

# Planning and Environment Committee

## Report

The 1st Meeting of the Planning and Environment Committee  
December 2, 2019

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins, S. Turner,  
A. Kayabaga, Mayor E. Holder

ALSO PRESENT: J. Adema, G. Barrett, M. Campbell, S. Chambers, B. Debbert, M.  
Elmadhoon, M. Feldberg, J.M. Fleming, G. Kotsifas, C. Lowery,  
H. Lysynski, T. Macbeth, J. MacKay, H. McNeely, L. Mottram, B.  
O'Hagan, P. Kokkoros, C. Parker, M. Pease, L. Pompilii, A.  
Riley, C. Saunders, J. Smolarek, J. Taylor, M. Tomazincic, M.  
Vivian and P. Yeoman

The meeting was called to order at 4:01 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Vice Chair for the term ending November 30, 2020

Moved by: J. Helmer

Seconded by: A. Hopkins

That Councillor S. Turner BE ELECTED Vice Chair of the Planning and  
Environment Committee for the term ending November 30, 2020.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga,  
and E. Holder

**Motion Passed (6 to 0)**

### 2. Consent

Moved by: E. Holder

Seconded by: J. Helmer

That Items 2.1 to 2.3, 2.5 to 2.12, inclusive, BE APPROVED.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E.  
Holder

**Motion Passed (6 to 0)**

#### 2.1 3rd Report of the Agricultural Advisory Committee

Moved by: E. Holder

Seconded by: J. Helmer

That, the following actions be taken with respect to the 3rd Report of the  
Agricultural Advisory Committee, from its meeting held on November 20,  
2019:

- a) A. Riley, Senior Planner, BE ADVISED that the Agricultural Advisory Committee supports the Revised Application for an Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, as presented, as it supports the agricultural industry in the surrounding area; it being noted that the Notice of Planning Application, dated October 2, 2019, from A. Riley, Senior Planner, with respect to this matter, was received;
- b) C. Parker, Senior Planner, BE ADVISED that the Agricultural Advisory Committee supports the proposed Zoning By-law Amendment with respect to the property located at 21 Norlan Avenue, as presented in the Public Meeting Notice dated November 13, 2019, from C. Parker, Senior Planner; and,
- c) clauses 1.1, 2.1, 3.1, 3.3, 3.4, 5.1 to 5.4, inclusive, BE RECEIVED for information.

**Motion Passed**

2.2 12th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: E. Holder  
 Seconded by: J. Helmer

That, the following 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019:

- a) a Working Group BE ESTABLISHED consisting of S. Levin and S. Hall with respect to environmental considerations relating to studies and reports; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a Municipal Council resolution adopted at its meeting held on November 12, 2019, with respect to these matters;
- b) the following actions be taken with respect to the Byron Gravel Pit Subject Land Status Report:
  - i) the Working Group comments relating to the Byron Gravel Pit Subject Land Status Report BE FORWARDED to the Civic Administration for consideration; and,
  - ii) the Civic Administration BE REQUESTED to consider opportunities for retention of part or all unique landscapes, in particular, bank swallow habitat during the development of the Secondary Plan;
- c) the Working Group comments with respect to the Environmental Management Guidelines BE FORWARDED to the Civic Administration for consideration;
- d) B. Samuels and L. Grieves BE APPOINTED to the Bird Friendly Guidelines Working Group as the representative and alternate, respectively;
- e) a Working Group BE ESTABLISHED consisting of I. Whiteside (lead), C. Dyck, P. Ferguson and B. Krichker, with respect to the Subject Lands Status Report for the Kilally South, East Basin Stormwater Servicing and to report back at the January 16, 2020 Environmental and Ecological Planning Advisory Committee meeting; and,

f) clauses 1.1, 2.1, 3.1 to 3.4, inclusive, 3.6 and 5.3 BE RECEIVED for information.

