

# Planning and Environment Committee

## Report

The 4th Meeting of the Planning and Environment Committee  
March 1, 2021

**PRESENT:** Councillors P. Squire (Chair), S. Lewis, S. Lehman, A. Hopkins, S. Hillier, Mayor E. Holder

**ALSO PRESENT:** A. Pascual, M. Ribera, C. Saunders, and M. Schulthess. Councillors A. Kayabaga, S. Turner, and M. van Holst; I. Abushehada, J. Adema, A. Anderson, G. Barrett, M. Corby, L. Dent, M. Feldberg, K. Killen, P. Kokkoros, T. Macbeth, J. MacKay, D. MacRae, L. Maitland, H. McNeely, L. McNiven, S. Meksula, L. Mottram, B. O'Hagan, B. Page, M. Pease, B. Somers, M. Sundercock, S. Tatavarti, M. Tomazincic, B. Westlake-Power, S. Wise, and P. Yeoman.

The meeting is called to order at 4:00 PM, with Councillor P. Squire in the Chair, Councillors A. Hopkins, S. Lehman, and S. Lewis 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: A. Hopkins  
Seconded by: S. Hillier

That Items 2.1 to 2.5, inclusive, BE APPROVED.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

#### 2.1 1st Report of the Advisory Committee on the Environment

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

That the 1st Report of the Advisory Committee on the Environment, from its meeting held on February 3, 2021, BE RECEIVED.

**Motion Passed**

#### 2.2 Draft Masonville Secondary Plan

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

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the draft Masonville Secondary Plan:

a) the draft Masonville Secondary Plan, appended as Appendix "A" to the staff report dated March 1, 2021, BE RECEIVED; and,

b) the Civic Administration BE DIRECTED to circulate the draft Masonville Secondary Plan noted in a) above, to receive public input from the community and stakeholders;

it being noted that a public participation meeting will be held on March 29, 2021 before the Planning and Environment Committee to gather public feedback on the draft Masonville Secondary Plan; and,

it being further noted that that the input received through the above-noted public consultation processes, and the outcome of supporting studies, will be used to undertake informed revisions to the draft Masonville Secondary Plan and implementing Official Plan Amendment that will be prepared for the consideration at a future meeting of the Planning and Environment Committee. (2021-D09)

**Motion Passed**

### 2.3 Z-1 Zoning By-law - Holding Provision Review

Moved by: A. Hopkins

Seconded by: S. Hillier

That on the recommendation of the Director, Development Services, the report dated March 1, 2021, entitled “Z-1 Zoning By-law – Holding Provision Review”, BE RECEIVED for information. (2021-D14)

**Motion Passed**

### 2.4 Application - 973 Gainsborough Road - Removal of Holding Provision h-17

Moved by: A. Hopkins

Seconded by: S. Hillier

That, on the recommendation of the Director, Development Services, based on the application of Betsy Mathew relating to the property located at 973 Gainsborough Road, the proposed by-law appended as Appendix “A” to the staff report dated March 1, 2021 BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Business District Commercial (h-17\*BDC) Zone TO a Business District Commercial (BDC) Zone to remove the h-17 holding provision;

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

- the removal of the holding provision will allow for development in conformity with the Zoning By-law; and,
- Development Services Engineering has confirmed services are available for this site. The Development Agreement and accepted engineering plans will include provisions to ensure the site is connected to the existing municipal water and sanitary sewer systems and therefore the h-17 provision is no longer required. (2021-D09)

**Motion Passed**

2.5 Proposed Amendment to the Hamilton Road Business Improvement Area By-law

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

That, on the recommendation of the City Clerk, the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021, being "A by-law to amend By-law C.P.-1528-486, as amended, being "A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hamilton Road Business Improvement Area" by amending the Board of Management composition to provide for a Board comprised of six (6) to twelve (12) directors", BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021. (2021-C05)

**Motion Passed**

**3. Scheduled Items**

3.1 1st Report of the Environmental and Ecological Planning Advisory Committee

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

That the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee (EEPAC), from its meeting held on February 18, 2021:

- a) the above-noted report BE RECEIVED; it being noted that the Planning and Environment Committee received a delegation from S. Levin, Chair of EEPAC, regarding this matter; and,
- b) the Civic Administration BE REQUESTED to report back on the lessons learned from the relocation of the Wetland at 905 Sarnia Road; it being noted that the Planning and Environment Committee received the document entitled "Compensation Wetland Monitoring - 905 Sarnia Road".

