

Planning and Environment Committee

Report

The 19th Meeting of the Planning and Environment Committee
November 30, 2020

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

ALSO PRESENT: H. Lysynski, L. Morris, J. Raycroft, C. Saunders, E. Skalski, J.W. Taylor and B. Westlake-Power

Councillors S. Hillier, S. Lehman and S. Lewis; J. Adema, A. Anderson, G. Barrett, G. Belch, M. Corby, D. Cunningham (Captioner), M. Fabro, M. Feldberg, K. Gonyou, G. Kotsifas, J. Lee, T. Macbeth, B. Morin, C. Parker, M. Pease, A. Riley, M. Tomazincic and P. Yeoman

The meeting is called to order at 4:02 PM, with Councillor M. Cassidy in the Chair, Councillor S. Turner present and all other Members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Turner

Seconded by: A. Hopkins

That Items 2.1 to 2.4, inclusive, BE APPROVED.

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

Absent: (1): A. Kayabaga

Motion Passed (5 to 0)

2.1 ReThink Zoning Update

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "ReThink Zoning Update" BE RECEIVED for information.

Motion Passed

2.2 London Plan Monitoring Report

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "London Plan Monitoring" BE RECEIVED for information.

Motion Passed

2.3 Bill 108 and Regulations, Amendments to the Ontario Heritage Act - Process Implications

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications:

a) the staff report dated November 30, 2020 entitled “Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications”, and the comments appended to the staff report dated November 30, 2020 as Appendix “A” on the Proposed Regulation under the *Ontario Heritage Act* (Bill 108) BE RECEIVED for information; it being noted that the staff report will be forwarded to the London Advisory Committee on Heritage for their information; it being further noted that the comments noted above have been submitted to the Environmental Registry of Ontario; and,

b) the Civic Administration BE DIRECTED to take the necessary steps in anticipation of the proclamation of amendments to the *Ontario Heritage Act* in Bill 108, including, but not limited to, preparing terms of reference for Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and complete application requirements.

Motion Passed

2.4 London Plan - Appeals and LPAT Hearing Update

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "London Plan - Appeals and LPAT Hearing Update" BE RECEIVED for information.

Motion Passed

3. Scheduled Items

3.1 Application - 1284 and 1388 Sunningdale Road West - Application for Zoning By-law Amendment - Request for Revisions to the Draft Plan of Subdivision 39T-04510 (Z-9216)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Auburn Developments Ltd., relating to portions of the lands located at 1284 and 1388 Sunningdale Road West:

a) the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 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 Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71*h-95*h-109*R6-3/NF1) Zone TO a Holding Residential R1/R5/R6 (h-71*h-95*h-109*R1-3/R5-7/R6-3) Zone; FROM an Open Space (OS1) Zone TO a Holding Residential R1 (h*h100*R1-5) Zone; FROM a Holding Residential R1 Special Provision (h*h-100*R1-3(8)) Zone TO a Holding Residential R1/R4 Special Provision

(h*100*R1-3(8)/R4-6(*)) Zone; FROM a Holding Residential R6 (h*54*71*95*h-100*R6-5) Zone TO a Holding Residential R1/R4/R6 (h*54*71*95*h-100*R1-1/R4-6(*)/R6-5) Zone; and FROM a Holding Residential R6/R7/R8 (h*54*71*95*h-100*R6-5/R7*h15*D75/R8*H15*D75) TO a Holding Residential R4/R6/R7/R8 Special Provision (h*54*71*95*h-100*R4-6(*)/R6-5/R7*h15*D75/R8*H15*D75) Zone;

b) the Civic Administration BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Auburn Developments Ltd., prepared by Stantec Consulting Ltd. (Drawing No. 1, Project No. 161403100 dated April 30, 2020), which shows the extension of Shields Place, removal of the Walkway Block (previously block 41), Park Block (previously Block 40) and property realignment between blocks 19 and 20 (previously blocks 20, 21) and property realignment between blocks 15 and 16 SUBJECT TO the conditions contained in Appendix 'A-2' appended to the staff report dated November 30, 2020; and,

c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Kent Subdivision, as submitted by Auburn Development Limited relating to the relocation of the parkland;

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 amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited the policies of the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing 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: 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: E. Holder
Seconded by: A. Kayabaga

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

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

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1830145 Ontario Limited, relating to the property located at 1761 Wonderland Road North:

a) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend the Official Plan for the City of London (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a mixed-use commercial/residential apartment building within the Neighbourhood Commercial Node designation having a maximum residential density of 226 units/ha;

b) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend The London Plan to ADD a new policy to the Specific Policies for the Shopping Area Place Type to permit a mixed-use commercial/residential apartment building having a maximum height of 63 metres, 17 storeys, exclusive of the mechanical penthouse, and by ADDING the subject lands to Map 7 - Specific Area Policies – of The London Plan;

it being noted that the amendments will come into full force and effect concurrently with Map 7 of the London Plan;

c) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in parts a) and b) above), to change the zoning of the subject property FROM a holding Neighbourhood Shopping Area Special Provision (h-17•h-103•NSA5(5)) Zone TO a holding Neighbourhood Shopping Area Special Provision Bonus (h-17•h-103•NSA5(5)/NSA3*B()) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use commercial/residential apartment building with a maximum density of 226 units per hectare and a maximum height of 63 metres (17-storeys) which substantially implements the Site Plan and Elevations appended to the staff report dated November 30, 2020 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Provision of Affordable Housing including:

A) a total of twelve (12) one-bedroom units, including a maximum of two (2) accessible one-bedroom units, established by agreement not exceeding 85% of the CMHC Average Market Rent (AMR) for a duration for affordability set at 50 years from initial occupancy;

ii) a high quality development which substantially implements the site plan and elevations in Schedule “1” appended to the staff report dated November 30, 2020 to the amending by-law:

Building Design

A) high quality architectural design (building/landscaping) including a common design theme for residential and commercial elements; and provision of structure parking facilities and screening for surface parking areas;

Underground Parking

A) underground Parking Structure parking provided to reduce surface parking areas (a minimum of 189 subsurface spaces provided);

Outdoor Amenity and Landscaping

- A) common outdoor amenity area to be provided in the northeast quadrant of the site; and rooftop terraces above the 4th, 16th and 17th floors;
- B) landscape enhancements beyond City design standards, including theme lighting and public seating at strategic locations;
- C) large caliper boulevard trees planted with a minimum 100mm caliper and a minimum distance of 10m between tree planting for the extent of the Wonderland Road North frontage; and,
- D) landscape plans for common outdoor amenity areas to incorporate hard landscape elements and drought resistant landscaping to reduce water consumption;

Sustainability

- A) four electric vehicle charging stations within the publically accessible surface parking area, as well as 16 charging stations within the parking garage; and,
- B) dedicated areas for bicycle parking along the Wonderland Road North frontage (with convenient access to building entrances). Secure bicycle storage within the structured parking facility. Walkway connections from the tower podium and surface parking filed to provide connectivity to Wonderland Road North bike lanes;

iii) Public Transit

A) the financial contribution of funding towards construction of transit shelters in close proximity to Wonderland Road North/Fanshawe Park Road West intersection in the amount of \$10,000 to promote bus ridership;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The Provincial Policy Statement directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in force policies of

the 1989 Official Plan;

- the recommended amendment conforms with the in force policies of The London Plan, including but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies;
- the revised proposal for a mixed-use development with 1,200m² of commercial (double the amount of the original proposal) and 228 residential units is consistent with the planned function of the commercial node and the planned commercial function intended by policy;
- the proposed density and height of the residential component within this proposed commercial development meets the criteria for specific area policies in both the 1989 Official Plan and The London Plan;
- the recommended amendment facilitates the development of 12 affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, and a quality design standard to be implemented through a subsequent public site plan application.

