

Planning and Environment Committee

Report

2nd Meeting of the Planning and Environment Committee
January 9, 2024

PRESENT: S. Lewis, C.Rahman, S. Franke, S. Hillier

ABSENT: Councillors S. Lehman (Chair)

ALSO PRESENT: Councillors H. McAlister, J. Pribil, A. Hopkins and E. Peloza; J. Adema, C. Cernanec, M. Corby, I. de Ceuster, K. Edwards, M. Greguol, A. Job, C. McCreery, N. O'Brien, B. O'Hagan and M. Pease

Remote Attendance: M. Fabro, P. Kavcic, B. Lambert, B. Page, A. Riley and E. Skalski

The meeting is called to order at 1:02 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

2.1 1st Report of the Ecological Community Advisory Committee

Moved by: S. Franke

Seconded by: C. Rahman

That the 1st Report of the Ecological Community Advisory Committee BE RECEIVED for information; it being noted that a verbal delegation from S. Levin, with respect to these matters, was received.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3. Scheduled Items

3.1 1544 Dundas Street (Z-9671)

Moved by: C. Rahman

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by 15370070 Canada Inc., c/o Zelinka Priamo Ltd., relating to the property located at 1544 Dundas Street, the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, 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 Associated Shopping Area Commercial (ASA4) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(_)) Zone;

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

- M. Litwinchuk, 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 recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Urban Corridor Place Type policies; and,
- the recommended amendment would permit a new land use that is considered appropriate within the surrounding context and will facilitate the reuse of the existing commercial building;

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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.2 2598-2624 Woodhull Road (Z-9673)

Moved by: C. Rahman
Seconded by: S. Franke

That, the application by Brock Development Group Inc., (c/o Michelle Doornbosch), relating to the properties located at 2598-2624 Woodhull Road BE REFUSED for the following reasons:

- the property is too close to a significant woodland; and,
- the proposed application does not meet the City of London Environmental Management Guidelines;

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

- a communication dated January 2, 2024, from D. Koscinski, Executive Director, Thames Talbot Land Trust;
- a communication dated January 5, 2024, from K. Gowanlock;
- a communication from Dr. R. Inculet; and,
- a communication from N. Inculet;

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

- M. Rail;
- D. Koscinski, Thames Talbot Land Trust;
- R. Inculet;
- R. Rau;
- K. Gowanlock;
- N. Inculet; and,
- M. Doornbosch, Brock Development Group Inc.;

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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Franke
Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke
Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.3 1982 Commissioners Road East (Z-9668)

Moved by: S. Franke

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2804904 Ontario Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 1982 Commissioners Road East and part of 1964 Commissioners Road East:

- a) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, 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) and Urban Reserve Special Provision (UR4(7)) Zone TO a holding Residential R5 Special Provision (h*h-18*R5-7(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) design the side elevation of the corner units that are facing the driveway and the common amenity space with enhanced detail;
 - ii) provide pedestrian connectivity through the proposed development to the public streets;
 - iii) connect walkways directly from individual units of the 2 storey townhouses to Constance Avenue and Commissioners Road East, respectively;
 - iv) provide enhanced tree planting; and,
 - v) review short-term bicycle parking spaces allocated to the site for the townhouses;

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

- the project fact sheet from M. Davis, Siv-ik Planning/Design;

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

- 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 (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 contributes to the 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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.4 150 King Edward Avenue (Z-9670)

Moved by: C. Rahman

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by (Eparchy of Mississauga), relating to the property located at 150 King Edward Avenue, the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 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 Shopping Area Special Provision (NAS3(3)) Zone and Residential R6 Special Provision (R6-5(80)) Zone TO a Neighbourhood Shopping Area Special Provision (NAS3(_)) Zone and Residential R6 Special Provision (R6-5(_)) Zone;

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

- a communication dated January 7, 2024, from V. Philip;

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

- S. Rasanu, Strik Baldinelli Moniz Ltd.;
- D. James;
- S. Thomas;
- J. Devassia;
- D. Matthew; and,
- L. Jimi;

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 London Plan, including, but not limited to the Shopping Area Place Type and Key Directions; and,
- the recommended amendment facilitates the adaptive reuse of an existing building within the Built Area Boundary;

