

# Agenda Including Addeds

## Environmental Stewardship and Action

### Community Advisory Committee

The 2nd Meeting of the Environmental Stewardship and Action Community Advisory Committee

September 7, 2022, 3:00 PM

Advisory Committee Virtual Meeting

Please check the City website for current details

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca).

	Pages
<b>1. Call to Order</b>	
1.1. Disclosures of Pecuniary Interest	
1.2. Election of Chair and Vice Chair	
<b>2. Scheduled Items</b>	
2.1. 3:05 PM - Jay Stanford - Overview of the Climate Emergency Action Plan and Next Steps (Next 6 months)	
a. <i>(ADDED) Staff Presentation</i>	2
<b>3. Consent</b>	
3.1. 1st Report of the Environmental Stewardship and Action Community Advisory Committee	34
3.2. Resignation - S. Girish	36
<b>4. Sub-Committees and Working Groups</b>	
4.1. 1470-1474 Highbury Avenue North	
a. <i>(ADDED) Working Group Comments</i>	37
<b>5. Items for Discussion</b>	
5.1. Future Meeting Date and Time	
5.2. Mayor's New Year's Honour List	39
5.3. Planning Application - 3350, 3480 Morgan Avenue and 1363 Wharncliffe Road South	50
5.4. Planning Application - 3480 Morgan Avenue	57
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<b>6. Adjournment</b>	

# Overview of Climate Emergency Action Plan and Next Steps

**Prepared for:  
Environmental Stewardship and Action  
Community Advisory Committee**

**Meeting on September 7, 2022**



#LdnOnt  
**ClimateAction**

# Purpose of this Slide Deck and Overview Presentation

To provide ESACAC with:

- **Summary** - a refresher on CEAP
- **Summary** - work underway (last 4 months) and coming up (next 6 months)
- ESACAC Assistance – ideas for CEAP involvement



# Recent CC Developments & Insight

## Taking action is only getting more important

### **Floods, droughts, storms will cost Canadian economy \$139B in next 30 years, report says**

Manufacturing and distributing will be hit hardest, according to a new climate-based analysis

The Canadian Press - Posted: Aug 29, 2022 2:24 PM ET | Last Updated: August 29



“Retail, banking, energy, agriculture among most affected sectors”

- GHD, August 2022

<https://www.cbc.ca/news/business/water-risk-canadian-economy-impact-1.6565523>

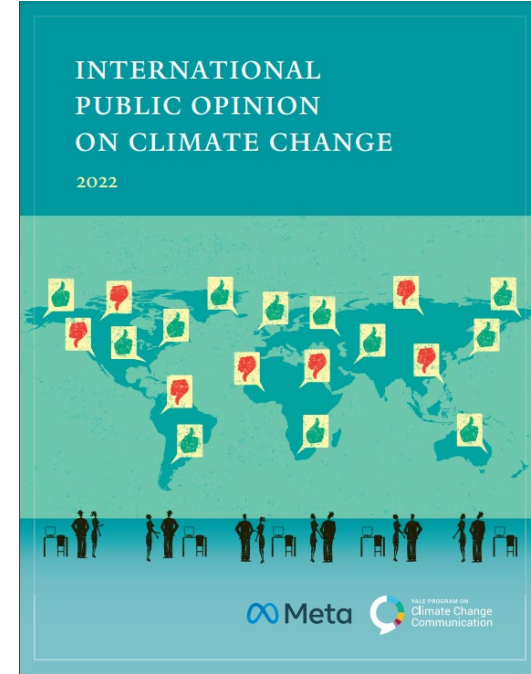


# Recent CC Developments & Insight

## Canadians are Expecting Action

2022 survey by Meta & Yale of over 100,000 active Facebook users

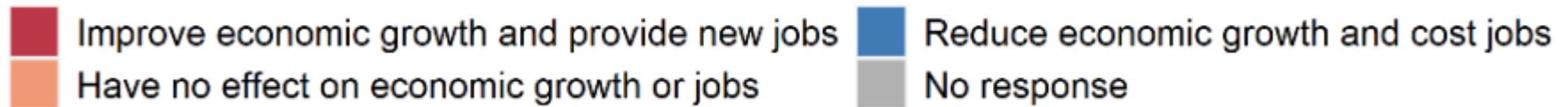
- A majority of respondents in nearly every area are worried about climate change.
- Respondents in nearly every area think that climate change is a threat to their country or territory over the next 20 years.



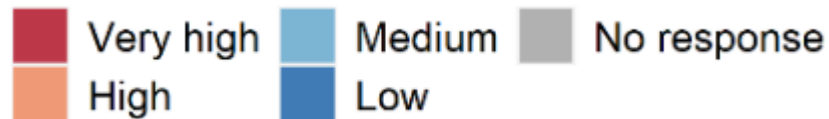
# Recent CC Developments & Insight

2022 survey by Meta & Yale (continued)

## Reducing climate change will provide economic benefits

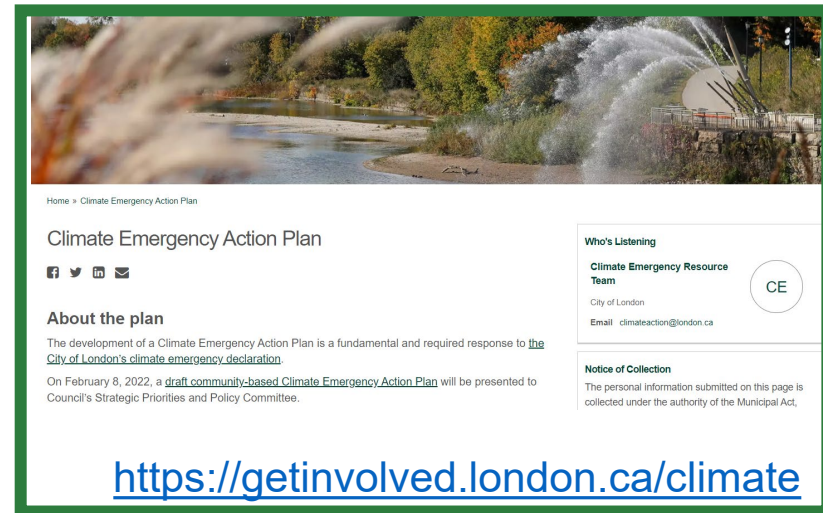
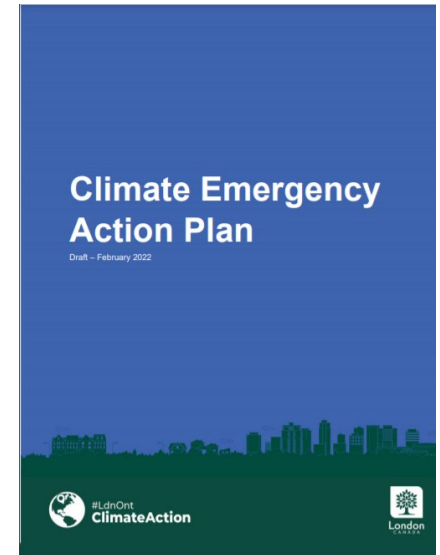


## Climate change should be a government priority



# CEAP – What does it look like?

- SPPC report (policy and approval process document including 17 foundational actions)
- CEAP which includes 10 Areas of Focus and workplans
- 13 Background Documents
- Key Questions and Answers document



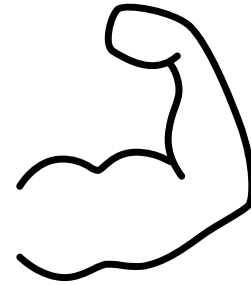


# CEAP Goals

**1. Net Zero Emissions  
by 2050**



**2. Improved Resilience**



**3. Bring Everyone Along**





# Science-based Milestone Targets (Community and Corporate)

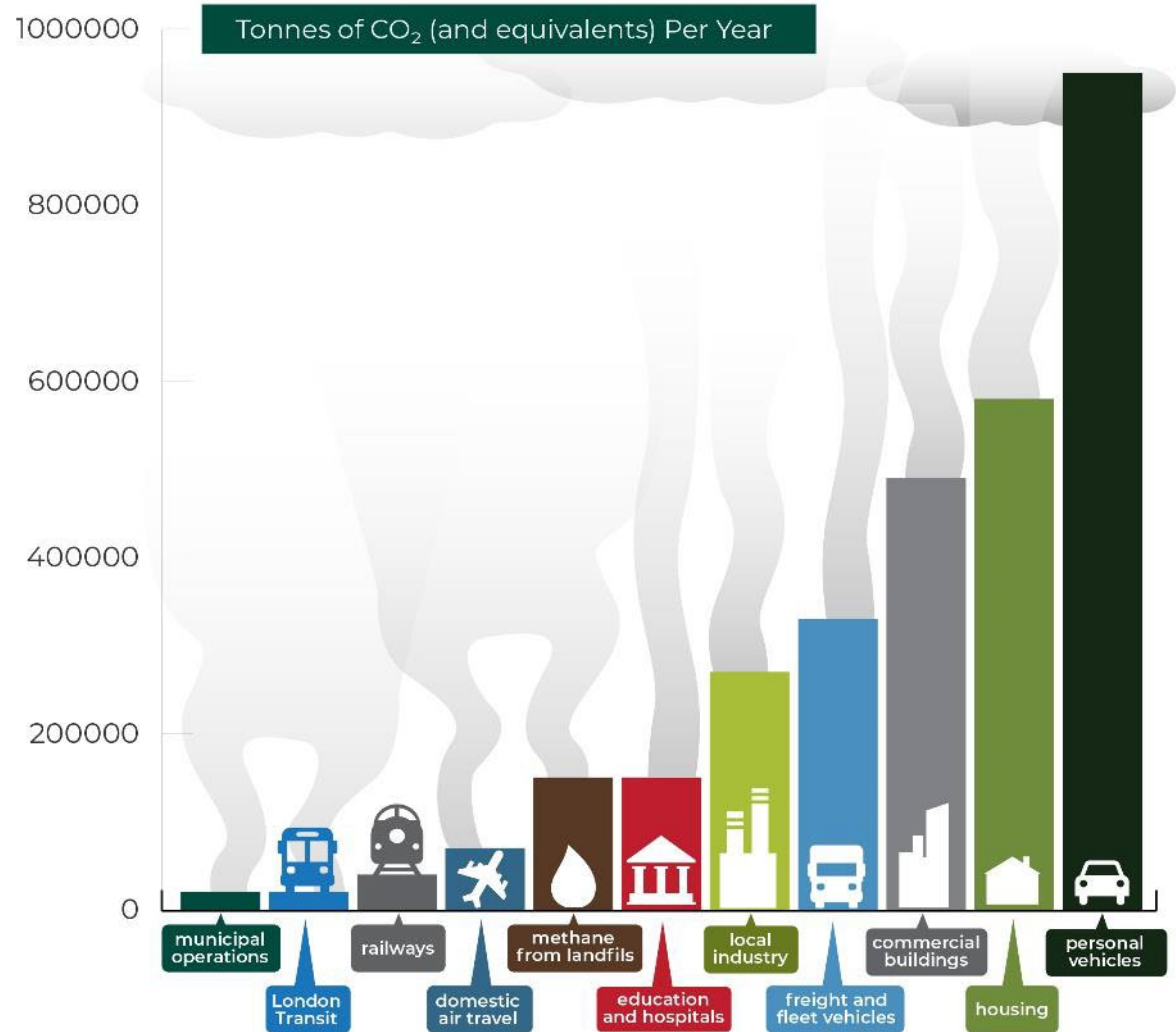
Target Applied to:	Progress at the End of 2020 (reduction from baseline year)	Existing Approved Targets (reduction from baseline year)	Proposed Milestone Targets (reduction from baseline year)
Community (2005 baseline year)	30%	43% by 2030	55% by 2030
			65% by 2035
			75% by 2040
		Net-Zero by 2050	Net-Zero by 2050
Corporate (2007 baseline year)	61%	60% by 2023	65% by 2030
			75% by 2035
			90% by 2040
		Net-Zero by 2050 or sooner	Net-Zero by 2045

