

Planning and Environment Committee

Report

The 6th Meeting of the Planning and Environment Committee
April 14, 2026

PRESENT: Councillors S. Lehman (Chair), P. Cuddy, S. Stevenson, Mayor J. Morgan

ABSENT: S. Lewis, S. Hillier

ALSO PRESENT: Councillors J. Pribil, S. Trosow, C. Rahman, A. Hopkins, S. Franke, D. Ferreira; A. Abraham, J. Adema, L. Ahima, L. Burt, K. Chambers, M. Corby, I. de Cuesters, R. Doshi, M. Gregoul, K. Gonyou, A. Hovius, M. Hynes, P. Kavcic, M. Macauley, T. Macbeth, S. Mathers, C. Maton, H. McNeely, A. Miller, K. Murray, B. O'Hagan, A. Pfeffer, A. Rammeloo, A. Shaw, S. Tatavarti, M. Tomazincic, E. Williamson, M. Vivian, and K. Mason (Committee Clerk)

Remote Attendance: J. Graham, E. Skalski

The meeting was called the order at 1:05 PM; it being noted that Councillor S. Stevenson was in remote attendance

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

That Items 2.1, 2.2, 2.4, and 2.5, BE APPROVED.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

2.1 Employment Area Policy Review and Unsuitable/Ineligible Industrial Land Review - O-25125

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Employment Area Policy Review and Unsuitable/Ineligible Industrial Land Review:

a) the above-noted staff report, BE RECEIVED for information to provide an update on recent legislative changes and an update on the evaluation of properties categorized as "Unsuitable" or "Ineligible" during the recent Council-adopted Industrial Land Needs Assessment; and,

b) the draft Amendments to The London Plan as appended to the above-noted staff report as Appendix "B", BE RECEIVED for the purposes of continued consultation with the development industry and public.

Motion Passed

2.2 Brownfield Community Improvement Plan - Status of Current Commitments

Moved by: P. Cuddy
Seconded by: Mayor J. Morgan

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Brownfield Community Improvement Plan – Status and Current Commitments:

- a) the above-noted staff report, BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to enter into agreements with currently approved Brownfield CIP applicants establishing milestones including the filing of a Record of Site Condition and obtaining a building permit, to strengthen monitoring and accountability for existing Brownfield CIP commitments.

Motion Passed

2.4 Review of Property Tax Levy Funding Provided to Business Improvement Areas

Moved by: P. Cuddy
Seconded by: Mayor J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated April 14, 2026, related to the Review of Property Tax Levy Funding Provided to Business Improvement Areas, BE RECEIVED;

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

- a communication dated April 9, 2026, from K. Morrison, Hamilton Road BIA;
- a communication dated April 9, 2026, from K. Morrison, Old East Village BIA;

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.

Motion Passed

2.5 Pack Road Sewer Extension – Report Back on Housing Accelerator Fund Proposal and Consultation

Moved by: P. Cuddy
Seconded by: Mayor J. Morgan

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated April 14, 2026, related to the Pack Road Sewer Extension – Report Back on Housing Accelerator Fund Proposal and Consultation, BE RECEIVED;

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

- a communication dated April 10, 2026, from C. Kulchycki, 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.

Motion Passed

2.3 Deferred Loan Payments - Community Improvement Plans and Financial Incentive Programs

Moved by: S. Stevenson
 Seconded by: S. Lehman

That the following actions be taken with respect to the staff report dated April 14, 2026, related to Deferred Loan Payments – Community Improvement Plans and Financial Incentive Programs:

- a) the report BE RECEIVED; and,
- b) the deferral of loan repayments under the Façade Improvement Loan Program and the Upgrade to Building Code Loan Program, previously approved by Municipal Council, and in response to the current conditions, the crisis, and the City's strategic goals, BE EXTENDED for an additional one-year period to March 2028;

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

- a communication dated March 26, 2026, from V. Smith and K. Nielsen, Downtown London;
- a communication dated April 9, 2026, from K. Morrison, Old East Village BIA;

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, P. Cuddy, and S. Stevenson

