-Millar; H. Lysynski and J.W. Taylor
REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, M. Hamou, J. Morgan and E. Pelosa; I. Abushehada, O. Alchits, A. Anderson, G. Barrett, J. Bunn, M. Corby, L. Dent, K. Edwards, M. Feldberg, M. Greguol, D. Harpal, M. Hefferton, H. McNeely, P. Kokkoros, C. McCreery, L. Mottram, N. Musicco, B. Page, C. Parker, A. Pascual, N. Pasato, M. Pease, A. Riley, S. Tatavarti, B. Westlake-Power, K. Wilding and S. Wise
The meeting was called to order at 4:00 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: S. Lehman

That Items 2.1, 2.3 and 2.4 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 4th Report of the Community Advisory Committee on Planning

Moved by: S. Hillier

Seconded by: S. Lehman

That the 4th Report of the Community Advisory Committee on Planning from its meeting held on August 10, 2022 BE RECEIVED for information. (2022-A02)

Motion Passed

2.3 Byron Gravel Pits Secondary Plan - Update

Moved by: S. Hillier

Seconded by: S. Lehman

That, the staff report dated August 22, 2022 entitled "The Corporation of the City of London Byron Gravel Pits Secondary Plan - Update", BE RECEIVED for information. (2022-D05)

Motion Passed

2.4 Building Division Monthly Report - June 2022

Moved by: S. Hillier

Seconded by: S. Lehman

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

Motion Passed

2.2 3493 Colonel Talbot Road - Request for Extension of Draft Plan Approval (39T-14504)

Moved by: S. Turner

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 2219008 Ontario Limited (York Developments), relating to the lands located at 3493 Colonel Talbot Road, the Approval Authority BE ADVISED that the Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision SUBJECT TO the revised conditions contained in Appendix "A" (File No. 39T-14504) appended to the staff report dated August 22, 2022. (2022-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Zoning By-law: Patio Restrictions

Moved by: S. Lehman

Seconded by: S. Lewis

That the application by The Corporation of the City of London, relating to outdoor patios BE REFERRED back to the Civic Administration to report back at a future meeting of the Planning and Environment Committee with a revised by-law removing the seasonal patio time restrictions time in section 4.18 of not more than three consecutive days and the thirty-day limit, and to provide the mechanisms by which the Alcohol and Gaming Commission of Ontario regulates capacity;

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

- a communication dated August 7, 2022, from R. Webb;
- a communication dated August 17, 2022, from S. Olivastri;
- a communication dated August 18, 2022, from E. Mitchell;
- a communication dated August 18, 2022, from A.M. Valastro; and,
- the staff presentation;

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

- A.M. Valastro. (2022-D23)

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. Lehman
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. Lehman
Seconded by: S. Turner

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)

3.2 3700 Colonel Talbot Road and 3645 Bostwick Road (Z-9521)

Moved by: A. Hopkins
Seconded by: S. Lewis

That the following actions be taken with respect to the application by MHBC Planning (Scott Allen, Partner), relating to lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road:

- a) the proposed revised, attached, by-law (Appendix “A”) BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan), to amend the regulations of the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone by deleting Front Yard Setback, Main Dwelling 4.5 metres (Maximum) and adding Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) 3.0 metres (Minimum) and 6.0 metres (Maximum) and modifying the regulation which states “Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage” by including after the words “.....of any porch,” the following: “whichever is closer to the front lot line,”; and,
- b) the request to amend Zoning By-law No. Z.-1 to delete the Front Yard Setback, Main Dwelling 4.5 metres (Maximum) regulation from the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17))

Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(64)), Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone, BE REFUSED for the following reasons:

- i) the requested amendment does not meet the intent of The London Plan City Building and Design polices; and,
- ii) the requested amendment does not meet the intent of the Southwest Area Secondary Plan (Section 20.5.4.1 iv)) with respect to residential development intensity adjacent to arterial roads that buildings shall be located close to the street and designed to be street-oriented;

