

Planning and Environment Committee

Report

5th Meeting of the Planning and Environment Committee
March 10, 2026

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

ALSO PRESENT: Councillors J. Pribil, A. Hopkins, S. Franke; A. Abraham, L. Ahima, M. Corby, J. Dann, L. Dent, K. Edwards, L. Edwards, M. Greguol, K. Gonyou, M. Hynes, P. Kavcic, B. Lambert, S. Mathers, C. Maton, H. McNeely, K. Mitchener, B. O'Hagan, N. Pasato, M. Pease, A. Riley, P. Shand, A. Shaw, M. Vivian and K. Mason (Committee Clerk)

Remote Attendance: Councillor E. Pelozza; E. Skalski, A. Soufan

The meeting was called to order at 1:01 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. Hillier

Seconded by: P. Cuddy

That Items 2.1 to 2.4, BE APPROVED.

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

Motion Passed (5 to 0)

2.1 2025 Building Services, Annual Report

Moved by: S. Hillier

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the staff report dated March 10, 2026, with respect to the 2025 Building Services, Annual Report, BE RECEIVED.

Motion Passed

2.2 455 Highbury Avenue North – Tree Protection Area

Moved by: S. Hillier

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated March 10, 2026, with respect to the 455 Highbury Avenue North Tree Protection Area, BE RECEIVED.

Motion Passed

2.3 Bill 60, Fighting Delays, Building Faster Act, 2025, Information Report

Moved by: S. Hillier

Seconded by: P. Cuddy

That, on the recommendation of the Director, Planning and Development, the staff report dated March 10, 2026, with respect to Bill 60, Fighting Delays, Building Faster Act, 2025, BE RECEIVED.

Motion Passed

2.4 2nd Report of the Community Advisory Committee on Planning

Moved by: S. Hillier

Seconded by: P. Cuddy

That the 2nd Report of the Community Advisory Committee on Planning from its meeting held on February 19, 2026, BE RECEIVED.

Motion Passed

3. Scheduled Items

3.1 Demolition Request for Heritage Listed Property - 174 Wellington Road

Moved by: P. Cuddy

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, with respect to the staff report dated March 10, 2026, with respect to the demolition request, the property located at 174 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that documentation including a detailed 3D model and elevation drawings of the exterior of the building will be completed prior to demolition of the building on the property at 174 Wellington Road;

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

- A.M. Valastro;

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, S. Stevenson, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.2 Request to Remove the Heritage Listed Properties at 788-790 Dundas Street from the Register of Cultural Heritage Resources

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

That, on the recommendation of the Director, Planning and Development, the staff report dated March 10, 2026, with respect to the properties located at 788 Dundas Street and 790 Dundas Street 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 these matters:

- H. Garrett, Zelinka Priamo Ltd.;

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, S. Stevenson, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.3 Request to Remove the Heritage Listed Property at 535-537 Talbot Street/105 Kent Street from the Register of Cultural Heritage Resources

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

That on the recommendation of the Director, Planning and Development, the staff report dated March 10, 2026, with respect to the property located at 535-537 Talbot Street/105 Kent Street BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that the property owner be encouraged to salvage building materials from the existing building for re-use elsewhere;

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

- a communication date March 9, 2026, from J. Reaney, President, London and Middlesex Historical Society;

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

- J. Flemming, City Planning Solutions; and,
- A.M. Valastro;

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, S. Stevenson, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.4 Amendment to Heritage Designating By-law - 513-531 Talbot Street

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

That, on the recommendation of the Director, Planning and Development, with respect to the staff report dated March 10, 2026, related to the heritage designated property at 513-531 Talbot Street, the following actions be taken:

a) notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R.S.O 1990, c. O.18, of the Municipal Council's intention to pass a technical amendment to By-law No. L.S.P.-3318-193 with the amended Statement of Cultural Heritage Value or Interest as appended to the above-noted staff report as Appendix "D"; and,

b) should no objection be received to the Municipal Council's notice of proposed amendment, an amending by-law BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the objection period;

it being noted that should an objection to the Municipal Council's notice of intention to pass a technical amendment to By-law No. L.S.P.-3318-193 be received, a subsequent staff report will be prepared;

