

Planning and Environment Committee

Report

17th Meeting of the Planning and Environment Committee
October 23, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors P. Cuddy, J. Pribil, and C. Rahman; S. Chambers, M. Corby, S. Corman, M. Davenport, K. Edwards, K. Gonyou, M. Greguol, T. Hetherington, B. House, M. Hynes, P. Kavcic, S. Mathers, C. McCreery, H. McNeely, B. O'Hagan, B. Page, M. Pease, A. Rammeloo, A. Riley, J. Taylor, E. Williamson

Remote Attendance: Councillor E. Pelozza, E. Bennett, B. Card, D. Harpal, M. Schulthess, E. Skalski

The meeting is called to order at 4:01 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: S. Lewis

Seconded by: A. Hopkins

That consent items 2.1 and 2.4 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 Streamline Development Approval Fund Update

Moved by: S. Lewis

Seconded by: A. Hopkins

That the staff report dated October 23, 2023 entitled "Streamline Development Approval Fund - Update" BE RECEIVED for information. (2023-F11A)

Motion Passed

2.4 Monthly Heritage Report - September 2023

Moved by: S. Lewis

Seconded by: A. Hopkins

That the Heritage Monthly report for September, 2023 BE RECEIVED for information. (2023-R01)

Motion Passed

2.2 Contract Renewal for Management of Environmentally Significant Areas

Moved by: S. Lewis

Seconded by: S. Franke

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Contract Renewal for the Management of Environmentally Significant Areas;

a) approval BE GIVEN under Section 14.3 (c) of the Procurement of Goods and Services Policy to enter into an Agreement with the Upper Thames River Conservation Authority for the management of Environmentally Significant Areas in the City of London as a “Sole Source” contract; and,

b) the proposed by-law appended to the staff report dated October 23, 2023 BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023, to approve an Agreement between The Corporation of the City of London and the Upper Thames River Conservation Authority for the management of Environmentally Significant Areas in the City of London, substantially in the form appended to the by-law, and to authorize the Mayor and City Clerk to execute the agreement;

it being noted that funding for this service is included within the base budget of Planning and Development. (2023-E20)

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

2.3 Conservation Authority Cost Apportioning Agreements

Moved by: S. Franke

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Conservation Authority Cost Apportioning Agreements:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023, to:

i) APPROVE the three separate Cost Apportioning Agreements between the Upper Thames River Conservation Authority, Kettle Creek Conservation Authority, and the Lower Thames Valley Conservation Authority and The Corporation of the City of London;

ii) AUTHORIZE the Mayor and City Clerk to execute any contract or other documents, if required, to give effect to these recommendations; and,

iii) AUTHORIZE the Mayor and the City Clerk to execute any amendments to the Agreement approved by the Deputy City Manager, Finance Supports or Deputy City Manager, Planning and Economic Development. (2023-L04A)

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. Lewis

Seconded by: A. Hopkins

That a change in order BE APPROVED to allow consent item 2.3 to be heard before item 2.2.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Demolition Request for Heritage Listed Property - 5200 Wellington Road South

Moved by: S. Franke

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request for the building on the heritage listed property at 5200 Wellington Road South:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on the property;
- b) the property at 5200 Wellington Road South BE REMOVED from the Register of Cultural Heritage Resources;
- c) the property owner BE ENCOURAGED to implement the conservation strategies identified in Section 8.2 of Appendix C of the staff report dated October 23, 2023; and,
- d) the Site Plan Approval Authority BE REQUESTED to consider the following matters through the site plan process:
 - i) commemorate the cultural heritage value for display in the new school, which may include the installation of a heritage plaque or marker in a prominent, visible location on the property;
 - ii) salvaged elements should be incorporated to support the future commemoration and interpretation of the site; and,
 - iii) the use of a folded plate roof structure in the new school building designed to evoke the style and appearance of the original chapel;

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

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-R01)

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 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 Demolition Request for Heritage Listed Property - 7056 Pack Road

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the building on the heritage listed property at 7056 Pack Road:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on the property; and,
- b) the property at 7056 Pack Road BE REMOVED from the Register of Cultural Heritage Resources;

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

- E. Sugden, Bright Past;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-R01)

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 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)

3.3 1958 Duluth Crescent (OZ-9638 / 39T-23504)

