

Planning and Environment Committee

Report

11th Meeting of the Planning and Environment Committee
June 19, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors P. Cuddy, S. Stevenson and J. Pribil; J. Adema, A. Alkema, A. Job M. Campbell, M. Corby, A. Curtis, K. Gonyou, A. Hovius, P. Kavcic, S. Mathers, C. Maton, C. McCreery, H. McNeely, B. O'Hagan, C. Parker, B. Page, M. Pease and S. Wise

Remote attendance: Councillors C. Rahman and P. van Meerbergen; I. Abushehada, S. Corman, K. Edwards, M. Greguol, M. Schulthess, A. Vlasman, B. Warner and B. Westlake-Power

The meeting is called to order at 4:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Hopkins

Seconded by: S. Franke

That Items 2.1, 2.2, 2.4 and 2.5 BE APPROVED

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

2.1 ReThink Zoning Progress Update

Moved by: A. Hopkins

Seconded by: S. Franke

That the staff report dated June 19, 2023 entitled "ReThink Zoning - progress update" BE RECEIVED for information.

Motion Passed

2.2 Request for Heritage Designation - 81 Wilson Avenue

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the request for designation of the property located at 81 Wilson Avenue:

a) Notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons appended to the staff report dated June 19, 2023 as Appendix E; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 81 Wilson Avenue to be of cultural heritage value or interest for the reasons outlined in Appendix E appended to the staff report dated June 19, 2023 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

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

Motion Passed

2.4 Heritage Alteration Permit - 1 Cathcart Street and 115 Bruce Street - Wortley Village-Old South Heritage Conservation District (HAP23-036-L)

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to the existing heritage house on the subject property located at 1 Cathcart Street and 115 Bruce Street, and to also construct two, new 2-storey houses on the subject property (specifically on Lot 1 – Bruce Street and Lot 3 – Cathcart Street as appended to the staff report dated June 19, 2023 as Appendix C) within the Wortley Village-Old South Heritage Conservation District BE PERMITTED as described in the staff report dated June 19, 2023 and as shown the aforementioned staff report as Appendix C, subject to the following terms and conditions:

i) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit;

ii) detached, single garages proposed on Lot 1 – Bruce Street and on Lot 3 – Cathcart Street to be clad with a painted wood siding or fiber cement board with a smooth finish, in a colour to match the brick of the respective houses; and,

iii) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Motion Passed

2.5 Building Division Staffing Enhancements: A Path to 47,000 Units by 2031

Moved by: A. Hopkins

Seconded by: S. Franke

That the staff report dated June 19, 2023 entitled "Building Division Staffing Enhancements: A Path to 47,000 Units by 2031" with respect to staffing enhancements for the Building Division to accommodate the requirements of Bill 23 (*More Homes Built Faster Act, 2022*) related to the creation of 47,000 residential units by 2031, BE RECEIVED for information.

Motion Passed

2.3 Request for Heritage Designation - 599-601 Richmond Street

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

That notwithstanding the recommendation of the Director, Planning and Development, the staff report dated June 19, 2023 entitled "Designation of the Property at 599-601 Richmond street pursuant to Part IV, *Ontario Heritage Act*, Ward 13" BE RECEIVED for information.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

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

Motion to approve the staff recommendation, which reads as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the designation of the property at 599-601 Richmond Street:

a) Notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in the staff report dated June 19, 2023 as Appendix D; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 599-601 Richmond Street to be of cultural heritage value or interest for the reasons outlined in Appendix D of the staff report dated June 19, 2023 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

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

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

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

Absent: (1): Mayor J. Morgan

Motion Failed (2 to 3)

3. Scheduled Items

3.1 568 Second Street Zoning By-law Amendment (Z-9522)

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

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the

application of Parkit Enterprises relating to the property located at 568 Second Street:

a) the revised, attached, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject lands FROM a Light Industrial (LI1) Zone TO a Holding Residential R9 Special Provision (h*R9-7(_)*H41) Zone AND a Holding Residential R9 Special Provision/Temporary (h*R9-7(_)*H41/T- _) Zone,

b) the Civic Administration, including but not limited to the staff of the Municipal Housing Development team, BE DIRECTED to work with the applicant to provide for seven (7) affordable housing units in the above-noted proposed development; it being noted that any such units could be a part of the Roadmap to 3,000 Affordable Units, as well as assist with Council's Strategic focus to increase access to a range of quality affordable house options;