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

Nays: (1): S. Turner

Motion Passed (5 to 1)

Additional Votes:

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: E. Holder

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.3 Protected Major Transit Station Areas (PMTSAs) (O-9208)

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, based on the application by The Corporation of the City of London, relating to Protected Major Transit Station Areas (PMTSAs), the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend The London Plan, 2016 TO ADD new policies and a map pertaining to Protected Major Transit Station Areas

and the by-law BE FORWARDED to the Minister of Municipal Affairs and Housing for approval;

it being noted that in accordance with the *Planning Act*, the Ministry of Municipal Affairs and Housing is the approval authority for official plan amendments with respect to PMTSAs;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters; it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, as it supports transit-supportive development and intensification in close proximity to existing or planned transit corridors or stations;
- the recommended amendment conforms with the Planning Act, as it addresses the requirements set out in the legislation for PMTSAs, such as a minimum number of residents and jobs per hectare, permitted uses, and minimum densities’
- the recommended amendment is supportive of the policies in the London Plan, particularly those for the Downtown, Transit Village, and Rapid Transit Corridor Place Types; and,
- the recommended amendment will support the implementation of the higher order transit system and Council's approved city structure by directing more intensity and mix of uses close to the approved higher order transit stations in the 2019 Rapid Transit Environmental Project Report.

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)

3.4 Application - 820 Cabell Street (Z-9196)

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

That, on the recommendation of the Director, City Planning & City Planner, based on the application by Bruce Sworik (1625993 Ontario Limited), relating to the property located at 820 Cabell Street, the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial (LI1) Zone TO a Light Industrial Special Provision (LI2()) Zone to permit the existing marijuana growing and processing facility and to allow up a maximum of 400 square metres of ancillary retail uses within the existing building;

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 requested change from an LI1 to an LI2 Zone is consistent with the Provincial Policy Statement which encourages retention and re-use of older industrial uses by providing for a broader range of low impact industrial uses in close proximity to an existing residential area. The recommended zone also conforms with the Light Industrial Place Type of the London Plan and the Light Industrial designation in the 1989 Official Plan; and,
- the increase in the permitted floor area for ancillary retail uses is also consistent with the PPS, and conforms with the London Plan and the 1989 Official Plan. Policies in each of these documents prioritize the protection of industrial areas, and the recommended zoning will support industrial uses by permitting retail sales related to those permitted uses.

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: J. Helmer

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)

3.5 Implementing Additional Residential Units Requirements of the Planning Act (Bill 108) (OZ-9176)

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

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Official Plan and Zoning By-law review relating to additional residential units:

- a) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend the London Plan to add new policies to permit additional residential units in any single detached, semi-detached or street townhouse dwelling unit in accordance with recent changes to the *Planning Act*;
- b) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend the Official Plan for the City of London (1989) to add new policies to permit additional residential units in any single detached, semi-detached or street townhouse dwelling unit in accordance with recent changes to the *Planning Act*;
- c) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the amendments above), to add a new definition for additional residential units and to add new regulations to allow up to two additional residential units in in the primary residential unit and in an accessory building; and,
- d) the Civic Administration BE DIRECTED to implement required changes to the Residential Rental Unit Licensing By-law to address Additional Residential Units;

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

- a communication from A. Waz;
- a communication from C. Thompson;
- a communication dated November 24, 2020 from J. Wates;
- communications dated November 26, 2020 from A.M. Valastro; and,
- a communication dated November 26, 2020 from K. Owen, St. George Grosvenor Neighbourhood Association;

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:

- Policy 1.4.3 of the Provincial Policy Statement requires that the City plan for an appropriate mix of housing types and densities and permit, where appropriate “all forms of residential intensification, including additional residential units”;
- Bill 108 (More Homes, More Choices Act, 2019) amended the Planning Act to require that municipalities adopt policies in their Official Plans to provide for additional residential units;
- The London Plan includes policies to direct residential intensification. The proposed London Plan, 1989 Official Plan and Zoning By-law amendments to permit additional residential units contribute to the objective of promoting appropriate residential intensification; and,
- the recommended amendments result in consistency in terms of language, policies and regulations between the Provincial Policy Statement (2020), the Planning Act, London Plan, 1989 Official Plan, and Zoning By-law Z-1.

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 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)

4. Items for Direction

4.1 E. Wyatt, Ontario Clean Air Alliance - Phasing-Out Ontario's Gas Fired Power Plants - Request for Delegation Status

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

That, the following actions be taken with respect to the phasing out of Ontario's gas fired power plants:

- a) E. Wyatt, Ontario Clean Air Alliance, BE GRANTED delegation status with respect to the phasing out of Ontario's gas fired power plants; and, (See attached presentation.)

b) the Civic Administration BE REQUESTED to review the proposed request from E. Wyatt, Ontario Clean Air Alliance, to determine how it aligns with the Climate Emergency Action Plan and to report back at a future Planning and Environment Committee meeting.

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 grant E. Wyatt, Ontario Clean Air Alliance, delegation status with respect to the phasing out of Ontario's gas fired power plants.

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 7:04 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 1284 and 1388 Sunningdale Road West – Application for Zoning By-law Amendment – Request for Revisions to the Draft Plan of Subdivision 39T-04501 (Z-9216)