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

- D. Ailles, York Developments;

it being noted that the Municipal Council approves the regulations of the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone portion of this application for the following reasons:

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to 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 recommended zoning conforms to the policies of the Southwest Area Secondary Plan, including but not limited to the North Lambeth and Bostwick Residential Neighbourhood policies; and,
- the recommended zoning is appropriate and will permit dwellings on lots fronting neighbourhood streets more flexibility in design and efficiency while maintaining consistency with the planned vision of the Neighbourhood Place Type and built form that contributes to a sense of place and character;

it being further noted that the Municipal Council refuses the regulations of the request to amend Zoning By-law No. Z.-1 to delete the Front Yard Setback, Main Dwelling 4.5 metres (Maximum) regulation from the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(64)), Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone for the following reasons:

- the requested amendment does not meet the intent of The London Plan City Building and Design polices; and,
- the requested amendment does not meet the intent of the Southwest Area Secondary Plan (Section 20.5.4.1 iv)) with respect to residential development intensity adjacent to arterial roads that buildings shall be located close to the street and designed to be street-oriented. (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. Lehman
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. Hillier
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)

3.3 140-142 Wellington Street - Request to Remove Properties from the Register of Cultural Heritage Resources

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 properties located at 140 and 142 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

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. Lehman
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. Lewis
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)

3.4 Demolition Request for Heritage Designated Property at 520 Ontario Street, Old East Heritage Conservation District

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 request to demolish the building on the heritage designated property at 520 Ontario Street, within the Old East Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the Ontario Heritage Act subject to the following terms and conditions:

a) interim protection measures, including fencing, be implemented by the applicant to ensure that the property remains in a clean and protected state following the demolition and prior to construction of a new building; and,

b) a Heritage Alteration Permit be required following the demolition of the existing dwelling to ensure that the replacement dwelling is consistent with the policies and guidelines of the Old East Heritage Conservation District;

it being noted that the Planning and Environment Committee received a communication dated August 2, 2022 from K. Madlener, with respect to these matters:

it being further noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

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. Hillier

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. Lehman

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)

3.5 767 Fanshawe Park Road East (Z-9499)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application by Phuc Minh Tran, relating to the property located at 767 Fanshawe Park Road East, the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London), to change the zoning of the subject property FROM a Residential (R1-7) Zone TO a Residential R5 Special Provision (R5-7(_));

it being noted that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:

- a) provide an alternative building typology/form such as 3-storey townhouse or 3 storey stacked townhouse with grade level units or access to alleviate the following concerns:
 - i) break down the proposed large building massing and architecture to more identifiable individual units (e.g., townhouses) as opposed to a large single massing;
 - ii) consider a flat-roofed typology to accommodate a three-storey form with grade level accessible units;
 - iii) provide enhanced East and West side elevations (more windows, massing and articulation) reducing the blank facades proposed;
 - iv) provide weather protection (e.g., canopies/shade) above balconies and the entrance steps;
 - v) increase the accessibility to the ground floor units by reducing the excessive number of steps to ground floor. If stacked units are proposed, further steps can be incorporated within the unit and ground floor units can be accessed from the street with minimum number of steps;
 - vi) robust tree planting on west, east and south property lines;
 - vii) board on board fencing on the west, east and south property lines to the maximum height allowed by the Fence By-law;
 - viii) ground oriented lighting within the site; and,
 - ix) garbage system that will minimize odors such as a deep collection site;

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

- a communication dated May 16, 2022 from D. and S. Berberich;
- the staff presentation;
- a communication dated August 18, 2022 from R. and M. Wilson; and,
- a communication dated May 16, 2022 from S. and C. Cunningham;

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

- C. Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant;
- S. Berberich, 768 Dalkeith Avenue;
- D. Berberich, 768 Dalkeith Avenue;
- R. Wilson, 105 Wilson Crescent; and,
- M. Wilson, 105 Wilson Crescent;