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

- i) any required amenity space be constructed as part of Phase 1 of the project;
- ii) limit parking between the buildings and Second Street to one row of parking spaces on the subject site;
- iii) provide direct and convenient walkway access from the main building entrances to the public sidewalk;
- iv) ensure pedestrian connections are included throughout the site to provide for safe, direct and convenient pedestrian connectivity between sidewalks, building entrances and parking and amenity areas;
- v) consolidate long-term indoor bicycle storage on the ground floor;
- vi) consider the feasibility of providing access to the rear of the neighbouring property;
- vii) consider moving the garbage area away from the centralized outdoor amenity area; and,
- viii) provide all-season landscaping within and surrounding parking areas to screen parking from the public streets as much as possible;

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

- the staff presentation; and,
- the applicant's presentation;

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

- D. Hannam, Zelinka Priamo Ltd.; and,
- J. Flynn, MTE;

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

- the recommended alternative Zoning By-law amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended alternative Zoning By-law amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, the Rapid Transit Corridor Place Type, and the Zoning to the Upper Maximum policies contained in Our Tools part of the Plan; and,
- the recommended alternative Zoning By-law amendment facilitates

the development of an underutilized site within the Built-Area Boundary with an appropriate form of infill development and the interim temporary use of the land until servicing capacity can be confirmed.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.2 1176, 1180, 1182 and 1186 Huron Street and 294 Briarhill Avenue Official Plan and Zoning By-law Amendment (OZ-9596)

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 2864876 Ontario Inc., relating to the properties located at 1176, 1180, 1182 and 1186 Huron Street & 294 Briarhill Avenue:

a) the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone TO a Holding Residential R9 Special Provision (h-18*R9-7()*H27) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) provision of adequate outdoor amenity space;
 - ii) differentiate the main building entrance from ground floor units;
 - iii) no portions of the building or landscaping features (i.e.: planting boxes or privacy screens) are permitted to encroach into the City right-of-way;
 - iv) consent to remove any boundary trees is required prior to final Site Plan Approval; and,
 - v) at the time of Site Plan Approval, the building design is to be similar to that which was considered at the time of the Official Plan/Zoning By-law Amendment application;
- c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the recommended by-law;

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

- the project fact sheet;

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

- M. Davis, Siv-ik Planning and Design;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, the Neighbourhoods Place Type policies, the Zoning to the Upper Maximum policies, and the Evaluation Criteria for Planning and Development Applications policies;
- the recommended amendment would permit development at a transitional scale and intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of an underutilized site within the Built-Area Boundary and Primary Transit Area with an appropriate form of development.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Franke

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.3 954 Gainsborough Road - Draft Plan of Subdivision and Zoning By-law Amendment (OZ-9502)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Royal Premier Homes, relating to the property located at 954 Gainsborough Road:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone TO a Residential R4 Special Provision (R4-5(_)) Zone, Residential R5 (R5-5) Zone and a Residential R9 Special Provision Zone (R9-7(_)), BE REFUSED for the following reason:

i) the Application did not include Holding Provisions, a number of holding provisions are considered necessary to address a range of planning and servicing issues associated with the proposed development.

b) the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 27, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone TO a Holding Residential Special Provision R4 (h*h-100*R4-5(_)) Zone, Holding Residential R5 (h*h-100*R5-5) Zone and a Holding Residential R9 Special Provision Zone (h*h-100*R9-7(_)); and,

c) the Approval Authority BE ADVISED that the following issues were raised through the application review process for the property located at 954 Gainsborough Road:

i) enquiring if a Transportation Impact Assessment has been completed;

ii) enquiring if a Shadow Study has been completed;

iii) enquiring about the amount of green space and community space as the area feels enclosed;

iv) enquiring about the proximity of the proposed building to the fence of a neighbouring property in terms of privacy and open space as they will have a big wall built close to them; and,

v) privacy concerns;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Royal Premier Homes. (File No. 39T-22501), prepared by ENG PLUS (Project No. 20.221), certified by Jake Surgenor O.L.S., dated April 13, 2022, as red-line revised, which shows a total of three (3) medium density blocks and five road allowance blocks served by one Neighbourhood Street (Sophia Crescent) and one Neighbourhood Connector (Coronation Drive), SUBJECT TO the conditions appended to the staff report dated June 19, 2023 as Appendix "B";

