

Planning and Environment Committee

Report

The 16th Meeting of the Planning and Environment Committee
October 19, 2020

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

ALSO PRESENT: H. Lysynski, M. Ribera, C. Saunders and J.W. Taylor

Remote Attendance: Councillors S. Hillier, S. Lewis, J. Morgan and M. van Holst; J. Adema, G. Bailey, G. Barrett, J. Bunn, S. Corman, K. Dawtrey, B. Debbert, L. Dent, M. Fabro, M. Feldberg, P. Kokkoros, G. Kotsifas, L. McDougall, L. Morris, L. Mottram, B. O'Hagan, A. Pascual, L. Pompili, A. Riley, M. Schulthess, C. Smith, B. Somers, M. Tomazincic, B. Westlake-Power and P. Yeoman

The meeting is called to order at 4:02 PM, with Councillor M. Cassidy in the Chair; it being noted that the following Members were in remote attendance: Mayor E. Holder; Councillors A. Hopkins, J. Helmer, A. Kayabaga and S. Turner

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: E. Holder

Seconded by: S. Turner

That Items 2.1 to 2.10 BE APPROVED.

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

Motion Passed (6 to 0)

2.1 Changes to the Residential Development Charges Grant Program for Downtown and Old East Village

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to updating the guidelines for the Residential Development Charges Grant Program permitted through the Downtown and Old East Village Community Improvement Plans:

- a) the proposed by-law appended to the staff report dated October 19, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend By-law C.P.-1467-175, as amended, being a by-law to establish financial incentives for the Downtown Community Improvement Project Areas, to delete the existing Schedule 1 and replace with the new Schedule 1 (Downtown Community Improvement Plan – Financial Incentive Program Guidelines);

b) the proposed by-law appended to the staff report dated October 19, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend By-law C.P.-1468-176, as amended, being a by-law to establish financial incentives for the Old East Village Community Improvement Project Area, to delete the existing Schedule 1 and replace with the new Schedule 1 (Old East Village Community Improvement Plan – Financial Incentive Program Guidelines); and,

c) the Civic Administration BE DIRECTED to process the Residential Development Charges Grant of \$14,895 due to Youth Opportunities Unlimited for improvements made to 340 Richmond Street.

Motion Passed

2.2 Draft Core Area Community Improvement Plan (O-9257)

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Draft Core Area Community Improvement Plan:

a) the Civic Administration BE DIRECTED to proceed with public consultation on the Draft Core Area Community Improvement Plan appended to the staff report dated October 19, 2020; and,

b) the staff report dated October 19, 2020 entitled "Core Area Community Improvement Plan" BE RECEIVED for information.

Motion Passed

2.3 Bill 108, The More Homes, More Choice Act and 2019 Bill 197, The COVID-19 Economic Recovery Act, 2020, Information Report

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated October 19, 2020 entitled "Bill 108, the *More Homes, More Choice Act, 2019* and Bill 197, the *COVID-19 Economic Recovery Act, 2020*, Information Report BE RECEIVED for information.

Motion Passed

2.4 Application - 3635 Southbridge Avenue - Removal of Holding Provision (H-9236)

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3635 Southbridge Avenue, legally described as Block 127 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 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 Special Provision/Residential R6 Special Provision (h•h-100•h-198•R5-4(22)/R6-5(50)) Zone TO a Residential R5 Special

Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone to remove the h, h-100 and h-198 holding provisions.

Motion Passed

- 2.5 Application - 3575 Southbridge Avenue - Removal of Holding Provision (H-9237)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 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 Special Provision/Residential R6 Special Provision (h•h-100•h-198•R5-4(22)/R6-5(50)) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone to remove the h, h-100 and h-198 holding provisions.

Motion Passed

- 2.6 Application - 1605 Twilite Boulevard - Removal of Holding Provisions (h, h-54, h-71 and h-100) (H-9201)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Foxwood Building Company, relating to the property located at 1605 Twilite Boulevard, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 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 (h•h-54•h-71•h-100•R5-6/R6-5) Zone TO Residential R5/R6 (R5-6/R6-5) Zone to remove the h, h-54, h-71 and h-100 holding provisions.

Motion Passed

- 2.7 Application - 3620 Southbridge Avenue - Removal of Holding Provision (H-9229)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3620 Southbridge Avenue, legally described as Block 124 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 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 R4 Special Provision (h•h-100•R4-6(8)) Zone TO a Residential R4 Special Provision (R4-6(8)) Zone to remove the “h and h-100” holding provisions.

Motion Passed

2.8 Application - 3740 Southbridge Avenue - Removal of Holding Provision (H-9230)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3740 Southbridge Avenue, legally described as Block 130 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 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 R4 Special Provision (h*h-100*R4-6(8)) Zone TO a Residential R4 Special Provision (R4-6(8)) Zone to remove the h and h-100 holding provisions.

Motion Passed

2.9 Application - 1300 Fanshawe Park Road East - Stoney Creek South Subdivision - Special Provisions 39T-04512-2

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and 700531 Ontario Limited, for the subdivision of land over Part of Lot 9, Concession 5, situated on the north side of Fanshawe Park Road East, east of Highbury Avenue North, municipally known as 1300 Fanshawe Park Road East:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and 700531 Ontario Limited, for the Stoney Creek Subdivision, Phase 2 (39T-04512-2) appended to the staff report dated October 19, 2020 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 19, 2020 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

Motion Passed

2.10 Application - 965 Upperpoint Avenue (H-9233)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to a portion the property located at 965 Upperpoint Avenue, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 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 R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)) Zone TO a Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-

5(61)/R8-3(5)) Zone to remove the holding provisions for portions of these lands to be developed as Street Townhouse Dwellings.

Motion Passed

3. Scheduled Items

3.1 Application - 1761 Wonderland Road North (OZ-9178)

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

That, the application by 1830145 Ontario Limited, relating to the property located at 1761 Wonderland Road South, BE REFERRED back to the Civic Administration to work with the applicant to incorporate a mixed-use building including bonus zoning and affordable housing and to report back at a future Planning and Environment Committee meeting;

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.

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: 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)

3.2 Application - 355 Marconi Boulevard - Draft Plan of Subdivision and Zoning By-law Amendments 39T-20501 (Z-9210)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by JNF Group Inc., relating to the property located at 355 Marconi Boulevard:

- a) the proposed by-law appended to the staff report dated October 19, 2020 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject

lands FROM a Restricted Service Commercial RSC1/RSC3/RSC5 Zone TO a Holding Residential R1 (h•R1-1) Zone and a Holding Residential R1 Special Provision (h•R1-1()) Zone;

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by JNF Group Inc., relating to the lands located at 355 Marconi Boulevard; and,

c) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by JNF Group Inc., prepared by Archibald, Gray & McKay Ltd. (AGM) (Plan No. 8-L-5546, dated July 24, 2020), as red line revised which shows thirty (30) single detached residential dwelling lots and one (1) new street, SUBJECT TO the conditions appended to the staff report dated October 19, 2020 as Appendix “B”;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated October 2, 2020 from F. Strothers, by email, with respect to these matters;

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 proposed draft plan of subdivision and zoning amendment is consistent with the Provincial Policy Statement (PPS), 2020, as it achieves objectives for efficient and resilient development and land use patterns. It represents a small infill development of single detached dwelling lots of modest size taking place within the City’s urban growth area, and within an established suburban neighbourhood. It also achieves objectives for promoting compact form, contributes to the neighbourhood mix of housing and densities that allows for the efficient use of land, infrastructure and public service facilities, supports the use of public transit, and avoids land use and development patterns which may cause environmental or public health and safety concerns;
- the proposed draft plan and zoning 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 proposed draft plan and zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation; and,
- the recommended zoning is considered appropriate and compatible with the form and character of existing residential development in the surrounding neighbourhood.

Yeas: (5): M. Cassidy, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Nays: (1): J. Helmer

Motion Passed (5 to 1)

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: S. Turner

Seconded by: E. Holder

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 Demolition Request for Heritage Listed Property - 954 Gainsborough Road

Moved by: A. Hopkins

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the buildings on the heritage listed property located at 954 Gainsborough Road BE PERMITTED, and the following actions be taken:

a) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,

b) the property at 954 Gainsborough Road BE REMOVED from the Register of Cultural Heritage Resources;

it being pointed out that the Planning and Environment Committee reviewed and received a communication from S. Bharij, by email, with respect to this matter;

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.

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: 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: A. Hopkins
Seconded by: E. Holder

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 Meadowlily Environmentally Significant Area - Conservation Master Plan (Z-9245)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the Meadowlily Woods Environmentally Significant Area:

a) the proposed revised, attached by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend the Official Plan to:

- i) change the designation of the subject lands FROM Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, TO an Open Space designation and FROM Environmental Review and Open Space designations TO an Urban Reserve Community Growth designation to align with the limits of the Meadowlily Woods Environmentally Significant Area;
- ii) change Map Schedule B1 (Flood Plain and Environmental Features) TO apply an Environmentally Significant Area delineation to the lands identified as the Meadowlily Woods Environmentally Significant Area that are designated Open Space as amended above; and,
- iii) change Section 19.2.2 Guideline Documents TO add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents;

b) the proposed revised, attached by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend The London Plan by changing Policy 1719_10 FROM Meadowlily Woods Master Plan TO Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

c) the proposed revised, attached by-law (Appendix "C") BE INTRODUCED at a future meeting of Municipal Council after the London Plan maps are in force and effect following the Local Planning Appeals Tribunal Hearings;

- i) change the Place Types on Map 1 - Place Types - FROM Neighbourhoods TO Green Space, and FROM Green Space TO Neighbourhoods to align with the limits of the Meadowlily Woods Environmentally Significant Area; and,
- ii) change Map 5 - Natural Heritage - FROM Potential Environmentally Significant Area and Neighbourhood TO Environmentally Significant Area; and,

d) the proposed revised, attached by-law (Appendix "D") BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject

property FROM a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone TO an Open Space (OS5) Zone;

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

- a communication dated October 13, 2020 and presentations from G. Smith, Friends of Meadowlily Woods Community Association; and,
- a communication from S. Levin, 59 Longbow Road;

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 proposed amendment is consistent with the Provincial Policy Statement, 2014 as natural features and areas shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved;
- the proposed amendment conforms to the policies of the 1989 Official Plan; and,
- the proposed amendment conforms to the policies of The London Plan.