For 2030, this would require a city-wide reduction in annual emissions of about 1 million tonnes from 2020 or 1.25 million tonnes from pre-pandemic levels.

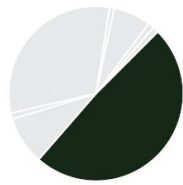


# Community GHG Emissions (2019)

3.0 million  
tonnes CO<sub>2</sub>e

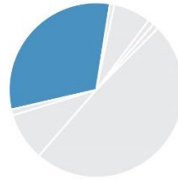


# Average Household Emissions



Vehicle Gasoline

**49%**



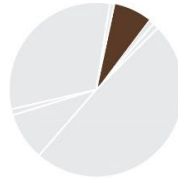
Natural Gas  
Home Heating

**31%**



Natural Gas  
Water Heating

**9%**



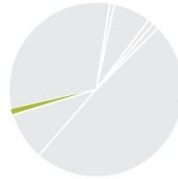
Methane From  
Food & Organic  
Waste in Garbage

**7%**



Propane BBQs etc.

**1%**



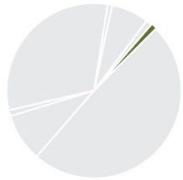
Electricity  
Furnace & Air Conditioner

**1%**



Electricity  
Appliances & Electronics

**1%**



Electricity  
Lighting

**<1%**

The average person living  
in a house in London emits  
**4.8**  
tonnes per year.

2019 data  
(pre Covid-19)

Aiming for  
**2.2**  
tonnes per  
year by  
2030



# Expected Results with 2030 Milestone Outcomes

<ul style="list-style-type: none"><li>• Walkable, Complete Neighbourhoods</li></ul>	<ul style="list-style-type: none"><li>• More Resilient Buildings and Infrastructure</li></ul>
<ul style="list-style-type: none"><li>• Increased Active Transportation and Transit</li></ul>	<ul style="list-style-type: none"><li>• More Carbon Capture</li></ul>
<ul style="list-style-type: none"><li>• More Zero Emission Vehicles</li></ul>	<ul style="list-style-type: none"><li>• Move Towards a Circular Economy</li></ul>
<ul style="list-style-type: none"><li>• More Net-zero Buildings</li></ul>	<ul style="list-style-type: none"><li>• Increased Community Resilience</li></ul>
<ul style="list-style-type: none"><li>• Lower Carbon Construction</li></ul>	<ul style="list-style-type: none"><li>• Increased Engagement on Climate Action</li></ul>



# Areas of Focus and Workplans

1. Engaging, Inspiring and Learning from People
2. Taking Action Now (Household Actions)
3. Transforming Buildings and Development
4. Transforming Transportation and Mobility
5. Transforming Consumption and Waste as Part of the Circular Economy



# Areas of Focus and Workplans

6. Implementing Natural and Engineered Climate Solutions and Carbon Capture
7. Demonstrating Leadership in Municipal Processes and Collaborations
8. Adapting and Making London More Resilient
9. Advancing Knowledge, Research and Innovation
10. Measuring, Monitoring and Providing Feedback



# May - August 2022 CEAP Activities

- Expanding, diversifying and deepening engagement through MMP **AoF 1**
- CEAP awareness – back at community events
- Tamarack Institute work with community partners

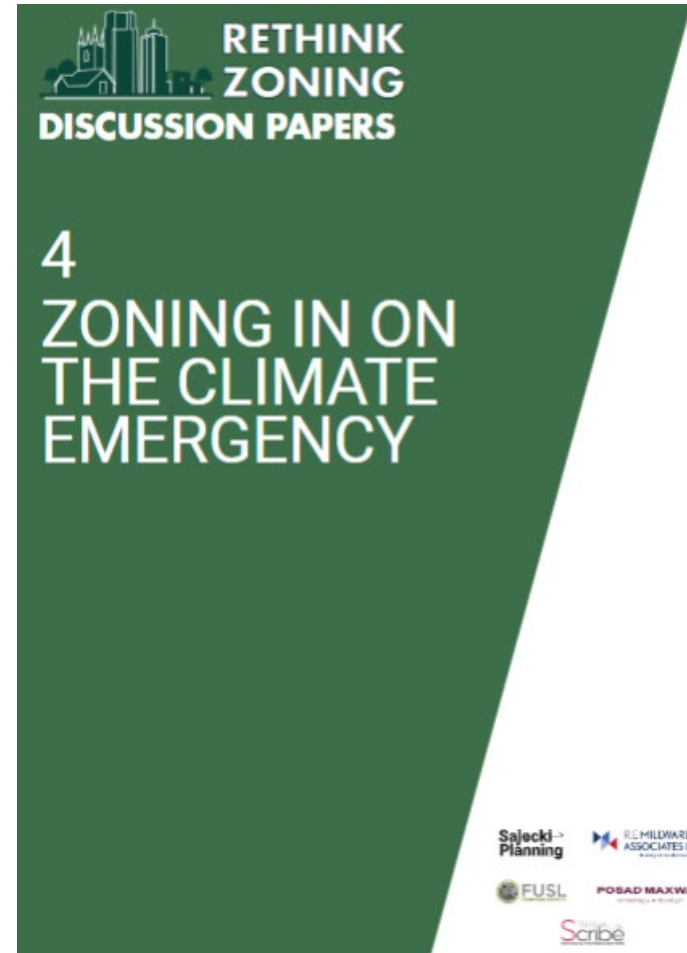




# May - August 2022 CEAP Activities

## AoF 3

- Integrated with the ReThink Zoning team
- Parking By-Law revision to reduce parking minimums in new development



# May - August 2022 CEAP Activities

## Mobility Master Plan

Help shape the future of transportation & mobility in London.

### AoF 4



Pilot projects for cargo e-bikes and personally-owned e-scooters approved (AoF 4)



# May - August 2022 CEAP Activities

- Climate Lens Process with: **AoF 7**
  - Waste Management (current focus)
  - Transportation
  - Planning applications
  - Asset Management
- Conversations with COTTFN on climate action
- Biosolids Master Plan options analysis (GHG)
- Introduced fleet e-bikes



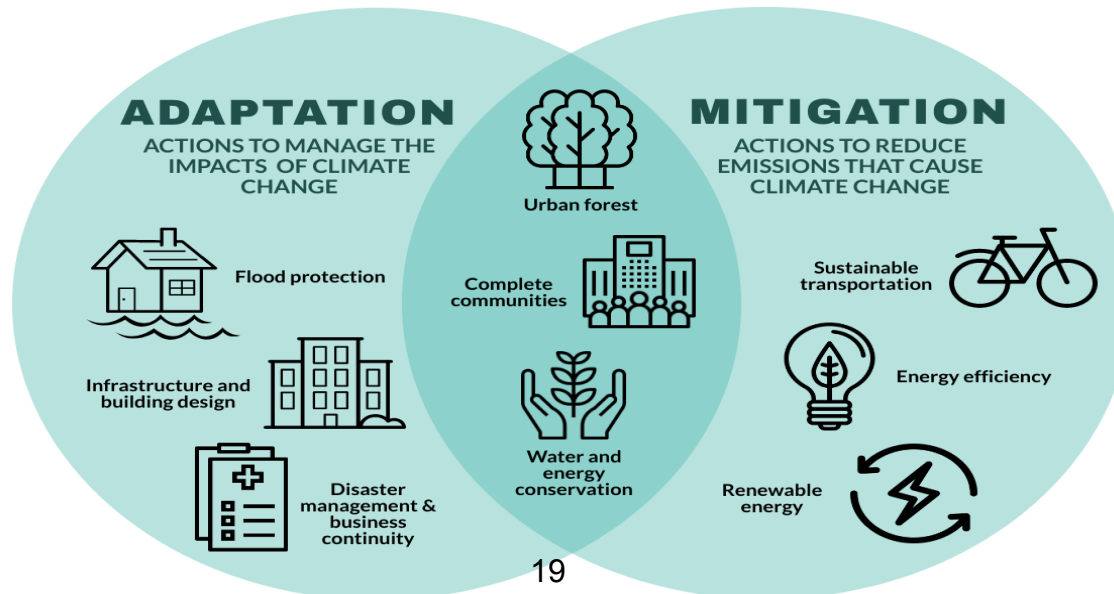
# May - August 2022 CEAP Activities

ADVANCING  
ADAPTATION



AoF 8

- Knowledge sharing with other municipalities
- Internal workshops and review of previous work
- Development of a “discussion primer”