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.2 Application - 6019 Hamlyn Street

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

That, on the recommendation of the Director, Development Services the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 6019 Hamlyn Street:

- a) the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021 BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 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 (UR4) Zone, a Holding Urban Reserve (h-2\*UR4) Zone, and an Environmental Review (ER) Zone, TO:
  - i) a Holding Residential R1 Special Provision (h\*h-100\*R1-3(\_)) Zone;
  - ii) a Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3(\_)/R4-3(\_)) Zone;
  - iii) a Holding Residential R4/R5/R6/R7/R8 Special Provision (h\*h-

100\*h-155\*R4-3(\_)/R5-7(\_)/R6-5(42)/R7(\_)\*D75\*H20/R8-4(\_)) Zone;

- iv) an Open Space Special Provision (OS1(3)) Zone; and
- v) an Open Space (OS5) Zone;

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting held with respect to the application for draft plan of subdivision of Sifton Properties Limited relating to a property located at 6019 Hamlyn Street; and

c) the Approval Authority BE ADVISED that the Municipal Council supports the Approval Authority issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-18504), prepared by Monteith Brown Planning Consultants, and certified by Jason Wilband OLS, (Project No. 12-812, dated February 10, 2021), which shows ninety-three (93) single detached lots, two (2) medium density residential blocks, three (3) parkland blocks, three (3) open space blocks, one (1) SWM facility block, two (2) road widening blocks and six (6) 0.3 m reserve blocks, all served by three (3) local/neighbourhood streets (Street A, B, C) SUBJECT TO the conditions appended as Appendix "B" to the staff report dated March 1, 2021;

it being noted that the Municipal Council approves these applications for the following reasons:

- the proposed and recommended amendments are consistent with the Provincial Policy Statement, 2020 which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to Our Strategy, Our City and the Key Directions, as well as conforming to the policies of the Neighbourhoods and Environmental Review Place Type;
- the proposed and recommended amendments conform to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation, the Multi-Family Medium Density Residential designation, and the Environmental Review designation;
- the proposed and recommended amendments conform to the policies of the Southwest Area Secondary Plan;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the 1989 Official Plan, and the Southwest Area Secondary Plan; and,
- the recommended draft plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along the Wonderland Road corridor. The Draft Plan has been designed to support these uses and to achieve an aesthetically-pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participating meeting record made oral submissions regarding these matters. (2021-D09)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lewis  
Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lehman  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

### 3.3 1389 Commissioners Road East - Summerside Subdivision

Moved by: S. Hillier  
Seconded by: S. Lewis

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Drewlo Holding Inc. relating to the lands located at 1389 Commissioners Road East within the Summerside Subdivision:

- a) the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 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(7)) Zone, a Residential R1 (R1-4) Zone, and a Residential R1 Special Provision (R1-4(10)) Zone TO a Residential R1 (R1-2) Zone and a Residential R1 (R1-3) Zone; FROM a Residential R1 Special Provision (R1-3(7)) Zone TO a Holding Residential R6 Special Provision (h-1•R6-5( )) Zone; and FROM a Holding Residential R6 (h-1•R6-5) Zone TO a Holding Residential R6 Special Provision (h-1•R6-5( )) Zone;
- b) the Approval Authority BE ADVISED that there were no issues raised at the public meeting held with respect to the application for red-line revisions to Draft Plans of Subdivision by Drewlo Holding Inc. relating to the lands located at 1389 Commissioners Road East within the Summerside Subdivision; and,
- c) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed red-line revisions to the residential Draft Plans of Subdivision, SUBJECT TO the conditions contained in Appendix "B" #39T-92020 / 39T-92020-D appended to the staff report dated March 1, 2021;

it being noted that the Municipal Council approves these applications for the following reasons:

- the proposed red-line revisions 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 development of low and medium density forms of housing, including single detached dwelling lots, townhouse and cluster forms of housing taking place within the City's urban growth area and within previously draft-approved plans of subdivision. 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 increases community connectivity by eliminating cul-de-sacs;

- the proposed draft plan revisions 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 revisions 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 amendment is considered appropriate to facilitate the proposed lot adjustments, permits an appropriate increase in density to the medium density blocks, and maintains compatibility with the form and character of existing residential development in the surrounding neighbourhood;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participating meeting record made oral submissions regarding these matters. (2021-D12)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

#### 3.4 Application - 100 Fullarton Street

Moved by: S. Lewis  
Seconded by: S. Lehman

That the staff report dated March 1, 2021 entitled "100 Fullarton Street – Old Oak Properties Inc.", BE RECEIVED; it being noted that the attached letter dated March 1, 2021 from Zelinka Priamo Ltd., agent for the Applicant, indicating the Applicant's wish to withdraw the related Zoning By-law amendment request, was received and considered by the Planning and Environment Committee;

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

- H. Guizzetti
- J. Graydon
- S. Kopp
- B. McQuaid
- M. and B. Evans
- J. Manness
- S. Lunau
- J. Wombwell
- C. Jennings
- S. Miller
- B. Benedict
- M. Rooks
- G. Nicodemo
- M. van Diepen
- G. Priamo, Zelinka Priamo Ltd.
- W. and D. Cherwaty
- North Talbot Neighbourhood Association
- P. Davis (2021-P10/R01)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.5 Demolition Request for Heritage Designated Property at 93-95 Dufferin Avenue by Old Oak Properties

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

That the following actions be taken with respect to the application by Old Oak Properties relating to the property located at 93-95 Dufferin Avenue:

- a) the staff report dated March 1, 2021 entitled “Demolition Request for Heritage Designated Property at 93-95 Dufferin Avenue by Old Oak Properties”, BE RECEIVED; it being noted that the attached letter dated March 1, 2021 from Zelinka Priamo Ltd., agent for the Applicant, indicating the Applicant’s wish to withdraw the related request for demolition was received and considered by the Planning and Environment Committee; and
- b) the request to demolish the buildings on the heritage designated property at 93-95 Dufferin Avenue, BE REFUSED for the following reasons:
  - i) the proposed demolition is contrary to the Provincial Policy Statement 2020 and is inconsistent with policies of The London Plan;
  - ii) the subject property continues to demonstrate significant cultural heritage value;
  - iii) the condition of the subject building does not sufficiently warrant the demolition of this heritage designated property;
  - iv) the demolition of the subject building will contribute to the continual loss of significant heritage buildings designed by Samuel Peters; and,
  - v) the proposed demolition of the building does not support previous commitments and confirm public expectations through an approved Bonus Zone that conserved the properties at 93-95 Dufferin Avenue;

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

- S. Woodward
- J. Grainger
- M. Rooks
- J. Fooks

- J. Boose
- T. Colbridge
- S. Bentley
- D. Lindsay
- R. McDowell
- J. McDowell
- N. Stevens
- G. Hodder
- M. Coles
- J. Jacobson
- T. Smith (2021-P10D/R01)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lewis  
 Seconded by: S. Lehman

Motion that the Planning and Environment Committee RECESS.

**Motion Passed**

The Planning and Environment Committee recesses at 4:45 PM and resumes in public session at 5:00 PM, with Councillor Squire in the Chair and Councillors Hillier, Hopkins, Lehman, Lewis, and Mayor Holder participating.

3.6 Application - 3924 Colonel Talbot Road

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Auburn Developments Ltd. pertaining to portions of the lands located at 3924 Colonel Talbot Road:

- a) the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 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 Open Space Special Provision (h\*OS5(9)) Zone TO an Open Space Special Provision (OS5(\_)) Zone; FROM a Holding Residential R1 (h\*R1-3) Zone TO a Holding Open Space (h\*OS1) Zone; FROM a Holding Residential R1 (h\*R1-3) Zone TO an Open Space (OS1/OS3) Zone; FROM a Holding Residential R1 (h\*R1-13) Zone TO a Holding Residential R1(h\*R1-3) Zone; FROM a Holding Residential R5/R6/R7 (h\*R5-3/R6-5/R7\*H15\*D30) Zone TO a Holding Residential R4/R5/R6/R7 Special Provision (h\*R4-6(\_)/R5-3(\_)/R6-5(\_)/R7\*H15\*D30) Zone; FROM a Holding Residential R5/R6/R7 (h\*R5-3/R6-5/R7\*H15\*D30) Zone TO a Holding Residential R4/R5/R6/R7 Special Provision (h\*R4-6(\_)/R5-3/R6-5/R7\*H18\*D30) Zone; FROM a Residential R1/R6 Special Provision (R1-3(7)/R6-5) Zone TO a Residential R1 Special Provision (R1-3(7) Zone; FROM a Holding Residential R5/R6/R7 (h\*R5-3/R6-5/R7\*H15\*D30) Zone TO a Holding Residential R4/R5/R6 Special Provision (h\*R4-6(\_)/R5-3/R6-5) Zone; FROM a Holding Residential R1 (h\*R1-3) Zone TO a Holding Residential R1/R4 Special Provision (h\*R1-1/R4-6(\_)) Zone; FROM a Holding Residential R1/R6 (h\*R1-3/R6-5) Zone TO a Holding Residential R1/R4/R6 Special Provision (h\*R1-3/R4-6(\_)/R6-5) Zone; FROM a Holding Residential R1/R6 (h\*R1-3/R6-5) Zone



TO a Holding Residential R1/R4 Special Provision (h\*R1-1/R4-6(\_)) Zone; FROM a Holding Residential R5/R6/R7 (h\*R5-3/R6-5/R7\*H15\*D30) Zone TO Holding Residential R1/R4 Special Provision (h\*R1-1/R4-6(\_)) Zone; FROM a Holding Residential R1/R4 (h\*R1-13/R4-6) Zone TO a Holding Residential R1/R4 Special Provision (h\*R1-1/R4-6(\_)) Zone; FROM a Holding Residential R5/R6/R7/Office (h\*h-54\*R5-3/R6-5/7\*H15\*D30\*OF) Zone TO a Holding Residential R4/R5/R6 Special Provision (R4-6(\_)/R5-3/R6-5) Zone; FROM a Holding Residential R5/R6/R7/Office (h\*h-54\*R5-3/R6-5/R7\*H15\*D30\*OF) Zone TO a Holding Residential R4/R5/R6/R7 Special Provision/Office (h\*h-54\*R4-6(\_)/R5-3/R6-5/7\*H24\*D100\*OF8(\_)) Zone; FROM a Holding Residential R5/R6/R7/Office (h\*h-54\*R5-3/R6-5/R7\*H15\*D30\*OF) Zone TO a Holding Open Space (OS1) Zone; FROM a Residential R1 (R1-16) Zone TO a Holding Residential R4/R5/R6/R7 Special Provision/Office (h\*h-54\*R4-6(\_)/R5-3/R6-5/7\*H24\*D100\*OF8(\_)) Zone; FROM a Holding Residential R1/R6 (h\*h-54\*R1-3/R6-5) Zone TO a Holding Residential R1/R4/R6 Special Provision (h\*h-54\*R1-3/R4-6(\_)/R6-5) Zone; FROM a Holding Residential R1 (h\*R1-3) Zone TO a Holding Residential R1/R4 Special Provision (h\*R1-3/R4-6(\_)) Zone; FROM a Residential R1 (R1-5) Zone TO a Residential R1 (R1-4) Zone; Special provisions for the proposed R4-6(\_) zone would include an exterior side yard setback to a collector road of 4.5m where rear lots abut and 3.5m front and exterior side yard adjacent to a roundabout:

b) the Approval Authority 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 Archibald, Gray and McKay Engineering Ltd. (Project No: 161403241 dated May 15, 2020), which shows property realignment of single family residential Blocks 3, 4, 10, 11, 12, 13, 16, 17, 18, 19, 20, 22, 23, 28, 31 and 32, Medium Density Residential Blocks 38-41 and Block 43, Medium Density Residential Block 44, Park Blocks 46, 48 and 49 SUBJECT TO the conditions contained in Appendix "A-2" appended to the staff report dated March 1, 2021; and,

c) the Approval Authority BE ADVISED that the following issues were raised at the public meeting held with respect to the proposed red-line revisions to the draft plan of subdivision for Heathwoods Subdivision, as submitted by Auburn Developments Ltd.:

- traffic control on Colonel Talbot Road, Hayward Drive, Kilbourne Road; and,
- street naming of Kilbourne Road to Hayward Drive;

it being noted that the Municipal Council approves these applications 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 2020;
- 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;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participating meeting record made oral submissions regarding this matter. (2021-D09)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lehman  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.7 Application - 403 Thompson Road - File OZ-9290

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Housing Development Corporation, London (HDC) relating to the property located at 403 Thompson Road:

- a) the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 to amend The London Plan to create a specific policy area which permits low-rise apartment building up to 4-storeys within the Neighbourhoods Place Type on the subject lands located at 403 Thompson Road;
- b) the proposed by-law appended as Appendix "B" to the staff report dated March 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 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 Neighbourhood Shopping Area (NSA1) Zone TO a Residential R9 Special Provision (R9-7(\_))H14) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) Provision of increased amenity space to support reduced unit sizing;
  - ii) Provision of perimeter trees along the south and southeast limits of the site to provide screening;
  - iii) If possible opportunities for additional parking can be explored with the applicant as the application moves forward;
  - iv) Provision of fencing; and,
  - v) Appropriate location of garbage storage to ensure consideration of adjacent neighbours;

it being noted that the Municipal Council approves these applications for the following reasons:

- the proposed amendments are consistent with the Provincial Policy Statement 2020, which provides affordable housing through an infill development;
- the proposed amendments conform to the policies of The London Plan and implements the Key Directions of the Plan; and,
- the proposed Zoning By-law amendment conforms to the policies of The London Plan upon approval of the recommended amendment;

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

it being further noted that the Planning and Environment reviewed and received the following communications with respect to these matters:

- K. Wood and B. Turcotte, Housing Development Corporation (2021-D09/S11)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

### 3.8 Application - 345 Sylvan Street - File OZ-9297

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application Housing Development Corporation, London (HDC) relating to the property located at 345 Sylvan Street:

- a) the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 to amend The London Plan to create a specific policy area that permits low-rise apartment building up to 3-storeys within the Neighbourhoods Place Type on the subject lands located at 345 Sylvan Street;

b) the attached revised by-law appended BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021 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 Community Facility (CF5) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone;

it being noted that the revised by-law will contain an h-5 provision; and,

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

- i) Screening to be achieved through the maintenance of existing perimeter trees throughout the development process, and with replacement, as needed;
- ii) Provision of secured bicycle parking;
- iii) Provision of fencing for privacy; and,
- iv) Maintenance of existing trees;

it being noted that the Municipal Council approves these applications for the following reasons:

- the proposed amendments are consistent with the Provincial Policy Statement 2020, which provides affordable housing through an infill development;
- the proposed amendments conform to the policies of The London Plan and implements the Key Directions of the Plan; and,
- the proposed Zoning By-law amendment conforms to the policies of The London Plan upon approval of the recommended amendment;

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

it being further noted that the Planning and Environment reviewed and received the following communications with respect to these matters:

- K. Wood and B. Turcotte, Housing Development Corporation (2021-D09/S11)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.9 Core Area Community Improvement Plan (O-9257) - Core Area Community Improvement Plan Financial Incentive Program Guidelines

Moved by: S. Lehman

Seconded by: S. Lewis

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 Core Area Community Improvement Plan:

- a) the proposed by-law appended as Appendix "A" to the staff report dated March 1, 2021, being "A by-law to designate the Core Area Community Improvement Project Area", BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021;
- b) subject to the approval of a) above, the proposed by-law appended as Appendix "B" to the staff report dated March 1, 2021, being "A by-law to amend The London Plan for the City of London, 2016, relating to Map 8 in Appendix 1 (Maps) and the Core Area Community Improvement Project Area", BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021;
- c) subject to the approval of a) above, the proposed by-law appended as Appendix "C" to the staff report dated March 1, 2021, being "A by-law to adopt the Core Area Community Improvement Plan", BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021;
- d) subject to the approval of a) above, the proposed by-law appended as Appendix "D" to the staff report dated March 1, 2021, being "A by-law to establish financial incentives for the Core Area Community Improvement Area", BE INTRODUCED at the Municipal Council meeting to held on March 23, 2021; and,
- e) the proposed by-law appended as Appendix "E" to the staff report dated March 1, 2021, being "A by-law to amend C.P.-1467-175, as amended, being "A By-law to establish financial incentives for the Downtown Community Improvement Project Areas", by deleting in its entirety, Schedule 3 – The Boulevard Café Grant Guidelines", BE INTRODUCED at the Municipal Council meeting to be held on March 23, 2021;

it being noted that funding has been approved through the 2020-2023 Multi-Year Budget for the proposed Core Area Safety Audit Grant Program and Core Area Boulevard Café Grant Program, and that funding is available in the Community Improvement Plan Grant Reserve Fund to implement the proposed Core Area Sign Grant Program;

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

it being further noted that the Planning and Environment reviewed and received the following communications with respect to these matters:

- G. A. Tucker
- C. Butler (2021-F11A/D19)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lewis  
Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.10 Application - 122 Base Line Road West - File SPA21-005

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Housing Development Corporation, London (HDC) relating to the property located at 122 Base Line Road West:

- a) the Approval Authority BE ADVISED that there were no issues raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 61-unit apartment building; and
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application;

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

- the proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development;
- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan.
- the proposed Site Plan is in conformity with the policies of the Multi-Family Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participating meeting record made oral submissions regarding this matter. (2021-D09/S11)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lehman  
Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

##### **4.1 2nd Report of the London Advisory Committee on Heritage**

Moved by: S. Lehman  
Seconded by: S. Lewis

That the following action be taken with respect to the 2nd Report of the London Advisory Committee on Heritage for its meeting held on February 10, 2021:

a) the London Advisory Committee on Heritage recommends that the Planning and Environment Committee support the recommendation of the Director, Development Services, that the following actions be taken with respect to the application by Old Oak Properties relating to the property located at 93-95 Dufferin Avenue that the request to demolish the buildings on the heritage designated property at 93-95 Dufferin Avenue, BE REFUSED for the following reasons:

- i) the demolition runs contrary to the PPS-2020 and is inconsistent with policies of The London Plan;
- ii) the property continues to demonstrate significant cultural heritage value;
- iii) the condition of the building does not sufficiently warrant the demolition of this heritage designated property;
- iv) the demolition will contribute to the continual loss of significant heritage buildings designed by Samuel Peters;
- v) the demolition does not support previous commitments and confirm public expectations through an approved bonus zone that conserved the properties at 93-95 Dufferin Avenue; and,
- vi) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being noted that a communication, dated November 4, 2020, from K. McKeating, Architectural Conservancy Ontario – London Region, and a

verbal delegation from G. Priamo and H. Garrett, Zelinka Priamo Ltd., with respect to this matter, were received.

b) the London Advisory Committee on Heritage recommends that the Planning and Environment Committee support the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, that the application under Section 42 of the Ontario Heritage Act, seeking retroactive approval for alterations completed to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, BE REFUSED;

it being noted that the alterations completed without Heritage Alteration Permit approval are contrary to the policies and guidelines of the Bishop Hellmuth Heritage Conservation District Plan and fail to conserve the heritage attributes of this heritage designated property;

it being further noted that a verbal delegation from P. Brown, with respect to this matter, was received.

c) the London Advisory Committee on Heritage recommends that the Planning and Environment Committee support 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 heritage designated property located at 179 Dundas Street, in the Downtown Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the storefront, including sign band, be re clad with smooth fiber cement board with a painted finish, as shown in the drawings included as Appendix C, as appended to the agenda; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

d) Clauses 3.1 to 4.1, inclusive and 5.3 to 6.1, inclusive, BE RECEIVED.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

None.

## **6. Confidential (Enclosed for Members only.)**

### **6.1 Solicitor-Client Privilege / Litigation or Potential Litigation**

Moved by: E. Holder

Seconded by: S. Lewis

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following item:

#### **6.1. Solicitor-Client Privilege / Litigation or Potential Litigation**

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal ("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.



Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

The Planning and Environment Committee convenes, in Closed Session, from 7:26 PM to 7:51 PM.