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

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

- J. Flemming, City Planning Solutions; and,
- A.M. Valastro;

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, S. Stevenson, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.5 325 Grey Street - Z-26010

Moved by: P. Cuddy

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 Blue Cactus Holdings Inc. (Zelinka Priamo Ltd.) relating to the property located at 325 Grey Street, the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Residential R3 (R3-1) Zone TO a Residential R8 Special Provision (R8-1(_)) Zone;

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

- A. Richards, Zelinka Priamo Ltd.;
- K. Milczarek;
- A.M. Valastro;

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 Building policies, Place Type policies, and the Our Tools policies; and,
- the recommended amendment facilitates an appropriate use in a suitable location within the Built-Area Boundary and the Primary Transit Area at a scale and intensity that can be suitably accommodated and will contribute to achieving a diverse range and mix of housing options in 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.

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

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.6 6712 James Street - Z-26001

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of The Corporation of the City of London c/o Siv-ik Planning & Design relating to the property located at 6712 James Street:

a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone, TO a Residential R1 Special Provision (R1-9(*)) Zone, a Residential R1 Special Provision (R1-9(**)) Zone, and a Residential R4 Special Provision (R4-6(*)) Zone;

b) the Civic Administration BE DIRECTED to use best efforts to offset the anticipated tree loss resulting from the development of 6712 James Street by undertaking enhanced tree planting initiatives on suitable City owned lands associated with Municipal Housing and Industrial Development projects;

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

- a communication dated March 6, 2026, from L. Sooley, Siv-ik Planning and Design;

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

- A.M. Valastro;

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 Building Policies, and the Neighbourhoods 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 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.

Additional Votes:

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 of The Corporation of the City of London c/o Siv-ik Planning & Design relating to the property located at 6712 James Street, the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE

INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone, TO a Residential R1 Special Provision (R1-9(*)) Zone, a Residential R1 Special Provision (R1-9(**)) Zone, and a Residential R4 Special Provision (R4-6(*)) Zone;

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

- a communication dated March 6, 2026, from L. Sooley, Siv-ik Planning and Design;

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 Building Policies, and the Neighbourhoods 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 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.

Moved by: S. Lewis

Seconded by: P. Cuddy

That the motion BE AMENDED to add a new part that reads as follows:

the Civic Administration BE DIRECTED to use best efforts to offset the anticipated tree loss resulting from the development of 6712 James Street by undertaking enhanced tree planting initiatives on suitable City owned lands associated with Municipal Housing and Industrial Development projects.

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

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: P. Cuddy

That the motion, as amended, BE APPROVED.

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

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.7 724 York Street - Z-26007

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 of 724 York Street Inc. relating to the property located at 724 York Street:

- a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Restricted Service Commercial (RSC2/RSC4) Zone TO a holding Residential R8 Special Provision/Restricted Service Commercial (h- 4*R8-4(_)/RSC2/RSC4) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) explore opportunities for common outdoor amenity areas, green spaces, and additional landscaping on site to support the addition of residential uses in this predominately commercial context; and
 - ii) implementation of the recommendations of the Noise Study, including the recommended mitigation measures;

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

- O. Alchits, Strik Baldinelli Moniz Ltd.;

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 Building policies, and the Urban Corridors 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 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, S. Stevenson, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.8 929 Cheapside Street - Z-26003

That the application from 929 Cheapside Inc. (c/o Monteith Brown Planning Consultants) relating to the property located at 929 Cheapside Street BE REFUSED;

it being noted that Municipal Council's rationale for supporting refusal of the application include the following reasons;

- i) the requested special provisions do not conform to the policies of The London Plan, including but not limited to the City Building policies and Neighbourhoods Place Type policies;
- ii) the requested special provisions would facilitate a form of development that is too intense for the subject lands; and,
- iii) the proposed number of vehicular and bicycle parking spaces is insufficient to accommodate the proposed number of units;

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

- a communication dated March 3, 2026, from S. Wild-Coles; and,
- a communication dated March 5, 2026, 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:

- A. Lagrou, Monteith Brown Planning Consultants;
- J. Wild;
- C. Curch;
- A. Kiricenko;
- B. Yosa;
- S. Ord;
- A. Wild;
- A. Robey;
- B. Burke
- C. Jovic;
- S. Riley;
- A. Ball;
- B. Samuels;
- I. Hahn;

- M. Azaveto;
- C. Hinds;
- M. Khawaja;
- D. Deramante;
- K. Doncaster;
- A.M. Valastro;
- N. Shea;

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.