# CEAP's Next 6 Months

## AoF 1 – Engaging, Inspiring and Learning from People

- Work on MMP – reaching more and more equity-deserving groups
- Series of projects forthcoming to test and advance collective impact in the community
- Working on collaborative framework ideas for engagement



# CEAP's Next 6 Months

## AoF 2 – Taking Action Now (Household Actions)

- Awareness of CEAP
- Transportation and mobility; home energy efficiency
- CHBA Net Zero Renovation Pilot Program
  - 4-year project
  - Trades training & certification
  - Select 5-20 homes to retrofit





# CEAP's Next 6 Months

## AoF 3 – Transforming Buildings and Development

- Initiate 5-year comprehensive OP review with Climate Lens
- ReThink Zoning process continues
- Advance Climate Lens Process to development applications
- Engaging with development community



### THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

CONSOLIDATED MAY 25, 2022  
COUNCIL ADOPTED, JUNE 23, 2016  
MINISTER APPROVED, DECEMBER 28, 2016





# CEAP's Next 6 Months

## AoF 4 – Transforming Transportation and Mobility

- MMP activities
- Active Transportation infrastructure construction
- Rapid Transit construction
- Finalize and implement Transportation Management Association
- Develop Electric mobility plan



# CEAP's Next 6 Months

## AoF 5 – Transforming Consumption and Waste as Part of the Circular Economy Workplan

- Food Waste Avoidance implementation plan
- Green Bin program implementation plan
- Landfill renewable natural gas (RNG) project
- Circular economy research and collaboration



# CEAP's Next 6 Months

## AoF 6 – Implementing Natural and Engineered Climate Solutions and Carbon Capture

- Tree Planting Strategy development
- Continued Environmental Management Guidelines for development



Tree canopy  
on tree lined  
street

St. James Street  
Thermal imaging  
(light colour = hot;  
dark colour = cool)



# CEAP's Next 6 Months

## AoF 7 – Demonstrating Leadership in Municipal Processes and Collaborations

- Development of Strategic Plan with Municipal Council
- Continued Climate Lens Process implementation
- Development of pathways to net-zero strategy for Corporate emissions
- Advance Biosolids Master Plan
- Start receiving some additional compressed natural gas (CNG) waste collection trucks
- Installation of more fleet EV chargers

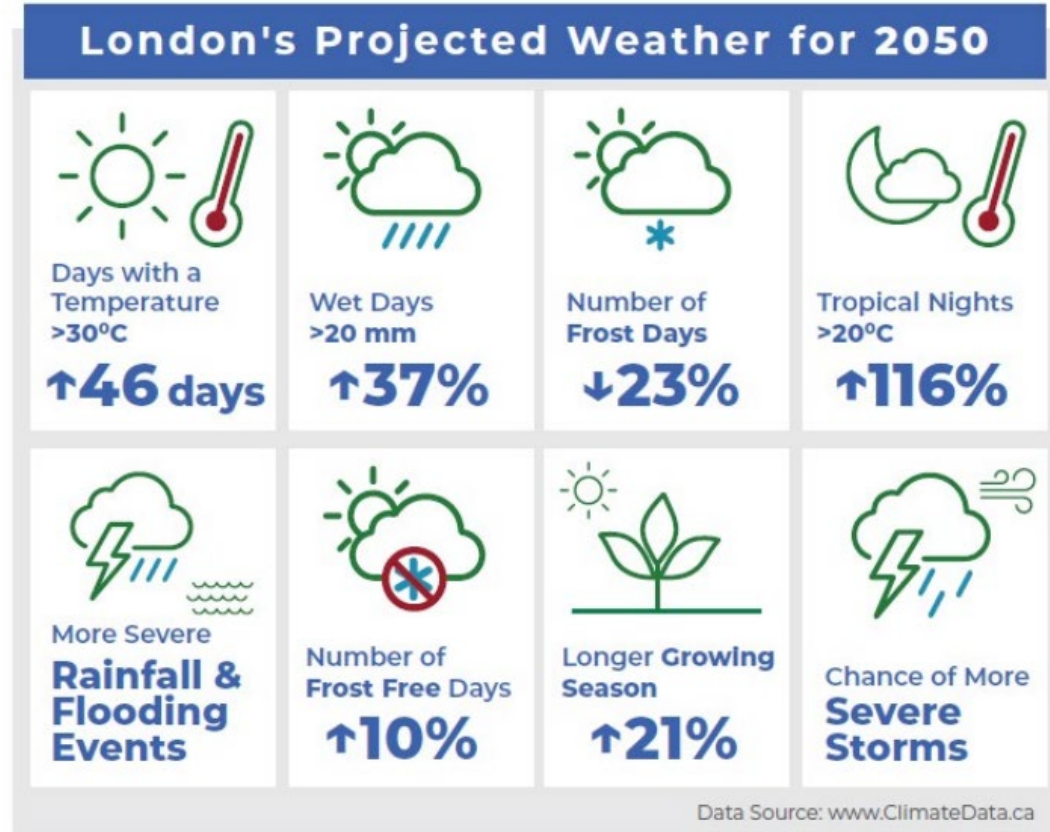




# CEAP's Next 6 Months

## AoF 8 – Adapting and Making London More Resilient

- Adaptation Plan (advancing from ICLEI-assisted discussion primer to engagement and consultation leading to Adaptation Plan)



# CEAP's Next 6 Months

## AoF 9 – Advancing Knowledge, Research and Innovation

- CityStudio student projects (Western & Fanshawe)
- Western MoU student projects
- Federal CAAF Research Projects
  - Western University
    - Engineering, Geography, Ivey
    - Improving climate action cost-benefit models
  - University of Waterloo (2 projects)
    - Residential focus
    - Improving GHG measuring & monitoring



# CEAP's Next 6 Months

## AoF 10 – Measuring, Monitoring and Providing Feedback

- Detailed climate action cost-benefit modelling and analysis
- London.ca website improvements for communication regarding CEAP
- Working with partners for conveying updates, actions and progress





# 1 ESACAC Assistance - Ideas

## AoF 1 – Engaging, Inspiring and Learning from People

Existing Actions :

- (Action 1) Convene and co-create community-led, City-supported group to extend CEAP into the community
- (Action 2) Convene and co-create a business and institution-led group to extend the reach of the CEAP into the business community

**Ask:** Looking for ideas and “how to” regarding community engagement



# 2&3 ESACAC Assistance - Ideas

## Funding and Climate Action Priorities

Collectively we all must do more, but capacity constraints are real (time, resources, funding).

**Ask:** How do we fund climate action? If tradeoffs are required, what should we do less of and why?

## Advancing Forestry Efforts

Tree planting on City lands is nearly complete.

**Ask:** What options/strategies can be used to engage regarding tree planting on private lands?



# 4&5 ESACAC Assistance - Ideas

## Household Action and Awareness

Community mobilization on residential energy efficiency is required.

**Ask:** How can barriers to home energy efficiency actions for homeowners be addressed?

CEAP has identified a household approach to explaining levels of responsibility for climate action.

**Ask:** How can we elevate the work and understanding?



# 6&7 ESACAC Assistance - Ideas

## Taking Action on Adaptation

Engaging and supporting action on adaptation can be difficult due to negative, “doomsday” messaging

**Ask:** How can we convey global challenges in a local context - to make Londoners understand local challenges and opportunities and be willing to act?

## Use of “Working Groups”

City staff available for specific items

**Ask:** Determine best way to have specific background details in hand prior to getting started



**Environmental Stewardship and Action Community Advisory  
Committee  
Report**

The 1st Meeting of the Environmental Stewardship and Action Community Advisory  
Committee  
June 29, 2022  
Advisory Committee Virtual Meeting  
Please check the City website for current details

Attendance                      PRESENT: B. Samuels (Acting Chair), D. Allick, P. Almost, I. El  
Ghamrawy, M. Griffith, A. Hames, C. Hunsberger, C. Mettler, L.  
Paulger, G. Sankar, N. Serour, L. Vuong and A. Whittingham  
and H. Lysynski (Committee Clerk) ABSENT: R. McGarry and  
M. Ross ALSO PRESENT: A. Beaton, M. Fabro, C. Parker, A.  
Rammeloo, S. Rowland, S. Stafford, J. Stanford, B. Westlake-  
Power and S. Wilson The meeting was called to order at 12:16  
PM.

**1. Call to Order**

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair

That B. Samuels and C. Hunsberger BE ELECTED Chair and Vice Chair,  
respectively, for the June 29, 2022 Environmental Stewardship and Action  
Community Advisory Committee meeting.

**2. Scheduled Items**

2.1 Environmental and Infrastructure Division - Service Area Overview

That it BE NOTED that the Environmental Stewardship and Action  
Community Advisory Committee received an Orientation from  
representatives of the Environment and Infrastructure Division.

**3. Consent**

3.1 Welcome from the former Advisory Committee on the Environment

That it BE NOTED that the communication, dated May 15, 2022, from the  
members of the former Advisory Committee on the Environment, with  
respect to a Welcome to the Environmental Stewardship and Action  
Community Advisory Committee, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

5.1 Notice of Application - 1470-1474 Highbury Avenue North

That it BE NOTED that a Working Group was formed, consisting of B.  
Samuels and A. Whittingham, to review the Notice of Planning Application,  
dated June 8, 2022, from C. Parker, Senior Planner, with respect to

Official Plan and Zoning By-law Amendments related to the properties located at 1470-1474 Highbury Avenue North.

5.2 Future Meeting Dates and Times

That it BE NOTED that the Environmental Stewardship and Action Community Advisory Committee held a general discussion with respect to future meeting dates and times of the committee; it being noted that the Committee Clerk will conduct a poll with options.

6. **Adjournment**

The meeting adjourned at 2:12 PM.

**From:** sankar girish  
**Sent:** Thursday, June 30, 2022 2:00 PM  
**To:** Pascual, Audrey <apascual@london.ca>  
**Cc:** Lysynski, Heather <hlysynsk@London.ca>  
**Subject:** [EXTERNAL] Re: ESACAC - Future Meeting Day and Time

Hi Audrey,

Thanks for your email.

I had previously requested to be part of the ECAC committee, instead of the ESACAC and have participated in this meeting.

I have been participating in meetings with ECAC. I am unable to contribute to both these committees' at this point and hence request to be removed from ESACAC.