**7. Adjournment**

The meeting adjourned at 7:53 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – Application – 6019 Hamlyn Street

- Councillor P. Squire: Is there a staff presentation? I'm not sure if there is. It's not required but if you can let me know, someone?
- Mike Corby, Senior Planner: Through you Mr. Chair, I do have a couple slides if you want me to give a brief overview of the application.
- Councillor P. Squire: That would be great. Brief is a word that I quite like.
- M. Corby: This application is for a draft plan of subdivision and a Zoning By-law amendment to permit the creation of a residential subdivision. The subdivision will consist of ninety-three single detached lots to multi-family medium density blocks for future residential development in the form of street townhouses, cluster residential uses or apartment buildings. There's also parks, multi-use pathways, open space lands and public road access out to Hamlyn Street. Portions of the site have been identified for the protection of significant natural heritage features that contain woodlands and wetlands. In terms of a brief policy the site is located within the neighbourhood place type of the London Plan and the medium and low-density residential designation of the Southwest Area Plan. The proposed residential uses, pathway system and zones are in keeping with the policies of these plans therefore staff is recommending approval of the proposed zoning amendment.
- Councillor P. Squire: Can I just. We don't have any slides. You referred to slide so we don't have any.
- M. Corby: Sorry I thought it would just be verbal.
- Councillor P. Squire: Okay. You said slide so I thought that meant.
- M. Corby: Sorry. I was reading slides.
- Councillor P. Squire: Okay go ahead. Sorry. Carry on where you were.
- M. Corby: I'll finish it off. Just staff is recommending approval of the proposed zoning amendments and draft plan of subdivision. That's it. Thanks.
- Councillor P. Squire: Thank you very much and are there any technical questions for staff? There are not so we'll go on if there's any members of the public who wish to speak. Do we know that?
- Maureen Zunti, Sifton Properties Limited: Hello can you hear me, or do I have to be let in?
- Councillor P. Squire: We can hear you. So, we're going to hear from the applicant. You were there a second ago now you're gone.
- Maureen Zunti: Well, I'm still here. I guess we'll just hear me and you won't see me.
- Councillor P. Squire: That's right. Go ahead.
- Maureen Zunti: That's probably better. I'm Maureen Zunti from Sifton Properties Limited. And I am just wanting to say thank you to staff particularly to Mike Corby and Bruce Page for getting us to this point. We've been working on this application for over two years and so I really appreciate their timely responses to some of the issues and questions that this is the best moving forward. If there's any technical questions I do have our ecologist Katharina Richter from NRSI and Bill Trenouth from AACOM, our engineer in case there's any technical questions. We are in agreement with the staff recommendation we may have some very minor requested modifications or tweaks to the draft plan conditions to assist in clarity but no fundamental changes and so we will deal with any of those if necessary, directly through staff as they have the approval authority. Overall, we have worked very hard with staff and UTRCA to resolve issues. We modified the plan in some areas specifically to address request from the UTRCA. The

planning incorporates extensive amount of natural heritage protection and associated buffers integrated with park space which will provide a lot of amenity for the future residents as well as the city. We've also incorporated a number of LID features into this plan. So, in conclusion we're really looking forward to finally moving forward with development of this site and once again we'd like to thank staff and also for the opportunity to attend virtually.

- Councillor P. Squire: Thank you very much. Any other delegations? I understand no one else is here to speak so I'll need a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – 1389 Commissioners Road East – Summerside Subdivision

- Councillor P. Squire: Is there a staff presentation on this matter?
- Larry Mottram, Senior Planner: Thank you Mr. Chairman. It's Larry Mottram here with Development Services and I also have a very brief verbal presentation.
- Councillor P. Squire: Go ahead.
- L. Mottram: Thank you. The application is by Drewlo Holdings and it is a request for revisions to two draft approved plans of subdivision which represent the final phases within the Summerside Subdivision Phase 10B and Phase 15. It also represents the completion of Evans Boulevard which is a connecting link in the westerly portion of the subdivision. These revisions consist of adjustments to lot frontages for single detached dwelling lots, replacing cul de sac streets with through street connections and removing fifteen single detached lots fronting the west side of the future extension of Evans Boulevard. Amendments to the Zoning By-law are also requested to facilitate the proposed lot adjustments to the single detached dwelling lots on the east side of the extension of Evans Boulevard which basically involves amendments to change from one R1 zone variation to other R1 zone variations but it does not involve a change that have, that significantly affects the lot size or the zone standards within the draft approved phases or in comparison to the existing, to the zoning of the existing neighborhood. The zoning for the medium density townhouse blocks on the west side of Evans Boulevard would be amended only to allow for a minimum density of thirty units per hectare and a maximum density of sixty units per hectare whereas the maximum density is currently thirty-five units per hectare. So, the range of uses permitted by the current zoning does not change. The neighborhood on the east side of Evans Boulevard will continue to consist of low density residential single detached dwellings interfacing existing low density residential dwellings. The lot pattern and streetscape is generally consistent with the pattern of the existing neighborhood except that the cul de sacs have now been eliminated and replaced with through streets. On the west side of Evans Boulevard there will be a transition from low to medium density residential development as originally intended for the lands adjacent Highbury Avenue South. The only significant change is the removal of a fifteen lots on the west side of Evans Boulevard within Phase 10B. These lands are intended to merge with the adjacent medium density of blocks identified as blocks 271 and 272 and will be rezoned accordingly to be consistent with the zoning of those blocks. So, in summary the recommended revisions to the draft plan of subdivision and zoning amendments are appropriate and consistent with the Provincial Policy Statement, conforms to the London Plan and the 1989 Official Plan. The recommended redline revisions and zoning are also appropriate and compatible with the existing neighbourhood therefore staff are satisfied the proposal represents good planning and recommend approval so with that Mr. Chairman I'll turn it back to you if there's any questions.
- Councillor P. Squire: Thank you very much. First of all, we'll do any technical questions. I see you have your hand up Hillier, Councillor Hillier. I sound like Councillor Salih there calling you by your last name. He does that to me all the time. Did you have any technical questions? I'll put you first on the list for general I think you're obviously, you represent this area. So, any technical questions? No then we'll go to right to Councillor Hillier.