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: J. Helmer
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (5): M. Cassidy, J. Helmer, S. Turner, A. Kayabaga, and E. Holder

Absent: (1): A. Hopkins

Motion Passed (5 to 0)

3.5 Application - 348 Sunningdale Road East (Z-9011)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Westchester Homes Ltd., relating to the property located at 348 Sunningdale Road East:

a) the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone TO a Holding Residential R5 Special Provision (h-17*R5-3(_)) Zone and an Open Space Special Provision (OS5(_)) Zone;

it being noted that the following site plan matters were raised during the application review process:

- i) orientation of the southerly townhouse building to the Open Space area to the south and to Sunningdale Road East;
- ii) the provision of appropriately located and adequately protected outdoor amenity area to meet Ministry of the Environment, Conservation and Parks requirements;
- iii) extension of sidewalks to Sunningdale Road East along driveway; and,
- iv) ensure naturalization with feature restoration and compensation is required to be completed by the landowner in accordance with the mitigation measures in the recommendations and Table 2 of the Environmental Impact Assessment (MTE, March 30, 2020), and an approved Restoration and Monitoring Plan;

it being pointed out that the Planning and Environment Committee reviewed and received the a communication dated October 14, 2020 from P.A. and H. Reynolds, by email, with respect to this matter;

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 By-law amendment is consistent with the Provincial Policy Statement (PPS), 2020 which encourages settlement areas to be the main focus of growth and development to provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the policies of the Neighbourhoods Place Type;
- 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 which contemplates townhouse development up to a maximum density of 75 units per hectare; and,

- the subject lands represent an appropriate location for intensification in the form of townhouses, along a high-order street adjacent to existing development at an intensity that is appropriate for the site and surrounding neighbourhood.

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: J. Helmer

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

4.1 (ADDED) 7th Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage, from its meeting held on October 14, 2020:

a) clause 4.1 c) and d) of the 7th Report of the LACH BE REFERRED to the Civic Administration to report to the November 30, 2020 Planning and Environment Committee meeting relating to the properties located at 197 Ann Street and 183 Ann Street; it being noted that clause 4.1 c) and d) read as follows:

"c) the resource known as 197 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest; it being noted that the properties located at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;

d) the resource known as 183 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest;

it being noted that the properties at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;"

b) the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meetings held on September 23, September 30, October 5 and October 6, 2020:

i) the following properties BE ADDED to the Register of Cultural Heritage Resources based on the cultural heritage information presented in the North Talbot Cultural Heritage Inventory prepared by Timmins Martelle Heritage Consultants:

- 124 Albert Street
- 125 Albert Street
- 127 Albert Street
- 129 Albert Street
- 137 Albert Street
- 153-155 Albert Street
- 159 Albert Street
- 175-177 Albert Street
- 179-181 Albert Street
- 65 Ann Street
- 72 Ann Street
- 123 Ann Street
- 125 Ann Street
- 131-133 Ann Street
- 137 Ann Street
- 139 Ann Street
- 140 Ann Street
- 145 Ann Street
- 156 Ann Street
- 164 Ann Street
- 175 Ann Street
- 179 Ann Street
- 180 Ann Street
- 183 Ann Street
- 97 Barton Street
- 100 Central Avenue
- 122 Central Avenue
- 132 Central Avenue
- 133 Central Avenue
- 138 Central Avenue
- 140 Central Avenue
- 141 Central Avenue
- 144 Central Avenue
- 148 Central Avenue
- 150 Central Avenue
- 152 Central Avenue
- 154 Central Avenue
- 156 Central Avenue
- 177 Central Avenue
- 182 Central Avenue
- 183 Central Avenue
- 188 Central Avenue
- 190 Central Avenue
- 204 Central Avenue
- 64 Fullarton Street
- 66 Fullarton Street
- 156-158 Hyman Street
- 195 Hyman Street
- 197 Hyman Street
- 119 John Street
- 121 John Street
- 125 John Street
- 132 John Street
- 133 John Street
- 137 John Street
- 141 John Street
- 142 John Street

- 145 John Street
- 149 John Street
- 151 John Street
- 153 John Street
- 157 John Street
- 158 John Street
- 163 John Street
- 165 John Street
- 166 John Street
- 168 John Street
- 169 John Street
- 170 John Street
- 171 John Street
- 172 John Street
- 173 John Street
- 174 John Street
- 176 John Street
- 178 John Street
- 185 John Street
- 188 John Street
- 189 John Street
- 190-192 John Street
- 197 John Street
- 201 John Street
- 204-206 John Street
- 205 John Street
- 82-84 Kent Street
- 86-88 Kent Street
- 90 Kent Street
- 92 Kent Street
- 96 Kent Street
- 125 Mill Street
- 134 Mill Street
- 134 ½ Mill Street
- 136 ½ Mill Street
- 143 Mill Street
- 147 Mill Street
- 148 Mill Street
- 149 Mill Street
- 160 Mill Street
- 162-164 Mill Street
- 175 Mill Street
- 181 Mill Street
- 185-187 Mill Street
- 191-193 Mill Street
- 207 Mill Street
- 147 Piccadilly Street
- 176 Piccadilly Street
- 214 Piccadilly Street
- 571-575 Richmond Street
- 539 Richmond Street
- 579 Richmond Street
- 581-583 Richmond Street
- 595 Richmond Street
- 609 Richmond Street
- 633-635 Richmond Street
- 637 Richmond Street, 209 John Street
- 711 Richmond Street
- 569-571 Ridout Street North
- 583 Ridout Street North
- 1 St. George Street
- 3 St. George Street

- 4 St. George Street
- 5 St. George Street
- 6 St. George Street
- 7 St. George Street
- 8 St. George Street
- 9 St. George Street
- 10 St. George Street
- 11 St. George Street
- 14 St. George Street
- 49 St. George Street
- 51 St. George Street
- 52 St. George Street
- 53 St. George Street
- 60 St. George Street
- 61 St. George Street
- 62 St. George Street
- 64 St. George Street
- 66 St. George Street
- 75 St. George Street
- 77 St. George Street
- 84 St. George Street
- 86 St. George Street
- 100 St. George Street
- 123 St. George Street
- 130 St. George Street
- 132 St. George Street
- 135 St. George Street
- 547-551 Talbot Street
- 564 Talbot Street
- 569-571 Talbot Street
- 584 Talbot Street
- 590-592 Talbot Street
- 615 Talbot Street
- 620-622 Talbot Street
- 624 Talbot Street
- 625 Talbot Street
- 662 Talbot Street
- 664 Talbot Street
- 666 Talbot Street
- 668 Talbot Street
- 670 Talbot Street
- 694 Talbot Street
- 698 Talbot Street
- 700 Talbot Street
- 718 Talbot Street
- 724 Talbot Street;

it being noted that the Stewardship Sub-Committee does not recommend that the properties at 600 Talbot Street and 152 Albert Street be added to the Register of Cultural Heritage Resources;

- ii) the property located at 1928 Huron Street BE ADDED to the Register of Cultural Heritage Resources based on the attached statement explaining the cultural heritage value or interest of the property; and,
- iii) the balance of the above-noted Stewardship Sub-Committee Report, BE RECEIVED;

c) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the property located at 784 Hellmuth Avenue, within the Bishop Hellmuth

Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the replacement of the windows, specified in this Heritage Alteration Permit, be replaced no later than December 22, 2020; and,
- the Heritage Alteration Permit be displayed in a location visible from the street while the work is underway;

d) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the following actions be taken with respect to the request to demolish the buildings on the heritage listed property located at 954 Gainsborough Road:

- i) the above-noted request to demolish BE PERMITTED;
- ii) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,
- iii) the property located at 954 Gainsborough Road BE REMOVED from the Register of Cultural Heritage Resources; and,

e) clauses 1.1, 3.1 and 3.2, BE RECEIVED for information;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to these matters:

- a communication dated October 15, 2020 from S. Allen, MHBC Planning, Urban Design & Landscape Architecture;
- a presentation by M. Tovey;
- a communication from A.M. Valastro;
- a communication from the North Talbot Neighbourhood Association;
- a communication dated October 15, 2020 from K. McKeating, President, Architectural Conservancy Ontario - London Region;
- a communication from P. Black, by e-mail;
- a communication dated October 15, 2020 from J. Grainger, 956 Colborne Street;
- a communication from E. Wiley, Library Assistant, The D.B. Weldon Library, Western University;
- a communication from D. Murphy, by e-mail;
- a communication from L. Tinsley, by e-mail;
- a communication from A. Peters, Forked River Brewing Company, by e-mail;
- a communication from S. Murdoch, by e-mail; and,
- a communication from M. Lee, by e-mail;

it being noted that the Planning and Environment Committee heard verbal delegations from M. Walley, Vice-Chair, London Advisory Committee on Heritage; A. Soufan, York Developments; M. Tovey and A.M. Valastro, with respect to these matters.

Yeas: (4): J. Helmer, S. Turner, A. Kayabaga, and E. Holder

Nays: (2): M. Cassidy, and A. Hopkins

Motion Passed (4 to 2)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to grant delegation status to S. Allen, MHBC Planning, Urban Design and Landscape Architecture; A.M. Valastro and M. Tovey, with respect to the 7th Report of the London Advisory Committee on Heritage, specifically relating to the properties located at 183 and 197 Ann Street.