**Motion Passed**

2.3 White Oak-Dingman Secondary Plan Update (O-8844)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, City Planning and City Planner, the staff report dated December 2, 2019 entitled "White Oak-Dingman Secondary Plan Update" BE RECEIVED for information. (2019-D09)

**Motion Passed**

2.5 Claybar Subdivision Phase 3 - Disposition of School Site - 2830, 2846 and 2870 Tokala Trail 39T-04503

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the applications by Claybar Developments Inc., Calloway Reit (Fox Hollow) and Foxwood Developments (London) Inc., owners of the potential school site located on the north side of Tokala Trail, west of Sedgefield Row, known municipally as 2830, 2846 and 2870 Tokala Trail and legally described as Block 204 on Plan 33M-676, Part 20 on 33R-17347 and Block 99 on Plan 33M-685 BE ADVISED that The Corporation of the City of London has no interest in acquiring the said property for municipal purposes. (2019-D09)

**Motion Passed**

2.6 Application - 3425 Emily Carr Lane (H-9139)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by 2557727 Ontario Inc., relating to the property located at 3425 Emily Carr Lane (north portion), the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h\*h-100\*R1-3(7)) Zone and Holding Residential R1 Special Provision (h\*h-94\*h-100\*R1-3(7)) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone and Holding Residential R1 Special Provision (h-94\*R1-3(7)) Zone to remove the "h" and "h-100" holding provisions. (2019-D09)

**Motion Passed**

- 2.7 Application - 600 and 800 Sunningdale Road West - Removal of Holding Provision (H-9135)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sunningdale Golf & Country Club Ltd., relating to the properties located at 600 and 800 Sunningdale Road West, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 (h\*R1-9) Zone TO Residential R1 (R1-9) Zone to remove the h holding provision. (2019-D09)

**Motion Passed**

- 2.8 Application - 1567 and 1571 Hyde Park Road - Removal of Holding Provision h-17 (H-9137)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by S.E.M Construction, relating to the properties located at 1567 and 1571 Hyde Park Road West, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Business District Commercial (h-17\*BDC) Zone TO a Business District Commercial (BDC) Zone to remove the h-17 holding provision. (2019-D09)

**Motion Passed**

- 2.9 Extension to Exemption of Part Lot Control - 1013, 1133, 1170 and 1250 Meadowlark Ridge (P-8727)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rembrandt Meadowlilly Inc., to extend the exemption of the following lands from Part Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019, to extend the exemption of 1013, 1133, 1170 and 1250 Meadowlark Ridge, legally described as Parts of Blocks 1, 3, 4, and 13 in Registered Plan 33M-603, more particularly described as Parts 1-35 in Plan 33R-20017 in the City of London and County of Middlesex from the Part Lot Control provisions of subsection 50(5) of the said *Act*, for a period not to exceed three (3) years; and,

b) the applicant BE ADVISED that the cost of registration of this by-law is to be borne by the applicant in accordance with City policy. (2019-D09)

**Motion Passed**

2.10 Exemption from Part-Lot Control - 915 and 965 Upperpoint Avenue, Pts of Blocks 134/135, 33M-754 (P-9077)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to exempt Parts of Blocks 134/135, Plan 33M-754 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O., 1990, c.P.13*, for a period not exceeding three (3) years. (2019-D09)

**Motion Passed**

2.11 Exemption of Part-Lot Control -1031 and 1095 Upperpoint Avenue, Pts of Blocks 132/133, 33M-754 (P-9078)

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to exempt Parts of Blocks 132/133, Plan 33M-754 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P.13*, for a period not exceeding three (3) years. (2019-D09)

**Motion Passed**

2.12 Commissioners Road East Corridor Review

Moved by: E. Holder  
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, no action BE TAKEN with respect to a further City of London review of the Commissioners Road East Corridor Review (between Adelaide Street South and Meadowgate Boulevard) to initiate London Plan and/or zoning by-law amendments. (2019-D09)

**Motion Passed**

2.4 Delegated Authority for Consent

Moved by: J. Helmer  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the proposed by-law appended to the staff report dated December 2, 2019, being "A by-law to provide for the Committee of Adjustment and Consent Authority and to repeal By-law CP-7, as amended" BE INTRODUCED at

the Municipal Council meeting to be held on December 10, 2019. (2019-D13)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

### **3. Scheduled Items**

#### **3.1 448 Oxford Street East (Z-9104)**

Moved by: A. Hopkins

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Dr. Riyadh Khamis, relating to the property located at 448 Oxford Street East, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R3/Office Conversion (R3-1/OC4) Zone TO a Residential R3/Office Conversion Special Provision (R3-1/OC5(\_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

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

- the proposed amendment is consistent with the Provincial Policy Statement, 2014;
- the proposed amendment conforms to the in force policies of the 1989 Official Plan, including but not limited to the Multi-Family Medium Density Residential designation; and,
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Urban Corridor Place Type. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Moved by: E. Holder  
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga,  
and E. Holder