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 Key Directions and the Neighbourhoods Place Type;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (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. Lehman
Seconded by: S. Turner

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. Lehman
Seconded by: S. Hillier

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)

3.6 A Portion of 4519, 4535 & 4557 Colonel Talbot Road (Z-9433)

Moved by: A. Hopkins
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 Farhi Holdings Corp., relating to a portion of the properties located at 4519, 4535 and 4557 Colonel Talbot Road:

- a) the proposed revised, attached, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, to change the zoning on a portion of the subject property FROM an Arterial Commercial (AC) Zone, a Residential R1 (R1-11) Zone and a holding Residential R1 (h-4.R1-11) Zone TO a Residential R6-5 Special Provision (R6-5(*)) Zone, Residential R8-4 Special Provision (R8-4(*)) Zone, a holding Residential R6-5 Special

Provision (h-(*).R6-5(*)) Zone, a holding Residential R8-4 Special Provision (h-(*).R8-4(*)) Zone and an Open Space (OS5) Zone;

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

- i) provide the communal amenity space for the stacked townhomes, with a direct pedestrian connection from the stacked townhomes, to be maintained under the same ownership as the stacked townhomes;
 - ii) proposed 2.5 metre setbacks to only apply to the northwest corner of the development. Proposed 0.5 m landscape strip to only apply to the southwest portion of the internal drive;
 - iii) provide enhanced architectural details on the end units that are highly visible from Colonel Talbot Road including wrapping materials, windows, and porches. Break up the width of the end unit facades through vertical articulation and material changes that create a more human scale rhythm (i.e. every 5-7m). The composition of the front façade is very successful at achieving this - consider replicating this rhythm on the side facades);
 - iv) incorporate architectural elements and massing on the buildings located adjacent to Dingman Creek so that is compatible with the feature. Consider orienting the buildings to take advantage of their location adjacent to the creek;
 - v) provide enhanced architectural details for portions of the end units that are highly visible from the main gateways into the development (i.e. 53, 80) and from the Dingman Creek corridor (i.e., 1, 54, 59, 60, 66, 67). (Note: unit numbers may change as a result of pathways and units being shifted or reconfigured);
 - vi) consider more variation in the colours and materials across townhouse blocks and between individual units to create unique identities for blocks and units, add character and assist with wayfinding;
 - vii) connect the proposed city sidewalk (in its ultimate location) to the existing sidewalk to the north as an interim condition prior to any future redevelopment of the neighbourhood sites or reconstruction of the road;
 - viii) shift the parking to ensure it is in line with or behind the proposed building. Use landscaping or low landscape walls to screen any parking that is visible from Colonel Talbot Road;
 - ix) provide details and expected use of the proposed concrete pad located behind the stacked townhouses. All outdoor garbage storage should be fully enclosed;
 - x) the applicant needs to be aware that The London Plan Policy 399 will be applied to the development. The London Plan Policy 399 requires 1 replacement tree to be planted for every 10cm dbh [diameter at breast height] removed for development. A tree preservation report will be required at Site Plan to determine the number of replacement trees; and,
 - xi) convey of all or part of the zoned Open Space lands to the City;
- b) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new interior side yard setback and rear yard setback of 2.5 metres whereas 5.0m was proposed, a new density of 83 units per hectare whereas 81 was proposed, and a landscaped area of 0.5m whereas 1.5m was proposed in the notice of application and public meeting;

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

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

- N. Dyjach, SBM Ltd.;

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 policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type;
- the recommended amendment conforms to the 1989 Official Plan;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and supports the City’s commitment to reducing and mitigating climate change by supporting efficient use of existing urban lands and infrastructure and regeneration of existing neighbourhoods to limit outward growth;
- the recommended amendment facilitates the development of a site within the Southwest Area Secondary Plan, Schedule 6, Lambeth Residential Neighbourhood; and,
- the recommended holding provision will ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA). (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. Lehman
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. Lehman
Seconded by: S. Turner