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

3. Scheduled Items

3.1 3rd Report of the Community Advisory Committee on Planning

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

That the 3rd Report of the Community Advisory Committee on Planning from its meeting held on March 19, 2026, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal delegation from J.M. Metrailler, Chair, Community Advisory Committee on Planning on this matter.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.2 Request to Remove the Heritage Listed Property at 371-373 Hamilton Road

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

That, on the recommendation of the Director, Planning and Development the following action be taken with respect the staff report dated April 14, 2026, the property located at 371-373 Hamilton Road, 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 pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

- H. Garrett, Zelinka Priamo Ltd.; 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: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.3 127 Friars Way - Z-26015

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of The London Cross-Cultural Learner Centre (c/o Monteith Brown Planning Consultants Ltd.) relating to the property located at 127 Friars Way, the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (R1-8) Zone TO a Residential R2 Special Provision (R2-2(_)) Zone;

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

- A. Lagrou, Monteith Brown Planning Consultants; and,
- 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), which encourages an appropriate range and mix of housing options and densities to meet projected needs and addresses the full range of housing options, including affordable housing;
- the recommended amendment conforms with The London Plan, including, but not limited to, the Key Directions, City Building policies, Place Type policies, Near Campus Neighbourhoods 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: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: P. Cuddy
Seconded by: Mayor J. Morgan

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.4 63 Greenfield Drive - Z-26016

Moved by: P. Cuddy
Seconded by: Mayor J. Morgan

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Distinctive Homes London Ltd. (c/o Siv-ik Planning & Design Inc.) relating to the property located at 63 Greenfield Drive, the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (R1-4) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone;

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

- D. Murphy, Siv-ik Planning and Design Inc.;
- B. Couto;
- R. Legrew; and,
- 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), 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 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 an appropriate form of redevelopment 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.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.5 350-356 Windermere Road - Z-26014

Moved by: Mayor J. Morgan

Seconded by: P. Cuddy

That the application of Distinctive Homes London Ltd. (c/o Zelinka Priamo Ltd.) relating to the property located at 350-356 Windermere Road BE REFERRED back to the Civic Administration to conduct a traffic impact assessment in consultation with LHSC, London Middlesex EMS and Western University on matters relevant to their operations;

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

- C. McAllister, Zelinka Priamo Ltd.;
- K. Morrow;
- P. Kemp;
- H. Charhar;
- G. Lascco;
- K. Baroudi;
- A.M. Valastro;
- P. Ferguson;
- B. Sinclair; and,
- C. de Clery;

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: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.6 650 Industrial Road - Z-26018

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Pow Samnah Properties Inc. (c/o MHBC Planning) relating to the property located at 650 Industrial Drive:

a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend Zoning By-law No. Z.-1, conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a holding Light Industrial Special Provision (h-8*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone TO a holding Light Industrial Special Provision (h-8*LI2(*)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(**)) Zone and an Open Space (OS5) Zone.

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

i) orient the built form and principle entrances of any future buildings towards Oxford Street West and/or Industrial Road; and,

ii) provide enhanced, robust, all-season landscaping and tree planting along Veterans Memorial Parkway;

IT BEING NOTED TO THE APPLICANT that as part of a future housekeeping amendment to The London Plan, Map 1 – Place Types and Map 5 – Natural Heritage will be amended to reflect the Natural Heritage features on the subject lands;

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

- D. Salari, MHBC Planning Urban Design; and,
- 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, Environmental policies, and the Light Industrial Place Type policies; and,
- the recommended amendment would permit the future development of the lands for light industrial purposes;

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: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.7 845-875 Commissioners Road East - Z-25141

Moved by: Mayor J. Morgan

Seconded by: P. Cuddy

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Auburn Developments relating to the properties located at 845-875 Commissioners Road East:

- a) a by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (RSC1/RSC3/RSC4) Zone, a Light Industrial (LI1) Zone and Open Space (OS5) Zone TO a Holding Residential R10 Special Provision (h-1*h-5*h-8*R10-4()*H50) Zone, a Holding Residential R10 Special Provision (h-1*h-5*h-8*h-193*R10-4()*H50) Zone, and an Open Space (OS5) Zone, to permit the development as proposed, without stepbacks and including indoor rooftop amenity space on a 15th storey;