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 8:30 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 1761 Wonderland Road North (OZ-9178)

- Councillor Cassidy: Thank you Ms. Riley and I will look to Committee before we go any further for a motion to open the public participation meeting. I noted that Mr. Scott Allen, representing York Developments, was planning to be in attendance. I wonder if he is here and if he would like to address the Committee. Go ahead sir and you have five minutes.
- Thank you Madam Chair. Good afternoon Members of Council. Again, my name is Scott Allen, with MHBC, we are acting on behalf of York Developments. With me today are several representatives of York Developments who would be glad to answer any questions Committee members may have. The Committee was provided with a letter prepared by York late last week in response to City staff's comments. I'd like to briefly touch on a few key elements of that letter. At the outset I wanted to emphasize that the decision to proceed with this application for mixed-use high rise development at this location was made with careful consideration. York Developments recognized the sites merits given the fact that it's surrounded by commercial and office development as well as commercial towers or communication towers, my apologies. It's also at the periphery of the node that Ms. Riley spoke of. Additionally, it has excellent accessibility to both arterial road networks and the LTC routes and bike lanes are available on Wonderland Road and Fanshawe Road. We also wanted to advise we recognize that the City is planning direction is to focus towers or high rise development primarily amongst the BRT route and York supports this overall direction but it's also important to consider that there should be opportunities for high rise developments and a housing choice at appropriate locations outside of the BRT route, system, I should say. York's experience at Alto, which is 545 Fanshawe where the two towers are being constructed immediately east of the site illustrates that not only can a development be successfully integrated into and around the node but also that there is an excellent market for high rise development outside of key areas of the City, the BRT system in particular. Additionally, as Ms. Riley had mentioned, the site is located just outside of the primary transit area. The property at 655 Wonderland is immediately adjacent, immediately just inside the, in the primary transit area. My apologies. It's hard to speak with this thing. So York Developments engaged Zedd Architecture to come up with a design that complements the development area and provides this slender tower to minimize views and most importantly to take that mass of residential development and put it into a form that is separated considerably from adjacent residential areas and provides an attractive landmark potential for that development area, for the node in particular. MHBC carried out a Planning Justification Report for the study. We evaluated the merits of the application and the design relative to the planning policies. Ms. Riley spoke to them. In our opinion site specific formation would be appropriate this location, that it meets the criteria set out in the 1989 Official Plan and London Plan for specific area policies. Recognizing the merits that I spoke of generally and others outlined in our report. Also we've proposed a bonusing program that recognizes additional height and density and provides designs or features I should say that are commensurate with our requested height including affordable housing. I also wanted to quickly respond to a couple other their matters of staff; one being that this proposal, we feel, would be valuable for the node, help its vitality by providing a large number of residential developments plus commercial opportunities to help the overall vitality of the node itself and again additional housing options would be provided in Northwest London as result of this and finally, with respect to the comment that there's been a transition from the original

permission from Ontario Municipal Board which was for commercial to this development, that's fully recognized. York Developments opinion is that there is not sufficient market demand for a commercial development as a standalone at that node. The node is well served now with commercial developments, probably the largest neighbourhood commercial node in terms of GFA in the City and their experience over the last 10 years has been that there's just not sufficient demand for viable development, purely commercial at that location, which is why they're looking to transition towards a mixed-use form and so finally, I just wanted to indicate that we wish that the Committee support our proposal to proceed with the OPA and ZBA applications as requested and that we provided alternative recommendations as part of the submission to Council that York's, from York's letter from last week. Thank you.

- Councillor Cassidy: Thank you very much. I wonder if there are any members of the public in any of the committee rooms who would like to address the committee on this item. I see one member coming forward. State your name, Sir, and you will have five minutes to address the Committee.
- My name is Richard Labelle: I own the commercial plaza immediately south of the area proposed by York Development. I'm 100% supportive of this development. I spoke with the tenants in my plaza who were also 100% supportive of this development. Thank you.
- Councillor Cassidy: Thank you Mr. Labelle. Any other members of the public who would like to speak. I'll ask one more time. Any of the committee rooms. I'm looking on the screen to see if there are members who would like to address this Committee and I am seeing none so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 355 Marconi Boulevard – Draft Plan of Subdivision and Zoning By-law Amendments 39T-20501 (Z-9210)

- Councillor Cassidy: Wonderful. Thank you Mr. Mottram. Are there any technical questions about this? Seeing none. I'm wondering if the applicant is here and would the applicant like to address the Committee? If you just want to state your name. You have five minutes.
- Through you Madam Chair my name is Katelyn Crowley, with Zelinka Priamo Ltd, I am here on behalf of the applicant for 355 Marconi Boulevard. I would first like to thank Larry and his staff for their work on this file. We have read their staff report and are in agreement with the recommendation. The lands have, the lands are designated Medium Density Residential and have always been contemplated for residential; therefore, our application is consistent with these policies. The proposed rezoning and draft plan are intended to create thirty-three new lots as Larry stated. The portion of the property which is proposed for this development is currently underutilized and the proposal will provide more housing for this area of London. The objective of this proposal is to propose future single family houses which will maintain the character, intensity and form of the existing built-up neighbourhood and propose development similar to those in character on Julia Court to the south. If there are any questions regarding these applications, myself or my colleague, Matt Campbell, are here to answer any questions. Thank you.
- Councillor Cassidy: Thank you Ms. Crowley. Any technical questions for the applicant from Committee? Deputy Mayor Helmer.
- Deputy Mayor Helmer: Thank you. Through the Chair I see on the report that the initial request was for an R2-1 Zoning which would have a little bit of a broader range of uses. I wonder why it's R-1, is that not what the applicant is looking for, R-1, rather than R-2?
- Katelyn Crowley, Zelinka Priamo Ltd: Yes. That is correct. We are requesting R-1 just based on the different provisions of the R-1. We figured that the setbacks and lot frontages are more consistent with what we wanted or were intending for the site.
- Councillor Cassidy: Ok. Deputy Mayor?
- Deputy Mayor Helmer: There's something with the R-2 regulations that would make it impossible to do what you want to do?
- Katelyn Crowley, Zelinka Priamo Ltd: Not impossible, no. We just found that the proposed development was better reflective of the R-1.
- Deputy Mayor Helmer: Thank you.
- Councillor Cassidy: Thank you. Any other technical questions? No. So I will go to the committee rooms to see if there is anybody here who would like to speak to the Committee about this application. The application at 355 Marconi Boulevard. Any members of the public looking to speak to Committee about this? I'm checking my screens, I'm not seeing anybody come forward for 355 Marconi Boulevard so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Demolition Request for Heritage Listed Property – 954 Gainsborough Road

- Councillor Cassidy: Thank you Ms. Dent. Are there any technical questions for the Heritage Planner? I see none. I wonder if the applicant is here and would the applicant like to address the Committee? You have five minutes, go ahead.
- Good evening members of the Committee. My name is Matt Campbell, I'm here with Zelinka Priamo Limited, on behalf of the applicant, Royal Premier Homes. This is kind of an interesting one. The heritage attribute that was originally identified in the report that we had done by Stantec was actually just a mortgage. It had nothing to do with the physical attributes of the site as Ms. Dent identified and really was just a financial instrument that was used as part of a broader program after World War II. So that was why this property was originally flagged as having heritage potential, both the City Heritage Planner and our own Heritage Planner have identified that it is not of a significant nature to warrant designation and I can say, just to respond to some of the comments that were received about a potential loss of green space, just one thing to add is that these lands are planned for development. There is going to be an extension of Coronation Drive that will actually occupy most of this property and we are currently in discussions with the City for development proposals of these lands now. I'm happy to answer any questions that the Committee may have and thank you very much.
- Councillor Cassidy: Thank you Mr. Campbell. Are there any technical questions from Committee? Seeing none I will look to see if there are members of the public who are here and would like to address the Committee. Any members of the public who are interested in the demolition request at 954 Gainsborough Road, wishing to address the Committee. I see somebody moving in one and two but I, nope, not for us. I'm not seeing any members of the public who are interested in addressing the Committee about this matter so I'll look for a motion to close the public participation meeting.

Bill No.
2020

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to the Meadowlily Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, to an Open Space designation and from Environmental Review and Open Space designations to an Urban Reserve Community Growth on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To apply an "Environmentally Significant Area" (ESA) delineation on Schedule "B-1", (Flood Plain and Environmental Features) to the Official Plan for the City of London.
3. To add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents in Section 19.2.2 of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

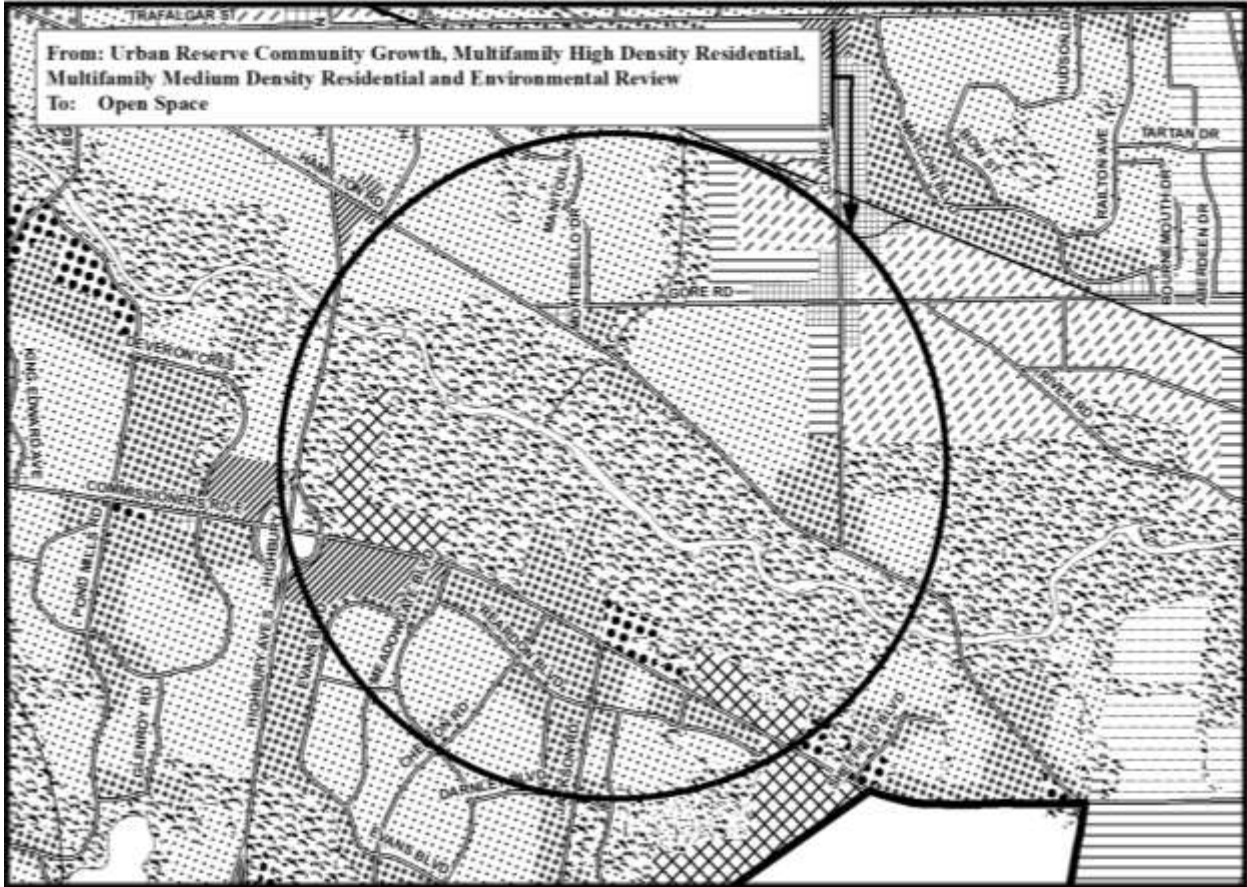
C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands within the Meadowlily Environmentally Significant Area in the City of London, as indicated on "Schedule 1" attached hereto from an Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review designations, to an Open Space designation and from an Environmental Review and Open Space designations to an Urban Reserve Community Growth.
2. Schedule "B-1" Flood Plain and Environmental Features, to the Official Plan for the City of London Planning Area is amended by changing the delineation to the lands identified as the Meadowlily Woods Environmentally that are designated Open Space as amended above as Environmentally Significant Area as indicated on "Schedule 2" attached hereto.
3. Section 19.2.2 of the Official Plan for the City of London is amended by adding the following: Meadowlily Woods Environmentally Significant Area Conservation Master Plan