Moved by: S. Lewis

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 Monteith Brown Planning Consultants, relating to the property located at 1958 Duluth Crescent:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend the Official Plan for the City of London, 2016, to:

- i) ADD a new Specific Policy to the Neighbourhoods Place Type to permit apartments, mixed-use buildings, community facilities and a maximum height of four storeys;
- ii) ADD the subject lands to Map 7 – Specific Policy Areas – of The London Plan; and,
- iii) REVISE Map 1 – Place Types – of the Official Plan, The London Plan to redesignate a portion of the subject property FROM a Neighbourhoods Place Type TO a Green Space Place Type;

b) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM a Neighbourhood Facility (NF1) Zone TO a Holding Residential R1 (h*h-100*R1-2) Zone; a Holding Residential R4 Special Provision (h*h-100*R4-5(_)) Zone; a Holding Residential R5 Special Provision (h*h-100*R5-6(_)) Zone; a Holding Residential R6 Special Provision (R6-5(_)) Zone; a Holding Residential R5 Special Provision (h*h-100*R5-6(_)) Zone; a Holding Residential R6 Special Provision (h*h-100*R6-5(_)) Zone; a Holding Residential R6 Special Provision (h*h-100*R6-5(_)) Zone; and a Open Space OS1 Special Provision (OS1(3)) Zone;

c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the application approval process relating to the property located at 1958 Duluth Crescent relating to traffic entering onto Clarke Road and community safety concerns with public walkway; and,

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Monteith Brown Planning Consultants, (File No. 39T-23504), dated June 26, 2023, which shows two (2) single detached dwellings, four (4) multi-family residential blocks, one (1) mixed-use residential block, one (1) park block, and one (1) public pathway block to be served by one (1) public road (extension to Duluth Crescent);

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

- Stephen Janssen, London Christian School;

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020;
- the recommended amendments conform to general intent and purpose of The London Plan, including, but not limited to Our Strategy, Our City, City Building Policies, Neighbourhoods Pace Type and Criteria for Specific Policies; and,
- the recommended amendments facilitate the development of an underutilized site with an appropriate range of uses at an appropriate scale and intensity;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D08)

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. Lewis

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)

3.4 3317 White Oak Road (Z-9645)

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

That, on the recommendation of the Director, Planning and Development, based on the application by 3317 White Oak Road Inc., (c/o MHBC), relating to the property located at 3317 White Oak Road, the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 (UR4) Zone TO a Holding Light Industrial (h-18*h-()*h-212*h-()*LI6/LI7/LI10) Zone;

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

- S. Allen, MHBC;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the Southwest Area Secondary Plan;
- the recommended amendment conforms to The London Plan, including, but not limited to the Light Industrial Place Type and Key Directions; and,
- the recommended amendment facilitates the future development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of industrial uses;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D08)

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. Lewis
Seconded by: S. Franke

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: A. Hopkins
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)

3.5 764, 772, and 774 Crumlin Sideroad (OZ-9642)

Moved by: S. Lewis

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by New London Group Ltd., (c/o Zelinka Priamo Ltd.), relating to the properties located at 764, 772 and 774 Crumlin Sideroad:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend the Official Plan for the City of London, 2016, by REVISING the policy for Crumlin / Gore Road in the Specific Policies for the Rural Neighbourhoods Place Type and by REMOVING the subject lands from Map 7 – Specific Policies Areas – of the Official Plan; and,

b) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM a Residential R1 (R1-17) Zone, an Open Space (OS4) Zone, an Agricultural (AG1) Zone and an Environmental Review (ER) Zone TO a holding Residential R1 Special Provision (h-183*R1-14(_)) Zone, an Open Space (OS4) Zone, an Agricultural (AG1) Zone and an Environmental Review (ER) Zone;

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

- K. Crowley, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including, but not limited to, the Key Directions and Rural Neighbourhoods, Open Space and Farmland Policies;
- the recommended amendment will facilitate the future severance of the subject lands into multiple residential lots;
- the recommended amendment is consistent with the character of the existing rural neighbourhood area and will not negatively impact surrounding properties; and,
- the proposed uses are compatible with the adjacent land uses and considers both the long-term protection of agricultural resources and the long-term compatibility of uses;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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. Lewis

Seconded by: S. Franke

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)

