

Planning and Environment Committee Report

The 5th Meeting of the Planning and Environment Committee
March 18, 2025

PRESENT: Councillors S. Lehman (Chair), S. Lewis, P. Cuddy, E. Pelozza, S. Hillier

ALSO PRESENT: ALSO PRESENT: Councillors S. Franke, A. Hopkins, S. Trosow, J. Pribil; J. Adema, C. Cernanec, K. Edwards, D. Escobar, K. Gonyou, P. Kavcic, B. Lambert, M. Macaulay, T. MacBeth, C. Maton, S. Mathers, C. McCreary, H. McNeely, K. Mitchener, B. O'Hagan, A. Shaw, L. Switzer and K. Mason (Committee Clerk)

Remote Attendance: Councillor C. Rahman; E. Bennett, M. Corby, E. Hunt and E. Skalski

The meeting was called to order at 1:02 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lewis
Seconded by: E. Pelozza

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Planning and Environment Committee Agenda BE APPROVED, to provide for Item 5.1 in Stage 5, Deferred Matters/Additional Business, to be considered in Stage 2, Consent.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

2.1 The 2nd Report of the Ecological Community Advisory Committee

Moved by: P. Cuddy
Seconded by: S. Lewis

That the following actions be taken with respect to the 3rd Report of the Ecological Community Advisory Committee, from its meeting held on February 20th, 2025:

- a) the Working Group comments relating to the property located at 3680-3700 Colonel Road, as appended to the Ecological Community Advisory Committee Added Agenda, BE FORWARDED to the Civic Administration for consideration;
- b) clauses 5.2 to 5.4, BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

- 2.2 Heritage Alteration Permit application by Z. Xiong and Y. Meng for 124 Wilson Ave, Blackfriars-Petersville Heritage Conservation District (HAP25-004-L)

Moved by: S. Lewis
Seconded by: P. Cuddy

Notwithstanding the recommendation of the Director, Planning and Development, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the exterior cladding and porch alterations on the heritage designated property at 124 Wilson Avenue, within the Blackfriars-Petersville Heritage Conservation District, BE APPROVED;

it being noted that the written communication from L. Davies, with this respect to this matter was received;

it being further noted that the verbal delegations from J.M. Metrailler, L. Davies and J. Gard, with respect to this matter were received.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis
Seconded by: P. Cuddy

That the delegation request from J.M. Metrailler, L. Davies and J. Gard, as appended to the Added Agenda, BE APPROVED to be heard at this time.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

- 5.1 (ADDED) J. M. Metrailler, Chair, Community Advisory Committee on Planning re 4th Report of the Community Advisory Committee on Planning

Moved by: S. Hillier
Seconded by: P. Cuddy

That the 4th Report of the Community Advisory Committee on Planning, from its meeting held on March 12, 2025, BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

3. Scheduled Items

- 3.1 50 Rollingwood Circle (Z-25006)

Moved by: E. Pelozza
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Mrs. Dorothy Pol and Mr. William Pol (c/o Carlyle Peterson Lawyers LLP), relating to the property located at 50 Rollingwood Circle:

a) is consistent with Policy 43_ of the Official Plan, for the City of London, 2016, for the subject lands representing a portion of 50 Rollingwood Circle, BE INTERPRETED to be located within the Neighbourhoods Place Type;

b) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, 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 Open Space (OS1) Zone TO a Residential R1 (R1- 10) Zone;

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

- W. Pol;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment recognizes the continuous use of the land as an access to the garage at the neighbouring property.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozo, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: E. Pelozo

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozo, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozo, and S. Hillier

Motion Passed (5 to 0)

3.2 2634 Barn Swallow Place (Z-25006)

Moved by: S. Lewis

Seconded by: E. Pelozo

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 2634 Barn Swallow Place:

a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to change the zoning of the subject lands FROM a holding Residential R5 Special Provision / Residential R6 Special Provision (h-8•h-125•R5-6(8)/R6-5(31)) Zone TO a Residential R5 Special Provision / Residential R6 Special Provision / Residential R8 Special Provision (R5-6(8)/R6-5(31)/R8-4()) Zone; and,