Additional Votes:

Moved by: S. Stevenson

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 929 Cheapside Inc. (c/o Monteith Brown Planning Consultants) relating to the property located at 929 Cheapside Street:

- a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting March 31, 2026 to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Convenience Commercial Special Provision (CC1(2)) Zone and a Residential R1 (R1-5) Zone TO a Residential R9 Special Provision (R9-7()*H21) Zone;
- b) the requested Special Provisions, as part of the amendment to Zoning By-law No. Z.-1, to permit a minimum exterior side yard depth of 0.5 metres whereas 8.0 metres is required, to permit a maximum lot coverage of 50% whereas 30% is required, to permit a minimum landscaped open space of 20% whereas 30% is required, to permit a minimum of 46 vehicle parking spaces whereas 53 are required, to permit a minimum of 32 long-term bicycle parking spaces whereas 95 are required, and to permit yard encroachments up to 0.0m from the lot line for balconies, architectural features, terraces, patios, porches and canopies whereas 1.5 metres is permitted provided the projection is no closer than 3.0 metres to the lot line, BE REFUSED for the following reasons:
 - i) the requested special provisions do not conform to the policies of The London Plan, including but not limited to the City Building policies and Neighbourhoods Place Type policies;
 - ii) the requested special provisions would facilitate a form of development that is too intense for the subject lands; and,
 - iii) the proposed number of vehicular and bicycle parking spaces is insufficient to accommodate the proposed number of units;

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

- i) ensure the provision of an accessible paratransit lay-by in accordance with the standards of the Site Plan Control By-law;

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

- a communication dated March 3, 2026, from S. Wild-Coles; and,
- a communication dated March 5, 2026, from C. Butler;

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 Building policies, and the Neighbourhoods 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 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: (1): S. Lewis

Nays: (4): S. Lehman, P. Cuddy, S. Stevenson, and S. Hillier

Motion Failed (1 to 4)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.9 50 Southbridge Drive - OZ-26002

That, the following actions be taken with respect to the application of Pulse Communities (Rhythm II) Inc. (c/o Zelinka Priamo Ltd.) relating to the property located at 50 Southbridge Drive:

- a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend the Southwest Area Secondary Plan (SWAP), by ADDING a specific policy to the Central Longwoods Residential Neighbourhood;
- b) the revised attached by-law BE INTRODUCED at the Municipal Council meeting on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in part the above-noted part a), to change the zoning of the subject property FROM a Residential R5 Special Provision (R5-4(22)) Zone and a Residential R6 Special Provision (R6-5(50)) Zone TO a Residential R9 Special Provision (R9-7(_)) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) provide all-season landscaping including trees along the multi-use path and Southbridge Drive to visually enhance the development and enhance the pedestrian environment;

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 as the proposed density is consistent with and implements the development proposal described in the Notice of Application and Public Meeting;

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

- L. Jaimeson, Zelinka Priamo Ltd.;

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

- the recommended amendments are consistent with the Provincial Planning Statement, 2024 (PPS), which encourages growth in settlement areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan, including but not limited to the Central Longwoods Residential Neighbourhood policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with 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.

Additional Votes:

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 of Pulse Communities (Rhythm II) Inc. (c/o Zelinka Priamo Ltd.) relating to the property located at 50 Southbridge Drive:

a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend the Southwest Area Secondary Plan (SWAP), by ADDING a specific policy to the Central Longwoods Residential Neighbourhood;

b) the proposed by-law as appended to the above-noted staff report as Appendix "B" BE INTRODUCED at the Municipal Council meeting on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in part the above-noted part a), to change the zoning of the subject property FROM a Residential R5 Special Provision (R5-4(22)) Zone and a Residential R6 Special Provision (R6- 5(50)) Zone TO a Residential R9 Special Provision (R9-7(_)) Zone; and,

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

i) provide all-season landscaping including trees along the multi-use path and Southbridge Drive to visually enhance the development and enhance the pedestrian environment;

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 as the proposed density is consistent with and implements the development proposal described in the Notice of Application and Public Meeting;

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

- the recommended amendments are consistent with the Provincial Planning Statement, 2024 (PPS), which encourages growth in settlement areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan, including but not limited to the Central Longwoods Residential Neighbourhood policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood.