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)

3.7 604 Beaverbrook Avenue (OZ-9483)

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 604 Beaverbrook Developments Inc. relating to the property located at 604 Beaverbrook Avenue:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 604 Beaverbrook Avenue to permit a four (4) storey stacked townhouse development and by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan;

b) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan, and The London Plan for the City of London as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR1)) Zone TO a Holding Residential R6 Special Provision Bonus (h-18.R6-5*B-_) Zone;

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

- i) provide sufficient setbacks for site plan planting requirements, and sufficient setbacks to retain existing trees and protect offsite tree roots, and/or provide adequate soil volumes for required perimeter plantings;
- ii) include enough space for collection access to recycling and waste;
- iii) provide glass railings that are bird friendly safe, or similar material to reduce the visual impact;
- iv) ensure there is a minimum setback of 2.5m from parking to habitable space;
- v) ensure that for the area between the proposed structure and the roadway, there is a design that balances privacy and light (e.g. lattice fence, brise-soleil structure, perennial plants, hardscaping etc.); and,
- vi) ensure pedestrian circulation and access refinements are constructed in accordance with the Accessibility Review Checklist;

c) the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential stacked townhouse development, with a maximum height of four (4) storeys, 32 dwelling units and a maximum density of 92 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services, and matters:

1. Exceptional Building Design

- i) a contemporary modern design with architectural details including high-quality materials, horizontal and vertical elements, and large windows, which create a design complementary to adjacent development; and,
- ii) a front facing façade that establishes a built edge with primary building entrance and a pedestrian friendly public realm;

2. Provision of Affordable Housing

- i) a total of two(2) 3-bedroom residential units will be provided for affordable housing; one unit within each block;
- ii) rents not exceeding 80% 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 is set at 50 years from the point of initial occupancy;
- iv) the proponent enters 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;

d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new interior side yard setback of 3.0m whereas 3.2m was proposed and a parking rate of 1.0 spaces per unit whereas 1.1 spaces was proposed in the notice of application and public meeting;

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

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

- K. Crowley, Zelinka Priamo Ltd; and,
- J. Heddegard, 320 Sugarcreek Trail;

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 Our City, Key Directions, City Design and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- 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 a public benefit of affordable housing units, 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. Hillier

Seconded by: S. Lehman

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. 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)

3.8 712 Base Line Road East (Z-9474)

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 Wellington Gate Inc., c/o Westdell Development Corporation, relating to the property located at 712 Base Line Road East:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 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 Community Shopping Area (CSA3) Zone TO a Holding Residential R9 Special Provision Bonus (h*R9-7()*B-()) Zone; the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use commercial/office and residential apartment building, with a maximum height of 16 storeys or 52.6 metres, 150 residential units, 547 square metres of commercial and office uses at grade, and a maximum mixed-density of 654 units per hectare; the development will generally implement the following design criteria:

1) Design Standards

the building design and site plan will be bonused for features which serve to support the City's objectives of promoting a high standard of design, to be implemented through a development agreement:

i) Site Layout

- a) provide for additional outdoor amenity areas within the west interior side yard and front yard, which includes transit-oriented amenities such as benches and bike racks close to the principal entrance;
- b) provide direct and convenient access throughout the site for pedestrians from the public sidewalks on Baseline Road East to primary building entrances. Pedestrian circulation should consider desire lines to the intersection of Baseline Road and Wellington Road and to the main transit station;
- c) provide for a front yard setback of 2-4m for more urban streetscape treatment with landscaping and trees (large planter beds with edge curb) along Baseline Road East;
- d) provide a functional forecourt leading to the main entrance of the proposed building; and,
- e) provide a functional drop off area;

ii) Ground Floor Design and Uses

- a) active building façade should be directed to public streets as a priority. Additional active uses may line the internal streets / drive aisles