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

- i) a private easement and joint use maintenance agreement be entered into to access the municipal sanitary sewer;
- ii) the recommendations and mitigation measures from the Air Quality Assessment be included in the Development Agreement; and
- iii) engage with Realty Services to facilitate a land transfer to acquire the Environmentally Significant Area in exchange for the unopened municipal right-of-way;
- vi) landscaping to include at minimum 50% native species, with no invasive species planted; and,
- vii) utilize bird friendly policies using the adopted CSA standard;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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

- a communication dated April 10, 2026, from A. Vandersluis, Auburn Developments;
- a communication dated April 12, 2026, from D. Wake;
- a communication dated April 11, 2026, from E. DeActis; and,
- a communication dated April 4, 2026, from K. Jenkinson;

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

- A. Vandersluis, Auburn Developments;
- D. Wake;
- J. Trampleasure;
- R. Deeran;
- M. Smith;
- A. Schults;
- M. Lashaw;
- A. Kosmides;
- W. Stone;
- B. Matchett;
- B. Samuels;
- A.M. Valastro;
- M. Belcina; and,
- Darleen;

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;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and the Our Tools policies; and,
- the recommended amendment would permit an appropriate form of development at a scale and intensity that is appropriate for the site and surrounding context;

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: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

3.8 Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I - O-26013

Moved by: P. Cuddy

Seconded by: S. Stevenson

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I:

- a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to adopt the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I, as appended in the above-noted staff report, in accordance with The London Plan policy 1421;
- b) the proposed by-law as appended to the above-noted staff report as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan):
 - i) to add Kelly Stanton Environmentally Significant Area Conservation Master Plan to the list of guideline documents as policy 1719_15;
 - ii) to change the Green Space Place Type and the Neighbourhoods Place Type on Map 1 – Place Types in conformity with the Kelly Stanton

Environmentally Significant Area Conservation Master Plan Phase I; and, iii) to change the Kelly Stanton Environmentally Significant Area on Map 5 – Natural Heritage in conformity with the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I;

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), which directs natural features and areas to be protected for the long term; and,
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, the Environmental Policies, and the Green Space Place Type policies;

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, P. Cuddy, and S. Stevenson

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: Mayor J. Morgan

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, P. Cuddy, S. Stevenson, and Mayor J. Morgan

Absent: (2): S. Lewis, and S. Hillier

Motion Passed (4 to 0)

Moved by: S. Stevenson

Seconded by: S. Lehman

Motion to close the public participation meeting.

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

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

3.9 Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I - O-26012

Moved by: P. Cuddy

Seconded by: S. Stevenson

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I:

- a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to adopt the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I, as appended to the above-noted staff report, in accordance with The London Plan policy 1421;
- b) the proposed by-law as appended to the above-noted staff report as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan):
 - i) to change policy 1719_9 FROM Kilally Open Space Master Plan TO Kilally Meadows Environmentally Significant Area Conservation Master Plan;
 - ii) to change the Green Space Place Type and the Neighbourhoods Place Type on Map 1 – Place Types in conformity with the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I; and,
 - iii) to change the Kilally Meadows Environmentally Significant Area on Map 5 – Natural Heritage in conformity with the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I;

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

- B. Samuels;
- M. Patterson;
- A.M. Valastro;
- P. Poluschuck; and,
- D. Wake;

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), which directs natural features and areas to be protected for the long term; and,
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, the Environmental Policies, and the Green Space Place Type policies;

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, P. Cuddy, and S. Stevenson

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Lehman

Motion to open the public participation meeting.

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

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

Moved by: P. Cuddy

Seconded by: S. Stevenson

Motion to close the public participation meeting.

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

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

3.10 65-85 Meadowlily Road South and Other Lands - O-26023

Moved by: P. Cuddy

Seconded by: S. Stevenson

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of City of London, relating to the property located at 65-85 Meadowlily Road South and Other Lands:

a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan), to:

- i) REVISE Map 1 – Place Types of The London Plan to change the Place Type on a portion of the subject lands FROM a Green Space Place Type TO a Neighbourhoods Place Type; and,
- ii) REVISE Map 5 – Natural Heritage to change the Meadowlily Woods Environmentally Significant Area on a portion of the lands in conformity with the Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

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 Environmental Policies, Place Type Policies, and specifically, Policy 1719_10; and,
- the recommended amendment conforms to the Council approved Meadowlily Woods Conservation Master Plan;

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, P. Cuddy, and S. Stevenson
Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (3): S. Lehman, P. Cuddy, and S. Stevenson
Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

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

Motion to close the public participation meeting.