3.6 1901 Jalna Boulevard (Z-9633)

Moved by: S. Lewis

Seconded by: S. Hillier

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Kindred Works, (c/o Zelinka Priamo Ltd.), relating to the property located at 1901 Jalna Boulevard:

a) the proposed, revised, attached by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Neighbourhood Facility (NF) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone;

b) the requested Special Provisions, as part of the amendment to Zoning By-law No. Z.-1, notwithstanding Section 4.19.4) b) parking may be permitted in the south exterior yard along Jalna Boulevard and to permit a maximum driveway width of 4.6 metres whereas 3.0 metres is required, BE APPROVED;

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

i) the apartment building be designed to address its corner location through massing, architectural details, and location of entrances, and to accommodate opportunities for mixed-use on the ground floor;

ii) additional visual screening be provided for any surface parking exposed to the public street(s) and rooftop mechanical penthouses and equipment;

iii) the short-term bicycle parking stalls along Southdale Road East be relocated to be fully on private property;

iv) to improve the accessibility of the lay-by, access should be shifted and/or expanded;

v) should driveways be provided for the street townhouses, they should be 3.0 metres with any adjacent walkways being a different material use to delineate the spaces, and that the walkway is not to be used for parking; and,

d) that pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes related to the calculation of parking requirements is minor in nature and will not significantly alter the proposed development circulated in the Notice of Public Meeting;

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

- a communication dated October 19, 2023, from L. Jamieson and H. Froussios, Zelinka Priamo Ltd;

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

- C. Forrester, Kindred Works; and,
- L. Jamieson, Zelinka Priamo Ltd;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a broader range and mix of housing options within the area;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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: A. Hopkins

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)

Moved by: S. Franke

Seconded by: S. Lewis

Motion to include part d), which reads as follows:

“d) that pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes related to the calculation of parking requirements is minor in nature and will not significantly alter the proposed development circulated in the Notice of Public Meeting;”

Yeas: (6): S. Lehman, S. Lewis, A. Hopkins , S. Franke, S. Hillier, and Mayor J. Morgan

Motion Passed (6 to 0)

Moved by: S. Franke

Seconded by: A. Hopkins

That the motion BE APPROVED, as amended.

Yeas: (6): S. Lehman, S. Lewis, A. Hopkins , S. Franke, S. Hillier, and Mayor J. Morgan

Motion Passed (6 to 0)

3.7 610-620 Beaverbrook Avenue (OZ-9517)

Moved by: S. Franke

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 Old Oak Properties, relating to the property located at 610-620 Beaverbrook Avenue:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend the Official Plan for the City of London, 2016, to ADD a new Specific Policy to the Neighbourhoods Place Type to permit two, five (5) storey apartment buildings and to ADD the subject lands to Map 7 – Specific Policy Areas – of The London Plan;

b) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend Zoning By-law No. Z.-1, (in

conformity with the 1989 Official Plan and the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR1)) Zone and a Holding Residential R5 (h*R5-7) Zone TO a Residential R8 Special Provision (R8-4() Zone;

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

- i) provide a building step down to 4-storeys to the north to provide appropriate height transition from abutting low-rise residential buildings;
- ii) screen the parking structure with the building facing Beaverbrook Avenue, and ensure that parts of the structure visible from the street are adequately screened with enhanced all-seasoned landscaping;
- iii) relocate the garbage loading/pick-up area away from the view from the public realm;
- iv) ensure there is a safe pedestrian connection from the city sidewalk to the north entrance of the east building for pedestrians leaving and arriving to the north;
- v) consider common outdoor amenity spaces (e.g., sit-out areas, rooftops gardens etc.) on the 5th floor terraces;
- vi) update the tree preservation plan, and/or provide adequate soil volumes for required perimeter plantings;
- vii) consider reducing the number of parking spaces on site and provide for increased landscaped open space;
- viii) ensure sidewalk widths are a minimum of 1.5m and increased to 2.1 metres wherever parking abuts a sidewalk;
- ix) ensure barrier-free stalls are located closer to the main buildings entrances and/or extend the access aisle crossings;
- x) consider relocating the move-in loading room closer to the loading area to avoid moving trucks parking within the main drive-aisle;
- xi) provide glass railings that are bird friendly;
- xii) ensure there is a minimum setback of 2.5m from parking to habitable space and provide landscaping or built elements to mitigate headlight glare;
- xiii) provide a delineation between ground floor patios and the public realm and include lockable front doors for ground level units to encourage street activation;
- xiv) ensure that the proposed parking structure is designed in a way that balances privacy, safety and headlight mitigation (e.g. lattice fence, brise-soleil structure, perennial plants, hardscaping etc.);
- xv) ensure Low Impact Development measures are incorporated to minimize any drainage impacts;
- xvi) additional tree plantings on the property or nearby properties will be required to compensate for loss of trees and exceed the minimum tree planting requirements; and,
- xvii) investigate a solar installation along top of the parking garage and include a minimum of 5% EV charging stations in parking.

