

# Planning and Environment Committee

## Report

8th Meeting of the Planning and Environment Committee  
May 22, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C. Rahman, S. Franke, S. Hillier

ALSO PRESENT: Councillors J. Pribil, S. Trosow, A. Hopkins and E. Peloza; J. Adema, S. Baldwin, S. Chambers, M. Corby, I. de Couster, L. Dent, K. Edwards, K. Gonyou, M. Greguol, J. Hall, B. House, A. Hovius, B. Lambert, S. Mathers, C. Maton, H. McNeely, B. O'Hagan, N. Pasato, M. Pease, A. Rammeloo and J.W. Taylor

Remote Attendance: S. Grady, E. Hunt, P. Kavcic, E. Skalski and S. Tatavarti

The meeting is called to order at 1:04 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: C. Rahman  
Seconded by: S. Franke

That Items 2.1 to 2.4, inclusive, BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

#### 2.1 5th Meeting of the Community Advisory Committee on Planning

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

That it BE NOTED that the 5th Report of the Community Advisory Committee on Planning, from its meeting held on May 8, 2024, was received.

**Motion Passed**

#### 2.2 Repeal of Heritage Designating By-law – 432 Grey Street

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 request by the British Methodist Episcopal Church to repeal the Heritage Designating By-Law for property located at 432 Grey Street:

- a) the proposed by-law appended to the staff report dated May 22, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on June 4, 2024, to repeal the heritage designating by-law for the property located at 432 Grey Street; and,

b) the property at 432 Grey Street BE REMOVED from the Register of Cultural Heritage Resources;

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. (2024-R01)

**Motion Passed**

2.3 Delegated Authority for Heritage Easement Agreements update

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

That, on the recommendation of the Director, Planning and Development, the revised "Delegated Authority for Heritage Alteration Permits By-law," appended to the staff report dated May 22, 2024 as Appendix A, BE INTRODUCED at the Municipal Council meeting to be held on June 4, 2024 to amend By-law C.P.-1502-129 as amended, being "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties", to include written approvals for properties subject to Heritage Easement Agreements;

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. (2024-R01)

**Motion Passed**

2.4 Heritage Easement Agreement for 39 Carfrae Street Update

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

That the staff report dated May 22, 2024 entitled "Update on Heritage Easement Agreement for 39 Carfrae Street" BE RECEIVED for information;

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. (2024-R01)

**Motion Passed**

**3. Scheduled Items**

3.1 Changes to the Conservation Act

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

That the presentation from Upper Thames River Conservation Authority (UTRCA) with respect to legislative changes to the *Conservation Act* and it's impacts on the UTRCA BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

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

That T. Annett, General Manager and J. Allain, Manager, Environmental Planning and Regulations and Representatives, Upper Thames River Conservation Authority (UTRCA), BE GRANTED delegation status at the May 22, 2024 Planning and Environment Committee meeting to provide an update on recent legislative changes to the *Conservation Authorities Act* and its impacts on the UTRCA's planning and regulatory responsibilities.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

### 3.2 50 North Centre Road (Z-9721)

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 Rock Developments (c/o Zelinka Priamo Ltd.), relating to the property located at 50 North Centre Road, the proposed by-law appended to the staff report dated May 22, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 4, 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 (ASA8) Zone TO an Associated Shopping Area Commercial Special Provision (ASA8(\_)) Zone;

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

- 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;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Urban Corridor Place Type; and,
- the recommended amendment would facilitate the reuse of the existing building with an additional use that is appropriate for the context of the site;

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. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

### 3.3 743 Wellington Road (Z-9720)

Moved by: S. Hillier

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 Zelinka Priamo on behalf of Olde School Professional Properties Inc., relating to the property located at 743 Wellington Road:

a) the proposed attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 4, 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 Restricted Office (RO1) Zone TO a Restricted Office Special Provision (RO1(\_)) Zone with the exception of "Emergency Care Establishments" being removed as an additional permitted use under the Special Provisions of the Restricted Office Special Provision (RO1(\_)) Zone; and,

b) pursuant to Section 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice be given with respect to the proposed by-law as the amendment to the Zone is to remove a use;

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

- a communication dated May 8, 2024 from B. A. Roach, Adams Law; and,
- petitions signed by approximately 734 people and 647 people;

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

- H. Froussios, Zelinka Priamo Ltd.;
- N. Pasic;
- K. Simard;
- R. Rains;
- T. Gilders;
- T. Shimbine;
- I. Skinner;
- F. Durand;
- W. Campbell;
- J. Goodwin;
- C. Williams;