From: Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review
 To: Open Space

Legend

- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format Regional Commercial Node | Office/Residential | Commercial Industrial |
| Community Commercial Node | Regional Facility | Transitional Industrial |
| Neighbourhood Commercial Node | Community Facility | Rural Settlement |
| Main Street Commercial Corridor | Open Space | Environmental Review |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth | Agriculture |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000

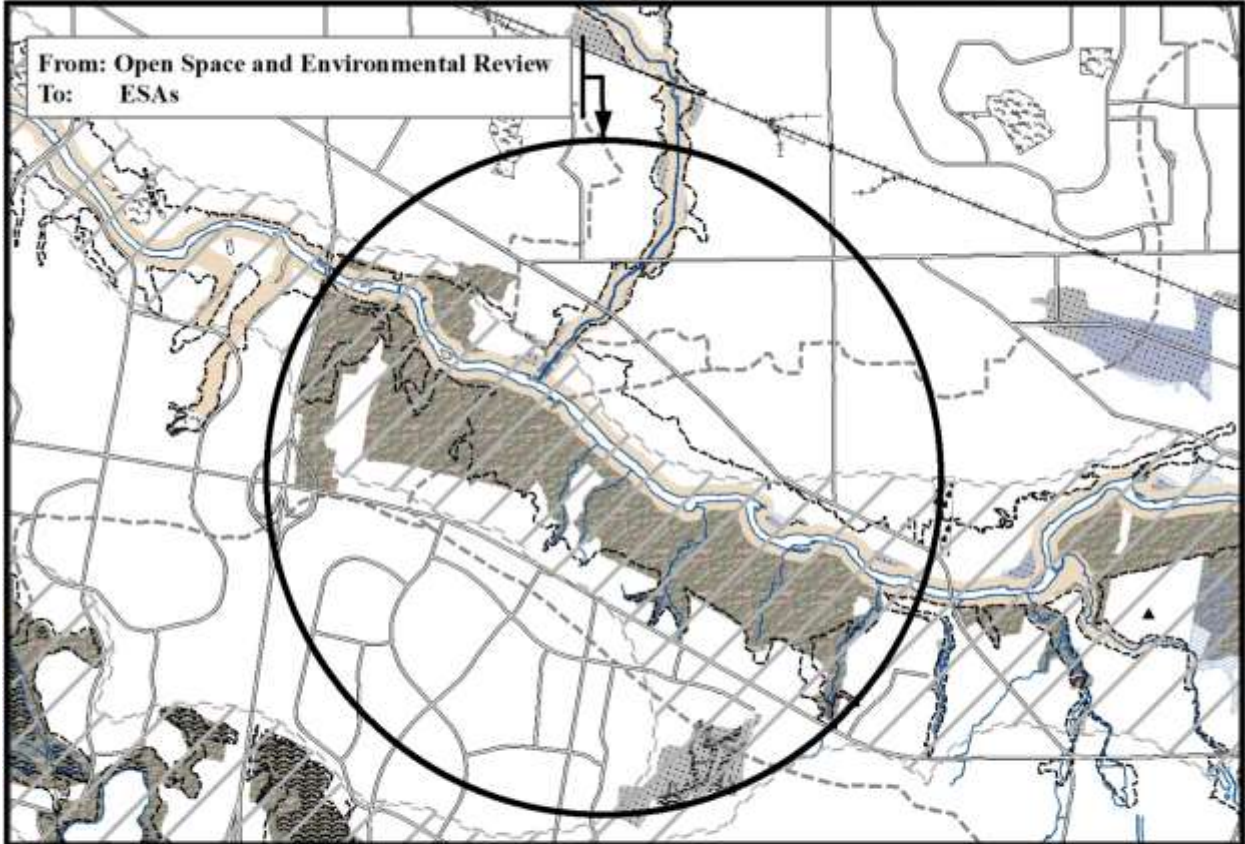


FILE NUMBER: OZ-9245









PLANNER: CS

TECHNICIAN: JTS


DATE: 2020/10/16



NATURAL HERITAGE SYSTEM

-  ESAs
-  Potential ESAs
-  Significant Woodlands
-  Woodlands
-  Unevaluated Vegetation Patches
-  Significant River, Stream, and Ravine Corridors
-  Unevaluated Stream and Ravine Corridors
-  Provincially Significant Wetlands
-  Locally Significant Wetlands
-  Unevaluated Wetlands
-  Potential Naturalization Areas
-  Potential Upland Corridors
-  Ground Water Recharge Areas

NATURAL HAZARDS

-  Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

Base Map Features

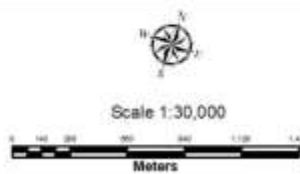
-  Railways
-  Water Courses/Ponds
-  Streets (refer to Schedule "C")
-  Conservation Authority Boundary
-  Subwatershed Boundary
-  Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE #####
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

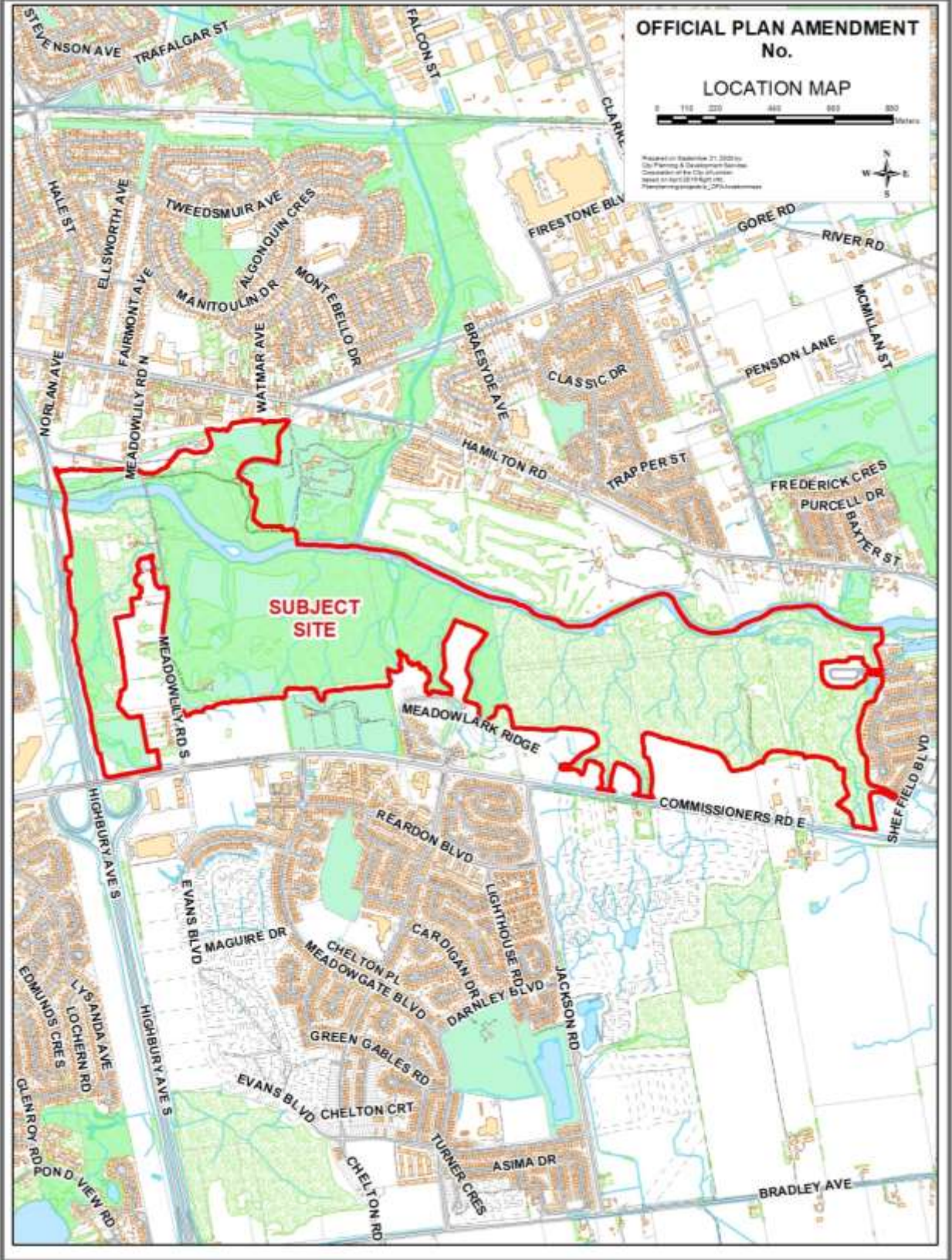


FILE NUMBER: OZ-9245

PLANNER: CS

TECHNICIAN: JTS

DATE: 2020/10/16



Bill No.
2020

By-law No. C.P.-1512(____)-_____

A by-law to amend The London Plan for the
City of London, 2016 relating to the Meadowlily
Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as
follows:

1. Amendment No. _____ to The London Plan for the City of London Planning
Area – 2016, as contained in the text attached hereto and forming part of this by-law, is
adopted.
2. This Amendment shall come into effect in accordance with subsection
17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change policy 1719_10 of The London Plan for the City of London to add Meadowlily Woods Environmentally Significant Area Conservation Master Plan.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. To change Policy 1719_10. Natural Heritage System Guidelines is amended by adding the following:
 - i) Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

Appendix C

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

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for the City of London, 2016 relating to the Meadowlily Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on xxx.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – xxx
Second Reading – xxx
Third Reading – xxx

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the Place Type of certain lands described herein from Neighbourhood to Green Space and from Green Space to Neighbourhood to align with the limits of the Meadowlily Woods Environmentally Significant Area on Schedule "A", Map 1 – Place Type, to The London Plan for the City of London.
2. To change the designation from Potential Environmentally Significant Area to Environmentally Significant Area on Map 5 - Natural Heritage.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