Thanks,  
Girish



## Working Group Feedback on 1470-1474 Highbury Avenue North Notice of Application

Prepared by Environmental Stewardship and Action Community Advisory Committee (ESACAC)

Sept 6, 2022

**Q1 - Question:** Will the building design adhere to bird friendly building design guidelines? If so, which guidelines will be used?

**R1 - Recommendation:** Detailed design should reference the CSA A460:19 bird friendly building design standard. Bird collision prevention materials should be used on the exterior (first) surface of all windows and glass railing systems on the building up to the fourth floor. Lighting design should comply with dark sky criteria.

**R2 - Recommendation:** Exterior lighting fixtures in the parking lot or other areas that abut vegetation should use occupancy/motion sensors, such that the lights can be turned off or dimmed when not needed, to reduce light spillage and associated negative impacts to natural heritage and adjacent properties, and to reduce energy waste. Where possible, light fixtures that abut natural areas should have full cutoff and be directed away from vegetation.

**R3 - Recommendation:** There is a small pond on the subject land located at 43.030804626713184, -81.21886867300906. Water features like this are prone to illegal dumping of invasive species, particularly pets such as goldfish and carp. It is recommended that information signs be installed near the pond, wherever there is pedestrian access, warning that dumping of fish in the pond is prohibited.

**Q2 - Question:** What are the specific plans for waste management and removal from the premises? Please provide clarification. What does "indoor garbage collection" mean? Will residents leave garbage in the building and someone is responsible for bringing it to the Moloks, or will residents be expected to bring their garbage to the Moloks? Will a contractor pick up garbage from the Moloks? Is there a contractor in London that can service these? A special truck is needed. If so, is there enough room for trucks to drive in and turn around?

**Q3 - Question:** How will an organics waste stream be integrated into the building infrastructure and operations, given London's organics program is set to begin in 2023? (see Ontario Food and Organic Waste Framework). New builds should consider being able to adapt to likely future legislation requiring organics service.

**Q4 - Question:** There is no mention of garbage chutes in the building. How will garbage be removed from residences in the building?

**R4 - Recommendation:** Garbage chutes should NOT be available UNLESS chutes dedicated for recycling are as well.

**R5 - Recommendation:** Similarly, there is no mention of recycling service. It is recommended that recycling infrastructure should be considered in the detailed design stage, so that adequate space for bins will be provided, and appropriate space for trucks to service is available.

**R6 - Recommendation:** Landscaping around the building should use low-impact development (LID) methods and prioritize planting Ontario-native species wherever possible.

**R7 - Recommendation:** Application mentions numerous times how close buildings will be to the road. It is recommended that sufficient space is left between buildings and the road to accommodate potential installations of bike lanes in the future.

**R8 - Recommendation:** The detailed design should consider including storage/lockers dedicated for bicycles. For instance, 1 bike storage slot per unit could be accommodated. Secure bicycle storage should be on each level of the parking garage. (See [site-plan-control-law-cp-1455-541](#) section 14). In London the number of spaces required for highrise buildings outside rapid transit or main street zones is 0.5 per unit. Adding secure bike storage should allow parking layout to remain relatively the same.

**R9 - Recommendation:** As space and resources allow, it is recommended that the detailed design should explore incorporating green roof/courtyard infrastructure atop buildings. This could help to create a communal space for people to gather.

**R10 - Recommendation:** Currently, it is proposed that only 10% of units in the development will be allocated for affordable housing. We would like to see this percentage increased to at least 15% to accommodate lower income groups that are disproportionately affected by the present housing crisis.

**R11 - Recommendation:** Amenities for recreation and families should be incorporated into the detailed design. For example, a large playground, a splash pad for use during the summer, a half or full basketball court, picnic areas, reading gardens could be included.

**Q5 - Question:** During or following construction, will any of the building materials be reclaimed? Will material waste associated with construction be managed to reduce the amount sent to landfill?

**Q6 - Question:** Can the first floor of the building provide space for retail/restaurant amenities? It is noted there are not many restaurants or coffee shops located near the site.

**Q7 - Question:** Will any of the units in the building be designed to accommodate wheelchair users? (e.g., with wider doorways, roll-in showers, etc.)

**Q8 - Question:** How many elevators will be in the building?

**Q9 - Question:** Will space be allocated in front of the building facing the road to accommodate a future bus stop?

**Q10 - Question:** Will all units in the building have air conditioning?

**Q11 - Question:** Will rainwater run-off be diverted to the pond behind the building, or fed directly into storm water sewers? What would diversion infrastructure consist of?



P.O. Box 5035  
300 Dufferin Avenue  
London, ON  
N6A 4L9

July 6, 2022

To: Nominating Committees and Organizations

Re: **2023 Mayor's New Year's Honour List – Call for Nominations**

Each year London City Council enlists your assistance to nominate citizens for the Mayor's New Year's Honour List, which recognizes long-standing contributions to the London community.

Please consider nominating a London citizen who is worthy of this honour in the category for which your organization is responsible, as follows:

Reports to Community and Protective Services Committee ([cpssc@london.ca](mailto:cpssc@london.ca))

NOMINATING BODY	CATEGORY
Accessibility Community Advisory Committee	Accessibility
Age Friendly London Network	Age Friendly
Community and Protective Services Committee	Safety and Crime Prevention
Community and Protective Services Committee	Housing
London Arts Council	The Arts
London Sports Council	Sports

Reports to Strategic Priorities and Policy Committee ([sppc@london.ca](mailto:sppc@london.ca))

NOMINATING BODY	CATEGORY
Diversity, Inclusion and Anti-Oppression Community Advisory Committee	Humanitarianism
Diversity, Inclusion and Anti-Oppression Community Advisory Committee	Diversity and Race Relations

Reports to Planning and Environment Committee ([pec@london.ca](mailto:pec@london.ca))

NOMINATING BODY	CATEGORY
Community Advisory Committee on Planning	Heritage

Reports to Civic Works Committee ([cwc@london.ca](mailto:cwc@london.ca))

NOMINATING BODY	CATEGORY
Environmental Stewardship and Action Community Advisory Committee	Environment

2023 Mayor's New Year's Honour List – Call for Nominations  
July 6, 2022

Page 2

You may make your recommendation in confidence through the appropriate Standing Committee.

All nominations must be received at the email indicated **no later than 9 a.m. Monday, September 26, 2022**, to be included on the agenda for recommendation to Council on October 17, 2022. This timetable ensures that the slate of honourees is finalized for the traditional New Year's Day announcement.

For your information and assistance, we have enclosed a fillable pdf of the nomination form, a list of the previous recipients (no individual can be recognized more than once in their lifetime), together with a copy of the Council Policy which details the criteria and process to be followed.

Thank you very much for your expert assistance in this nomination process, and for your cooperation in meeting the submission deadline.

Sincerely,



Michael Schulthess  
City Clerk

Attachments (3)

cc: Mayor Ed Holder



Barb Westlake-Power  
Deputy City Clerk



# Mayor's New Year's Honour List Nomination Form

**Note:** Please refer to City Council's *Mayor's New Year's Honour List Policy*, for the criteria governing the nomination of individuals.

## NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of the *Municipal Act 2001 as amended*, and will be used to administer the Mayor's New Year's Honour List program. Questions about this collection should be addressed to the City Clerk at 300 Dufferin Avenue, London, Ontario, N6A 4L9. Tel: (519) 661-CITY (2489) ext. 4937.

### A. Nominee information

Name				
Street address		City	Province	Postal code
Daytime telephone number	/ extension	Home telephone number	E-mail address	

### B. Nominator information

Name			Date	
Street address		City	Province	Postal code
Daytime telephone number	/ extension	Home telephone number	E-mail address	

### C. Nomination category (check one):

- ☐ **Accessibility** (i.e. contributions to foster an environment of inclusion that embraces citizens of all abilities)
- ☐ **Age Friendly** (i.e. contributions to empowering older adults and advancing an age friendly community)
- ☐ **Arts** (i.e. contributions to fostering and/or the production of human creativity)
- ☐ **Distinguished Londoner** (to be selected by the Mayor)
- ☐ **Diversity and Race Relations** (i.e. contributions to the elimination of hate and discrimination)
- ☐ **Environment** (i.e. contributions to the awareness, preservation and protection of the environment)
- ☐ **Heritage** (i.e. contributions to the awareness, preservation and protection of heritage resources)
- ☐ **Housing** (i.e. contributions to the provision of safe and accessible housing for all members of the community)
- ☐ **Humanitarianism** (i.e. contributions to human welfare through philanthropic and other efforts)
- ☐ **Safety and Crime Prevention** (i.e. contributions to a safe and secure community)
- ☐ **Sports** (i.e. contributions to the awareness of and participation in sports activity and/or demonstrated excellence within a particular sports activity)

### D. Reason for nomination

Please provide a summary of the nominee's contributions as related to the applicable criteria. (May continue to next page)

Please provide a summary of the nominee's contributions as related to the applicable criteria. (*continued*)



## Mayor’s New Year’s Honour List Policy

**Policy Name:** Mayor’s New Year’s Honour List Policy

**Legislative History:** Adopted June 13, 2017 (By-law No. CPOL.-18-214); Amended April 24, 2018 (By-law No. CPOL.-18(a)-144); Amended July 24, 2018 (By-law No. CPOL.-18(b)-390); Amended October 15, 2019 (By-law No. CPOL.-18(c)-288); Amended August 10, 2021 (By-law No. CPOL.-18(d)-231); Amended July 5, 2022 (By-law No. CPOL.-18(e)-204)

**Last Review Date:** July 5, 2022

**Service Area Lead:** City Clerk

### 1. Policy Statement

- 1.1 This policy establishes the Mayor’s New Year’s Honour List for the recognition of persons who have contributed in an outstanding manner to the community of London in one of the categories of Accessibility, Age Friendly, Arts, Distinguished Londoner, Diversity and Race Relations, Environment, Heritage, Housing, Humanitarianism, Safety & Crime Prevention, and Sports.

### 2. Definitions

- 2.1 Not applicable.

### 3. Applicability

- 3.1 This Council policy applies to all persons who have contributed in an outstanding manner to the community of London in prescribed categories.