and priority should be given to highly visible areas from key entry points;

b) locate the principal residential building entrance (lobby) on the Baseline Road East-facing elevation;

c) differentiate the residential lobby entrance from the commercial unit entrances with architectural features such as canopies, signage, lighting, increase in glazing, double doors, framing, materials, etc.; and,

d) back of house, service, garage and loading areas are to be accessed from internal streets / drive aisles, incorporated internal to the building as much as possible and screened from view;

iii) Podium Design

a) parking for high-rise development should be provided mainly underground, or where that is not possible, located in the podium and wrapped with active uses along street frontages. Minimize the exposure of the above ground structured parking along Baseline Road by providing residential units, amenity spaces, and/or providing a treatment which allows for windows and views into the building's interior areas disguising the parking garage;

b) include a minimum 5 metre step-back at the 4th floor along Base Line Road to enhance the pedestrian-oriented street wall;

iv) Tower Design

a) design high-rise building (above 8 stories) as slender towers (seek to achieve a maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce "slab-like" appearance of the tower, reduce shadow impacts, reduce obstruction of sky views and to be less imposing on neighbouring properties and public spaces;

b) design the tower to include a high degree of fenestration in order to add interest and break-up the massing of the building;

c) increase the size & scale of proposed windows and use material change, balconies and articulation to break up the facades;

d) include a high proportion of glazing and modulation such as projections/recesses which use material differentiation in order to break up the consistent vertical plane and massing of the tower;

e) design and distinguish the top of the buildings (i.e. top 4-5 floors) through an articulated roof form, step-backs, cornices, material change and/or other architectural details and screen/integrate the mechanical and elevator penthouses into an architecture of the building;

2) Provision of Affordable Housing

i) a total of 10% of the lift (12 affordable housing units based on 156 total units) will be provided in the development, representative of the bedroom and unit mix of the overall building;

ii) rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy;

iii) the duration of affordability set at 50 years from the point of initial occupancy of the respective building;

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 entered on title with associated compliance requirements and remedies;

it being noted that the following site and building design criteria, not shown on the proposed renderings, will also be addressed as part of the site plan submission:

i) consider the incorporation of patio or forecourt space that spills out into the front yard setback(s) to further activate the space and provide an amenity for tenant businesses;

- ii) explore additional roof top amenity areas at various levels in addition to the private rooftop amenity areas proposed;
 - iii) provide grading plans and particularly explain/articulate the building interfaces at the West and North edges;
 - iv) explore opportunities to increase the ground floor presence on the site to accommodate active uses along the North Façade of the building and explore opportunities to direct the principal residential building entrance (lobby) closer to Wellington Road for convenient access to the transit corridor;
 - v) consider relocating the Central Alarm and Control Facilities (CACF) room to the adjacent internal service block on the ground floor such that the residential lobby appears open from the street;
 - vi) consider locating all podium level parking behind active uses (such as residential units fronting Base Line Road), underground or elsewhere on the site;
 - vii) consider an addition of a podium floor (4 storey podium) with enlarged podium area along the North edge to integrate parking and provide active facades (residential units) along Baseline Road East;
 - viii) consider moving some parking to another basement level or explore opportunities for access and parking agreements with the neighbouring property to reduce the number of parking spaces required onsite; and
- b) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application;

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

- the staff presentation; and,
- a communication dated August 18, 2022, from M. Poddar, Planner II, Strik, Baldinelli, Moniz Ltd.;

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

- M. Poddar, SBM Ltd., on behalf of the applicant; and,
- P. Green;

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 promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs. The amendment will provide for a range of housing types and densities to meet projected requirements of current and future residents, by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment conforms to the policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment is appropriate for the site and surrounding context and will contribute to housing options within a Rapid Transit Corridor;
- the recommended amendment secures units for affordable housing through the bonus zone; 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. (2022-D09)