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

i) to provide pedestrian network connections to the future City sidewalk on Commissioners Road East and Barn Swallow Place, and incorporate pedestrian connections from individual residential units to the city sidewalk along Commissioners Road East;

ii) to provide active uses on the ground floor adjacent to public streets;

iii) to relocate the primary entrance at the S/W corner of the site, adjacent to Commissioners Road East and Barn Swallow Place, to establish an active frontage and provide convenient pedestrian access to the public realm;

iv) to screen surface parking exposed to the public streets with enhanced landscaping, including low landscape walls, shrubs, and street trees;

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

- N. Nunes

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

- the recommended amendment is consistent with the Provincial Planning Statement 2024 which directs municipalities to provide for a range and mix of housing options and densities, and promotes healthy, active and inclusive communities, fosters social interaction, and facilitate active transportation and community connectivity;
- the recommended amendments conform to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies of The London Plan;
- the recommended amendment is compatible with existing and future uses surrounding the subject site, and will facilitate an appropriate form, height, and mix of residential development in conformity with The London Plan.

Yeas: (4): S. Lehman, S. Lewis, P. Cuddy, and E. Pelosa

Nays: (1): S. Hillier

Motion Passed (4 to 1)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelosa, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozo, and S. Hillier

Motion Passed (5 to 0)

3.3 75-91 Southdale Road (Z-25008)

Moved by: E. Pelozo
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED, at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to amend the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone and a Residential R9 Special Provision/ Neighbourhood Shopping Area Special Provision (R9-7()*H25/NSA4(6)) Zone, including Special Provisions for R9-7, regulation x) Balcony Projections in Front Yard (maximum) – 0 metres to the lot line;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) to provide a minimum 1.5 metre setback along all interior pathways to allow for tree planting;
 - ii) to explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing;
 - iii) to provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard; and,
 - iv) to explore opportunities on-site to address cut-through traffic from White Oak and Petty Roads;

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

- N. Dyjach, SMB; and,
- F. Webster;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, and the Shopping Area Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

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.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: E. Pelozza

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED, at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to amend the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone and a Residential R9 Special Provision/ Neighbourhood Shopping Area Special Provision (R9-7(_)*H25/NSA4(6)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) to provide a minimum 0 metre setback along all interior pathways to allow for tree planting;
 - ii) to explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing; and,
 - iii) to provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard;
 - iv) to explore opportunities on-site to address cut-through traffic from White Oak and Petty Roads;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, and the Shopping Area Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: E. Pelozza

That pursuant to section 35.10 of the Council Procedure by-law, the Committee decision with respect to item 3.3 having to do with Public Participation Meeting - Not to be heard before 1:00 PM - 75-91 Southdale Road (Z-25008) BE RECONSIDERED to provide for a correction in the recommendation to include the Special Provisions for R9-7, regulation x) Balcony Projections in Front Yard (maximum) – 0 metres to the lot line.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: E. Pelozza

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED, at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to amend the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone and a Residential R9 Special Provision/ Neighbourhood Shopping Area Special Provision (R9-7()*H25/NSA4(6)) Zone, including Special Provisions for R9-7, regulation x) Balcony Projections in Front Yard (maximum) – 0 metres to the lot line;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) to provide a minimum 1.5 metre setback along all interior pathways to allow for tree planting;
 - ii) to explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing;
 - iii) to provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard; and,
 - iv) to explore opportunities on-site to address cut-through traffic from White Oak and Petty Roads;

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

- N. Dyjach, SMB; and,
- F. Webster;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, and the Shopping Area Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

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.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

3.4 415-421 Boler Road (Z-9536)

Moved by: S. Lewis

Seconded by: P. Cuddy

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 822056 Ontario Limited (c/o Strik Baldinelli Moniz) relating to the property located at 415-421 Boler Road:

- a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 1, 2025, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property FROM a Residential R1 (R1-8) Zone TO a Residential R8 Special Provision (R8-4()*H21) Zone;
- b) The Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) to reduce the amount of paved area on site in favour of more landscaped areas;
 - ii) that the access to Byron Baseline Road shall be removed or restricted to right-in/right-out (RIRO);
 - iii) to explore opportunities to incorporate active uses at grade along the Boler Road and Byron Baseline Road frontages;
 - iv) to ensure the principal building entrance shall be located at the corner of Boler Road and Byron Baseline Road and/or along the Boler Road frontage;
 - v) that the provision of an accessible paratransit lay-by in accordance with the standards of the Site Plan Control By-law;
 - vi) that the photometric plan includes light cast ratings for the rooftop patio specifically; and,
 - vii) that the findings from the noise study be used to update the Development Agreement;

it being noted that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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

- a communication dated March 12, 2025 from J. Whibbs;

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

- N. Nyjach, SBM;
- C. Wilton;
- D. Quigg;
- F. Webster; and,
- D. Loughlin;

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.

Yeas: (3): S. Lehman, S. Lewis, and P. Cuddy

Nays: (2): E. Pelozza, and S. Hillier

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Hillier

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Hillier

That pursuant to section 31.6 of the Council Procedure By-law, Councillor Lewis BE PERMITTED to speak an additional 2 minutes with respect to this matter.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

3.5 Transit Oriented Development Community Improvement Plan

Moved by: S. Lewis

Seconded by: P. Cuddy

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London relating to the proposed Transit Oriented Development Community Improvement Plan:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to designate the city-wide Transit Oriented Development Community Improvement Project Area;
- b) subject to the approval of the above-noted part a), the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend the Official Plan for the City of London, 2016, to add the Transit Oriented Development Community Improvement Project Area to Map 8 – Community Improvement Project Areas;
- c) subject to the approval of the above-noted part a), the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to adopt the Transit Oriented Development Community Improvement Plan; and,
- d) subject to the approval of the above-noted part a), the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "D" to this report BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to establish financial incentives for the Transit Oriented Development Community Improvement Project Area;
- i) subject to the approval of the above-noted part d), approve the Transit Oriented Development Per-Unit Forgivable Loan Agreement template;
- ii) authorize the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into and execute the above-noted agreement substantially in the form authorized and approved under clause d) i) provided the terms of the agreement conform with the applicable Transit Oriented Development Community Improvement Project Area Financial Incentive Program Guidelines; and,
- iii) authorize the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into and execute amending agreements;

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

- a presentation dated March 18, 2025, from N. Barry Lyon Consultation Ltd.; and,
- a communication dated March 14, 2025, from C. Butler;

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

- M. Wallace, London Development Corporation;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024;
- the recommend amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, Urban Regeneration, and Community Improvement policies; and,
- the recommended amendment would permit the City of London to provide a financial incentive program to help accelerate development near and within the City’s Protected Major Transit Station Areas—in alignment with the City’s Housing Accelerator Funding application;

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.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy
 Seconded by: E. Pelozza

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy
 Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

4. Items for Direction

4.1 Request from Municipality of Middlesex Centre: Arva Sanitary Servicing

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, and the Deputy City Manager, Housing and Community Growth, regarding the request by the Municipality of Middlesex Centre for an amendment to the servicing agreement between the Municipality and the City of London, the following report BE RECEIVED and that the request to amend the sanitary servicing agreement BE REFUSED;

it being noted that a verbal delegation from S. Bergman, Middlesex Centre, with respect to this matter was received.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Hillier

That the delegation request from S. Bergman and M. Di Lullo , as appended to the Added Agenda, BE APPROVED to be heard at this time.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.2 Deferred Matters List

Moved by: P. Cuddy

Seconded by: S. Hillier

That the March 2025, Deferred Matters List BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 3:29 PM.