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.; and,
- A. Senzikas;

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, (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that

provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;

- the recommended amendment conforms to the 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;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

Motion Passed

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Franke

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: A. Hopkins

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)

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to amend clause b) as follows:

“the proposed by-law appended to the staff report as Appendix ‘B’, being a by-law to amendment Zoning Bylaw Z.-1, BE REVISED by DELETING part 2) a) v) Landscaped Open Space (minimum): 24%, it being noted the Landscaped Open Space (minimum) in the R8-4 Zone is 30%;

it being further noted, that pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes related to the Landscaped Open Space (minimum) is minor in nature and will not significantly alter the proposed development circulated in the Notice of Public Meeting;”

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)

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to amend clause c) by adding the following:

“xvi) additional tree plantings on the property or nearby properties will be required to compensate for loss of trees and exceed the minimum tree planting requirements; and,

xvii) investigate a solar installation along top of the parking garage and include a minimum of 5% EV charging stations in parking;”

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

That the motion, as amended, 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)

3.8 135 Villagewalk Boulevard (Z-9644)

Moved by: S. Lewis

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 2560334 Ontario Limited, (c/o York Developments), relating to the property located at 135 Villagewalk Boulevard:

a) the proposed, revised by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Holding Business District Commercial Special Provision (h-5*h-99*BDC(25)) Zone TO a Business District Commercial Special Provision (BDC(25)) Zone;

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

i) locate principal buildings entrance(s) for residential lobbies and commercial units along Villagewalk Boulevard, Richmond Street, and Sunningdale Road West;

ii) incorporate commercial and live-work units at the gateway intersection of Royal Oaks Bend and Villagewalk Boulevard;

- iii) incorporate step-backs or other architectural articulation to define a human scale base for any high-rise development along Villagewalk Boulevard and adjacent to the east-west and north-south “spines”;
- iv) provide a taller ground floor height for high-rise development to accommodate commercial uses and maximize visual connections;
- v) ensure a maximum tower floor plate size of 1,000m² for each high-rise development above the eighth storey;
- vi) provide a large proportion of transparent glazing at-grade along street-facing elevation(s);
- vii) minimize and screen blank walls on any structured parking;
- viii) consider an enhanced pedestrian and cyclist streetscape along the north-south and east-west “spines” of the proposed development. Include amenities such as benches, planters, enhanced all-season landscaping and tree planting, temporary bicycle parking, canopies, signage, human-scale lighting, public art, etc.;
- ix) ensure the heights of any proposed retaining walls do not cause sightline or safety issues and ensure that adequate lighting is provided;
- x) reduce the amount of parking between the buildings and Sunningdale Road West and incorporate more patios and landscape areas;
- xi) reduce the number of parking stalls on site and provide for increased landscaped open space;
- xii) ensure sidewalks are a minimum of 1.5 metres and increased to 2.1 metres wherever parking abuts a sidewalk; and,
- xiii) ensure engineering drawings are updated as part of the site plan review;

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

- S. Allen, MHBC; and,

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, (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, the Shopping Area Place Type policies, the Main Street Place Type policies, The Sunningdale North Area Plan and the Evaluation Criteria for Planning and Development Applications policies; and,
- the recommended amendment would permit a mixed-use development at a scale and intensity that is appropriate for the site and the surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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 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: A. Hopkins
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)

3.9 30 and 100 Villagewalk Boulevard (SPA22-049 / SPA21-119)

Moved by: S. Lewis
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Cridon Investments Inc. relating to the property located at 30 & 100 Villagewalk Boulevard;