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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.5 3810-3814 Colonel Talbot Road (Z-9671)

Moved by: S. Franke

Seconded by: C. Rahman

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

Magnolia London Inc., relating to the properties located at 3810-3814 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at a future Council meeting, to amend the Southwest Area Plan (SWAP), for the City of London by ADDING a site-specific policy to the Lambeth Neighbourhood to allow a height of 6-storeys for one apartment building;
- b) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 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 an Urban Reserve (UR3) Zone TO a Holding Residential Special Provision R6 (h-17.h-67.h-89.R6-5(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide a minimum ground floor height of 4.5m to give prominence to the base of the building and provide additional opportunities for increased glazing to activate the street and provide passive surveillance;
 - ii) provide street-orientation with the principal building entrance for the apartment building facing toward Colonel Talbot Road;
 - iii) ensure the width of the garages for the townhouse units does not exceed 50% of the individual unit width, and does not project beyond the front façade of the unit;
 - iv) reduce the amount of surface parking at-grade in favour of more underground parking to decrease the amount of impervious surfaces and provide opportunities for additional landscaping and amenity space;
 - v) review short-term bicycle parking spaces allocated to the site for the townhouses;
 - vi) locate the principal building entrance for the apartment building on the Colonel Talbot Road-facing façade and distinguish this entrance with a high degree of transparent glazing, signage, weather protection (canopies, awnings, etc.) and direct walkway access to the street;
 - vii) incorporate a high degree of bird-friendly glazing and architectural detail in the north and south elevations (side elevations) for the apartment building as these facades will be highly visible from Colonel Talbot Road;
 - viii) incorporate 5% EV charger spaces for required parking spaces(roughed in or complete Level 1 or 2);
 - ix) ensure 50% native plants, and no non-native species planted;
 - x) provide enhanced tree planting due to significant healthy mature tree removals; and,
 - xi) investigate opportunities for solar installation on apartment buildings;

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

- N. Dyjach, Strik Baldinelli Moniz 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 is consistent with the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies with the exception of height in which the site-specific policy refers to;
- 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 contributes to the 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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.6 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road (OZ-9665)

Moved by: C. Rahman

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 Goal Ventures Inc. and Goal Ventures Southwest Inc., c/o KWA Site Development Consulting Inc., relating to the property located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South:

- a) the revised, attached, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23,

2024, to amend the Official Plan by ADDING a new policy to the Specific Policies for the Shopping Area Place Type AND AMENDING Map 7 – Special Policy Areas – of The London Plan by adding the subject site to the list of Specific Policy Areas;

b) the revised, attached, proposed by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 9, 2024 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 an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone TO an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)/h-55*h-212*LI1(_)) Zone;

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

- i) offer safe pedestrian connections within the public realm; and,
- ii) provide a high-quality gateway image along Highway 401 East and Wellington Road South and enhanced landscaping along the gateway corridor shall be required in conformity with the policy framework of The London Plan and Southwest Area Secondary Plan;
- iii) investigate EV charger spaces for required parking spaces (roughed in or complete Level 1 or 2);
- iv) ensure 50% native plants, and no non-native species planted;
- v) provide enhanced tree planting;
- vi) investigate solar installation on industrial buildings; and,
- vii) include bird friendly glazing on any glazing below 5 storeys; and,

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

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

- a revised staff report page; and,
- a communication dated January 8, 2024, from J. Manocha, 401L Inc., and K. Papatia, 1787996 Ontario Inc.;

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

- R. Walker, KWA Site Development Consulting Inc.;

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 London Plan, including, but not limited to the Shopping Area Place Type, Criteria for Special Area Policies, and Key Directions;
- the recommended amendment facilitates the development of a site within the Wellington Road/ Highway 401 Neighbourhood of the Southwest Area Secondary Plan; and,
- the recommended amendment facilitates a broader mix of uses on a serviced site within the urban growth boundary along the 401 Highway corridor;

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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke

Seconded by: S. Hillier

Motion to add the following to part c):