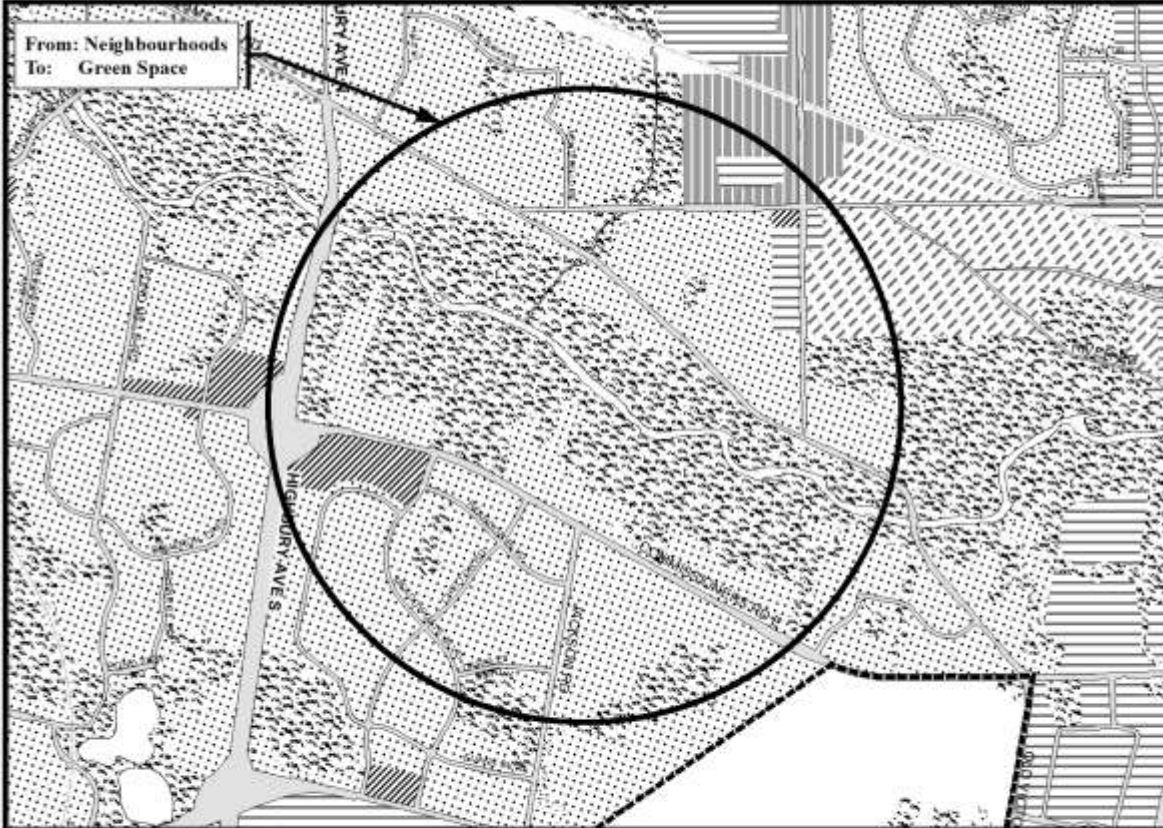
C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. Map 1 - Place Types, to the London Plan for the City of London Planning Area is amended by designating those lands located within the Meadowlily Environmentally Significant Area in the City of London, as indicated on "Schedule 1" attached hereto from Neighbourhoods to Green Space and from Green Space to Neighbourhoods.
2. Map 5 - Natural Heritage, to the London Plan for the City of London Planning Area is amended by designating those lands located within the Meadowlily Environmentally Significant Area the City of London, as indicated on "Schedule 2" attached hereto to change the designation Potential Environmentally Significant Area and Neighbourhood to Environmentally Significant Area.

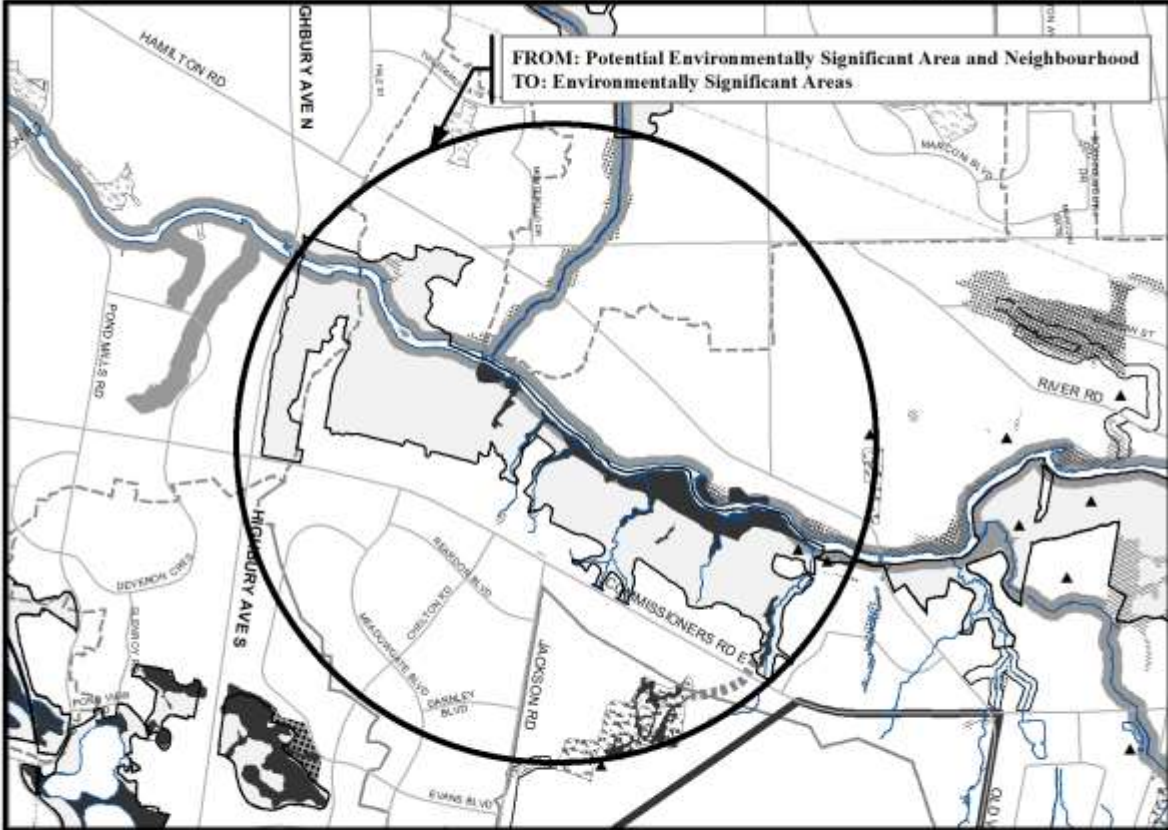


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

<p>SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9245</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 10/16/2020</p>
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NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands

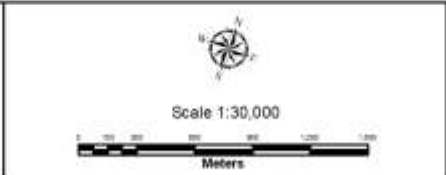
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE #
TO
THE LONDON PLAN**
AMENDMENT NO. _____
PREPARED BY: Planning Services



FILE NUMBER: OZ-9245
PLANNER: CS
TECHNICIAN: JTS
DATE: 2020/10/16



Bill No.
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone the Meadowlily Environmentally Significant Area.

WHEREAS the City of London has applied to rezone the Meadowlily Environmentally Significant Area, as shown on the map attached to this by-law, as set out below;

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

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 within the Meadowlily Environmentally Significant Area, as shown on the attached map, from a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone to an Open Space (OS5) Zone.
2. This By-law shall come into force and be deemed to come into force 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.

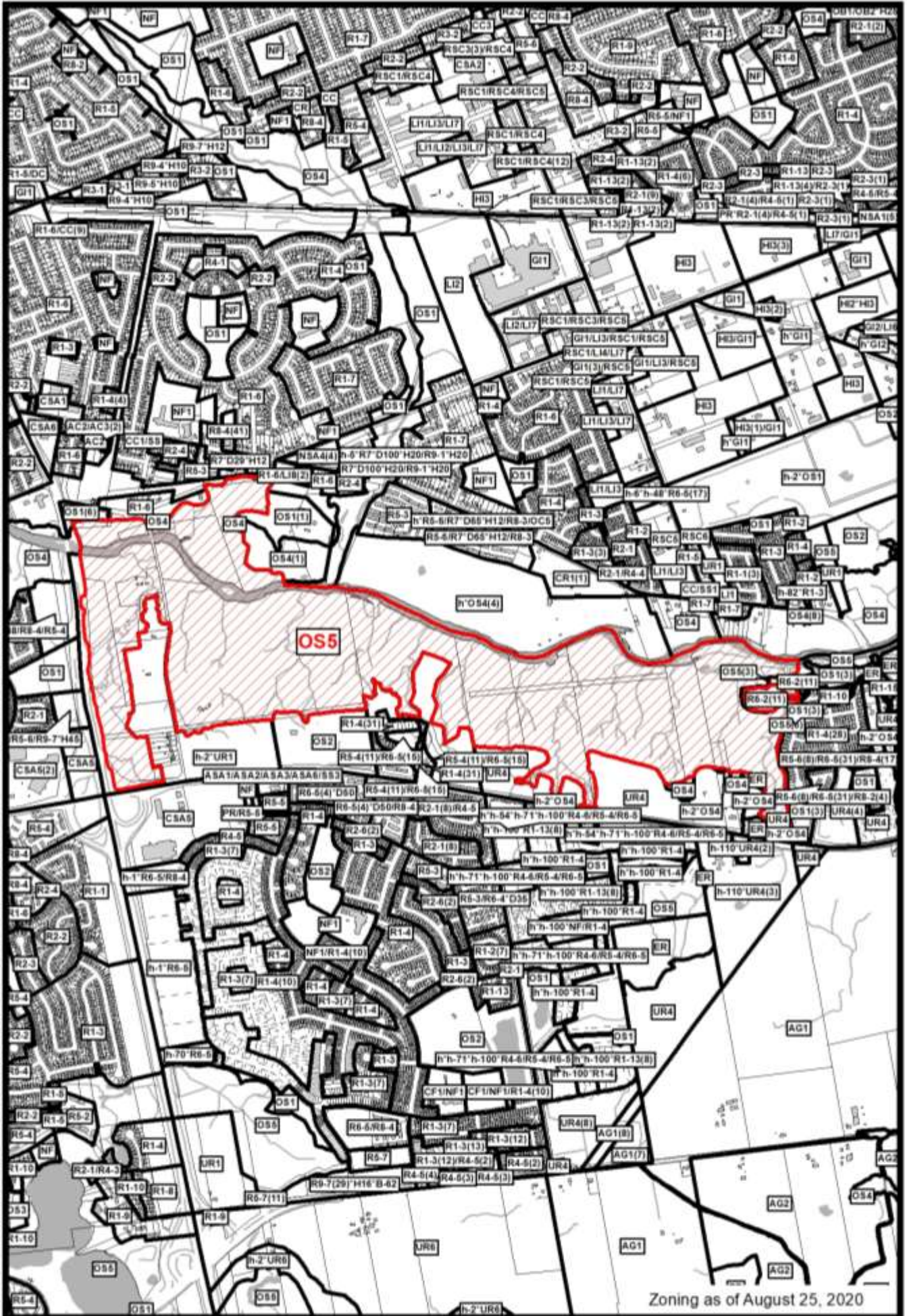
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