- Councillor S. Hillier: Thank you very much. Let me remove that. Here we go. Okay first question off, thank you to Drewlo. They sent me a letter recently explaining where all that massive pile of dirt that right now is sitting will be going.
- Councillor P. Squire: Councillor Hillier I'm going to stop you because of a mistake I made I didn't close the public participation meeting. Your hand was up there, and I got excited about that. So yes, if there's anyone from the public, all my fault. Can we see if there's anyone from the public?
- Cathy Saunders, City Clerk: If the two committee rooms could just confirm that there's no one here on this item please.
- Clerk: There's no one in committee room 1 and 2.
- Clerk: There's no one in committee room 5.
- Councillor P. Squire: Alright. So, we just need a motion and it's going to be moved by Councillor Hopkins, seconded by.
- Cathy Saunders: Sorry. Ms. Westlake-Power can you confirm if there's anyone on Zoon regarding this matter?
- Barb Westlake-Power, Deputy City Clerk: Carrie O'Brien is currently in the meeting.
- Carrie O'Brien, Drewlo Holdings: Thank you Councillor P. Squire. We just wanted to thank staff for their help on this project and express our support for the recommendations coming forward regarding the changes and we look forward to moving forward with the rest of these lands and finishing up the development.
- Councillor P. Squire: Thank you very much and sorry for initially not giving you a chance to speak. I apologize for that so we're going to now try to close the public participation meeting.



**ZELINKA PRIAMO LTD**

*A Professional Planning Practice*

March 1, 2021

Mayor and Members of Council  
c/o City Clerk  
City of London  
300 Dufferin Avenue, P.O. Box 5035  
London, ON N6A 4L9

Dear Mayor & Members of Council,

Re: Old Oak Properties – 100 Fullarton Street – Z-9250 and Z-9250 Demo

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Further to the above-noted matter, Zelinka Priamo Ltd. has been instructed by our client, Old Oak Properties Inc., to inform Council that by way of this letter, copied to the City Clerk, they are withdrawing the above-noted applications for both a Zoning Bylaw Amendment and demolition permit for 93-95 Dufferin Avenue.

After a careful review of the staff report and public comments, Old Oak Properties has decided to complete this project, including its heritage components as originally approved by Council.

We look forward to working with staff to complete the final approval processes so that construction of this vital and ambitious project, which has been delayed for several months, can be restarted as quickly as possible.

Old Oak Properties is excited to get "Centro" back underway, bringing additional housing to downtown, including a significant addition to the City of London affordable housing supply, in an iconic building complex, enhanced by the heritage aspects detailed in the existing approvals.

Old Oak Properties wishes to apologize for any inconveniences this decision may cause.

Yours very truly,

ZELINKA PRIAMO LTD.

Greg Priamo, BES, MCIP, RPP  
Principal Planner

cc: Greg Bierbaum, Old Oak Properties Inc.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.6 PUBLIC PARTICIPATION MEETING – Application – 3924 Colonel Talbot Road