### 4. The Policy

#### 4.1 Categories

Persons may be recognized in any of the following categories:

- a) Accessibility (i.e. contributions to foster an environment of inclusion that embraces citizens of all abilities);
- b) Age Friendly (i.e. contributions to empowering older adults and advancing an age friendly community);
- c) Arts (i.e. contributions to fostering and/or the production of human creativity);
- d) Diversity and Race Relations (i.e. contributions to the elimination of hate and discrimination).
- e) Environment (i.e. contributions to the awareness, preservation and protection of the environment);
- f) Heritage (i.e. contributions to the awareness, preservation and protection of heritage resources);
- g) Housing (i.e. contributions to the provision of safe and accessible housing for all members of the community);
- h) Humanitarianism (i.e. contributions to human welfare through philanthropic and other efforts);



- i) Safety & Crime Prevention (i.e. contributions to a safe and secure community);
- j) Sports (i.e. contributions to the awareness of and participation in sports activity and/or demonstrated excellence within a particular sports activity); or
- k) Distinguished Londoner (i.e., outstanding contribution to community collaboration or acts of good will by giving back to our City).

#### 4.2 Nominating Committees/Organizations

The following Committees/Organizations shall nominate individuals in the respective categories:

- a) Accessibility – Accessibility Community Advisory Committee
- b) Age Friendly – Age Friendly London Network
- c) Arts – London Arts Council
- d) Diversity and Race Relations – Diversity, Inclusion and Anti-Oppression Community Advisory Committee
- e) Environment – Environmental Stewardship and Action Community Advisory Committee
- f) Heritage – Community Advisory Committee on Planning
- g) Housing – Community and Protective Services Committee
- h) Humanitarianism – Diversity, Inclusion and Anti-Oppression Community Advisory Committee
- i) Safety & Crime Prevention – Community and Protective Services Committee
- j) Sports – London Sports Council
- k) Distinguished Londoner – Each Council Member may submit one (1) name to the Mayor for consideration. The Mayor may select up to six (6) individuals for recommendation to Municipal Council.”

#### 4.3 Conditions

The following conditions shall apply to the nomination of individuals:

- a) no more than one person in each category shall be named in any one year, except for the category of Distinguished Londoner, subject to:
  - i) a person may not necessarily be named in each category each year;
  - ii) City Council may, at its sole discretion and on an exception basis, choose to recognize two individuals in any one category in a given year should the City Council determine that two individuals have inseparably partnered in contributing to their respective category, thereby increasing the aggregate amount of nominees beyond the usual maximum of ten persons to be named in any one year;
- b) the recipients shall be chosen for long standing contributions in their respective categories;
- c) the name of any one individual shall be included on the Honour List only once in their lifetime;

- d) any person currently serving as a member of any one of the Advisory Committees, City Council, Civic Administration or organizations referred to in 4.2 shall not be eligible for naming to the list during their term of appointment or employment with the City;
- e) nominees being recommended by the Advisory Committees or organizations referred to in 4.2 shall receive at least seventy-five percent of the total eligible votes on the respective Advisory Committee or organization.

#### 4.4 Form of Recognition

- a) The recipients shall be honoured at the first meeting of City Council in January, with a reception for themselves and one guest, and presentation of an appropriately-worded certificate.
- b) A plaque shall be displayed in a prominent public area of City Hall honouring those persons named each year to the Mayor's New Year's Honour List and shall be updated annually by the City Clerk.



London  
CANADA

## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 1976 (Arts)

Catharine Kezia Brickenden  
Lenore Crawford  
Heinar Piller  
Ray Sealey  
Bruce Sharpe  
Ruth Sharpe

### 1977 (Arts)

Martin Boundy  
A. Elizabeth Murray  
James Reaney  
Margaret Skinner  
Earle Terry

### 1978 (Arts)

Robin Dearing  
Donald Fleckser  
Angela Labatt  
Dorothy Scuton  
Pegi Walden

### 1979 (Arts)

Paul Eck  
Edward Escaf  
Clifford Evans  
Arnim Walter

### 1980 (Arts)

Jane E. Bigelow  
Barbara Ivey  
Richard M. Ivey  
Beryl Ivey

### 1981 (Arts)

Herbert J. Ariss  
Dorothy Carter  
Noreen DeShane  
John H. Moore  
S. Elizabeth Moore

### 1982 (Arts)

Wesanne McKellar  
Edward R. Procnier  
J. Allyn Taylor

### 1983 (Arts)

Robert L. (Bob) Turnbull  
Frank L. Hallett  
Kathleen M. Hallett  
Ivor Brake  
Phyllis J. Brake  
Carol Johnston  
Thomas F. Lawson

### 1984 (Arts)

Minnette Church  
Betty Duffield

### 1985 (Arts)

Nancy Poole  
Paddy Gunn O'Brien  
Thomas F. Siess

### 1986 (Arts)

Sasha McInnis Hayman  
Gregory R. Curnoe  
Thomas J. Hannigan

### 1987 (Arts)

Caroline L. Conron  
Stephen Joy  
Gerald Fagan  
Millard P. McBain

### 1988 (Arts)

Maurice A. Coghlin  
Arthur Ender  
Bernice Harper  
Ian Turnbull

### 1989

Mervin Carter (Safety)  
Robert Loveless (Physically Challenged)  
Gordon Jorgenson (Crime Prevention)  
Orlo Miller (Architectural Conservation)  
Nancy Postian (Arts)  
Thomas Purdy (Environment)

### 1990

Julia Beck (Architectural Conservation)  
Ruth Clarke (Safety)  
Sam Katz (Environment)  
Helena Kline (Crime Prevention)  
Nellie Porter (Housing)  
Nancy Skinner (Physically Disabled)  
Maurice Stubbs (Arts)

### 1991

Paul Ball (Crime Prevention)  
Ian Chappell (Crime Prevention)  
Silvia Clarke (Architectural Conservation)  
Norman Davis (Crime Prevention)  
Norma Dinniwel (Arts)  
Jay Mayos (Environment)  
Marilyn Neufeld (Physically Challenged)  
Margaret Sharpe (Crime Prevention)  
Glen Sifton (Safety)

### 1992

Kenneth Bovey (Environment)  
Susan Eagle (Housing)  
George Mottram (Safety)  
Laverne Shipley (Crime Prevention)  
Richard Verrette (Arts)  
Debbie Willows (Physically Challenged)



## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 1993

Alan Benninger (Housing)  
William Fyfe (Environment)  
Wil Harlock (Architectural Conservation)  
David Long (Housing)  
Margaret MacGee (Safety)  
Nancy McNee (Arts)  
Craig Stainton (Housing)  
Peter Valiquet (Crime Prevention)  
Shirley Van Hoof (Physically Disabled)

### 1994

Michael Baker (Architectural Conservation)  
Caroline Bolter (Environment)  
Richard Izzard (Crime Prevention)  
David Kirk (Safety)  
John Moran (Physically Disabled)  
John Schunk (Housing)  
Katharine Smith (Arts)

### 1995

Ruth Drake (Architectural Conservation)  
Martha Henry (Arts)  
Jeff Henderson (Environment)  
Sandra McNee (Housing)  
Ron Newnes (Crime Prevention)  
Tanys Quesnel (Physically Challenged)  
Bill Woolford (Safety)

### 1996

Robert Baumbach and the Dixie Flyers (Arts)  
Jess Davidson (Physically Challenged)  
Rosemary Dickinson (Environment)  
Gertrude Roes (Safety)  
Mowbray Sifton (Housing)  
Nancy Zwart Tausky (Architectural Conservation)

### 1997

Karen Burch (Environment)  
Gretta Grant (Humanitarianism)  
Marion Obeda (Safety and Crime Prevention)  
Kim Pratt (Architectural Conservation)  
Cesar Santander (Arts)  
W. (Bill) Willcock (Housing)

### 1998

Paterson Ewen (Arts)  
Tim Dupee (posthumously) (Physically Challenged)  
Sargon Gabriel (Humanitarianism)  
Mary Huffman (Safety and Crime Prevention)  
Ann McKillop (Heritage Conservation)  
Henry and Maria Stam (Environment)

### 1999

Dan Brock (Heritage Conservation)  
Tom Crerar (Environment)  
John Davidson (Physically Challenged)  
O. Veronica Dryden (posthumously) (Humanitarianism)  
Michael Edward Howe (Housing)  
Phil Murphy (Arts)  
Shelly Siskind (Safety and Crime Prevention)

### 2000

Lottie Brown (Heritage Conservation)  
Hume Cronyn (Arts)  
Paul Duerden (Sports)  
John Falls (posthumously) (Physically Challenged)  
Gwen Barton Jenkins (posthumously) (Humanitarianism)  
Judy Potter (Housing)  
Paul van der Werf (Environment)

### 2001

Douglas Bocking (Heritage Conservation)  
Connie Cunningham (posthumously) (Housing)  
Keith Cartwright (Physically Challenged)  
Art Fidler (Arts)  
Dan and Mary Lou Smoke (Humanitarianism)  
Lesley Thompson (Sports)  
Gosse VanOosten (Environment)  
Audrey Warner (Safety and Crime Prevention)

### 2002

Eric Atkinson (Arts)  
Bill Brock (Safety and Crime Prevention)  
Debbie Dawtrey (Physically Challenged)  
Susan Epstein (Environment)  
Janet Hunten (Heritage)  
Gail Irmiler (Housing)  
Carolyn Rundle (Humanitarianism)  
Darwin Semotiuk (Sports)

### 2003

Ralph Aldrich (Arts)  
Mary Kerr (Heritage)  
Michael Lewis (Physically Challenged)  
Laila Norman (Safety and Crime Prevention)  
Elaine Pensa (Humanitarianism)  
Joseph Rea and the Archangelo Rea Foundation (Environment)  
Jan Richardson (Housing)  
Clarke Singer (Sports)

### 2004

Alan Cohen (Arts)  
Ayshi Hassan (Humanitarianism)  
Dr. Bill Judd (Heritage)  
Carol Kish (Safety and Crime Prevention)  
Rick Odegard (Housing)  
Jennifer Smith Ogg (Sports)  
Cathy Vincent-Linderoos (Physically Challenged)  
Dave and Winifred Wake (Environment)