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

- a communication from M. Al Ashkar;

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.;
- B. Chohan;
- F. Briceno;
- D. Pencilo; and,
- T. Raphael;

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

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Shopping Area Place Type, City Building and Design, Our Tools, and all other applicable The London Plan policies;
- the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands;
- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan; and,
- the recommended draft plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along Gainsborough Road. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.4 755, 785 & 815 Wonderland Road South (OZ-9565)

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 785 Wonderland Road Inc., relating to the property located at 755, 785 and 815 Wonderland Road South:

a) Municipal Council supports refusal of the request to amend the Official Plan for the City of London, 2016, to ADD a Specific Area Policy in the Shopping Area Place Type applicable to the subject lands to permit a maximum building height of 16 storeys, and to permit an increased amount of office gross floor area of 30,000 square metres, for the following reasons:

i) the total amount of office space is not consistent with the Provincial Policy Statement, 2020 (PPS) as the level of intensification proposed on the subject site would compete with the downtown and does maintain or enhance its vitality;

ii) the increased height and office space does not conform to the policies of The London Plan, including but not limited to:

A) the Key Directions that ensure new development is a good fit within existing neighbourhoods;

B) the proposed intensity does not conform to the City Structure Plan and the intensity of office uses;

C) the design criteria contained in the City Design chapter for site layout and high-rise buildings;

D) the Evaluation Criteria for Planning and Development Applications in the Our Tools chapter of The London Plan;

E) the Shopping Area Place Type policies to complete a master plan on large commercial infill development sites;

iii) the increased amount of office space is significantly over the 2,000 square metres contemplated for a suburban shopping area and undermines the role and future health of the Downtown as the primary office destination in the City; and,

iv) the requested amendment does not provide a suitable transition to the existing low density residential neighbourhood and represents an over-intensification of the site;

b) Municipal Council supports refusal of the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Regional Shopping Area Special Provision (RSA2(3)) Zone TO a Residential R5 (R5-7) Zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H25*D120) zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H40*D200) zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H48*D200) zone; Restricted Service Commercial Special Provision/Residential R9 Special Provision (RSC2(_)/R9-7(_)*H55*D200) zone, for the following reasons:

i) the total amount of office space is not consistent with the Provincial Policy Statement, 2020 (PPS) as the level of intensification proposed on the subject site would compete with the downtown and does maintain or enhance its vitality;

ii) the increased height and office space does not conform to the policies of The London Plan, including but not limited to:

A) the Key Directions that ensure new development is a good fit within existing neighbourhoods;

B) the proposed intensity does not conform to the City Structure Plan and the intensity of office uses;

C) the design criteria contained in the City Design chapter for site layout and high-rise buildings;

D) the Evaluation Criteria for Planning and Development Applications in the Our Tools chapter of The London Plan;

E) the Shopping Area Place Type policies to complete a master plan on large commercial infill development sites;

F) the increased amount of office space is significantly over the 2,000 square metres contemplated for a suburban shopping area and undermines the role and future health of the Downtown as the primary office destination in the City; and,

G) the requested amendment does not provide a suitable transition to the existing low density residential neighbourhood and represents an over-intensification of the site;

c) Municipal Council supports the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "A" at the Municipal Council meeting to be held on June 27, 2023 to amend The Official Plan, The London Plan to ADD a Specific Area Policy in the Shopping Area Place Type applicable to the subject lands to permit a maximum building height of 12 storeys along Wonderland Road South and Viscount Road;

d) Municipal Council supports the proposed by-law appended to the staff report dated June 19, 2023 as Appendix "B" at the Municipal Council meeting to be held on June 27, 2023 to amend Zoning By-law No. Z.-1, (in conformity with The Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Regional Shopping Area Special Provision (RSA2(3)) Zone TO a holding Residential R5 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-(_) *R5-7(_)/RSA2(_)) Zone; a holding Residential R8 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-(_) *R8-4(_)/RSA2(_)) Zone; and a holding R9 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-(_) *R9-7(_)*H36/RSA2(_)) Zone;