- A.M. Valastro;
- J. Durand;
- M. Wallace;
- D. Stacey; and,
- N. Wyatt;

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 Rapid Transit Corridor Place Type; and,
- the recommended amendment would facilitate the reuse of the existing building with a range of additional uses that are appropriate for the context of the site;

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. (2024-D09)

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

Nays: (1): S. Franke

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

#### 3.4 530 Oxford Street West (OZ-9712)

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 Captain Generation Mall Limited (c/o MHBC), relating to the property located at 530 Oxford Street West:

- a) the proposed by-law appended to the staff report dated May 22, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 4, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the

Transit Village Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated May 22, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on June 4, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, as amended in part (a) above, to change the zoning of the subject property FROM a Community Shopping Area/Temporary (CSA4/T-66) Zone and Open Space (OS4) Zone, TO a Residential R9 Special Provision/Community Shopping Area Special Provision (R9-7( )\*D150\*H115/CSA4( )) Zone and Open Space (OS4) Zone;

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

- i) implement all Tree Assessment Report recommendations into a future Site Plan Application;
- ii) update the Transportation Impact Assessment (TIA) and implement TIA recommendations into a future Site Plan Application;
- iii) provide a minimum transparent glazing on the first two storeys facing the public streets of 50%;
- iv) utilize visual markers, etched or stained glass to provide bird-friendly glazing, adhering to the bird friendly CSA;
- v) investigate renewable energy sources for the buildings and non-fossil fuel based energy sources for heating and cooling; and,
- vi) provide additional landscaping to assist with stormwater management and reduce the heat island effect;

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

- a communication from A. Johnson;

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

- S. Allen, MHBC Planning;
- A.M. Valastro; and,
- A. Johnson;

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

- the recommended amendments are consistent with the Provincial Policy Statement (PPS), 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, promote transit-supportive development and support long-term economic prosperity. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies and the Transit Village Place Type policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendments facilitate the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill and redevelopment; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and 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. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**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, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

3.5 Environmental Housekeeping Amendment to the London Plan (O-9693)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to an Environmental Housekeeping Amendment to The London Plan:

- a) the proposed attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 4, 2024, to amend the Official Plan for the City of London, 2016, by amending wording to clarify roles and responsibilities, correcting errors and omissions, updating references, and incorporating amendments to The London Plan Map 1 – Place Types, Map 5 – Natural Heritage, and Map 6 – Hazards and Natural Resources as a result past development applications and City projects;
- b) Policy 1335 in Appendix 'A' BE EXCLUDED from the proposed amendments as the amendments are housekeeping matters;
- c) Policy 1335 BE REFERRED back to the Civic Administration to provide clarifying language to reflect that the Ministry of Natural Resources and Forestry has jurisdiction over approving Ontario Wetland Evaluation System submissions; and,
- d) pursuant to Section 34(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice be given with respect to the proposed by-law as the changes are minimal;

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

- M. Wallace;
- S. Pratt, Upper Thames River Conservation Authority; and,
- A.M. Valastro;

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020;
- the recommended amendments conform to the general intent of The London Plan, including but not limited to the Environmental Policies;
- the recommended amendments will correct inconsistencies and clarify roles and responsibilities; and,
- the recommended amendments will ensure Map 1 – Place Types, Map 5 – Natural Heritage, and Map 6 – Hazards and Natural Resources are up to date;

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. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

### 3.6 193-199 College Avenue (OZ-8693)

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 of College Avenue Lofts Inc. (c/o York Developments) relating to the property located at 193-199 College Avenue:

- a) the development, as proposed, BE ENDORSED:



it being noted that the following zone and special provisions would facilitate the proposed development:

R10-2( ) 193-199 College Ave

- a) Regulations
  - i) Front Yard Depth (Minimum) – 5.0 metres
  - ii) Rear Yard Depth (Minimum) – 4.0 metres
  - iii) East Interior Side Yard Depth (Minimum) – 2.5 metres
  - iv) Lot Coverage (Maximum) – 45%
  - v) Building Height (Maximum) – 21.0 metres
  - vi) Density (Maximum) – 196 units per hectare

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

- S. Tantum;
- A.M. Valastro; and,
- J. Farquhar;

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

- the requested amendment is consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations; and,
- the proposed development represents an appropriate intensification of the site;

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. (2024-D09)

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

Nays: (1): C. Rahman

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**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, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters list

Moved by: S. Lewis

Seconded by: C. Rahman

That the April 30, 2024 Deferred Matters List BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

**Motion Passed (5 to 0)**

**6. Adjournment**

The meeting adjourned at 4:16 PM.