- Councillor Cassidy: Thank you Mr. Corby. Is the applicant here?
- I am, its Steve Stapleton from Auburn Developments.
- Councillor Cassidy: Go ahead Mr Stapleton, you have five minutes.
- Steve Stapleton: Thank you Madam Chair. We're in support of the staff recommendation. We believe the amendments to our application dealt with the public input that we are heard regarding height and increasing intensification. It was our objective in the original application to proceed under The London Plan for intensification; however, due to the proximity of existing dwellings and existing residences we are agreed to the amendment to reduce the height to eliminate some street townhouse zoning that we had more of the interior of the subdivision and we believe it still represents good land use planning and we're in support of the staff recommendation. As Mr. Corby noted the history regarding the park block in a redline change to extend the Shields Place cul-de-sac originated many years ago when the EA for the Heard Creek and the location of the sanitary sewer was re located on the south side of the drain therefore the walkway was also relocated to the south side of the drain leaving this parcel and open space redundant there was no real connection or did not increase the connectivity and therefore we are including it in our subdivision to maximize the utilization of this area. If there's any other questions I'll be happy to answer them.
- Councillor Cassidy: Thank you Mr Stapleton. Any technical questions from Committee? Seeing none I'll go to the members of the public to see if there is anybody here who would like to address the Committee regarding this application. I see some movement in committee room one and two. Come to the microphone, state your name and you have five minutes.
- Thank you very much. Good afternoon my name's Nasser Zabian and I'm the Director of Finance and Marketing for XO Homes. We are opposed to the proposed change and my justification is pretty simple. I'm here on behalf of my organization and our homeowners who purchased these lots with the hope and belief that the land behind the houses they purchased would be parkland. As such this change would negatively impact our company's image as we rely heavily on word of mouth to ensure our company's future success. Furthermore, the clients that we've already, you know, promised this kind of premium lot do have the right now to back out of their deals which would negatively impact our company in a whole other way. It also, you know, it's detrimental to our future as I mentioned and we just ask you to try to consider a small business and the potential future of Londoners who are moving from across the country to these lots. One person from BC, one person from Toronto and someone who's actually in a different meeting room right now have all really urged us to try to fight for them to have this opposed.
- Councillor Cassidy: Thank you sir. Are there any other members of the public who would like to address the Committee? I see somebody in number five. You can come to the microphone, state your name and you'll have five minutes.
- Hello. I'm Joe Huu. I'm actually one of the persons that are, that have bought a lot on there and I was actually expecting, I picked that lot specifically because of

the park behind there and knowing that there may be a change is actually impacted my, I guess you can say, my choice of lot right now but I'm kind of so far into this is like it I don't even know what to do because I was expecting a park behind there. I wanted to get like these spaces are very hard to come and choose from these days, especially with so much residential buildings everywhere and everything is so tight and our backyards are so small it was something I wanted to choose specifically for my family with the dogs and my kids, right. I don't know really what else to say I'm just, if it changes I just know I would be very disappointed but I guess it's up to you guys, it's your decision. I'm sure other people may feel the same way choosing a lot that was specifically designed to have a park behind their house and now to have it change not all of them may even know about it I was even just lucky enough to have time off work to come in and speak on this behalf I know I spoke to some neighbors you feel the same way as well I can't speak for them but that's all I would like to say. Thank you.

- Councillor Cassidy: Thank you Mr. Huu. Any other members of the public who would like to speak to this item? I'll ask one more time, any other members of the public who would like to address the Planning Committee about this application on Sunningdale Road West. Okay. I'm seeing none so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

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

- Councillor Cassidy: Thank you Ms. Riley. Is the applicant here? If you'd like to come forward, state your name and you have five minutes
- Good afternoon Madam Chair, Members of the Committee. My name is Scott Allen, I'm with MHBC Planning. We are acting on behalf of the applicant, York Developments. At this time would simply like to express our support for the findings and recommendations in the revised staff report as presented by Ms. Riley. We also like to thank you HDC staff and Development Services staff for their assistance through this process. Thank you and we will gladly answer any questions Committee members may have.
- Councillor Cassidy: Thank you very much. Are there any technical questions from Committee? Councillor Turner.
- Councillor Turner: Thank you Madam Chair. Through you to staff, a technical question, on the report back that we received the first go round, one of the recommendations and the rationale for refusal was specifically on, on point eight, the proposed density of the residential component within this proposed commercial development of two hundred and twenty units per hectare and seventeen storeys is too intense and should be directed to the specific areas for intensification as outlined by Council. The recommendation here is for up to two hundred and twenty-six units per hectare and seventeen storeys. I guess I'm just looking for some commentary on why that's no longer a rationale for refusal in this circumstance.
- Councillor Cassidy: Ms. Riley?
- Madam Chair. It's Michael Tomazincic here. As part of our rationale in our recommendation we also took into account the direction that was given to us from, from Council and one of the clear directions that we got was that this was a site that should be accommodating an apartment building. I know we had a very spirited discussion about that. It's not that the policies wouldn't contemplate this form of development so I hope that that wasn't seen as, as that wasn't the messaging there because the, The London Plan, I'm sorry, the 1989 Official Plan does contemplate high density residential development in neighbourhood shopping areas and, of course, with the bonusing you can exceed, exceed the hundred and fifty units per hectare maximum. The London Plan which, again, isn't in force in effect on the site would contemplate nothing taller than six storeys but unfortunately it, it's, it's the 1989 Official Plan that governs and so this isn't out of scale with the 1989 Official Plan but again we're also taking into account the direction we got from Council.
- Councillor Cassidy: I'm going to go to Councillor Hopkins and then the Mayor.
- Councillor Hopkins: Yes. Thank you Madam Chair and these, this is a technical question through you to staff about the affordable housing and I'm just trying to really understand what we're doing here allowing for the twelve one bedroom units to move forward with eighty-five percent not to exceed eighty-five percent over a fifty year term and I would like clarification as to how is this different to the normal agreements that, that we usually have with units and just trying to understand how affordable these units will be moving forward. Is it as clear is they'll always be eighty-five percent or not?

- Councillor Cassidy: Go ahead Mr. Tomazincic.
- Thank you Madam Chair. So admittedly this is not my area of expertise but my understanding is that they'll always be at the eighty, eighty-five percent of the average market rents and, and that'll be for a fifty year term. This is under an agreement with our Housing Development Corporation to ensure that this happens as part of the development agreement.
- Councillor Hopkins: And would that also include if, if units were going to be subletted? I'm just trying to understand the recommendation in the report here.
- Councillor Cassidy: Mr. Tomazincic, knowing you're not an expert in this, do you have an answer on that?
- Michael Tomazincic, Manager, Current Planning: Through you Madam Chair, perhaps if the Councillor can just direct me to that section of the report.
- Councillor Hopkins: So it is on page 203 and it's specific to the recommendation of HDC that the following elements constitute the affordable housing bonus zone and it relates to number two, the duration fifty years twelve affordable units these by right shall not be assigned or sublet. Just trying to get a better understanding of what that all means and I appreciate that you may not be able to have the answer but I think it is really important for me to understand exactly how this is going to work given the bonusing.
- Michael Tomazincic, Manager, Current Planning: Madam Chair, I perhaps jumped into this conversation too soon. I, I didn't realize that Mr. Giustizia is on this call and perhaps he will be able to provide a better answer than I would.
- Councillor Cassidy: Thank you Mr. Tomazincic. Mr. Giustizia?
- Good evening Madam Chair. To the Councillors question regarding can I just make sure that I'm, I'm confirming which section it is regarding and then I can speak your broader question about what's different this.
- Councillor Cassidy: So it's on page 203 of the Agenda and under the recommendation where it talks about they have the elements that constitute the affordable housing bonus zone number two, at the end of paragraph number two it says "These rights shall not be assigned or sublet."
- Steve Giustizia, Executive Director, Housing Development Corporation: So the rights of, so when you are going to number two, so in the context of number one, the number of units and the depth of affordability and then in number two, what we've done that's fairly unique in this one is the proponent came forward with a, a great willingness to participate in a long duration affordability and I think as Council has known this has ,been work that we've done over the course of the last year with a number of different developers always looking to see how do we adapt and change to, to the needs of the community and in this case what we are saying is that we actually were able to negotiate, at fifty years we generally consider that a perpetuity agreement. So it's a very long-term agreement and then within that long-term agreement any tenants that are residing in that unit at the end of the conclude, the conclusion of the unit so this has been, I think, common language in the past, would be able to retain their tenancies and rates until there was a transition of tenants out. So that's when, that's when that would occur and these rights cannot be assigned or sublet. In other words, at the fifty year mark if there was a tenant there and that tenant decided at the fifty year mark that they wanted to leave the building, then they couldn't sublet that right so that that we make sure that every tenant who's coming in meets the eligibility