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




File Number: OZ-9245

Planner: CS

Date Prepared: 2020/10/16

Technician: JTS

By-Law No: Z.-1-

SUBJECT SITE 

1:20,000

0 100 200 400 600 800
Meters



PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Meadowlily Environmentally Significant Area – Conservation Master Plan

- Councillor Cassidy: I'll go to staff to give us an introduction on the Conservation Master Plan. I usually write their names down but I didn't have it down here.
- Craig Smith, Senior Planner: Hello Madam Chair. Craig Smith, Senior Planner, City of London.
- Councillor Cassidy: Thank you Mr. Smith. Go ahead.
- Craig Smith, Senior Planner: Yes first piece of business I'd like to talk to is we have submitted, staff submitted seven new revised maps that we wish to be introduced. They would replace the maps on page 350, 351 and 352 as well pages 357, 358, 359 and the final map would be 362, which is the zoning amendment map.
- Councillor Cassidy: Okay so everybody has that. We have some map, replacements of the maps and I think we did get an e-mail advising us that we would have these revisions. So if Mr. Smith you'd like to go ahead and give us a brief introduction for this. Thank you. Are there any technical questions for Mr. Smith? Okay. I'm going to go to the public then to see if there are any members of the public who are present and who would like to address the Committee. I see that Mr. Levin has his hand up in Committee Room 4. If you want to come to the microphone sir, you have 5 minutes.
- Sandy Levin: Thank you Madam Chair. Nice to be recognized despite the mask. I want to reinforce Mr. Smith's comments and congratulate staff for moving as quickly after Council adopted the Conservation Master Plan back in July. It's been a long process and I want to reinforce the point about the areas on the west side of Meadowlily Road South that are included in the ESA boundary. My submission on the last page has some extra comments on the Conservation Master Plan. I think it would've been simpler if the consultants had simply said that the area there is to be included in the ESA based on the Council's adopted Environmental Management Guidelines or boundary delineation. It clearly meets Guideline 7 which is that cultural savannahs and woodlands and oil fields must be included within the ESA boundary if they minimize negative edge effects impacts, strengthen internal linkages, connect a patch to a permanent natural water course, connect two or more patches. It fits the boundary guideline without all the other information that was included in that particular paragraph. And it's also as I mentioned in my statements, the proponents are going through an environmental impact study that will as Mr. Smith said, define where the boundary is, where the buffer are, where the setbacks. The process is you do the Conservation Master Plan at 30,000 feet and then you do the EIS. Thank you Madam Chair and the Committee for taking the time to hear the comments.
- Councillor Cassidy: Thank you Mr. Levin. Are there any other members of the public who would like to address the Committee? Okay, come sir to the microphone, say your name and you have 5 minutes.
- Harold Ford: Thank you to City Council and the Madam Chair. I love London and I love the green space in London and I love hiking. My concern is, I understand that the plan for 89 units that will have a pumping station that will pump sewage up Meadowlily Road. My concern is, is there a back-up pump and is there is some kind of a generator should electricity fail for one day or perhaps even a week. Would there be a provision to pump the sewage or would it then overflow into the culverts on either side of Meadowlily and in fact cause potential pollution to Meadowlily and Thames Talbot Trust as well as the Thames River. My other concern would be that that road is very narrow it has no sidewalks, it has no bike

lanes and I'm wondering if the City is planning on widening the road at some point in time to accommodate this further development and I guess my third comment would be that this is going to open the door to all further development on Meadowlily and I would be greatly opposed to the extent of this development of 89 units and any further large development on Meadowlily. Thank you.

- Councillor Cassidy: Thank you Sir. I just want to, Mr. Ford I just want to make sure you understand what we're, what we have before us here tonight is not a development application, that was our previous meeting. This is the Conservation Master Plan for the Environmentally Significant Area of Meadowlily Woods and as Mr. Smith pointed out, as part of what staff are recommending for this Environmentally Significant Area is actually to increase, from the 178 hectares we have, or up to 178 hectares which represents a 50 hectare increase so what you are, what you are addressing was a development application that was referred back at the last meeting so it will come again to this Committee but it's just not being heard tonight. This is only about the Environmentally Significant Area and a Conservation Master Plan for that area. But there will be another public meeting about that development application and if you will make sure that the clerk knows your name then we'll make sure that the planner gives you all future communications for when the next meeting will be scheduled okay.
- Harold Ford: Thank you very much. I apologize for speaking out of turn.
- Councillor Cassidy: That's fine. No apology necessary. Thank you. So are there any other members of the public who would like to speak to the Committee about the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area? Sir I believe you have to keep your mask on under the regulations that are enforced right now. Thank you Sir. If you would like to state your name you'll have 5 minutes.
- Gary Struckett, 68 Meadowlily Road North: My question and kind of the follow up to the last gentleman's question is I'm looking at the map as I see it now and I'm looking at Meadowlily Road I see that big area along Meadowlily Road that has been excluded from this Environmentally Sensitive Area and I want to know why that was done because if we identify that as an Environmentally Sensitive Area that strip that goes down Meadowlily Road then the whole issue of the development wouldn't be a possibility as I see it. So if someone could explain to me why that that little strip is there when right from Highbury over to the far east would be one, make that one whole large area. Thank you.
- Councillor Cassidy: Thank you Mr. Struckett and we will get an answer to that question on why that area was excluded or why the boundaries were decided upon for this Environmentally Significant Area in the way that they were, that was the way the boundaries were set up. Before I go to staff though I will check to see if there are any other members of the public who would like to address the Committee about the Meadowlily Woods Environmentally Significant Area. Come to the microphone Ma'am just state your name and you'll have five minutes.
- Kelley McKeating, ACO London: I also have a question so I guess my timing is good. This has to do with the heritage designated house, park farm at 120 Meadowlily Road South and also the mill ruins on the north side of the river. I am, I don't quite understand why there wasn't any reference made to them in the Conservation Master Plan and I'm hoping to understand how a house in the middle of an ESA works like is are the people, the City of London of course owns that house and I believe that they rented out and it's lived in by a tenant. Are they going to be able to mow their lawn, are they going to be allowed to have a vegetable garden. How does that work? And I guess that's my only question.
- Councillor Cassidy: Thank you Ms. McKeating. Are there any other members of the public who would like to address the Committee about the Meadowlily matter?

- AnnaMaria Valastro: An expansion of 50 hectares actually isn't very big and there's a lot of science that talks about how these protected areas if they become an island they lose their ecological function and my guess is that if you actually had a big conversation with Londoners they probably would prefer their money spent on expropriating private lands to expand these sensitive areas to ensure their viability than expropriating people's homes to widen roads. So while any expansion is, is great it really needs to be based on ecological integrity and I'm not really sure if there's conversations at that scope even though there's a lot of science that that that talks about this in there really should be a science based master plan and not just by a consultants' report but there is a wealth of science on that talks about this. This is an issue that a lot of cities have to confront. So it needs to be a science based approach not just an arbitrary 50 hectare increase if that 50 hectare increase maintains ecological integrity of that space that's great but my guess is that it's still an island and if you're planning on developing nearby the pressures of development well beyond sewage there's lighting issues that would impact if things are lit up it impacts the integrity of how those spaces work so it's just I'm sorry it's just not enough. Thank you.
- Councillor Cassidy: Thank you Ms. Valastro. Are there any other members of the public who would like to address the Committee?
- Resident: I'm having a hard time isolating this master plan from the rezoning application because they're neighboring and everything is affected and interconnected so I'm, I'm going to take this five minutes to just like talk about a few points that I think needs to be under consideration. Mr. Levin acknowledged that the west side boundary should be included in the ESA so why not the area in between why stop at 50 acres. I agree with that sentiment. In addition there's been an increase in the intensity of heavy precipitation in addition to the global warming we're recognizing this problem locally in London it's a challenge presented when the city's sewage ends up in the Thames due to flooding. Global warming is here folks it's happening right here in our backyards already. This is not something in the future for future people to worry about this isn't this isn't planet earth this is saving people's lives because planet earth is going to live on whether people are here or not. So I'll try to stick to the ecological stuff because I have a lot of points I wanted to talk about but in respect for your time I just want to quote the IPCC special report states, changes in land conditions can affect temperatures and rainfall in regions as far as hundreds of kilometers away also changes in forest cover for example from afforestation, reforestation and deforestation directly affect regional surface temperatures through exchanges of water and energy. Now this is a report that provides critical and timely information for planners, policymakers and politicians that's all of you lovely people to make strategic decisions about how to tackle climate change. The science is out I mean the list goes on. The City declared a climate emergency on April 23rd and so now they have their website indicating ways that the citizens can get involved so we have to lead by example. The new proposed zoning designation is requesting to build on land which is currently part of the ecosystem existing on the same road as Meadowlily Woods Environmentally Significant Area. This wooded area has been establishing itself for many years it doesn't recognize that we poured asphalt in between those two wooded areas. If you put in parking lots, light, litter, delivery trucks, visitors, trail users, existing residents it will hurt the footbridge there, that heritage location. It's not even an automobile bridge it's only for pedestrians and also heritage designation I believe. I won't talk too much about the condo but how can we not. If there's 89 units okay a dual car household will have 178 vehicles okay the road will be necessary we will have to widen that road right next door to an environmentally significant area and in addition to that road. I'm trying not to talk too much but they're talking about a road in the development leading to what you guys are making a master plan on. It's highly under it is highly unsustainable to put this immense pressure on this charged area already supporting an abundance of human and native life. It'll be catastrophic to all the plant and animal life and the largest culprits of greenhouse gas emissions are homes and vehicles with the increase in both infrastructure and vehicle traffic, this once pristine land will have added constraints with air

quality thus contributing to the cause of greenhouse gases. It's unacceptable for a city that wants its reputation to be the forest city. It's just not a viable option. The hydrologic cycle of water through the atmosphere, the evaporation process is driven by water with photosynthesis the water travels above and below the surface. If there's a development in between two areas that deserve protection. Think about that. I know my five minutes is almost up I don't want to miss anything. They're advertising that there will be a buffer and will be creating trails which indicates they will be altering the landscape that already exist and much more.