### 2005

Bernice Brooks (Environment)  
Eugene DiTrollo (Safety and Crime Prevention)  
Genet Hodder (Heritage)  
Prof. Donald McKellar (Arts)  
Patrick Murphy (Persons with Disabilities)  
Barry Parker (Housing)  
Shanti Radcliffe (Humanitarianism)  
Jude St. John (Sports)



## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 2006

Jane Antoniak (Diversity and Race Relations)  
John Barron (Arts)  
Dale and Mark Hunter (Sports)  
Jim Mahon (Environment)  
Lorin MacDonald (Persons with Disabilities)  
Darlene Ritchie (Housing)  
Clare Robinson (Safety and Crime Prevention)  
Sister Teresa Ryan (Humanitarianism)  
Barry Wells (Heritage)

### 2007

Eleanor Bradley (Safety and Crime Prevention)  
Peter Brennan (Arts)  
Chris Doty (posthumously) (Heritage)  
Peter Inch (Sports)  
Sandy Levin (Environment)  
Raul Llobet (posthumously) (Diversity and Race Relations)  
Susie Matthias (Persons with Disabilities)  
Glen Pearson and Jane Roy (Humanitarianism)

### 2008

Henri Boyi (Humanitarianism)  
Dr. Cathy Chovaz (Persons with Disabilities)  
Michelle Edwards (Diversity and Race Relations)  
Stephen Harding (Heritage)  
Thom McClenaghan (Environment)  
Todd Sargeant (Sports)  
Jeffrey Paul Schlemmer (Housing)  
Dr. Margaret Whitby (Arts)

### 2009

Mohamed Al-Adeimi (Diversity and Race Relations)  
Teresa Anglin (Humanitarianism)  
Diana Anstead (Safety and Crime Prevention)  
Margaret Capes (Housing)  
Mike Circelli (Sports)  
Nancy Finlayson (Environment)  
Jeff Preston (Persons with Disabilities)  
Theresa Regnier (Heritage)  
Jim Scott (Arts)

### 2010

Alison Farough (Safety and Crime Prevention)  
Jennifer Grainger (Heritage)  
Charlene Lazenby (Housing)  
Kathy Lewis (Persons with Disabilities)  
Maryanne MacDonald (Environment)  
Joyce Mitchell (Diversity and Race Relations)  
Darlene Pratt (Arts)  
Sister Margo Ritchie (Humanitarianism)  
Ray Takahashi (Sports)

### 2011

Sister Joan Atkinson (Housing)  
Major Archie Cairns (Arts)  
Bill De Young (Environment)  
Mike Lindsay (Sports)  
Marlyn Loft (Heritage)  
Christina Lord (Humanitarianism)  
Dr. Gaston N.K. Mabaya (Diversity and Race Relations)  
Marg Rooke (Safety and Crime Prevention)  
Cheryl Stewart (Persons with Disabilities)

### 2012

Maryse Leitch (Arts)  
Catherine McEwen (Heritage)  
Josip Mrkoci (Sports)  
Perpétue Nitunga (Humanitarianism)  
Greg Playford (Housing)  
Anne Robertson (Persons with Disabilities)  
Evelina Silveira (Diversity and Race Relations)  
Maureen Temme (Environment)

### 2013

Meredith Fraser (Diversity and Race Relations)  
Bramwell Gregson (Arts)  
Bruce Huff (Sports)  
Suzanne Huot (Humanitarianism)  
David Nelms (Housing)  
Joe O'Neil (Heritage)  
Shane O'Neill (Environment)  
Lou Rivard (Safety and Crime Prevention)  
Carmen Sprovieri (Persons with Disabilities)

### 2014

Barry Fay (Sports)  
Talia Goldberg (Persons with Disabilities)  
Rebecca Howse (Diversity and Race Relations)  
John Nicholson (Arts)  
Gary Smith (The Environment)  
Lloyd Stevenson (Housing)  
Kenneth Wright (Humanitarianism)

### 2015

Hilary Bates Neary (Heritage)  
Alfredo Caxaj (Diversity and Race Relations)  
Roger Khouri (Persons with Disabilities)  
Michael Lynk (Humanitarianism)  
Patrick Mahon (The Arts)  
Corina Morrison (Safety and Crime Prevention)  
Bob Porter (Environment)  
Martha Powell (Housing)  
Damian Warner (Sports)

### 2016

Gary Brown (Environment)  
Glen Curnoe (Heritage)  
Charles and Carolyn Innis – Humanitarianism  
Holly Painter (Arts)  
Bonnie Quesnel – Persons with Disabilities  
Paul Seale – Safety and Crime Prevention  
Jens Stickling (Housing)  
Reta Van Every (Diversity and Race Relations)  
Tessa Virtue and Scott Moir – Sports



## MAYOR'S NEW YEAR'S HONOUR LIST (1976 – 2022)

### 2017

Dale Yoshida – Arts  
Mojdeh Cox – Diversity and Race Relations  
Dr. Joseph Cummins – Environment  
Sandra Miller – Heritage  
Susan Grindrod – Housing  
Andrew Rosser – Humanitarianism  
Brenda Ryan – Persons with Disabilities  
Danielle Mooder – Safety and Crime Prevention  
Therese Quigley – Sports

### 2018

Karen Schuessler – Arts  
Dharshi Lacey – Diversity and Race Relations  
George Sinclair – Environment  
Susan Bentley – Heritage  
Sister Delores Brisson – Housing  
Lina Bowden – Humanitarianism  
Todd Sargeant and Sigmund Bernat – Persons  
with a Disability  
Émilie Crakondji – Safety and Crime Prevention  
Tom Partalas – Sports

### 2019

Rachel Braden and Merel (Facility Dog) -  
Accessibility  
Ernest Maiorana - Age Friendly  
Victoria Carter - Arts  
Gabor Sass - Environment  
Steven Liggett - Heritage  
Melissa Hardy-Trevenna - Housing  
Jacqueline Thompson - Humanitarianism  
Mike Lumley - Sports

### 2020

Gary Doerr – Accessibility  
Patrick Fleming – Age Friendly  
Renée Silberman – Arts  
Don Campbell – Distinguished Londoner  
Hayden Foulon (Posthumously) – Distinguished  
Londoner  
Leroy Hibbert – Distinguished Londoner  
Brian Hill – Distinguished Londoner  
Rob McQueen – Environment  
Arthur McClelland – Heritage  
Carla Garagozzo – Housing  
Alexander Kopacz – Sports

### 2021

Gerald (Gerry) LaHay – Accessibility  
Jean Knight – Age Friendly  
Betty Anne Younker – Arts  
Joey Hollingsworth – Distinguished Londoner  
Jim Campbell – Distinguished Londoner  
Mitchell A. Baran, posthumously – Distinguished  
Londoner  
Wayne Dunn – Distinguished Londoner  
Mary Alikakos – Diversity and Race Relations  
Marianne Griffith – Environment  
Sylvia Chodas – Heritage  
Dr. Abe Oudshoorn – Housing  
Jeremy McCall – Humanitarianism  
Murray Howard – Sports

### 2022

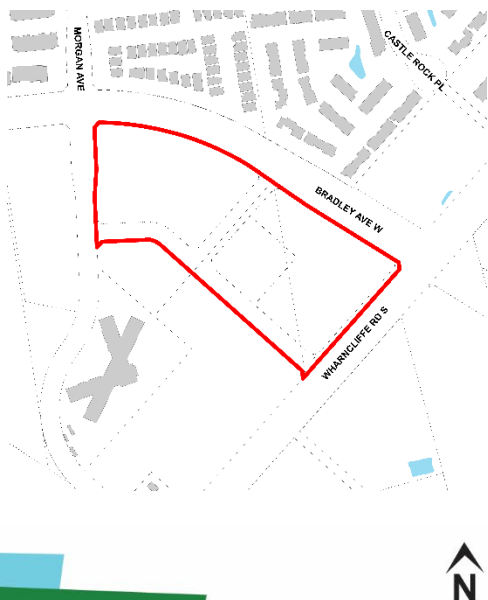
Hayley Gardiner – Accessibility  
Patrician Hoffer – Arts  
Joyce E. Larsh – Distinguished Londoner  
Mario Circelli – Distinguished Londoner  
Mike Evans – Distinguished Londoner  
Mandi Fields – Distinguished Londoner  
Mary Anne Hodge – Environment  
Dorothy Palmer – Heritage  
Robert Sexsmith – Housing  
Kait Symonds – Safety and Crime Prevention  
Maggie MacNeil – Sports



# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

### 3350, 3480 Morgan Avenue and 1363 Wharncliffe Road South



**File: 39T-22503 & OZ-9100**

**Applicant: Sifton Properties Limited**

#### **What is Proposed?**

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- Two (2) medium density residential blocks;
- One (1) park block; and,
- Two local streets

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **September 1, 2022**

Mark Johnson

[mjohnson@london.ca](mailto:mjohnson@london.ca)

519-661-CITY (2489) ext. 6276

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: OZ-9100

[london.ca/planapps](https://london.ca/planapps)

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You may also discuss any concerns you have with your Ward Councillor:

Paul Van Meerbergen

[pvanmeerbergen@london.ca](mailto:pvanmeerbergen@london.ca)

519-661-CITY (2489) ext. 4010

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: August 4, 2022



# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of two (2) medium density residential blocks and one (1) park block, serviced by two local streets.

## Requested Amendment to The London Plan (New Official Plan)

To add a site-specific policy to allow the site to develop for primarily residential uses in a Commercial/Shopping Area to the Southwest Area Secondary Plan and The London Plan. The residential uses include a mix of townhouses and stacked townhouses up to 4 storeys and apartment buildings up to 6 storeys.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•CSA5(3)) Zone; and a Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-138•CSA5(3)) Zone to a Holding Residential R9 Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•R9-4(\*)) Zone; a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•h-138•R9-7(\*)/CSA5(3)) Zone; a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•R9-7(\*\*)/CSA5(3)) Zone; a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•h-138•R9-7(\*\*\*)/CSA5(3)) Zone; and a Holding Open Space (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•h-138•OS(1)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** a Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•CSA5(3)) Zone; and a Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-138•CSA5(3)) Zone.

**Permitted Uses:** a range of commercial uses including: assembly halls, automotive uses, restricted, bake shops, clinics, commercial parking structures and lots, commercial recreation establishments, convenience service establishments, day care centres, duplicating shops, financial institutions, home and auto supply stores, institutions, medical/dental offices, offices, patient testing centre laboratories, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, supermarkets, taverns, video rental establishments, brewing on premises establishments, cinemas, commercial schools and private schools.