- “iii) investigate EV charger spaces for required parking spaces (roughed in or complete Level 1 or 2);
- iv) ensure 50% native plants, and no non-native species planted;
- v) provide enhanced tree planting;
- vi) investigate solar installation on industrial buildings; and,
- vii) include bird friendly glazing on any glazing below 5 storeys;”

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

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.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman
Seconded by: S. Franke

Motion to move the main motion, as amended.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.7 3637 Colonel Talbot Road (Z-9664)

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 SOFCO Properties, relating to the property located at 3637 Colonel Talbot Road:

a) the proposed revised, attached, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 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 Residential R1 (h-17*R1-16) Zone and Open Space (OS4) Zone TO a Residential R1 Special Provision (R1-14(_)) Zone, a Holding Residential R5 Special Provision (h-149*h-121*R5-2(_)) and Open Space (OS4) Zone;

b) the requested Special Provisions to facilitate the construction of a new detached garage in the front yard in the R1-14 Zone BE APPROVED, including:

- i) permitting accessory buildings in the form of detached garages in the front yard;
- ii) permitting a front yard depth for garages of 4.5 metres whereas 8.0 metres is required; and,
- iii) garage doors shall not face Colonel Talbot Road;

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

- i) planting as many replacement trees as possible on the subject lands; and,
- ii) implementing the recommendations of the Environmental Impact Study; and,

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

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

- N. Dyjach, Strik Baldinelli Moniz 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 London Plan,

including but not limited to the Neighbourhoods Place Type, Open Space Place Type and Key Directions;

- the recommended amendment conforms to the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies; and,
- the recommended amendment facilitates the development of an underutilized site within the Urban Growth boundary with an appropriate form of infill development at the rear of an existing detached dwelling lot;

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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to approve part b)

“b) the requested Special Provisions to facilitate the construction of a new detached garage in the front yard in the R1-14 zone, including:

- i) permitting accessory buildings in the form of detached garages in the front yard;
- ii) permitting a front yard depth for garages of 4.5 metres whereas 8.0 metres is required; and,
- iii) garage doors shall not face Colonel Talbot Road, BE APPROVED;”

Yeas: (3): S. Lewis, C. Rahman, and S. Hillier

Nays: (1): S. Franke

Absent: (1): S. Lehman

Motion Passed (3 to 1)

Moved by: C. Rahman
Seconded by: S. Franke

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.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: C. Rahman
Seconded by: S. Franke

That the Deferred Matters List dated December 18, 2023 BE RECEIVED; it being noted 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: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

5.2 (ADDED) Green Development Standards

Moved by: S. Franke
Seconded by: C. Rahman

That the following actions be taken with respect to the Site Plan Control By-law and/or Zoning By-law:

a) the Civic Administration BE DIRECTED to update by Q3 2024 the Site Plan Control By-law and/or Zoning By-law to include the following requirements:

- i) 5% of the required parking spaces for buildings over 40 units be roughed in for EV charging;
- ii) minimum 50% native species for landscaping, with no invasive species planted should be considered during plant selection criteria, and for staff to create a preferred list; and,
- iii) short-term bicycle parking requirement at a rate of 0.1 space / unit for townhouse developments. Where feasible, bicycle parking should be centrally located to serve all units;

b) the Civic Administration BE DIRECTED to include CSA A460 (bird friendly) standard in all city facilities building design standards;

c) the CSA A460 standard BE USED as a reference by staff in building design and construction;

d) the Civic Administration BE DIRECTED to review the legislative framework and municipal best practices to adopt a by-law through section 97.1 of the *Municipal Act* to implement sustainable building construction

features, including but not limited to, energy efficiency, water conservation and green roofs, and report back to Council with options and recommendations, including identifying any required Official Plan, Zoning By-law and Site Plan Control Bylaw amendments; and,

e) the Civic Administration BE DIRECTED to report back to Council within Q3 2024 with a short update regarding the scope and timeline of the Green Development Guidelines and Green Parking Lot Guidelines, and the above items;