Moved by: S. Lewis

Seconded by: S. Hillier

That, notwithstanding the recommendation of the Director, Planning and Development, part b) of the motion BE AMENDED to remove parts 2 a) ix) and x), Section Number 13.4 of the R9-7 Zone Special Provisions, from the proposed by-law as appended to the above-noted staff report as Appendix "B", to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in part the above-noted part a), to change the zoning of the subject property FROM a Residential R5 Special Provision (R5-4(22)) Zone and a Residential R6 Special Provision (R6- 5(50)) Zone TO a Residential R9 Special Provision (R9-7(_)) Zone;

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

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Hillier

That the motion, as amended, BE APPROVED.

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

Motion Passed (5 to 0)

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

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (5 to 0)

3.10 Modification to Flood Plain and Two Zone Concept - Amendments to The London Plan - OZ-25102

Moved by: S. Lewis
Seconded by: S. Stevenson

That the staff report dated March 10, 2026, with respect to Modification to Flood Plain and Two Zone Concept – Amendments to The London Plan, BE REFERRED back to the Civic Administration for further engagement with relevant stakeholders with regard to the change in direction proposed, for additional review with regard to changes being implemented by the Province of Ontario with regard to the structure and mandate of Conservation Authorities, and to complete the work on the mapping changes referenced in the report and bring those forward with recommendations to a future meeting of Planning and Environment Committee in the next term of Council;

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

- a communication dated March 6, 2026, from J. Lumsden, PenEquity Realty Corporation;
- a communication dated February 26, 2026, from A. Vanderluis, Auburn Developments; and,
- a communication March 9, 2026, from D. Sikelero Elsenbruch, Zelinka Priamo Ltd.;

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

- J. Spreet;
- M. Wallace, London Development Institute;
- A.M. Valastro; and,
- D. Sikelero Elsenbruch, Zelinka Priamo Ltd.;
- B. Samuels;

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, S. Stevenson, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, S. Stevenson, 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: P. Cuddy
Seconded by: S. Stevenson

That the Deferred Matters List BE RECEIVED.

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

Motion Passed (5 to 0)

6. Confidential

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

That Committee rise and go into Committee, In Closed Session, for the purpose of considering the following:

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal of a decision of the Chief Building Official, and an appeal of the decision of the Ontario Superior Court of Justice to the Ontario Superior Court of Justice – Divisional Court.

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

Motion Passed (5 to 0)

That Committee convenes In Closed Session, from 3:05 PM to 4:09 PM.

7. Adjournment

Moved by: P. Cuddy

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:11 PM.

Appendix B – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2026

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 50
Southbridge Drive

WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

NOW 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 50 Southbridge Drive, as shown on the attached map **FROM** a Residential R5 Special Provision (R5-4(22)) Zone and a Residential R6 Special Provision (R6-5(50)) Zone **TO** a Residential R9 Special Provision (R9-7(_)) Zone.

2. Section Number 13.4 of the R9-7 Zone is amended by adding the following Special Provisions:

R9-7() 50 Southbridge Drive

a) Regulations

- i) For the purpose of zoning, the front lot line is deemed to be Southbridge Drive
- ii) Front Yard Depth (minimum) – 6.0 metres
- iii) Interior Side Yard Depth (minimum) – 3.0 metres
- iv) Rear Yard Depth (minimum) – 9.0 metres
- v) Ground Floor Height (minimum) – 5.0 metres
- vi) Height (maximum) – 22.0 metres
- vii) Density (maximum) – 161 units per hectare
- viii) Balconies on apartment buildings shall be permitted to project a maximum of 1.9 metres provided the projection is no closer than 2.0 metres to the lot line

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.