**Special Provision(s):** The CSA5(3) special provisions allow uses to be in stand-alone buildings and permit a reduced front and exterior side yard setback of 3 metres.

**Height:** 12 metres

### Requested Zoning

**Zone:** a Holding Residential R9 Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•R9-4(\*)) Zone; a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•h-138•R9-7(\*)/CSA5(3)) Zone; a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•R9-7(\*\*)/CSA5(3)) Zone; a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•h-138•R9-7(\*\*\*)/CSA5(3)) Zone; and a Holding Open Space (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•h-138•OS(1)) Zone.

**Permitted Uses:** include those permitted through the existing zone as well as the additional uses of hotels and motels, cluster townhouses, cluster stacked townhouses, apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum of care facilities.

**Special Provision(s):** i) to permit townhouses and stacked townhouses uses, a minimum lot frontage of 20 metres, a minimum front and exterior side yard setback of 4.5 metres, a minimum interior side yard setback of northwest property line of 2.2 metres, a minimum rear yard setback of 4.5 metres, a maximum height for townhouses and stacked townhouses of 14 metres, a maximum height for all other uses of 17 metres (5 storeys), a maximum lot coverage for townhouses and stacked townhouses of 40 percent, and a minimum parking requirement of 1 parking spaces per unit for the Residential R9 (R9-4(\*)) Zone; ii) to permit townhouses, stacked townhouses and hotel/motel uses, a minimum front and exterior side yard setback of 4.5 metres, a maximum height for townhouses and stacked townhouses of 14 metres, a maximum height for all other uses of 22 metres (6 storeys), a maximum lot coverage of 40 percent, a maximum density of 200 units per hectare, and a minimum parking requirement of 1

parking spaces per unit for the Residential R9 (R9-7(\*) Zone; iii) to permit townhouses, stacked townhouses and hotel/motel uses, a minimum front and exterior side yard setback of 4.5 metres, a minimum interior side yard setback of 4.5 metres, a minimum rear yard setback of 4.5 metres, a maximum height for townhouses and stacked townhouses of 14 metres, a maximum height for all other uses of 17 metres (5 storeys), a maximum lot coverage for townhouses and stacked townhouses of 40 percent, and a minimum parking requirement of 1 parking spaces per unit for the Residential R9 (R9-7(\*\*) Zone; and iv) to permit townhouses, stacked townhouses and hotel/motel uses, a minimum front and exterior side yard setback of 4.5 metres, a minimum interior side yard setback of 4.5 metres, a minimum rear yard setback of 4.5 metres, a minimum landscaped open space for townhouses and stacked townhouses of 25 percent, a maximum height for townhouses and stacked townhouses of 14 metres, a maximum height for all other uses of 22 metres (6 storeys), a maximum lot coverage of 40 percent, a maximum density of 200 units per hectare and a minimum parking requirement of 1 parking spaces per unit for the Residential R9 (R9-7(\*\*\*) Zone.

**Height:** 14 metres – 22 metres

This property is also the subject to an Official Plan and Zoning By-law Amendment application to facilitate the proposed development (File: OZ-9100).

**Planning Policies**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. The lands are also within the Southwest Area Secondary Plan which provides more detailed policy guidance for a specific area that goes beyond the general policies. The subject lands are located within the Central Longwoods Neighbourhood in the Southwest Area Secondary Plan and designated as Commercial. The lands are within the Shopping Area Place Type in The London Plan; which primarily permits a broad range of retail, service and office uses. Mixed use development is encouraged, and residential uses are permitted in addition to the commercial uses, though are not permitted as the primary land use. A specific policy is proposed to permit a primarily residential development to occur on the lands.

**How Can You Participate in the Planning Process?**

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City’s planning review and decision making process are summarized below.

**See More Information**

You can review additional information and material about this application by:

- Contacting the City’s Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

**Reply to this Notice of Application**

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff’s recommendation to the City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, and Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

## **What Are Your Legal Rights?**

### **Notification of Council and Approval Authority's Decision**

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentsservices@london.ca](mailto:developmentsservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed official plan and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

### **Right to Appeal to the Ontario Land Tribunal**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

## **Notice of Collection of Personal Information**

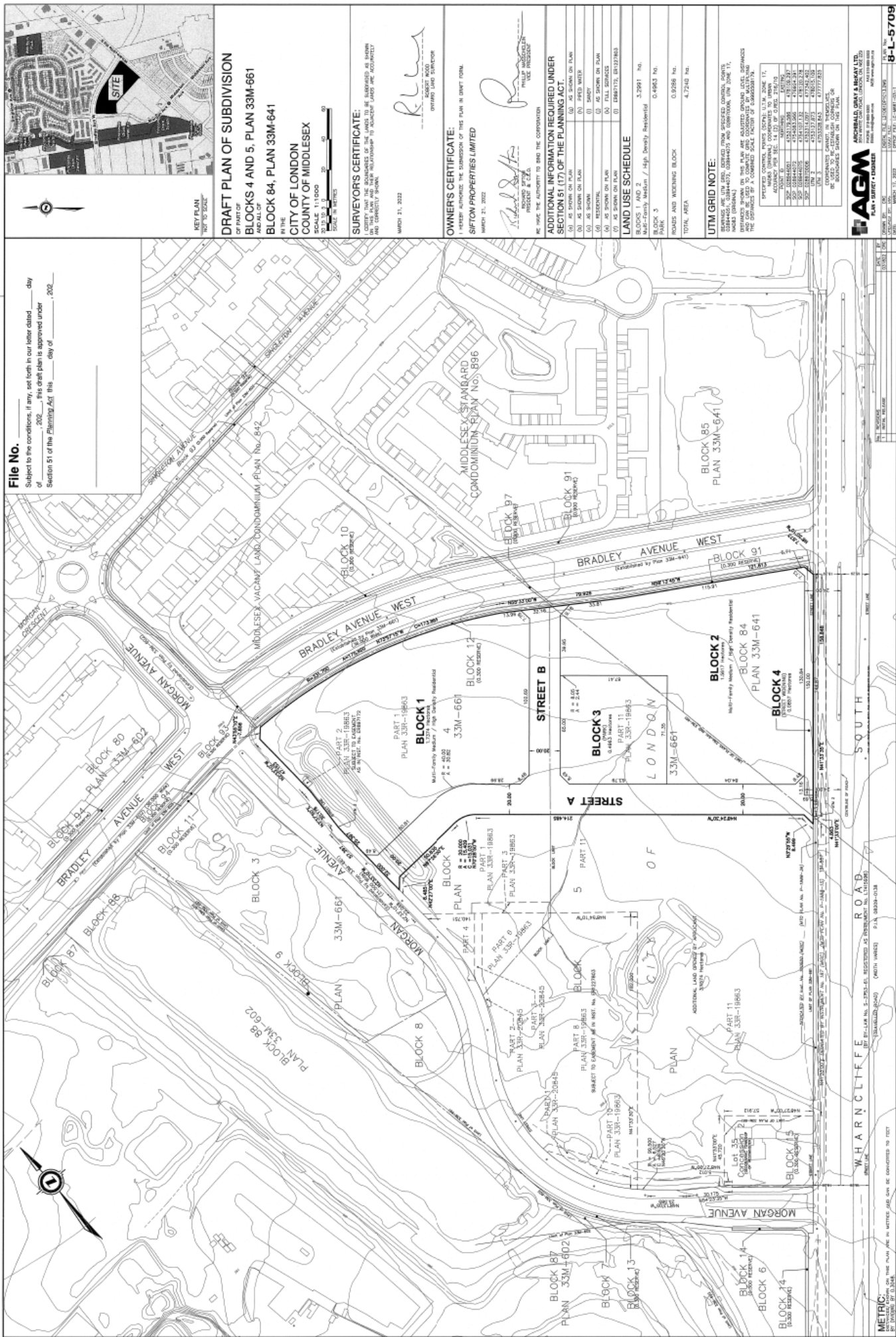
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.