Yeas: (3): S. Lehman, P. Cuddy, and S. Stevenson
Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

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

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 #6.1 in Stage 6, Confidential, to be considered before Stage 4, Items for Direction.

Yeas: (3): S. Lehman, P. Cuddy, and S. Stevenson
Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

4. Items for Direction

4.1 Councillor S. Franke - Tenant Assistance and Relocation Program

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

That pursuant to section 33.8 of the Council Procedure by-law, the Committee BE PERMITTED to proceed beyond 6:00 PM.

Yeas: (3): S. Lehman, P. Cuddy, and S. Stevenson
Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

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

That the Civic Administration BE DIRECTED to explore and report back on the feasibility of establishing a Tenant Assistance and Relocation Program for the City of London by end of Q1 2027;

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

- a communication dated April 10, 2026, from Councillor S. Franke;
- a communication dated April 8, 2026, from N. Davis and M. Cuifo, Life Spin Low-Income Family Empowerment;
- a communication dated April 10, 2026, from K. Pagnello, Neighbourhood Legal Services; and,
- a communication dated April 12, 2026, from M. Blake Rose;

it being further noted that the verbal delegation request from Ken on behalf of J. Smith, Chair, East of Adelaide London ACORN, with respect to this matter, was received;

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: (2): S. Lehman, and P. Cuddy

Nays: (1): S. Stevenson

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (2 to 1)

Additional Votes:

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

That the delegation request from Ken on behalf of J. Smith, Chair, East of Adelaide London ACORN, be heard at this time.

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

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

4.2 Medway Valley Environmentally Significant Area Attawandaron Road Encroachments and Conservation Master Plan

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

Notwithstanding the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Medway Valley Heritage Forest (South) Environmentally Significant Area Attawandaron Road encroachments and Conservation Master Plan:

- a) the above-noted staff report BE RECEIVED;
- b) notice of the following recommended actions BE CIRCULATED to the abutting neighbourhood:
 - i) remove the planned Level 3 paved multi-use trail east of Attawandaron Road from the Conservation Master Plan and designate the passive recreation areas as a park, as per the historical use;
 - ii) regularize the existing informal trail as a Level 1 trail; and,
 - iii) plant a 10 m naturalized buffer associated with the regenerating cultural meadow and implement previous restoration efforts;
- c) the Civic Administration BE DIRECTED to evaluate and identify the area behind 1630–1726 Attawandaron Road to be maintained as a park (as it has been historically) and used for unstructured passive recreation that is to be maintained as mowed grass in accordance with our standards for a park;
- d) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee to explore options 2 and 3 and report back on an alternative mechanism for individual property owners with properties abutting the open space to pursue remedies where boundary disputes exist; and,
- e) the Civic Administration BE DIRECTED to bring forward an update to the CMP to protect the trees and shrubs (native and non-native) that abut the Attawandaron properties;

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

- a communication dated April 13, 2026, from Councillor C. Rahman; and,
- a communication dated April 12, 2026, from the Attawandaron Road Neighbourhood Association;

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, P. Cuddy, and S. Stevenson

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: P. Cuddy

Seconded by: S. Lehman

That the April Deferred Matters List, BE RECEIVED.

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

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

6. Confidential

6.1 Solicitor-Client Privilege

Moved by: P. Cuddy

Seconded by: S. Lehman

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

a matter pertaining to the security of the property of the municipality or local board.

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

Absent: (3): S. Lewis, S. Hillier, and Mayor J. Morgan

Motion Passed (3 to 0)

That Committee convenes In Closed Session, from 4:54 PM to 5:35 PM.

7. Adjournment

Moved by: P. Cuddy

Seconded by: S. Lehman

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:54 PM.