requirements and by the way that assignment right happens all through the process as well. So all tenants will be income tested for these units. So to your earlier question, that's similar to what we do. Eighty-five percent is absolutely a great level of affordability. Remember these are new units. Eighty-five percent of AMR at the current rate would be about \$720 per month for a one bedroom unit. The duration of affordability is, I think, defining now for Council that it's very long term so when you're looking at a public right, the public rate that, that you are providing on one side is met with a long-term public right on the other side. The affordability and then the fourth, the third one, is to, is to work with tenant placement so that, as in our other ones, we make sure that if there is an ability to house tenants that are higher on the priority list then we can work with the proponent on those tenants so that there's a mix and then the last one is that you would be included within a contribution agreement.

- Councillor Cassidy: Thank you Mr. Giustizia. Councillor Hopkins go ahead.
- Councillor Hopkins: Yes. Thank you for that. So, in other words, if the tenant came in and stayed there for fifty years it will always be eighty-five percent below the market value just very speaking?
- Steve Giustizia, Executive Director, Housing Development Corporation: I'm sorry, through the Chair, the way it would work is that a sitting tenant's rent will increase only by the maximum allowable once per year under the RTA. That's been roughly on average about two percent so and that's the way it works in all affordable developments.
- Councillor Hopkins: Thank you.
- Councillor Cassidy: Thank you. Mayor Holder.
- Mayor Holder: Thank you Chair. As I recall when this came before us to Committee a couple of the concerns that were expressed, one was related to, it's this locations closeness to a transit routes and I think, I think the argument was made reasonably well in the last discussion that that, that that was not an issue but one of the things that was an issue, I think, was the issue, the percentage of commercial on the main in, in the main area. I'd like to ask, youth, to staff has that has that commercial percentage changed from the, from the initial application? If so, if so, by how much, please?
- Madam Chair, it's Michael Tomazincic.
- Councillor Cassidy: Go ahead Mr. Tomazincic.
- Michael Tomazincic, Manager, Current Planning: Thank you. It has changed, in fact it's doubled in, in the gross floor area. Originally it was at six hundred square meters and now it's at one thousand two hundred square meters.
- Mayor Holder: Okay. That's helpful to know. Thanks. I just wanted to ask and clarify that point. Appreciate that Chair. Thanks.
- Councillor Cassidy: Great. Thank you. Any other our technical questions? No. I will go to public and see if there are any members of the public who would like to address the Committee and speak about this issue? One more time, any members of the public in the committee rooms who would like to address the Committee? Seeing none I'll look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Protected Major Transit Station Areas (PMTSAs) (O-9208)

- Councillor Cassidy: Thank you Mr Adema. Are there technical questions?
Councillor Hopkins.
- Councillor Hopkins: Thank you and through you, Mr. Adema, thank you for the presentation and I'd like to just get a little bit more clarification on inclusionary zoning and what we're doing today so or the bonusing that we do today. So it's good to know that doing the PMTSA's we will allow for inclusion in, inclusionary zoning. Sorry about that, I'm kind of tongue tied here a little bit. So I am trying to understand once this is brought forward to the Ministry then we will no longer be doing bonusing in these areas and how further ahead will we be in supporting affordable housing or are we just adding another tool to the kit? Just want a, a little bit more what we're taking away and not getting by doing this.
- Councillor Cassidy: Mr. Adema?
- Justin Adema, Manager, Planning Policy: Through the Chair, it's a good question and there's a few different things going on so it can get a bit confusing but one of the things that Bill 108 did was remove bonus zoning from Section 37 of the *Act*. So that, that Section is gone. Bonusing will not exist as an option going forward; however, we have a two-year transition window to prepare new policies or delete our bonusing policies from the Official Plan. So that window started last September or maybe October. Anyways it just recently began and we have a two-year window to change those policies. Another thing that Bill 108 did was restrict inclusionary zoning. So inclusionary zoning had existed in the *Planning Act* before Bill 108 but Bill 108 restricted its application only to areas that are identified as a PMTSA or subject to a planning permit system. So this amendment will allow for the future application of inclusionary zoning and that review is being completed as a completely separate project. So nothing in the in the *Planning Act* that permits or include requirements for PMTSA's mentions or includes any requirements about inclusionary zoning; however, in the Section that gives direction for inclusionary zoning it identifies that inclusionary zoning is only permitted within the PMTSA.
- Councillor Hopkins: Thank you for that and so would that mean inclusionary zoning that would be part of an agreement between the City and the developer just like we sort of do bonusing now?
- Justin Adema, Manager, Planning Policy: Through the Chair, it wouldn't be the same as bonusing which is subject, you know, is determined based on the application and again there's going to be a whole study about inclusionary zoning conducted over the next year or so. I don't want to assume what the outcome of that study will be but my understanding and the approaches I've seen identified the rate and requirements for inclusionary zoning ahead of time so it removes some of that ability to negotiate with the rate, rate is; however, that will all be explored in significant detail over the next year and I can also just add that our, our objective is to complete the inclusionary zoning review over the next year. That's where it's identified on our Work Plan as well as on the Strategic Plan and hopefully that will coincide with the requirement to remove bonus zoning from the plan so at least for these areas we'll be able to swap one tool for another in order to ensure affordable housing is attainable through the development process.
- Councillor Hopkins: Thank you. That was very helpful.