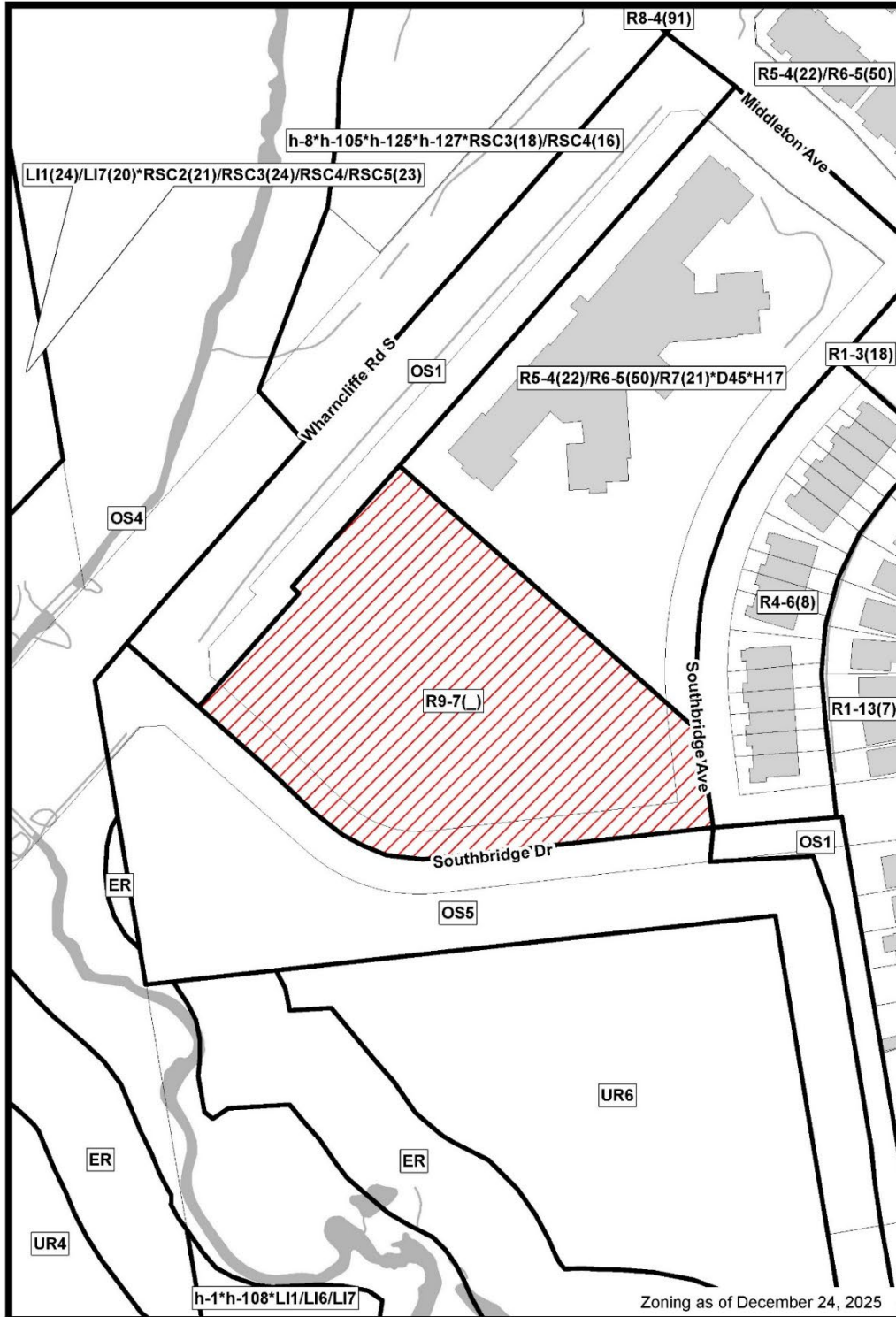
PASSED in Open Council on March 31, 2026 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – March 31, 2026
Second Reading – March 31, 2026
Third Reading – March 31, 2026

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



Zoning as of December 24, 2025

File Number: Z-26002
 Planner: CC
 Date Prepared: 2026/02/10
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