- Councillor Cassidy: You have about 25 seconds.
- Resident: Natural habitats are going to flay, habitants, the few forested areas we have left have to stay protected for the climate crisis perhaps you guys can consider regulations on preventing homeowners from cutting mature trees down. Large building development is good anywhere in the city but the small pocket of rural life. It's the duty of our city to extend rigorous protection to our limited remote natural areas. Economics. Real wealth is health.
- Councillor Cassidy: You're beyond your 5 minutes now Ma'am.
- Resident: I'm sorry I have a lot more to share if you guys are interested. Please ring me up.
- Councillor Cassidy: If you have written comments, you can give them to the clerk and they will be submitted into the public record.
- Resident: I think communication sometimes is more effective.
- Councillor Cassidy: Thank you. Are there any other members of the public who would like to address the Committee? Go ahead.
- Harry Frossious, Zelinka Priamo Limited: I'm here tonight on behalf of Ashanti Development, Damas Development and CHAM Limited regarding the lands at 129 and 179 Meadowlily Road South. I also submitted a memo late Friday afternoon which hopefully the members have received in addition I'd sent it to Mr. Smith as well. Our clients' lands that are affected by the proposed ESA boundary revision are currently in the neighbourhoods place type in the London Plan. Both of these properties are subject to forthcoming applications for future development of the respective parcels consistent with the neighbourhoods place type and either have completed or are in the process of completing background reports including environmental impact studies as required through the pre-consultation process. Our request this evening is to defer consideration of just these lands as it relates to the proposed Official Plan and zoning amendment for the revised ESA boundary. Pending completion of the EIS processes for both of these properties. It should be noted that we're not requesting council to defer consideration on the bounds of the revisions to the ESA boundary, we have no issues with that proceeding. The process of allowing the EIS to inform the location of the ESA boundary is supported in section 4.5 of the staff report and we believe that that's the process should be followed as well and a similar process has been undertaken for the lands of 101 Meadowlily Road as you are aware. However we do not support any the amendment to the Official Plan and Zoning By-law that would alter the ESA boundary for these lands at this point time as it would prejudice our clients' ability to provide more detailed information through the formal application process. We're simply asking for the opportunity to confirm if the proposed ESA boundaries correct or whether adjustments need to be made through the, as a result of the EIS recommendations. Rather than have to come back at a later date to formally amend the Official Plan and the zoning boundary, which we also have to consider the fact that there is a 2-year moratorium on amendments once they have been approved. Alternatively our clients reserve the right to appeal the Official Plan and Zoning By-law amendments. We believe our request to defer consideration of these lands at this

point in time will result in a more cooperative and collaborative approach with the City rather than be on opposing ends through an appeal process which would be an inefficient use of time and resources. In response to some of Mr. Levin's comments that he submitted previously, we would like to point out that the groundwater seepage at 179 Meadowlily is actually on the City-owned lands and with respect to the Eastern Wood Peewee habitat within 129 Meadowlily, I am advised by our ecologist MTE that this is a common species within Southern Ontario with no real difficulties for its survival at this stage and as such we do wish to investigate the significance and sensitivity of this habitat further. I am advised by MTE that there is no risk to the species by not altering the ESA boundary at this point in time. So we look forward to your consideration of our request for deferral for these two properties as it relates to the Official Plan and zoning amendment and certainly we're able to answer any questions that you may have. Thank you.

- Councillor Cassidy: Thank you. Are there any other members of the public who would like to speak to this Committee? I'm looking in all, I have three committee rooms on my screen. Any members of the public interested in speaking to the Planning Committee about the Meadowlily Environmentally Significant Area Conservation Master Plan? Alright. I see none.
- Catharine Saunders reading Nancy Tausky's communication. (See attached communication.)
- Catharine Saunders reading Gary Smith's communication. (See attached communication.)

To Members of the Planning and Environmental Committee, City of London:

My regrettably last-minute note regarding the new Meadowlily Master Plan comes on my realizing that the Plan makes no reference to two major Cultural Heritage properties within the designated area: Park Farm and the Meadowlily Bridge, both designated under the Ontario Heritage Act. I think it important that both of these properties be noted within the plan, along with an acknowledgement of the special treatment within a predominantly natural area that each requires. This is especially essential in connection with the immediate surroundings of Park Farm, where references to both the historical domestic landscaping and to the farming aspect of the site should be conserved.

Thanks for your attention.

Nancy Tausky
Heritage Consultant



**Friends of Meadowlily Woods Community
Association
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**“Our Mission: To Preserve and Protect
the Integrity of Meadowlily Woods.”**

City Clerk’s Office
Attn: Heather Lysinski
Planning and Environment Committee
London City Hall
300 Dufferin Street
London, Ontario

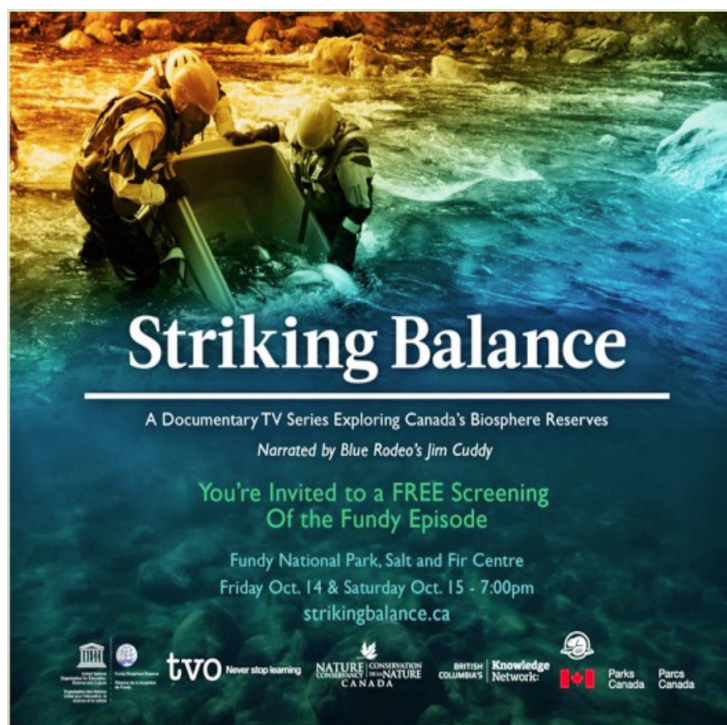
Presentation to Planning and Environment Committee, 19 October 2020

Chairperson and Members of the Planning and Environment Committee,

First of all we would like to thank once again Natural Resource Solutions for the thorough and in depth study of Meadowlily Woods Environmentally Significant Area and its significant features and natural treasures. It is a valued and important part of our community and neighbourhood. I’d also like to thank the people, organizations and agencies that have helped to protect and preserve this vital natural area: Nature London, the Architectural Conservancy of Ontario, its province-wide manifestation and the London Branch in particular as well as the Thames-Talbot Land Trust Meadowlily Nature Preserve and the hiking and running groups that help to protect and maintain our Environmentally Significant Area. Meadowlily Woods does represent almost all of the valued types of terrain and features listed as worth protecting and maintaining by the London Plan Natural Heritage section as well as the Environmental Guidelines for the existing Official Plan: valley lands, upland forests, significant wetlands, creeks and streams that service the Thames River and it is also identified multiple times as

being a groundwater recharge zone (see Paragraphs 1304-06, Page 350 of the existing London Plan, 2019 and Map 6 of the same plan). The protection and preservation of these sensitive and important characteristics of the natural heritage system is identified multiple times in both versions of the Official Plan and the London Plan. As a part of the Meadowlily community we support and uphold that such a degree of protection preservation are warranted. We would also like to thank members of the Environmental and Ecological Advisory Committee for the various studies and reviews they have given on our behalf over the years.

I would like to focus attention to a key idea I wish to present for the committee's consideration as I seek to give cause for such protection and conservation. I would draw your attention to a very in depth and powerful program on the TVO network called, "**Striking a Balance**" as a way of illustrating my view of how I feel the environment and heritage are key parts of the value of Meadowlily Woods and area and this is what is revealed so poignantly by the Striking a Balance series. At the outset it was says "a quest to find a balance between economic prosperity and environmental protection." (Introduction page)



This is what we'd like to see done here with regard to our environmentally significant area, its heritage resources and the neighbourhood around it: that development is possible here and that it needs to be kept in balance with the existing conditions of our area and the people and houses in it. We would welcome development that reflects and corresponds with a fair number of single dwelling units that would add to the spacious and open views and vistas of our road and green spaces. What we'd like to see is a balance struck between development, heritage features, environmental consideration and neighbourhood atmosphere. Meadowlily Woods and area is a part of the Thames River Watershed and what we do to our water and its wetlands, creeks and groundwater zones, we also do to ourselves and our children for years to come. In all of the episodes of this series a balance is struck between considerations of potential for development and respect for water, resources, community and history. We believe that Meadowlily as a whole deserves such respect and consideration. To overwhelm this space with high and medium density housing will destroy its most desirable components.



Wetland and standing water which is the source for Meadowlily Creek

The "Striking a Balance" series (TVO) is a good example of a variety of important environmental and heritage areas being valued and protected in their own right as we feel Meadowlily area and neighborhood deserves: forested areas both east and west of Meadowlily Road South, the water resources and wetland recharge features of the whole Meadowlily area, heritage features too (Park Farm, Meadowlily Heritage Designated Bridge and the Plewes/East End Mill ruins) and everything from the top of the bank along here near Commissioners Road to the Thames River should have the lowest form of impact possible in terms of any kind of future development and the highest form of protection. It would make more sense to have the lowest impact possible on these significant and sensitive features on the Southeast London landscape and the whole Thames Valley along here from Veteran's Parkway to the river bend in the west near St. Julian Park. Single detached dwellings and a R-1 designation is all that should be allowed here. An example would be the houses at the top of the hill near Commissioners Road and nothing more.

We would like to reiterate our request for consideration and protection in the area of important habitat for species at risk is the large patch of milkweed in the area of what has been known and identified as the Baseline Right-of-Way just to the south of 129 Meadowlily Road South (vacant lot) and just north of 135 Meadowlily Road South. This is an important environmental feature for our area and ought to be included as a part of the expanded Environmentally Significant Area. As far as we know it is city-owned property.