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the applications for Site Plan Approval to permit three total apartment buildings; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application;

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; and,

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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 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: A. Hopkins

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)

3.10 1407-1427 Hyde Park Road (OZ-9438)

Moved by: S. Franke

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 2134325 Ontario Inc., (York Developments), relating to the property located at 1407-1427 Hyde Park Road:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Holding Business District Commercial Special Provision (h*BDC2(4)) Zone and a Business District Commercial Special Provision (BDC2(3)) Zone TO a Business District Commercial Special Provision (BDC2(_)) Zone;

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

- i) ensure the townhouses function separately from the commercial development, with adequate landscape buffering and separate entrances and parking facilities for each use;
- ii) provide an adequately sized and functional amenity space for the residential units;
- iii) the proposed east-west pedestrian connection, in the general location shown on the plans submitted with the Zoning By-law Amendment application, be maintained with enhanced landscaping;
- iv) consent to remove any boundary trees is required prior to final Site Plan Approval;
- v) an alternative location for site access from Hyde Park Road be considered;
- vi) bicycle parking for the townhouse component of the development be considered; and,
- vii) all outstanding matters with respect to the proposed watercourse enclosure be resolved with the Upper Thames River Conservation Authority (UTRCA), and a Section 28 approval be obtained; and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes in height and density are minor in nature and will not significantly alter the proposed development circulated in the Notice of Public Meeting;

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

- S. Allen, MHBC Planning; and,

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment is in conformity with the 1989 Official Plan and the Hyde Park Community Plan;
- the recommended amendment is in conformity with the Official Plan, The London Plan; and,
- the recommended amendment facilitates the development of an underutilized site with an appropriate range of uses at an appropriate scale and intensity;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D08)

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. 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. 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)

4. Items for Direction

4.1 ReThink Zoning - Progress Update

Moved by: A. Hopkins

Seconded by: S. Franke

That the staff report dated October 23, 2023 entitled "ReThink Zoning - Progress Update" BE RECEIVED for information;

it being noted that the Planning and Environment Committee received the following communications and heard verbal presentations with respect to this matter from the following:

- A. Johnson, Greenspace Alliance, communication dated September 25, 2023 and the attached map; and,
- M. Wallace, London Development Institute. (2023-D14)

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 delegation status to A. Johnson, Greenspace Alliance and M. Wallace, London Development Institute, with respect to ReThink Zoning.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

4.2 11th Report of the Community Advisory Committee on Planning

Moved by: S. Franke

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 11th Report of the Community Advisory Committee on Planning, from its meeting held on October 11, 2023:

- a) an expenditure from the 2023 Community Advisory Committee on Planning (CACP) Budget BE APPROVED for security services and refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the CACP has sufficient funds in its 2023 budget to cover this expense; and,
- b) clauses 1.1, 3.1, 3.3, 4.1, 4.2, 5.1, 5.2 and 5.4 BE RECEIVED for information. (2023-C08)

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

That clause a) of the 11th Report of the Community Advisory Committee on Planning BE RECEIVED; it being noted that clause a) reads as follows:

“a) the Planning and Environment Committee BE ADVISED that the Community Advisory Committee on Planning (CACP) made the following

comments with respect to the Notice of Planning Application, dated September 18, 2023, from L. Mottram, Senior Planner, related to a Draft Plan of Subdivision for the property located at 1944 Bradley Avenue:

- i) there is a lack of commercial uses and range and mix of land uses to support a complete community in the area and the development appears to be an example of urban sprawl; and,
- ii) the CACP supports the findings and research of the Heritage Impact Assessment, dated August 17, 2023, as appended to the Agenda;”

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)

5. Deferred Matters/Additional Business

5.1 (ADDED) Deferred Matters List

Moved by: A. Hopkins

Seconded by: S. Lewis

That the Committee Clerk BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

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 7:26 PM.

- ix) Notwithstanding Section 4.19.4) b) parking may be permitted in the south exterior yard along Jalna Boulevard
- 3) This Amendment shall come into effect 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.

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.

PASSED in Open Council on November 7, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – November 7, 2023
Second Reading – November 7, 2023
Third Reading – November 7, 2023

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



File Number: Z-9633

Planner: MH

Date Prepared: 2023/8/9

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