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. 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. Lehman
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)

3.9 1737 Richmond Street (Z-9470)

Moved by: S. Turner
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 Richmond Hyland Inc., c/o Westdell Development Corporation, relating to the property located at 1737 Richmond Street:

- a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone, TO a Business District Commercial Special Provision Bonus (BDC1()*B-()) Zone; the Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality development comprised of a mixed-use apartment building with a maximum height of 22 storeys (80m), and a maximum density of 571 units per hectare, which generally implements the Site Plan, Renderings, Elevations and Views attached as Schedule “1” to the amending by-law, and will also implement the following outstanding design criteria:
 - 1) Additional Building and Site Design Requirements
 - i) reduce the high-rise portion (above 8 stories) as a slender tower (maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce any possible "slab-like" appearance, shadow impacts, obstruction of sky views and to be less imposing on neighbouring properties and public spaces;
 - ii) articulate the podium facades particularly on the east and west facades with recesses, projections, balconies and terraces, alternating

brick tones, fenestration to provide depth and variation in the built form and to enhance the pedestrian environment and break up the massing;

- iii) reduce the blank wall facades on the west elevation ground level facing North Centre Road. Increase visual interest through the use of increased glazing, public wall art, or additional door access. Provide windows for clear sight lines facing North Centre Road from the section of abutting parking garage where the accessibility parking space is located;
- iv) provide a separate key access door to the bike storage room facing North Centre Rd for improved bicycle accessibility in and out of the building and improved streetscape activity;
- v) connect this separate bike storage entrance to the public sidewalk;
- vi) utilize a decorative or public art wall feature and treatment to address the southwest corner and provide visual interest while breaking up the podium massing and establishing a sense of place through this unique feature;

2) Provision of Affordable Housing

- i) a total of 22 units based on 10% of the “lift” of the number of units beyond 150 units per hectare (based on 297 total units) be dedicated to affordable rental housing in exchange for the granting of increased height and density. The mix of the dedicated affordable rental units should be reflective of the unit mix for the 22-storey apartment building;
- ii) the affordable housing units should be evenly distributed throughout the individual buildings to the greatest extent possible;
- iii) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- iv) the duration of affordability set at 50 years from the point of initial occupancy;

v) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; it being noted that the following site and building design criteria, will also be addressed as part of the site plan submission:

- i) explore ways to reduce the tower floor plate size that can further minimize the shadow impact on the 5th floor amenity space;
- ii) include active ground-floor uses such as the principal building entrance, lobbies, common amenity areas, and street oriented commercial/residential units, oriented towards the public streets with direct access to the sidewalk along Fanshawe Park Road and North Centre Road in order to activate the street edge;
- iii) the ground floor commercial units shall provide for a store-front design with primary entrances facing Fanshawe Park Road and the internal shopping centre. This should include a higher proportion of vision glass, signage, double doors, an increase in ground floor height, and the potential for canopies and lighting to frame the entrance include direct access from the commercial unit(s) fronting the street to the City sidewalk;
- iv) provide functional primary entrances (double doors) for the commercial units along both Fanshawe Park Road and North Centre Road with walkways connecting the entrances to the City Sidewalk;
- v) ensure common outdoor amenity space and landscaping at ground level will include additional elements such as benches and landscaping;
- vi) lay-by to be removed and the area restored with enhanced landscaping and pedestrian connections to North Centre Road provided;

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

- the staff presentation; and,
- a communication dated August 18, 2022 from S. Rasanu, Planner, SBM Ltd. and D. Traher, Westdell Development Corp;

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

this matter:

- S. Rasanu, SBM Ltd., on behalf of Westdell Development Corp;

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, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment secures units for affordable housing through the bonus zone;
- 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; and,
- the recommended amendment is consistent with the Council adopted Masonville Secondary Plan. (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. Hillier

Seconded by: S. Lehman

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)