**Motion Passed (6 to 0)**

### 3.2 Urban Design Peer Review Panel Terms of Reference Update

Moved by: J. Helmer  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Terms of Reference for the Urban and Design Peer Review Panel (UDPRP):

- a) the staff report dated December 2, 2019 entitled "Urban Design Peer Review Panel Terms of Reference Update" BE RECEIVED for information;
- b) The Urban Design Peer Review Panel Terms of Reference – December, 2019 appended to the above-noted staff report as Appendix 'A' BE ADOPTED; and,
- c) The Urban Design Peer Review Panel Terms of Reference – April, 2008 appended to the above-noted staff report as Appendix 'B' BE REPEALED;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga,  
and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner  
Seconded by: A. Kayabaga

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga,  
and E. Holder

**Motion Passed (6 to 0)**

Moved by: A. Kayabaga  
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga,  
and E. Holder

**Motion Passed (6 to 0)**

3.3 21 Norlan Avenue (Z-9111)

Moved by: A. Kayabaga  
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, City Planning and City Planner, based on the application by The Corporation of the City of London, on behalf of Urban Roots London, relating to the property located at 21 Norlan Avenue, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Open Space (OS1) Zone TO an Open Space Special Provision (OS1 ( \_)) Zone to permit retail sales of food grown on the property;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended amendment to Zoning By-law Z-1 is consistent with the Provincial Policy Statement (2014);
- the recommended amendment to Zoning By-law Z-1 conforms to the 1989 Official Plan, including the policies of the Open Space land use designation and to The London Plan, including the policies of the Green Space Place Type and the policies of the Food Systems chapter and provides for appropriate uses on this site;
- the recommended amendment to Zoning By-law Z-1 will allow sales of agricultural products from small farms located within the Urban Growth Boundary; and,
- the zoning by-law amendment helps implement one of the goals of the Urban Agriculture Strategy to make fresh produce more available to the general public. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner  
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Moved by: A. Kayabaga  
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**



3.4 943 Fanshawe Park West and 1800 Aldersbrook Gate (Z-9108)

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Loco Holdings Ltd., relating to a portion of the property located at 943 Fanshawe Park Road West and 1800 Aldersbrook Gate, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (h\*h-71\*h-95\*h-100\*h-108\*R5-3(16)/R6-5(28)/R7\*H15\*D75) Zone, Holding Convenience Commercial (h\*h-108\*CC5) Zone, Convenience Commercial (CC5) Zone, and Urban Reserve (UR3) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (R5-3(\_\_)/R6-5(\_\_)/R7\*H15\*D75), Residential R5 Special Provision/Residential R6 Special Provision/Residential R7/Convenience Commercial (R5-3(\_\_)/R6-5(\_\_)/R7\*H15\*D75/CC5) Zone, and a Convenience Commercial (CC5) Zone; it being noted that the Site Plan matters raised during the public participation process relate to building orientation and enhanced landscaping along the public street;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended amendment is consistent with the Provincial Policy Statement (2014), which encourages a mix of housing types to provide choice and diversity in housing options;
- the recommended amendment is in conformity with the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation;
- the recommended amendment is in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type policies; and,
- the recommended amendment will facilitate the development of a vacant, underutilized parcel of land with a use and density that is appropriate for the site. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Moved by: A. Hopkins  
Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

3.5 1395 Riverbend Road - Zoning By-law Amendment (Z-9098)

Moved by: A. Hopkins  
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services based on the application of EVE Park London GP Inc. relating to the lands located at 1395 Riverbend Road, described as part of Block 1, Plan 33M-743:

a) the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6 Special Provision (h•h-206•R5-3(18)/R6-5(42)) Zone, a Holding Residential R5/R6 Special Provision/Community Facility Special Provision (h•h-206•R5-3(18)/R6-5(42)/CF1(19) Zone, and an Open Space (OS1) Zone TO a Residential R6 Special Provision (R6-5( )) Zone.

b) the Site Plan Approval Authority BE REQUESTED to consider the comments provided for in the 9th Report of the Cycling Committee with respect to the subject application;

it being noted that the following Site Plan matters pertaining to 1395 Riverbend Road, described as part of Block 1, Plan 33M-743, have been raised during the public consultation process: building orientation to public streets, walkway connections to public sidewalks, light pollution, bird friendly development, retaining walls, and fencing along street frontages;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
- the recommended zoning amendment conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation and the West Five Specific Area Policies;