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

- the staff presentation;

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

- C. Kulchycki, Zelinka Priamo Ltd.;
- G. Halle;
- T. Frederick;
- E. Slivinski and,
- W. Murray;

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

- the total amount of office space is not consistent with the Provincial Policy Statement, 2020 (PPS) as the level of intensification proposed on the subject site would compete with the downtown and does maintain or enhance its vitality;
- the increased height and office space does not conform to the policies of The London Plan, including but not limited to:
- the Key Directions that ensure new development is a good fit within existing neighbourhoods.
- the proposed intensity does not conform to the City Structure Plan and the intensity of office uses;
- the design criteria contained in the City Design chapter for site layout and high-rise buildings;
- the Evaluation Criteria for Planning and Development Applications in the Our Tools chapter of The London Plan;
- the Shopping Area Place Type policies to complete a master plan on large commercial infill development sites;
- the increased amount of office space is significantly over the 2,000 square metres contemplated for a suburban shopping area and undermines the role and future health of the Downtown as the primary office destination in the City;
- the requested amendment does not provide a suitable transition to the existing low density residential neighbourhood and represents an over-intensification of the site;

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

- the recommended amendments are consistent with the Provincial Policy Statement;
- the recommended amendments conform to the in-force policies of The London Plan, including, but not limited to, the City Structure policies, City Building and Design, Our Tools, and all other applicable The London Plan policies; and,
- the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands and broaden the use of the site.

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

Nays: (1): S. Lewis

Absent: (1): Mayor J. Morgan

Motion Passed (4 to 1)

Additional Votes:

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 7th Report of the Community Advisory Committee on Planning

Moved by: S. Lewis

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 7th Report of the Community Advisory Committee on Planning, from its meeting held on June 14, 2023:

a) the communication, from B. Boughner, London Majors Alumni Association, as appended to the June 14, 2023 Community Advisory Committee on Planning Agenda, BE REFERRED to the Culture Office in order for additional consideration in conjunction with the Education Subcommittee and a report back to a future meeting of the Community Advisory Committee on Planning for further discussion; it being noted that a verbal delegation from B. Boughner, with respect this matter, was received;

b) the appointments of S. Ashman and J. Wabegijig BE RESCINDED from the Community Advisory Committee on Planning due to lack of attendance and,

c) clauses 1.1, 1.2, 3.1 to 3.4, inclusive, 4.1 and 4.2, inclusive, 5.1 to 5.3, inclusive, 5.5 and 5.6 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal presentation from S. Bergman, Chair, Community Advisory Committee on Planning, with respect to these matters.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 7:32 PM.

Bill No.(number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 568
Second Street (at Oxford Street East).

WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of
London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the northern portion of lands located at 568 Second Street, as shown on the attached map, comprising part of Key Map No. A108, from a Light Industrial (L1) Zone to a Holding Residential R9 Special Provision (h*R9-7*()*H41) Zone;
- 2) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the southern portion of lands located at 568 Second Street, as shown on the attached map, comprising part of Key Map No. A108, from a Light Industrial (L1) Zone to a Holding Residential R9 Special Provision Temporary (h*R9-7()*H41/ T-) Zone.
- 3) Section 13.4 of the Residential R9 Zone is amended by adding the following Special Provision:

R9-7 () 568 Second Street

a) Regulation

- i) Density (maximum): 314 units per hectare
- ii) Height (maximum): 41 metres
- iii) Surface parking (maximum): 0.5 spaces per unit
- iv) Interior side yard setback – west and northwest (minimum): 5 metres
- v) Step back at the 4th storey (minimum): 1.5 metres

- 4) Section 50.2 of the Temporary (T) Zone is amended by adding the following:

) T - 568 Second Street (Southerly portion)

Lands may be used as a self-storage establishment for a period not exceeding three (3) years beginning June 27, 2023.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