- Councillor Cassidy: I did see Mr. Barretts' hand up and then it disappeared. I wonder if you wanted to comment Mr Barrett?
- Gregg Barrett, Director, City Planning and City Planner: Through the Chair, just, just very quickly, just to build on what Mr Adema just said and just to perhaps help clarify for the members of the Committee. As Mr. Adema said, the, the, what's before you this evening, the Protected Major Transit Station Area Review and the recommended policies deal specifically with those provisions that, that we're adding and that we're bringing forward tonight as it relates to the requirements for Protected Major Transit Station Areas the only link to the inclusionary zoning again as Mr Adema said which is in another Section of the *Planning Act* where it says that if inclusionary zoning is to be considered the new restrictions that came through Bill 108 are only in two instances. One of those instances would be within a Protected Major Transit Station Area or in the lands that would be subject to a community planning system or where GPS. So all this does is puts a, a set of policies and a place type in place that would allow that future consideration but that whole process for inclusionary zoning including all of the types of questions that the Councillor is raising about what might it look like, how might it replace the tools that we're losing through bonusing, what might be the extent as to the depth or the level of inclusionary zoning will all be dealt with through that process. It's really not part of this process at all so we're just trying to try to it to make it clear that's two separate processes. The other one has a lot of work and we will be back probably many times to go through that process, all this process does it says once you've got a Protected Major Transit Station Area in place that is where you could use that tool of inclusionary zoning.
- Councillor Cassidy: Okay. I'll go to Councillor Turner now.
- Councillor Turner: I thank you Madam Chair and thank Mr. Barrett that answers certainly one of the questions that I had in mind but brings up another. So I mean by, by its nature its Protected Major Transit Station Areas so that that confers a protection on these corridors in, in such that what, what ends up not being allowed then, I guess. So you designate the corridors which means it's protecting it from something is that, that when that these, these sites maintain as corridors rather than being cut off in some way or reassembled or redirected. Does it mean that, that where development opportunities come forward that they need to be done in such a way that promotes density and it's, it's not consistent with a lower density or, or another use that's, that might be incompatible with, with that densification along those protected corridors. How, how do those, those protections get conferred and, and what specifically are the protections that are conferred by it being a Protected Major Transit Station Area?
- Councillor Cassidy: Mr Adema?
- Justin Adema, Manager, Planning Policy: Through the Chair, the term Protected Major Transit Station Area is different terminology of the *Act* so we're using the provincial language to ensure that it's clear that we are providing policies that are subject to those requirements. In regards to what's being protected, as I described the, the objective or at least the apparent objective behind these policies is very much in line with what The London Plan includes where the goal is to facilitate and promote intensification and transit oriented development around rapid transit corridors and stations. Some of the opportunities that I think protect the corridors for those include some of the policies for minimum densities as well as the targeted jobs and people per hectare so there's a requirement there on the municipality to provide for, you know, or to implement policies that will achieve that objective. So as we move through this and, and monitor the policies we'll be ensuring that, that that objective is being achieved. In addition, I think some of the, the protection or comes through the, the fact that these

policies are not subject to appeal so it gives Council greater control over the policy approach and, and vision for these areas to ensure that it does support rapid transit investments.

- Councillor Turner: Through you Madam Chair. Thank you Mr. Adema. That's helpful. Back to Mr. Barrett's point that these are two separate things and I recognize the attention ends up coming around in inclusionary zoning quite a bit though every time we talk about PMSTA's or TSA's the question that I guess that comes from that is if we're only allowed to do IZ in Protected Major Transit Station Areas then what is to say that we wouldn't maximize the amount of area designated under that, that policy regime in order to take advantage of the opportunity, greatest opportunities, to, to provide inclusionary zoning development at Council's discretion to be able to accomplish what we've lost through bonusing? What we've designated here is kind of two axis, an East-West and North-South axis where there was access where those are, are prioritized but there are other core transit corridors within the city that, that possibly could be considered for higher density and use of inclusionary zoning policies. I'm conscious and I'm, and I'm trying not to conflate these two but, but if this is our only policy tool in order to accomplish that until we get a community permit to planning system in place why wouldn't we take a greater advantage of that?
- Councillor Cassidy: Is that Mr. Barrett or Mr. Adema?
- Justin Adema, Manager, Planning Policy: Through the Chair, I'm happy to take a first attempt and Mr. Barrett feel free to jump in. Our thinking was that the, the goals of the provisions of the *Act* where to support intensification and transit oriented development around rapid transit or higher order transit stations and, and to us that, that was very much in line with The London Plan approach and could be implemented quickly without any significant changes to the, to the approach or to the overall policies of The London Plan. It may be that, in the future, we consider expanding these; however, that would require further changes to any policies that would be within those areas so projecting or a targeted number of jobs and people per hectare as well as establishing minimum densities for development within those areas. This felt like a bigger shift in terms of the planning approach from the way The London Plan is set up so for this first go at PMTSA policies we limited it to the areas that are already planned to support higher order transit and again the future expansions or applications to other areas could be done but would be, would require a broader planning review than what was conducted as part of this analysis.
- Councillor Cassidy: And I did see Mr. Barrett's hand.
- Gregg Barrett, Director, City Planning and City Planner: Yes, and through the Chair, building on, on Mr. Adema's comments, it's important to note that, in fact, the, the Protected Major Transit Station Area through the overall enabling legislation the *Planning Act* is to align with higher order transit and so Council's decisions that are reflected in The London Plan identified the rapid transit corridors, the transit villages and the downtown is the focus and as the spines of the higher order transit system so that is the system that exists right now and so these PMTSA policies would align with those place types and with that approved higher order transit system. I would suggest to you that, that to expand those areas would be first driven by a consideration as to what other potential future higher order transit corridors might be and then the, they would meet that test of the Protected Major Transit Station Areas so right now what the land area and the areas that have been identified coincide with those place types that in The London Plan identify the focus of intensity and development as Mr. Adema said along the areas of the planned higher order transit system and it aligns with the

system as has been approved through the EA process to date. So what you have in front of you now does align four square with those areas have been identified for that higher order intensity of development. The connection that that then makes through IZ is that it gives Council the potential additional tool after we go through that process to build on that intensity along those corridors and within those nodes, the transit villages in the downtown. Through the use of inclusionary zoning to add as a component of that intensity affordable housing so that's how they, they would marry but the land area right now is tied to what aligns with the identified higher order transit areas and the, and the place types associated with that higher order transit system.

- Councillor Turner: Through you Madam Chair, thanks to you both. A lot of logic in that and I appreciate it. It makes sense to me.
- Councillor Cassidy: We are still on technical questions. Are there Council, or Mr. Mayor.
- Mayor Holder: Thanks very much. I'd like to, to move to the issue of density which you've spoken of some length and I'm trying to get a sense what the proposed impacts will have on the, the impact will be on these proposed amendments. I'm thinking in terms of what the potential for increased density in the transit corridors. I'm thinking specifically Richmond Street. Any impact that you anticipate?
- Councillor Cassidy: Mr. Adema?
- Justin Adema, Manager, Planning Policy: Through the Chair, it depends on what segment of Richmond Street we're referring to so there is an existing set of policies for the Richmond Street corridor between Oxford and Huron Street which are identified as the preservation corridor and those, those policies recognize the heritage character of that area and, and change or reduce some of the intensity of development that could be achieved in that area. So the policies are very clear and if you look at the, the policy specific to the rapid transit corridor place type, the last policy identifies that other policies of the plan will apply and it specifically points out specific corridor segment policies which includes that preservation corridor. So for that segment those policies will continue to apply and prioritize the heritage character of the area. For other areas, the, the minimum density policies are minimums so they don't include maximum densities that may be implemented through zoning but will be part of a, you know, a more in-depth review but the plan itself doesn't include maximum densities and, and we're not proposing to add through this process either.
- Mayor Holder: Thank you and so ensure so what's the distance from Richmond Street as being that corridor? What's the distance from Richmond Street where the rapid transit corridor policies would permit intensification? Trying to get a sense of what that distance would be up on either side. How far does that go?
- Justin Adema, Manager, Planning Policy: Through the Chair, I don't have that, that measurement at hand. If you give me a minute we can look it up.
- Councillor Cassidy: Mr Barrett's hand is up so I'll go to him while you're looking that up Mr Adema.
- Gregg Barrett, Director, City Planning and City Planner: Through the Chair, while Mr. Adema's looking that up, generally, the, the corridor place type aligns with the properties that are just fronting on the corridor so the, the place type as it, as it exists now on The London Plan would be the same area that would be designated as the Protected Major Transit Station Area and in most instances