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

- a communication dated January 9, 2024 from Ward 11 Councillor S. Franke and Deputy Mayor and Ward 2 Councillor;
- a communication dated January 4, 2024, from B. Morrison and M.A. Hodge, Climate Action London;
- a request for delegation status dated January 7, 2024, from M.A. Hodge, Climate Action London;
- a communication dated January 5, 2024, from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee and Coordinator, Bird Friendly London;
- a communication dated January 6, 2024, from T. and L. Nielsen, E. Power, N. Kuchmij, M.B. Blokker, J. Mazur, T. Bell, S. Miller, R. Kanu and L. Miller;
- a communication from J. Zaifman, CEO, London Home Builders' Association;
- a communication and a request for delegation status dated January 7, 2024, from L. Blumer;
- a communication dated January 8, 2024, from L. Derikx, Interim Executive Director, London Environmental Network; and,
- a communication dated January 8, 2024, from R. St. Pierre;

it being noted that the Planning and Environment Committee heard verbal presentations from M.A. Hodge, Climate Action London, L. Blumer and M. Wallace, London Development Institute, with respect to these matters;

it being noted that staff are encouraged to engage industry partners, utility companies and other relevant partners throughout this process.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Hillier

That notwithstanding Section 36.1 of the Council Procedure By-law, M. Wallace, LDI BE GRANTED delegation status to discuss the Green Development Standards.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman
Seconded by: S. Franke

That M.A. Hodge and L. Blumer BE GRANTED delegation status relating to the Green Development Standards.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

6. Adjournment

The meeting adjourned at 4:42 PM.

Appendix A – Official Plan Amendment

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

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 23, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 23, 2024
Second Reading – January 23, 2024
Third Reading – January 23, 2024

**AMENDMENT NO.
to the
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Shopping Area Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit a limited range of light industrial uses and would restrict residential uses subject to the policies for the Shopping Area Place Type contained in the Urban Place Types part of this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment is consistent with the PPS and policies of The London Plan and the Southwest Area Secondary Plan. The recommended amendment facilitates a broader range of uses of a site within the Wellington Road/Highway 401 Neighbourhood. The recommendation provides for a limited range of light industrial uses that are compatible with the Shopping Area Place Type and address the demand for serviced, light industrial lands along the Highway 401 corridor, allowing easy access for the proposed uses.

D. THE AMENDMENT

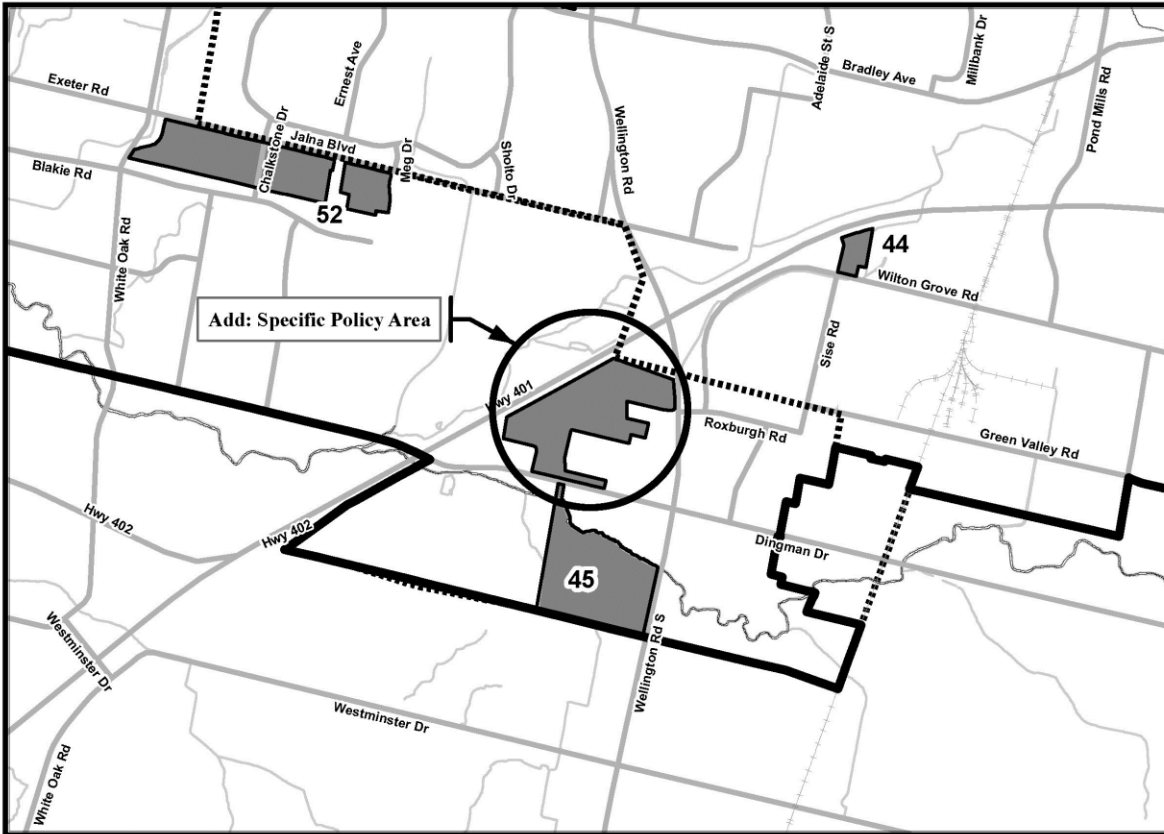
The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Shopping Area Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:





(__) In the Shopping Area Place Type at 3055 Dingman Drive/ Roxburgh Road & 4313 Wellington Road South, a limited range of light industrial uses including warehousing/distribution and craft brewing may be permitted.
2. Map 7 - Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 3055 Dingman Drive/ Roxburgh Road & 4313 Wellington Road South in the City of London, as indicated on “Schedule 1” attached hereto.

"Schedule 1"





AMENDMENT NO:



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

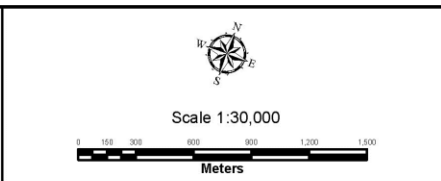
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 1
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9665

PLANNER: ID

TECHNICIAN: RC

DATE: 11/27/2023

Appendix B – Zoning Bylaw Amendment

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

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road & 4313 Wellington Road South

WHEREAS KWA Site Development Consulting Inc. on behalf of PenEquity Realty Corporation applied to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to The London 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 lands located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone **TO** an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)/h-55*h-212*LI1(_)) Zone.
2. Section Number 40.4 of the Light Industrial Zone is amended by adding the following Special Provisions:

LI1(_) 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South

a. Additional Permitted Uses:

- i) Building or contracting establishment;
- ii) Storage depot;
- iii) Bakeries;
- iv) Business service establishments;
- v) Manufacturing and assembly industries (does not include household waste recycling depots);
- vi) Offices support;
- vii) Warehouse establishments;
- viii) Wholesale establishments;
- ix) Custom workshop;

- x) Service trade;
- xi) Existing Self-Storage Establishments;
- xii) Artisan Workshop;
- xiii) Craft Brewery;

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.