- the proposed uses, form, and intensity are considered appropriate and compatible with existing and planned development in the surrounding neighbourhood; and,
- the recommended zoning amendment provides for development that incorporates many sustainable building technologies and systems, and demonstrates advanced innovations in green development. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: E. Holder

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

### 3.6 1018 and 1028 Gainsborough Road (Z-9079)

Moved by: S. Turner

Seconded by: A. Kayabaga

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Copia Developments relating to the lands located at 1018 and 1028 Gainsborough Road:

- a) the proposed by-law appended to the staff report dated December 2, 2019 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend The London Plan by adding a Specific Policy for the Neighbourhoods Place Type and to add the subject lands to Map 7 – Specific Policy Areas, of The London Plan; and,
- b) the proposed by-law appended to the staff report dated December 2, 2019 as Appendix 'B' BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Business District Commercial (h-17•BDC) Zone TO a Business District Commercial Special Provision (BDC( )) Zone; and FROM an Urban Reserve (UR3) Zone TO a Residential R9 Special Provision Bonus (R9-7( )•H44•B- ) Zone; it being noted that the Bonus Zone shall be enabled through one or more agreements to facilitate the

development of a residential apartment building, with a maximum height of 12 storeys, 182 dwelling units and a maximum density of 392 units per hectare, which generally implements in principle the site concept and elevation plans appended to the staff report dated December 2, 2019 as Schedule “1” to the amending by-law, with further refinements to occur to the orientation of the apartment building and parking area through the site plan approval process, in return for the following facilities, services and matters:

i) Provision of Affordable Housing

The development shall provide for the following:

- A) a total of 18 affordable rental apartment units consisting of 16, one bedroom units and 2, two bedroom units to be provided and located within Building “B”;
- B) a minimum of 3, one-bedroom and 1, two-bedroom accessible units are to be provided and located within Building “B”;
- C) four, 1-bedroom units and two, 2-bedroom units shall not exceed 90% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by CMHC at the time of building occupancy; and duration of affordability shall be set at 10 years from the point of initial occupancy; and,
- D) 12, one bedroom units shall not exceed 75% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by CMHC at the time of building occupancy; and duration of affordability shall be set at 20 years from the point of initial occupancy;

it being noted that the following Site Plan matters pertaining to 1018 and 1028 Gainsborough Road have been raised during the public consultation process: pedestrian connections to Gainsborough Road, parking space and drive aisle configuration, privacy screening of outdoor common amenity areas, buffering along the south property boundary, provisions for a public access laneway, and building orientation;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Main Street and Neighbourhoods Place Types, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies; subject to approval of an amendment to add a specific policy to permit an apartment building with a maximum height of 12 storeys and a maximum density of 392 units per hectare;
- the recommended zoning amendment conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Main Street Commercial Corridor and Multi-Family, High Density Residential designations;
- the recommended zoning amendment will allow for an increased density through a Bonus Zone which requires that provision be made for affordable rental housing. The recommended Bonus Zone provides for an

increased density in return for bonusable facilities, services, and matters that benefit the public in accordance with Section 19.4.4 of the (1989) Official Plan;

- the recommended zoning amendment allows development that is consistent with the Hyde Park Community Plan and Urban Design Guidelines which encourages pedestrian and street-oriented forms of development at this location; and,
- the recommended zoning amendment provides appropriate regulations to control the building height and intensity and ensure that a well-designed development with appropriate mitigation measures is implemented. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Hopkins  
Seconded by: A. Kayabaga

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Turner  
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

#### **4. Items for Direction**

None.

#### **5. Deferred Matters/Additional Business**

##### **5.1 Deferred Matters List**

Moved by: J. Helmer  
Seconded by: A. Hopkins

That the Managing Director, Development and Compliance Services & Chief Building Official and the Managing Director, Planning and City Planner, BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

**6. Confidential**

6.1 Solicitor-Client Privilege/Litigation or Potential Litigation

Moved by: A. Hopkins  
Seconded by: A. Kayabaga

That the Planning and Environment Committee convene, In Closed Session, in order to consider a matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation ; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal (“LPAT”), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

**Motion Passed (6 to 0)**

The Planning and Environment Committee convenes, In Closed Session, from 7:07 PM to 7:59 PM.

**7. Adjournment**

The meeting adjourned at 8:00 PM.