that extends to the lot depth of the existing frontage along those corridors, there are some places where it's a little bit different and there are policies that speak to how, how that, that is interpreted but in general it is the depth of the existing parcel fabric as you go along the corridor that, that is the depth and this, this amendment doesn't change that. This amendment would lay over those existing place types so it's not proposing a higher level of intensity within the areas adjacent to the rapid transit corridors than already exists nor is it extending the policies that would provide for additional or those minimum intensities or those minimum jobs and persons per hectare to lands beyond the existing already identified rapid transit corridors so it doesn't spill into the adjacent neighborhood place types. It's limited to the depth of those existing corridors.

- Mayor Holder: But you could have, thank you for that, so, Chair, you could then you could actually have different depths of property side by each just because that happens to be the nature of the of that actual property and I find that kind of interesting but you're saying it's basically a property length whatever that might be. Any difference with the, there are the PMTSA's as far as, I mean those are, I mean that's the actual station itself or the, that very specific area. How do you define that as a distance? Let's say, again, let's use Richmond and Fanshawe, for example.
- Gregg Barrett, Director, City Planning and City Planner: Again, through the Chair, those policies already exist and those depths already exist within the plan so this doesn't change that so, so where those existing lot fabric is generally that's the way it works and that's the way it's been working along corridors not only within the transit areas but the other, I'll call them corridor type policies, that we have in the plan. There are then specific policies that speak about development within the distance of a transit stop in existing policy but again that only applies to that distance from the transit stop within the place type so doesn't extend into the next place type so if it's one hundred and twenty meters away from the transit area it would be or transit stop, it would be one hundred and twenty meters up and down the length of the corridor but not depth into a different place type if it makes sense.
- Mayor Holder: Yep, that actually does make sense Mr. Barrett. No, that's helpful. Thanks very much. So this amendment then proposed won't have an impact on our current policies is what you're saying then.
- Gregg Barrett, Director, City Planning and City Planner: You know, again, and through the Chair, as Mr. Adema said, that there, there's fundamentally three things that, that this amendment does. It describes this minimum intensity with respect to jobs and persons per hectare, it establishes the minimum levels of density within the corridors and it establishes that these lands are within the Protected Major Transit Station Area so that's, that's what this does. Your other policies as Mr. Adema has indicated remain in place and then we've got just the belt and suspenders, we've got that other policy that says just to remind everybody that all those other policies that would relate to the place type also apply so things like preservation, corridor segment policies or whatever would still apply because they're within the base policies of, of the rapid transit corridor place type and so those still would apply.
- Mayor Holder: Thank you and thanks Chair.
- Councillor Cassidy: Thank you. Any other technical questions? Okay. Seeing no more technical questions I'll go to the public to see and I see Mr. Wallace coming to the microphone. So go ahead, sir, you know that you have five minutes.

- Thank you Madam Chair and thank you members of PEC for having me here tonight. I am Mike Wallace. I'm representing the London Development Institute. We have lots to say tonight so hopefully I get through it in five minutes. First of all, I want to thank staff for their meeting with us as an organization. We had a working group and we had a number of concerns that we brought forward and to be frank staff listened very well and incorporated quite a bit of what we had to, in terms of recommendations within this report and we do appreciate that. We didn't agree on everything but that's no problem. Frankly, we really do not take any issue with the proposed densities or heights that's in this OPA as it relates to the place types that are in The London Plan but our big but which you will hear much more about as we go is we need to know and understand what the future Inclusive Zoning By-law will look like for these areas which we know will come into existence. Just to kind of follow up I'm sure where the Mayor was going with this but as an aside we thought that maybe the Council should look at whether the five to eight hundred meter, meters, reach should be distance criteria should be reviewed, that maybe it should be a bit wider a little more consistent because when you look at the map by some of our members who are confused about where the actual lines were and it might be a bit simpler but that's a different day, a different story. At the end of the day we're going to ask, at the end of this discussion that we believe that this OPA I know has to go to the Minister but is pretty mature prior to us seeing what the inclusive zoning is going to look like. We agree that the OPA has to be in place before inclusive zoning can be included. We understand the process, we understand that this is somewhat of a placeholder in for inclusive IZ in this policy but we don't have any clue and I think Councillors asked very, very, very good questions tonight about what inclusive zoning could look like. We have no idea and as the developers, the builders, the ones who are spending the money and actually going to build these locations they need to know what the inclusive zoning is going to look like and what that influence will have on the cost of providing the housing that would come through that process. IZ, as you know, is not mentioned anywhere in The London Plan. There's no policies on IZ in The London Plan, there's no mention of it and it's not, not follow the people who developed The London Plan just didn't, they didn't make the plan. So we were, we think we need to have the, the staff has said take a year to do that process, they're saying there's two processes we, we're saying that yes we don't disagree there's two processes but one should move ahead of the other and that, for us, it's premature to have this go to the Minister prior to us at least understanding what the IZ by-law is going to look like here in London as developers and builders of residential commercial facilities. The PMSTAs will not proceed unless our industry is satisfied they understand what the cost will be, the heights and densities if they don't match their performance, is there going to be flexibility if and how is the impact of this housing going to affect the cost of them being able to actually deliver high density housing in the transit areas? The report states that IZ is replacing bonusing provisions that were previously available but here is a major difference, bonusing isn't something that is something that the developer pursues. They don't have to go with bonusing, they don't have to do more development, higher buildings, that's their choice, it's based on, on the economics of whether that's a good decision on their behalf. We think IZ will not be, it will be much more prescriptive of what a builder and a developer needs to do and so there's a significant difference there and we need to understand what those requirements will be. Just give you some simple questions, I think that Councillor Hopkins mentioned a few of them that we have like, do the building heights in the OPA include units required by IZ or will IZ units be in addition to these sites? You know the staff mentioned that the, the height that's included in this OPA is the max including bonusing.
- Councillor Cassidy: You have twenty seconds left.
- Mike Wallace, London Development Institute: How much?