3.10 21-41 Meadowlily Road North and 20 Norlan Avenue (OZ-9500)

Moved by: S. Lewis

Seconded by: S. Lehman

hat, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Royal

Premier Homes, relating to properties located at 21-41 Meadowlily Road North and 20 Norlan Avenue:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend The London Plan to add a site specific policy for 21-41 Meadowlily Road North and 20 Norlan Avenue in Policy 1077 _) to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type and amend Map 7- Specific Policy Areas to add the subject site;

b) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone TO a Holding Residential R5 Special Provision Bonus (h-17. h-100. R5-7(_)*B- _) Zone with holding provisions to address sanitary, storm and water servicing and access; a special provision to permit a balcony encroachment minimum of 4.26 metres instead of the required 6.0 metres in the exterior side yard and a Bonus Zone to allow an increase in the maximum density permitted and a reduction in parking required in return for affordable dwelling units and a larger common amenity space area; and,

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of stacked townhouse buildings at a maximum density of 91 units per hectare (80 units, 4 units which are affordable) instead of 60 units per hectare, a reduced parking requirement from 120 parking spaces to 91 parking spaces and provision of additional landscaped open space area/larger common amenity area, which substantively implements the Site Plan, Renderings, and Views, appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law and provides for the following:

1) Provision of Affordable Housing

i) a total of four (4) residential units will be provided for affordable housing; three, one bedroom units and one, two bedroom unit within two of the four proposed townhouse blocks with a maximum of two units in each building;

ii) rents not exceeding 80% 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; and,

v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

2) Common Amenity Space

i) provide for an appropriately sized and located ground level outdoor amenity space for the number of residents anticipated;

ii) provide 8.2 m² per unit of landscaped open space in place of the City standard of 5.0 m², which represents an 11.3% increase;

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

i) ensure that adequate functional common amenity space is provided;

ii) ensure Stacked Townhouse Block D has regard for the corner location at Meadowlily Road North and Norlan Avenue;

iii) screen surface parking exposed to Meadowlily Road;

- iv) increase the sidewalk width abutting parking areas to 2.1 metres;
- v) provide a minimum of 1.5 metres from property boundaries to parking areas, it being noted that the full setback may not be attainable on the north side immediately adjacent to the hydro corridor without impacting the ability to deliver the minimum parking requirements;
- vi) provide 3 metre landscaped islands every 15 parking stalls;
- vii) relocate Canada Post mailbox to more centralized location;
- viii) reduce amount of site asphalt and hardscape; and,
- ix) improve pedestrian connections to rear parking area, common amenity area and both abutting roads;

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

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

- H. Froussios, Zelinka Priamo Ltd.;
- G. Mariano, 4 Meadowlily Road; and,
- P. Green;

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

- the recommended amendments are consistent with the Provincial Policy Statement (PPS), 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, including affordable housing;
- the recommended amendments generally conform to the in-force Neighbourhoods policies of The London Plan, including but not limited to the use, intensity and form of future development anticipated along a Neighbourhood Street. A special policy has been recommended to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type;
- adding a special policy to allow a stacked townhouse development at a higher density is appropriate because the property has a number of favourable locational attributes for residential uses; it is large enough to accommodate the proposal, is at the intersection of two neighbourhood streets, is separated from the single family neighbourhood by an intervening hydro corridor, is across the street from open space, , and its access point is approximately 240 metres from Hamilton Road, a Civic Boulevard, and close to Highbury Avenue, an Expressway, for easy vehicle access.
- the recommended amendments generally conform to the Low Density Residential policies of the 1989 Official Plan, including but not limited to the permitted height and density of future development as a result of density bonusing under Section 19.4.4;
- the recommended amendments facilitate the development of sites within the Built Area Boundary in The London Plan with an appropriate form of infill development; and,
- the recommended holding provisions ensure adequate services are provided before development occurs and recommendations to the site plan approval authority ensure the development will include all the elements which comprise a good infill development. (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. Hillier