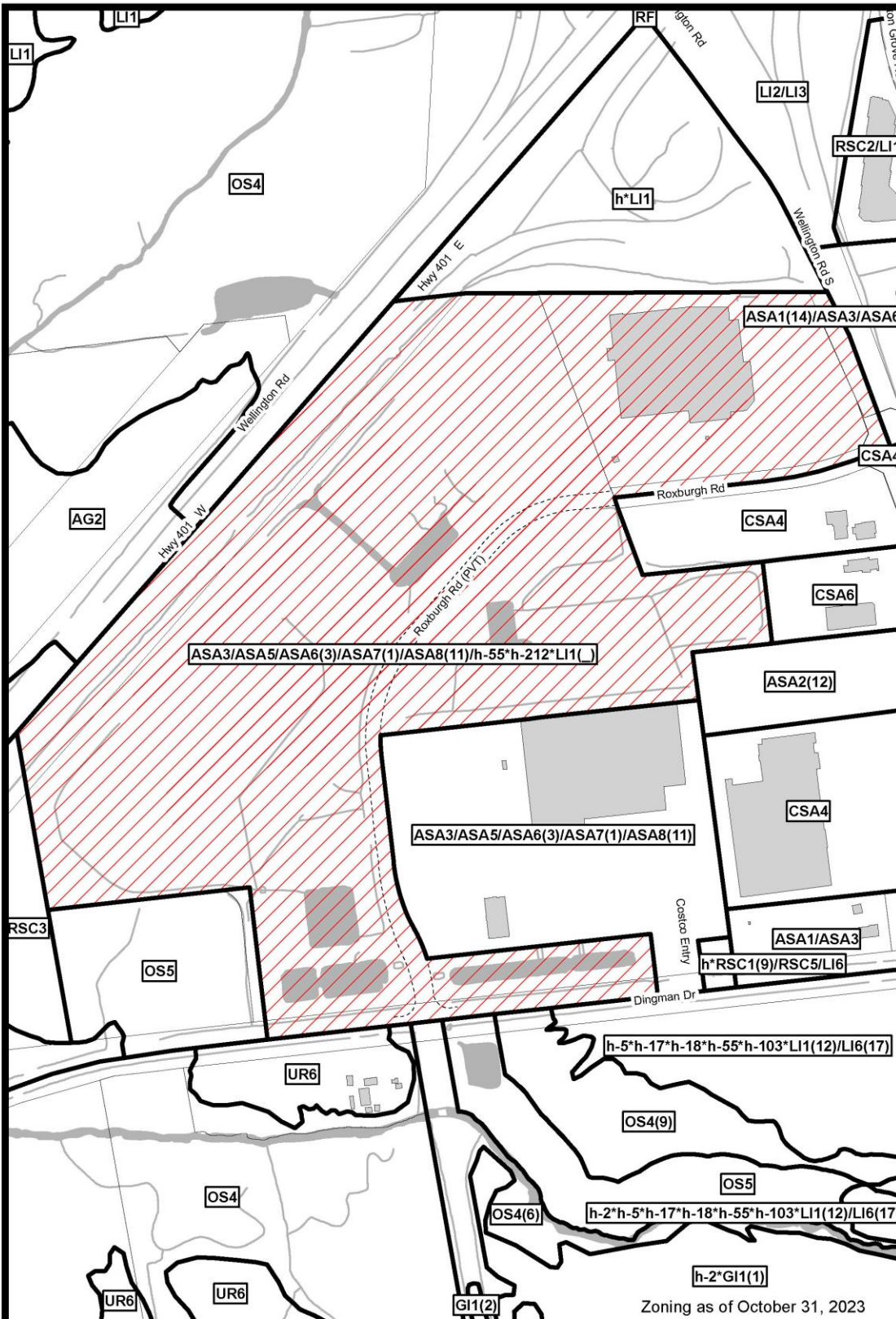
PASSED in Open Council on January 23, 2024

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 23, 2024
Second Reading – January 23, 2024
Third Reading – January 23, 2024

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



File Number: OZ-9665
 Planner: ID
 Date Prepared: 2023/11/27
 Technician: RC

SUBJECT SITE 

1:4,500



Appendix A – Zoning Bylaw Amendment

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

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3637 Colonel Talbot Road.

WHEREAS SOFCO Properties has applied to rezone an area of land located at 3637 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND 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 lands located at 3637 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A110, **FROM** a holding Residential R1 (h-17*R1-16) Zone and Open Space (OS4) Zone **TO** a Residential R1 Special Provision (R1-14(_)) Zone, a Holding Residential R5 Special Provision (h-149*h-121*R5-2(_)) and Open Space (OS4) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the following Special Provisions:

R1-14(_) 3637 Colonel Talbot Road

a. Regulations

- i) Rear yard setback (Minimum): 2.4 metres (7.9 feet)
- ii) Lot Coverage (Maximum): 28.5%
- iii) Front Yard Garage Depth of 4.5 metres.
- iv) Notwithstanding Section 4.1.4.a), Accessory Buildings in the form of detached garages, shall be permitted within the Front Yard.
- v) Garage doors shall not face Colonel Talbot Road.

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-2(_) 3637 Colonel Talbot Road

a. Regulations

- i) Lot Coverage (Maximum): 32%

ii) Lot Frontage (Minimum): 10.0 metres

4. 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 January 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 23, 2024
Second Reading – January 23, 2024
Third Reading – January 23, 2024

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



File Number: Z-9664
Planner: ID
Date Prepared: 2023/11/28
Technician: rc
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