- Councillor Cassidy: Twenty.
- Mike Wallace, London Development Institute: I'll get there. Thank you Madam Chair. We don't, we don't know about the flexibility of the IZ zoning, we don't know anything, we don't even know about ownership. What if you build a condominium that has ownership that's different than a building that is rental, how does IZ apply? All those issues. At the end of the day Madam Chair, we think this is premature, it has to go to the Minister, it's not here for approval, we think you should defer I don't, I don't know what wording you want to use on it. Let us work with the City on the IZ by-law.
- Councillor Cassidy: Okay, you're well beyond your five minutes.
- Mike Wallace, London Development Institute: Move this forward and the by-law at virtually the same time so we all understand where we're working from.
- Councillor Cassidy: You are well past your five minutes now Mr. Wallace.
- Mike Wallace, London Development Institute: I am happy to answer any questions to give myself more time. Thank you.
- Councillor Cassidy: Thank you. Are there any other members of the public in the committee rooms who would like to speak to this issue? One more chance. Anybody left in those committee rooms who would like to address the Committee and talk about the issue of Protected Major Transit Areas? None. Okay. I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 820 Cabell Street (Z-9196)

- Councillor Cassidy: Thank you Mr. Adema. Is the applicant here and with the applicant like to address the Committee?
- Bruce Sworik: Yes, Madam Chair, I am.
- Councillor Cassidy: Go ahead, sir.
- Yes. My name is Bruce Sworik. I'm representing this property as the, as the owner and through your Worship and the Council, through you Madam Chair, we met with the City on a number of occasions, with Mr. Adema and Mr. Parker, to discuss this and we, you know, believe that changing the zoning is of no ill effect to anyone and the increase of the retail is to allow for a better opportunity to bring in a larger scale of commercial tenant in there who would require a larger amount than the existing zoning allowed for any type of ancillary retail space and it's an option, or pardon me, a problem I've had in over the last few years so hopefully this will be able to solve it and we can fill up a good building with some good tenants that we cannot put, put to good use there and hopefully employ some people in the area. I appreciate Council's time on this and on, on the approval. I'm here for anything.
- Councillor Cassidy: Thank you Mr. Sworik. Are there any technical questions from Committee for staff or for the applicant? I'm not seeing any technical questions so thank you very much. Are there any members of the public who would like to address the Committee about this item? One last time. Are there are members of the public in either of the committee rooms who would like to speak to the Committee about 820 Cabell Street? Okay. I'm seeing none so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Implementing Additional Residential Units requirements of the Planning Act (Bill 108) (OZ-9176)

- Councillor Cassidy: Thank you Mr Parker. So now I will go to the members of the public in the committee rooms. You can come to the microphone, one at a time, state your name and you have five minutes to address the Committee.
- Thanks Council. My name is Kris Romnes. I believe I spoke with Chuck via email. I'm in support of the the, the changes definitely and he provided me with a bit of clarity. For just some more further clarity, if a homeowner has an existing duplex or converted dwelling, would a property owner be allowed to add a third detached unit? That's all. Thank you.
- Councillor Cassidy: Thank you. Anybody else in the committee room who would like to address the Committee?
- Hey, how's it going? I'm Matt Arsenault. I just have a question about the forty percent total gross floor area. So say I have a house that's two thousand square feet, I'd take the forty percent, I could build eight hundred square foot addition off the back as a secondary dwelling if it's for the, for three units does that mean my addition off the back only be four hundred square feet? I can only build four hundred square feet in the basement? Okay. We'll get answers to those questions.
- Councillor Cassidy: Any other members of the public who would like to address the Committee on this?
- Hello Committee members. I just want to add that the current, is the current zoning regulation for an accessory structure, they need to be reviewed and possibly amended by Council in order for you to support the eighty use as an accessory structure. As they stand today, they are very restrictive and there will be a difficulty and an obstacle to do them in an accessory dwelling. Thank you.
- Councillor Cassidy: Thank you. Any other members of the public?
- Good evening Councillors, Committee members and Mr. Mayor. My name is Victor Anastase. I just want to have a couple statements read here about this Bill. So clearly it's an important decision point for the City of London. Right now we, we are in great need of additional housing stock, that much is clear based on our affordable housing policies and some of the data points out there. I think this is a good opportunity for a gentle intensification which is what a lot of people are in favor of. So we have to understand that if this policy is implemented successfully and it's not overly restrictive it's going to lead to not just additional housing stock but a lot of consumer spending, jobs for the local trades and additional sources of income for the City. There are development charges involved, there are increased property taxes as a result of this work that's done with permits so this is good income sources for the City. That being said, one of the main policy points is that the rules to be implemented are not overly restrictive. As it stands right now, the current forty percent gross floor area is a confusing point to many people who actually create these units. The new proposal for forty-five percent of gross floor area also becomes a moving target and, and is somewhat confusing and restrictive. So to give an example under the new proposed policy by the City of London let's say you had an eleven hundred square foot above ground bungalow with eleven hundred square feet above ground, if you added a five hundred square foot basement apartment and

four hundred square foot ancillary dwellings so like a bunkie in your backyard, you would add the five hundred and four hundred square feet together divided by the, the new total gross floor area which would be two thousand to achieve the forty-five percent rule so that means under the new rule there would be six hundred square feet in that basement that is currently unused. This is also occurring with secondary dwellings, there's already a lot of square footage that's being wasted and the danger is that people who do this legally there might be people who do it legally and then further use that space in an illegal fashion and it's not benefiting people when you can have a larger footprint in your basement of either a bungalow or a back split for that or even a side split for that matter, even a semi-detached dwelling. So I feel like these policies are very, very restrictive, especially the new ones when you're adding a third unit and it would benefit the City of London to follow other cities such as Edmonton, Windsor, Kitchener, just to name a couple where either a maximum bedroom limit is introduced, for example, seven bedrooms, we currently have five maximum bedrooms. Therefore you would have either a studio one bedroom or two bedroom third unit added or a maximum square footage for the third unit of course respecting the required setbacks, property setbacks. Just some cities are doing a thousand square feet, others are doing even more. This absolute square footage or maximum number of bedrooms would eliminate the confusion with the gross floor area that seems to be one of the most prevailing points that the City of London does differently than other municipalities and it's not really benefiting the diversity of housing stock so I would highly urge review on those two key points to create a lot of housing stock in a way that is gentle and is also borne by private citizens. It doesn't require like public funding the way affordable housing does from the provincial and federal governments, this is all born essentially one hundred percent by private homeowners so it's obviously a key matter and I thank you for your time.

- Councillor Cassidy: Thank you. Are there other members of the public would like to address the Committee? Okay. State your name, you have 5 minutes.
- Hello Committee. I'm Richard Duench. I'm here representing the Orchard Park Sherwood Forest Ratepayers Association. I've served on the Board for ten years and had the pleasure of meeting several of you during that time. I'm here today to state that we aren't, we are in support of this current draft. This will not upset our good balance within our near campus neighborhood. It's not everything we wanted but it's workable and a reasonable approach for near campus areas by Fanshawe Western. There has been extensive public input gained over the past five years to get here so we are in support in moving forward with these limits and necessary controls such as the coverage percentage limit of forty percent GFA, the limits on townhouses and, he, once you put it in place we can do an overview in two years and tweak as necessary. We just, we're concerned if they, if they did deviate from the past five years of work on this file and made some rash decisions there could be unintended consequences and we'd ask that if there was going to be deviation that it gets referred back to staff and that's it. Thank you very much for the option to speak.
- Councillor Cassidy: Thank you sir. Anybody else? No. Great. Okay. Thank you so much. Thank you to everybody who addressed the Committee. So I have two questions that I've made note of but the first one of I'm not clear on it was Mr. Romnes, I believe, had asked a question about the ability to add a third unit but I, I wonder Mr. Romnes if you want to come back to the microphone and just repeat your question.
- Kris Romnes: Yep. Absolutely. Thanks. So it was just some clarity and I, I spoke with Chuck via email about this the other day. If a homeowner has an existing converted dwelling, so if there's two units within an existing property

now, can they add a third unit being in as an accessory structure on that property even though the existing two units, I mean they were existing before the original by-law had passed so it wouldn't be considered technically an accessory dwelling unit, the second unit within that home.