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. Lewis

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Nays: (1): S. Hillier

Absent: (1): E. Holder

Motion Passed (4 to 1)

4. Items for Direction

4.1 183 and 197 Ann Street - Proposed Designation By-laws Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objections

Moved by: S. Lehman

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of built resources located at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidated parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622, the following actions be taken:

- a) the Notice of Objection, dated June 15, 2022, from York Developments appended to the staff report dated August 22, 2022 as Appendix “A” be RECEIVED for consideration;
- b) the Municipal Council's intention to designate the built resources at municipal addresses 183 Ann Street and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act as set out in Resolution (2022-D09/R01) (4.2/9/PEC) on May 4, 2022 BE REAFFIRMED;
- c) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 197 Ann Street under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18. for the reasons outlined in Appendix B of the associated staff report; and,
- d) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix “C” BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 183 Ann Street under the provisions of Section 29(3) of the Ontario Heritage

Act, R.S.O. 1990, c. O. 18. for the reasons outlined in Appendix C of the associated staff report;

it being noted that this matter has been considered by the London Advisory Committee on Heritage (now the Community Advisory Committee on Planning) and public notice has been completed with respect to designation in compliance with the requirements of the Ontario Heritage Act;

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

- a communication dated August 17, 2022 from AM Valastro, North Talbot Community;
- a communication dated August 17, 2022 from S. Olivastri;
- a communication dated August 18, 2022 from E. Mitchell;
- a communication dated August 18, 2022 from N. Stevens;
- a communication dated August 18, 2022 from J. and J. Sayles;
- a communication dated August 18, 2022 from J. Fooks;
- a communication dated August 18, 2022 from D. Fraser;
- a communication dated August 18, 2022 from B. Benedict;
- a communication dated August 18, 2022 from J. Jacobson;
- a communication dated August 18, 2022 from D. Ferreira;
- a communication dated August 18, 2022 from V. White;
- a communication dated August 18, 2022 from R. McDowell;
- a communication dated August 18, 2022 from J. McDowell;
- a communication dated August 18, 2022 from A. Soufan, President, York Developments; and,
- a communication dated August 18, 2022 from V. Zervakos, Director, Leasing, York Developments. (2022-R01)

Yeas: (3): A. Hopkins , S. Lehman, and S. Turner

Nays: (2): S. Lewis, and S. Hillier

Absent: (1): E. Holder

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

That A. Soufan, York Developments, BE GRANTED delegation status with respect to the proposed designation of the properties located at 183 and 197 Ann Street.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.2 1067, 1069 and 1071 Wellington Road (OZ-9263 / Z-9264)

Moved by: S. Lewis

Seconded by: S. Hillier

That the following actions be taken with respect to the application by Century Centre Development Inc., relating to the properties located at 1067, 1069 and 1071 Wellington Road:

a) the proposed, attached, by-laws BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022; and,

b) the staff report dated August 22, 2022 entitled "Century Centre Developments Inc. - 1067, 1069 and 1071 Wellington Road" BE RECEIVED for information;

it being noted that the Planning and Environment Committee received a communication dated August 19, 2022 from M. Campbell, Senior Planner, Zelinka Priamo Ltd., with respect to these matters.

Yeas: (3): S. Lewis, S. Lehman, and S. Hillier

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

Absent: (1): E. Holder

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Pursuant to section 2.3 of the Council Procedure By-law, section 33.9 of the said by-law be suspended for the purpose of permitting the meeting to proceed beyond 11:00 PM.

6. Confidential (Enclosed for Members Only)

Moved by: S. Lehman

Seconded by: S. Lewis

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

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

The Planning and Environment Committee convenes, in Closed Session, from 11:06 PM to 11:15 PM.

6.1 London Plan Site Specific Appeals - Instructions

7. Adjournment

The meeting adjourned at 11:16 PM.