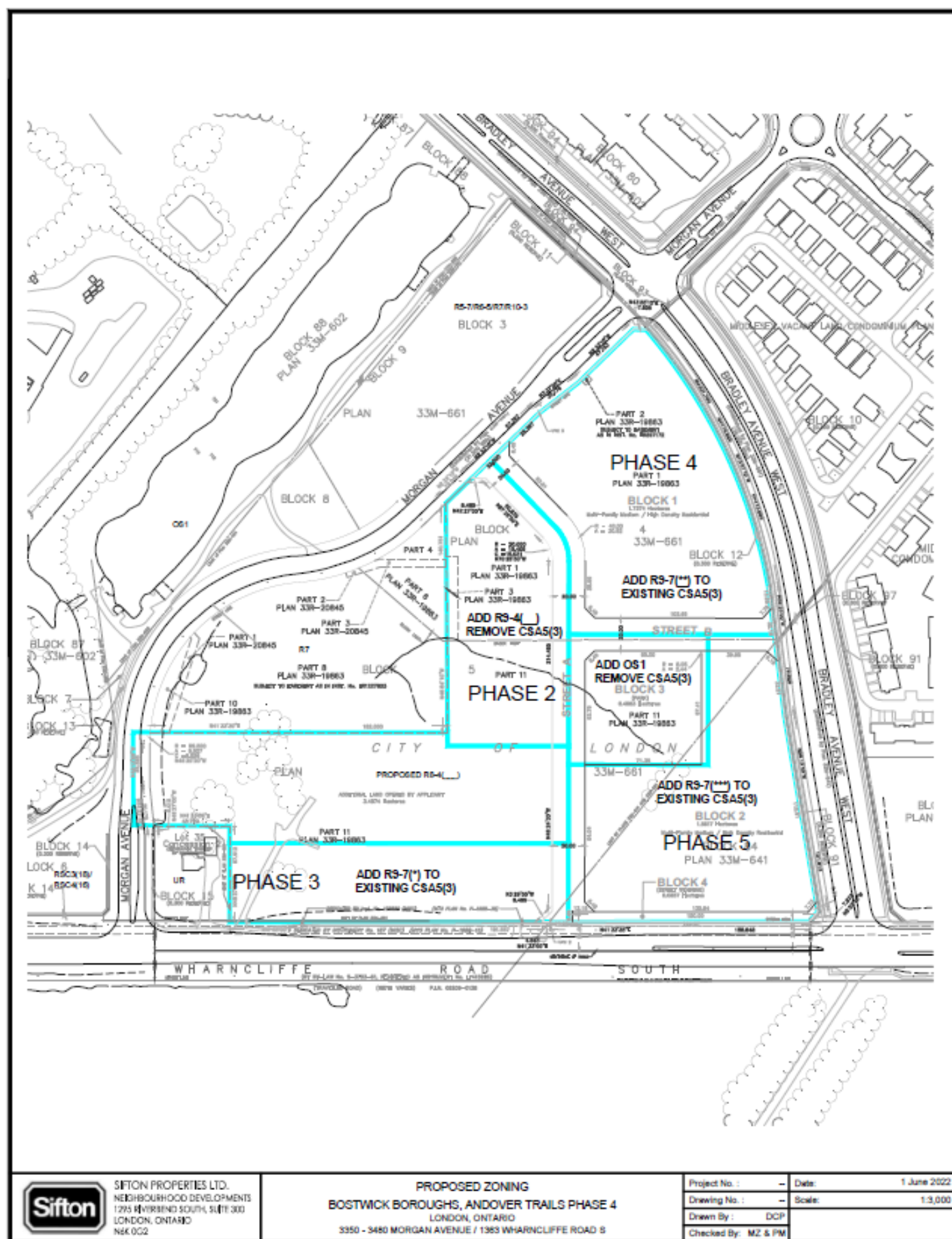


## Requested Draft Plan of Subdivision



**The above image represents the applicant's proposal as submitted and may change.**

## Requested Zoning



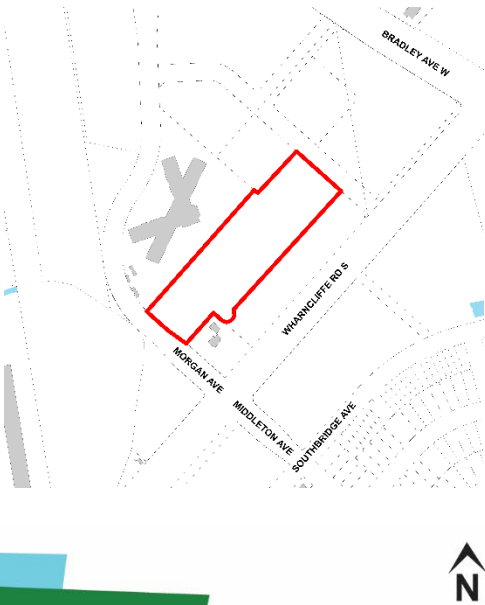
**The above image represents the applicant's proposal as submitted and may change.**



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 3480 Morgan Avenue



**File: Z-9531**

**Applicant: Sifton Properties Ltd.**

#### What is Proposed?

Zoning amendment to allow:

- Residential uses of apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities uses; and
- Special provisions for minimum front, interior and rear exterior side yard setbacks, minimum landscaped open space, maximum height, maximum density and minimum parking requirements.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 1, 2022**

Mark Johnson

[mjohnson@london.ca](mailto:mjohnson@london.ca)

519-661-CITY (2489) ext. 6276

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9531

[london.ca/planapps](https://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

Paul Van Meerbergen

[pvanmeerbergen@london.ca](mailto:pvanmeerbergen@london.ca)

519-661-CITY (2489) ext. 4010

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: August 4, 2022



# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•CSA5(3)) Zone to a Holding Residential R8 Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•R8-4(\*)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•CSA5(3)) Zone

**Permitted Uses:** assembly halls; automotive uses, restricted; bake shops; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishment; day care centers; duplicating shops; financial institutions; home and auto supply stores; institutions; medical/dental offices; offices; patient testing centre laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; video rental establishments; brewing on premises establishments; cinemas; commercial schools; and private schools.

**Special Provision(s):** uses may be in stand-alone buildings and not form part of a shopping center, minimum front yard setback of 3.0 meters, and minimum exterior side yard setback of 3.0 meters

**Height:** maximum height of 12 meters

### Requested Zoning

**Zone:** Holding Residential R8 Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•R8-4(\*)) Zone

**Permitted Uses:** apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing; senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities uses

**Special Provision(s):** a minimum front yard setback of 3.3 metres, a minimum interior side yard setback of 2.2 metres, a minimum rear yard setback of 4.5 metres, a minimum landscaped open space of 27 percent, a maximum height of 14 metres, a maximum density of 87 units per hectare, and a minimum parking requirement of 1 parking spaces per unit

**Residential Density:** a maximum density of 87 units per hectare, whereas 75 is permitted

**Height:** a maximum height of 14 meters, whereas 13 is permitted

This property is also the subject of an application for Site Plan Approval (File # SPA22-059).

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the London Plan, London's long-range planning document. The subject lands are in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, creational, educational, institutional, and residential uses. Mixed use building are encouraged.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

### See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

**Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

**What Are Your Legal Rights?**

**Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

**Right to Appeal to the Ontario Land Tribunal**

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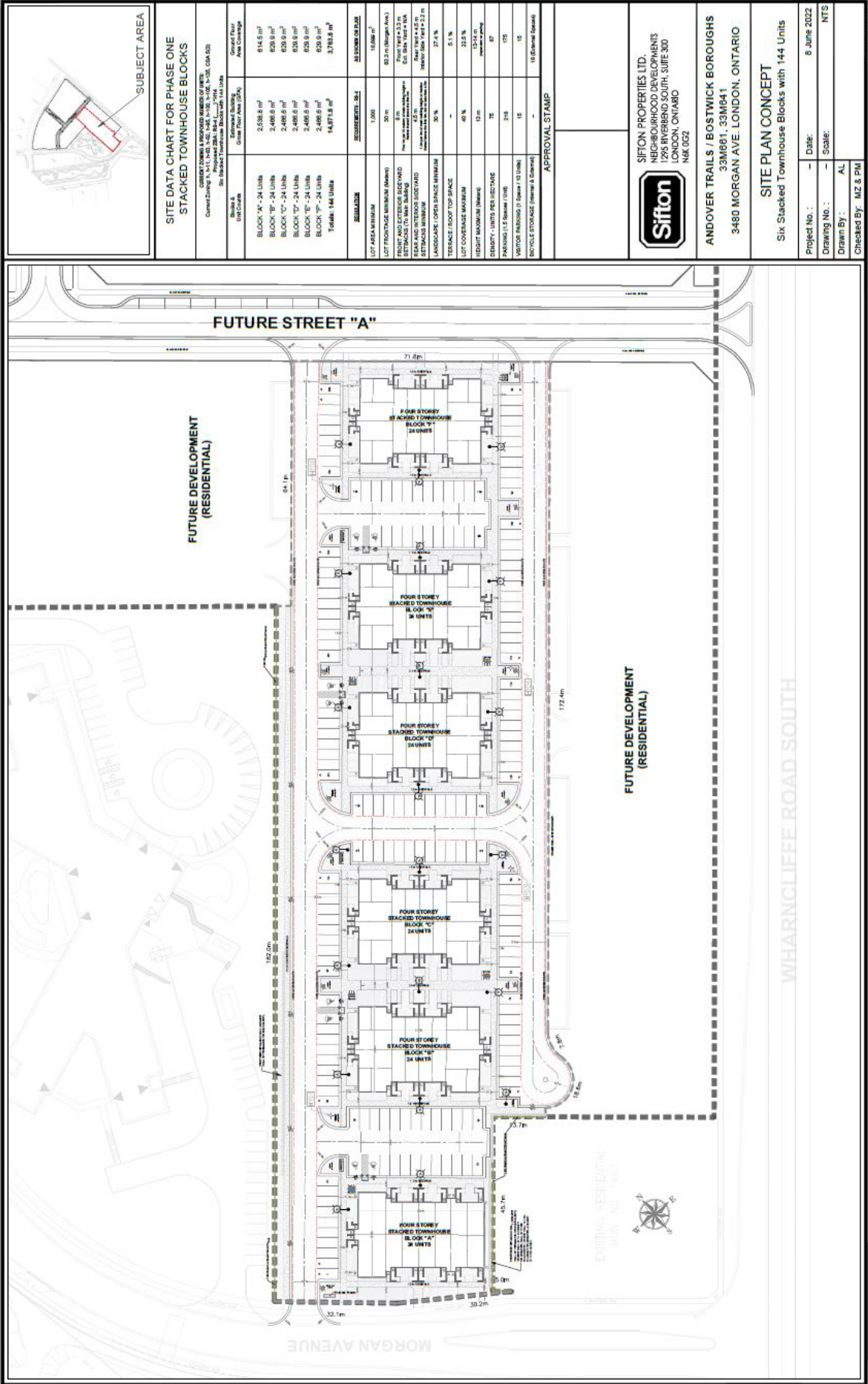
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Site Concept



The above image represents the applicant’s proposal as submitted and may change.



# Building Renderings



Proposed Renderings for Stacked Townhouses

The above images represent the applicant’s proposal as submitted and may change.

**From:** Alex Hames  
**Sent:** Tuesday, April 26, 2022 8:43 AM  
**To:** Pascual, Audrey <[apascual@london.ca](mailto:apascual@london.ca)>  
**Subject:** [EXTERNAL] Re: TFAC Agenda - April 27th

Hello,

I was hoping to discuss the smoking bylaw within the city of London, and how it is effecting forests and park trees within the community.

<https://london.ca/by-laws/smoke-free-public-places-law-ph-10>

<https://london.ca/by-laws/smoking-near-recreation-amenities-entrances-law-6924-85>

-bylaws for no smoking within 9 metres of playgrounds, parks and recreation amenities.

<https://www.healthunit.com/workplaces-and-public-places#publicplaces>

-definition of public places, related to no smoking or vaping.

Cities that are already smoke free communities:

<https://www.citywindsor.ca/cityhall/by-laws-online/pages/smoke-free-ygg-smoking-by-law.aspx>

<https://www.niagararegion.ca/health/substances/tobacco/smoke-free-outdoor-spaces.aspx>

-specific about park trails, and benches.

Sorry for the late addition,  
Thanks for your time.  
Alex Hames.