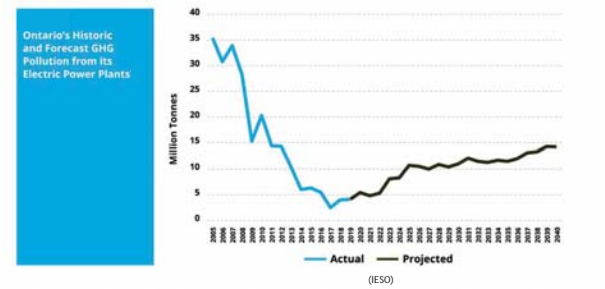
- Councillor Cassidy: Great. Thank you so much. Thanks. Okay so with that I will look for a motion to close the public participation meeting. Moved by Councillor Turner and seconded by the Mayor except we'll hold off on that because somebody's standing up.
- My name is Sagi and just as a clarification what was said about the two units, so in specific if someone has a duplex property, in order to add a accessory, accessory unit, it will have to go back to become a single family dwelling and then convert back to a duplex. So a duplex property would be able to, the question is if a duplex property will be able to have accessory, accessory building and if not it raises the issue of then that duplex property can go back to the original or in a residential area to go back to like a single family and add two units there so that causes a bit of an issue and not including the duplex property in this Bill.
- Councillor Cassidy: Thank you. So now we do have a motion to close the PPM. It's been moved and seconded. Make sure one last time there's nobody else. Okay. Okay. Come to the microphone and state your name and you have five minutes.
- I'm a real estate investor in London here and I currently have two duplex conversions under way right now so I just want you to consider two things: one, bedroom limits because, for example, I'm currently turning a bungalow, it's a three bedroom main floor bungalow, I'm building a secondary suite in the basement adding two bedrooms, that forty percent rule is a real big pain in the rear end. My tenants will enjoy a really big furnace room and a lot less of a footprint to actually enjoy living in; the other issue is I'm actually excited about the three unit thing I'd love to add a bunkie in my backyard. I have a huge backyard, it's in East London. I can easily add another unit out there, lots of parking, it would work really well, it would add some more living space for people but if it's limited at five bedrooms I'm not sure how I could do that. Also if I did build a bunkie I would like it to be a minimum of two bedrooms, it would probably just be a maximum two bedroom to make it affordable. My two bedroom basement secondary dwelling unit that I'm building is just so you know it's costing me one hundred and fifty thousand to build it, that's what it costs for new sewer lines, water lines, electric, plumbing, I keep track of all that stuff to make it legal, right, you know with all the permits and BCIN drawings and all of the contractors and everything else. So it's very expensive to build a unit. I'm just a, just a single income earner, I was actually, I don't even have a job anymore so thanks to Covid so it's very expensive to build these things. So we, we do need to have a little more room for the bedroom issue like five bedrooms is a little bit crazy, I mean a lot of people's regular single family primary residence have five bedrooms. So if you can consider that I'd appreciate it. Thank you.
- Councillor Cassidy: Thank you. So I'll check in those two committee rooms one more time. Are there any members of the public who would like to address the Committee? I see one more.
- My name is Therron Jones. I'm on the Ratepayers as well for Orchard Park Sherwood Forest. I think one of the things having participated in this much like Rich over the last ten years and meeting with various community groups. Those communities that are close to the campuses of Western, Fanshawe, have a unique situation because we want to support affordable housing but we need it

balanced with student housing and we appreciate the student make up in our communities is very important and it needs to be balanced and it needs controls and we found that the proposals by City staff to, to cap floor areas and bedroom limits has had a very positive effect overall in the balance of, of the intensification of student housing in our areas. We, we have it, we support it but if it goes unchecked without limits we've we see the ramifications of that and more mature areas of the London's student housing areas where it's very intense, it's high density and it's, it's not in control. So again we, we believe staff has put a lot of thought into this at a lot of input and, and we support the recommendations. Thank you.

- Councillor Cassidy: Thank you. Any other members of the public who would like to speak to this item? One more time. Any other members of the public would care to address the Committee? Okay. We have a motion to close the public participation meeting it's been moved and seconded.



Ontario's rising emissions



What's behind these rising emissions?

- ▶ Ontario's demand for electricity will rise by about 1% per year.
- ▶ The Pickering Nuclear Station will close in 2024.
- ▶ Virtually all of our need for new electricity resources will be met by ramping up province's gas-fired power plants.



Reaching Ontario's 2030 Climate Target

- ▶ According to Ontario's Auditor General, we need to implement measures that will reduce our greenhouse gas pollution by an additional 7.3 to 14 million tonnes per year to achieve our 2030 climate target.
- ▶ A phase-out of Ontario's gas plants would provide our province with all or virtually all of the incremental pollution reductions that it needs to achieve its 2030 climate target.

Historic and Forecast GHG Pollution and Electricity Generation from Ontario's Gas-Fired Power Plants

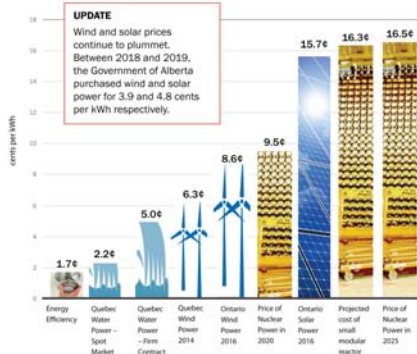
Year	2017	2018	2019	2020	2025	2030	2040
GHG Pollution (Million Tonnes)	2.5	4.0	4.1	5.4	10.7	11.0	14.2
Electricity Generation (Billion kWh)	5.9	9.6	9.5	13.6	28.0	28.6	37.0

How can we phase out Ontario's gas plants?

- ▶ Energy efficiency
- ▶ Quebec water power
- ▶ Wind and solar energy

- ▶ Distributed resources can create jobs in every community
- ▶ Quebec water power can back-up wind and solar energy

Ontario Electricity Options: A Cost Comparison



Phase out supporters



Kitchener council calls on province to phase out gas-fired power production

Kitchener City Council voted unanimously on Monday to join Halton Hills in calling on the Government of Ontario to phase-out the province's gas-fired power plants by 2030.

about 10 hours ago By Casey Taylor



Lemnox Power Station near Bath, Ontario, Canada, November 2010.

Municipal Leadership

Phasing-Out Ontario's Gas-Fired Power Plants: A ROAD MAP



Let's get to work!

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