We value and have great regard for the stewardship and protection of our natural and heritage resources here at Meadowlily.

Sincerely,

Gary Smith, President, Friends of Meadowlily Woods

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – 348 Sunningdale Road East (Z-9011)

- Councillor Cassidy: Thank you Ms. Debbert. Is the applicant here and would the applicant care to speak to the Committee? If you want to state your name, you have five minutes.
- Good evening. My name is Ben McCauley, with Zelinka Priamo Limited. I just wanted to say that we have no additional comments at this time. We are in full support of the recommendation. Thank you.
- Councillor Cassidy: Thank you. Are there any technical questions for staff or for the applicant on this application? Seeing none I will check in to see if there are members of the public in the Committee Rooms who would like to address the Committee. I see someone in number four. Come to the microphone sir. I will go to number four first, the gentleman with the hat. Go ahead, state your name and you have five minutes to address the Committee.
- Good evening Madam Chair and Committee. My name is Rob Johnson. (See attached presentation.)
- Councillor Cassidy: Any other Members? Oh, I see you in Committee Room #5, state your name and you have five minutes.
- My name is Arthur Thompson. (See attached presentation.)
- Councillor Cassidy: Thank you Mr. Thompson. Are there any other members of the public who would like to address the Planning Committee? I just want to note to both Mr. Johnson and Mr. Thompson if you would like your remarks entered into the public record you could hand them in to the Clerk that's in your respective Committee Rooms and we will see that they are added for Council. I'll ask one more time if there are any members of the public who would like to address the Committee. Seeing none I will look for a motion to close the public participation meeting.

Subject: Zoning By-Law Amendment Z-9011, 348 Sunningdale Road East

As a long-time resident of Sunningdale Road, diagonally across from the subject land, I'd like to bring a different perspective to this forum. We are the third generation of the same family living here since 1947; my wife and I, having purchased the property at 307 in 1995. Only one family lived there before my grandparents, also for several generations, since the mid-1800's.

I remember the development of the original Uplands in the early 1960's and Old Man Powell's farm, for whom the Powell Drain Wetland was named, and in particular the shotgun he wielded if he ever found us on his property.

The family that purchased the subject property in 1963 were good neighbours.

The north side of the road had large deciduous trees removed when the Imperial Oil pipeline was laid down. The road was well over a meter lower than it is now, raised three times since. Maybe a dozen cars used the road daily.

As a teen, I worked collecting the straw and hay bales from the farm fields, the present Uplands North.

The nearest grocery store was either the Value-Mart (formerly Dominion) on Oxford by Richmond or Steinberg's on Adelaide at Huron, a FreshCo these days. With the city's progress over the decades, I rarely have to go south of Fanshawe for anything I need.

From a rural setting, we've been amalgamated with London, the road's been paved, and several neighbourhoods built.

Development has been an ongoing fact of life for us, some of it disappointing.

We witnessed night-time landscaping which eliminated the woodland, west of Adelaide at Sunningdale. The pond, west of us in Heron Haven Park, was drained when the City constructed the sidewalk through it. The smell of rotting fish lasted weeks. Herons no longer visit.

Mail delivery is a challenge for us, as is keeping our country mailbox in good repair with ongoing vandalism. What used to be quiet "Rural Route #5" now requires timing, outside of rush hour, to collect our mail on the other side of the road.

Litter and dumping along Sunningdale eventually outpaced our gathering efforts. Our cedar hedge has blue box matter blown into it whenever it's windy on collection day and unwanted fliers litter the super box area on Skyline Avenue.

We knew development was coming and have never opposed it. Some positives include the street lighting of Sunningdale by night and the traffic lights at Richmond and Adelaide. There is now a public transit stop within walking distance we've used. A sidewalk runs for a large portion on one side, much safer than when I was a child.

Regarding this proposed development, we have no problem with the newer architectural style. The building elevations look on par with the surrounding community. We don't see any issues with the proposed density or height of the development. London needs more housing of higher density to house its growing population, making maximum use of land designated for such, including infills. Large lots are becoming an unsustainable model. Many homeowners don't want to maintain lawns or gardens, have pools or shovel snow. Higher densities also mean delays to further amalgamations of outlying agricultural lands and natural environments. This is in line with the Provincial Policy Statement, the London Plan and the 1989 Official Plan.

In speaking with the developer, we understand him to be keeping up with building science, exceeding the industry's standards as he can afford to. Building at a higher cost allows the construction of more energy efficient homes which buyers are seeking.

We understand the stucco finish is actually 'HardiePanel®' which is a factory-primed fiber-cement vertical siding in a stucco finish, not the cement plaster version many are familiar with.

Conventional heating will be used, electric heating not being mainstream in general construction yet. Green heating and cooling is something our levels of government need to mandate to reduce greenhouse gas emissions from the use of fossil fuels with the global climate crisis upon us.

The pipeline easement will protect trees and vegetation while giving a visual buffer from the road. True, many trees will have to come down but several will be kept. Originally, the same family owned both 348 and 307 Sunningdale and planted most of the trees. Generations since have planted more. They are not original forest. By our calculations, and if the recommendations of the Tree Preservation Plan are followed, 56 trees with a diameter of 10cm and greater will be preserved. That's about 41%. It's a win of sorts.

The Provincially Significant Wetlands surrounding the subject land will be preserved, the UTRCA will see to that. Flora and fauna will have habitat.

Some of the energy of complaining about anticipated garbage issues could go into addressing the escaped garbage problem in the established community.

Sunningdale will be widened from the overburdened country road it is and, together with the traffic light planned at Bluebell, will accommodate burgeoning traffic. The temporary closure of Sunningdale at Canvas Way since Sept. 8th is a clear indicator that local use is a small fraction of our traffic.

We would like to point out that our neighbours participating in the Zoning By-Law Amendment process were only able to move into their present homes as a result of previous Zoning By-Law Amendments and the ensuing development. Opposing continued development will not stop the next generation from taking up residence in time.

As long as the development process continues while factoring in adequate infrastructure, keeping reasonable green space, maximizing on the available space, providing mixed densities and uses, traffic flow and the availability of public transport, we will consider the City to be managing new development responsibly. Considering the future of 348 Sunningdale, we are satisfied the City is doing this.

Dear City of London Planning Committee,

I am delighted to hear that the front portion of 348 Sunningdale Road East will be designated as an OS5 zone. This is something that should be done for ALL new planning applications where mature trees are present. One of my worries with this application is the loss of the mature maple trees that line the edge of Sunningdale road. I have been alerted that the road is due to be widened in 2025, which, along with this application, will result in the loss of these trees. Fortunately, I do believe that these trees could be saved if the road was widened to the south in this area, where there is nothing but a quite wide expanse of grass. I would strongly ask the council to consider this option, as mature trees always improve the aesthetics of a development and provide privacy to neighbouring houses.

I also wanted to comment on other future developments that are supposed to occur to the north of Sunningdale Road. I believe that it would be a good idea to designate a green space or open area along the North side of Sunningdale Road to provide a barrier to the houses located to the south side (in the Northcrest neighbourhood). These homes have large lots and were primarily built in the 1970s. Any new homes or townhouses built directly across the street would be in stark contrast with these.

Currently, the homes of Northcrest are surrounded by farmland and green space on all but one side. The neighbourhood has a long and interesting history, with at least 2 heritage properties and a laid-back feel. Construction of the Northcrest subdivision began in 1950. It was intended to be a semi-rural escape, just to the north of the City of London. As the city has grown, the old estates and farms have fallen to developers. In their place have risen suburbs, where the lots are small, the houses are big, and there is not a tree in sight. To the north of Sunningdale Road is still largely undeveloped, though, and City Council can protect this gem of a neighbourhood by ensuring that development to the north of Sunningdale road has open space along the road to ease the transition between the older and newer homes.

London's remaining forests in the north end of the city are rapidly disappearing. One example of this is the recent application by UWO to rezone the Gibbons Lodge property at 1836 Richmond to allow for development. Although they deny that any building will occur, I am sure that it will at some point in the future. Another example is the parcel of land at 34-35 Debbie Lane, also located in the Gibbons wetland. Despite an application by Sifton many years ago to build two houses on the property being denied, the land is still designated to allow for development. This should be changed immediately, so that this natural area can be protected.

I would like to Thank you all so much for listening to this rather lengthy input, and I wish you all good evening. Thank you.

Statement Explaining the Cultural Heritage Value or Interest of 1928 Huron Street (Tackabury House)

The property at 1928 Huron Street is recommended to be added to the Register of Cultural Heritage Resources as a heritage listed property because of its historical value in its associations with the Tackabury family, its contextual value in relation to other historic properties in the area as part of The Grove, and its design values as a representative Ontario farmhouse building.

The Tackabury family as an early pioneer family in London Township, settling on the south bank of the North Branch of the Thames River (Lot 1, Concession II, London Township, later purchasing more property in the area) in 1829. The Tackabury family was instrumental in the establishment of The Grove as a historic community, which grew to include a church, school, and cemetery (1425 Huron Street; also known as Webster's Cemetery). The Grove Church (demolished) at 1920 Huron Street was constructed on land donated by James Tackabury in 1862 and many members of the Tackabury family are buried at The Grove Cemetery.

The properties at 1928 Huron Street (James Tackabury House), 1424 Clarke Road (Nathaniel Tackabury House), and 1588 Clarke Road (John Tackabury House) are all believed to have been constructed in the 1860s for members of the Tackabury family. The properties together have contextual value in their relationship together in their physical and historical links together, as well as their role in supporting the historic character of the area (as relics). The properties are representative examples of 1860s farmhouses in the former London Township.

The date of the construction of the house at 1928 Huron St is estimated as 1862. This is the date when James Tackabury bought or inherited 50 acres of his father's land (S1/2 Lot 4, Conc 3) which included the section along the north side of Huron St. At this time he also gave a half acre of his land for The Grove Methodist Church which was built in brick in 1862 in the south-west corner of his land.

The style of his nearby farmhouse is remarkably similar to his father's house at 1588 Clarke Road to the north. Constructed of buff London brick, it is in the form of a simple one and a half storey small farmhouse. It is a vernacular symmetrical centre-hall plan with a small gable to the front of a cross-gable roof. There is evidence, in the extant segmented arch brick voussoir and indented line in the brick of the doorway, that the front door was larger than it is today and probably was topped with a transom. The windows are topped with bricks in a soldier course. The foundation is constructed of fieldstone.