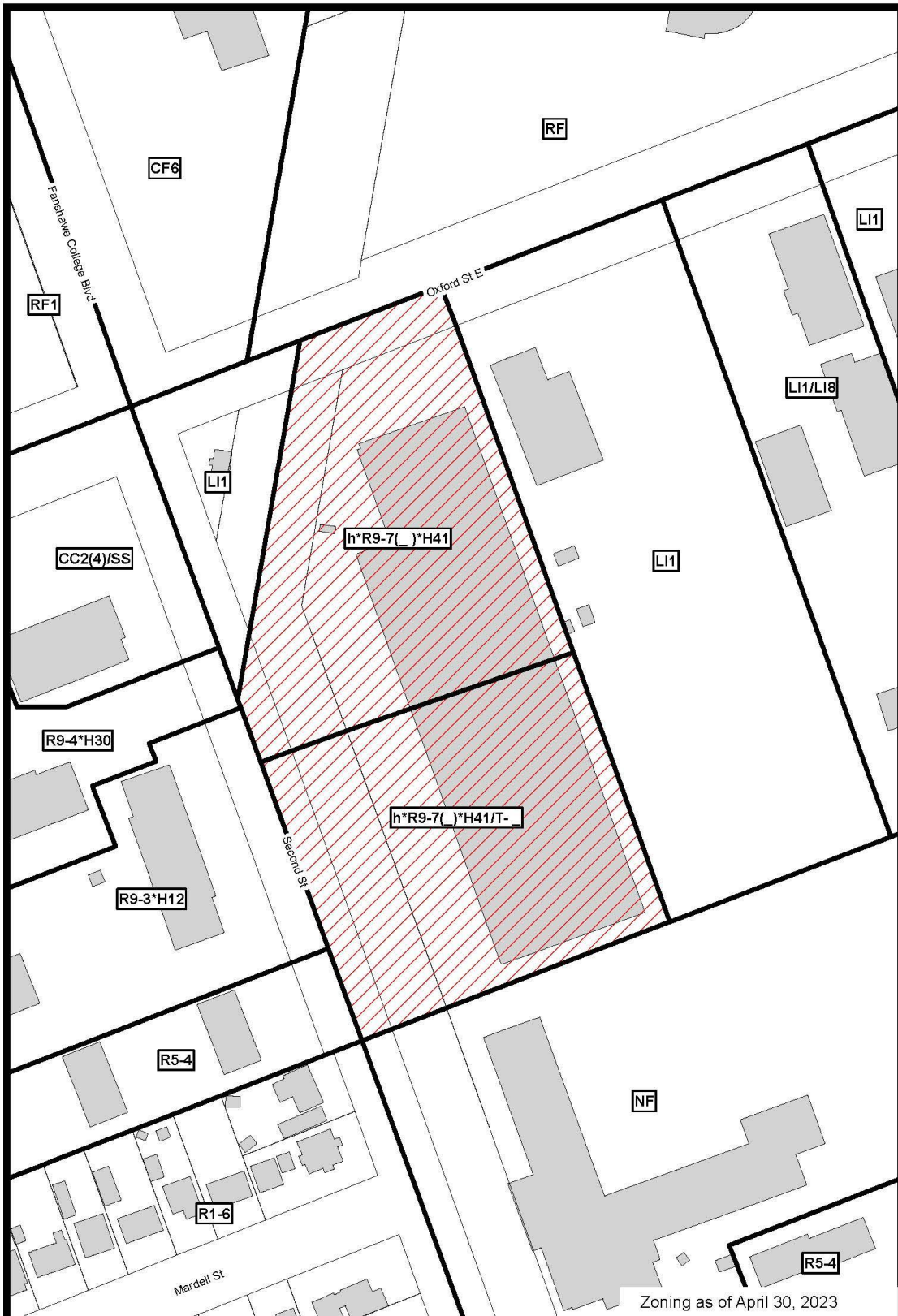
PASSED in Open Council on June 27, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 27, 2023
Second Reading – June 27, 2023
Third Reading – June 27, 2023

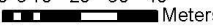
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9522
Planner: CP
Date Prepared: 2023/06/19
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

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