- Councillor P. Squire: Is there a staff presentation on this matter? Sorry is there a presentation from staff?
- Matt Feldberg: Thank you Mr. Chair. It's Matt Feldberg speaking. We are just waiting for Mr. Meksula to get back on. He's actually going to do the presentation. Perhaps Mr. Page if you have a quick summary that you could provide the committee for us.
- Councillor P. Squire: Okay I'm going to move on we're not going to hold things up and so we will go to the public part. Alright Mr. Stapleton, the applicant you go ahead.
- Stephen Stapleton, Auburn Developments: Yes, thank you very much. I'm I don't need a presentation I'm happy with the staff report and I would like to thank them for their hard work on this file and we spent over a year to come into this consensus and we look forward to bringing it on stream very shortly so we want to thank staff for that and look forward to moving ahead. Thank you.
- Councillor P. Squire: Thank you Mr. Stapleton. Is there any are there any other? I understood was one other person wanted to speak to this issue.
- Cathy Saunders, City Clerk: Mr. Gray is online sir.
- Councillor P. Squire: Alright.
- Jeff Gray: Good afternoon your worship members of Council and the Planning Committee. My name is Jeff Gray and thank you for the opportunity to speak on this issue this afternoon. I'm a resident of the Applegate subdivision which is located at the southwest corner of Kilbourne Road and Colonel Talbot Roads. I am living in the subdivision since August of 2001. I am here speaking on behalf of some of the residents of the subdivision. As I stated in my previous correspondence to the city councillor for the area Anna Hopkins and the Planning Department for the city, I've addressed the concerns for the residents of the area as the following. As the residents from the area, there is no issue of this area expanding to fill the need for residential housing as it was inevitable that this was going to occur at some time to this area and is now our turn. As I stated before this is an opportunity to make things right in the beginning stages of a contract instead of a band-aid solution and coming in and making a fix for a larger dollar, in a larger dollar amount in the future. I understand there's a study being conducted the fall of 2021 for changes coming to Colonel Talbot Road which includes the above-mentioned intersection. A request being made by myself and echoed by the other residents at the applicant's subdivision is the need for some type of traffic control for the intersection of Colonel Talbot Road and Hayward, Kilbourne Road and not just stop signs for the adjoining roads. The traffic on Colonel Talbot Road has been increasing over the years and the increase at the southwest corner of the city due to the expanse. As this area is about ready to expand further people have been using it as an alternative to Wonderland Road due to construction in the past which will occur in the future as Wonderland Road is expanded to six lanes three north and three south. Traffic has continued to grow, and it is making it harder for those wanting to turn left on to Colonel Talbot Road from Kilbourne Road. I know there has been a been traffic lights or pardon me, I know there's traffic lights going on Pack Road and Colonel Talbot Road I believe either this year or next which will halt in south bound, south bound traffic break but it will not assist north bound traffic flow. The other factor that is not taken into the equation will be traffic coming from the east once Hayward and Kilbourne Road is opened and there will be traffic coming from the new

subdivision plus Wonderland and Bostwick Roads. Kilbourne Road offers a uniqueness that it does not intersect with Colonel Talbot Road in a ninety degree, at ninety degrees, it might meet at about seven degrees. This causes concern for drivers trying to make their turn from Kilbourne on to Colonel Talbot Road as Colonel Talbot Road is also curbing at this point which makes it hard for people to view traffic coming from the north and south and then you will have to add the issue of also trying to view straight ahead traffic and watch traffic entering from the east and from a road which, from a road which is intersecting with Colonel Talbot Road at ninety degrees so the new Hayward Road will be intersecting with Colonel Talbot at a ninety degree angle. I understand that regulations that stipulate when there is a requirement for increased type of traffic control measures at intersection but some of that is based on traffic, traffic collision data. I also understand that the City of London can make these changes on their own. I do not I do not have the collision data for this intersection at present, but we would have the opportunity to alleviate this potential inefficiency of bringing a new road from a new subdivision. In my opinion a four-way stop does not work as they want to try to continue traffic flow for north-south traffic plus you're coming out of a curve into a stop. This may have the same concerns dealing with traffic lights, but it still allows for the flow of traffic along Colonel Talbot Road. Traffic circle that started take hold on new subdivisions on main streets here in the city and especially one at the intersection of Southdale Road and Colonel Talbot Road in the next couple of years. A traffic circle would allow traffic to flow from all directions you would not make for a sudden stop coming out of a curve with proper signage prior to getting to the traffic circle. It is my opinion that this would be an opportune time to construct a traffic circle as there are presently no development on the east side of Colonel Talbot Road and the lands on the west side of Colonel Talbot Road would not affect the businesses or the church as there are plenty of room to expand the intersection in all directions. Again, this time is to make things right in the beginning before money is spent on a temporary fix, but that money could be used for a proper fix at the beginning at a cheaper price since the cost in the future would rise. A traffic circle would also shift those trying to access Kilbourne Road from the south at the present time traffic is trying to turn right and left on Colonel Talbot Road from Kilbourne Road playing inch game trying to get a clear view trying to make their respective turns. The right car inches forward to get a view the left will inch forward to get a view they end up going further into the intersection with the left car potentially blocking those trying to make left turns on to Kilbourne Road from Colonel Talbot Road. The turning road will also have to travel westbound into the Kilbourne Road lane trying to get a view to make a left turn at ninety degree at Colonel Talbot Road. This causes a concern for issues of cars making left hand turns on to Kilbourne Road as a traffic lane thankfully it's a wide intersection. The other issue I want to bring forward is a minor one.

- Councillor P. Squire: Sir just to let you know, you have one minute remaining.
- Jeff Gray: Thank you. Having a road with two names. I understand there've been no objection from other services who had this passed by them but having a background in public service it is always confusing to try and locate residents especially when a road has two names especially when the extension has already been named as Kilbourne Road where it intersects with Wonderland Road. It's already posted as Kilbourne Road at that intersection. I know with the advent of GPS emergency vehicles are equipped with mapping software it is not only those people who access these roads. Kilbourne Road has been around for many years I know the new road aims to honour a person who contributed to the City of London, Kilbourne Road is also honoring someone else's name. Displaying road names does not make sense with names being applied to new



roads and a new subdivision this is not an amalgamation at the area with the road games already established on two sides of Colonel Talbot Road. Thank you very much for your time.

- Councillor P. Squire: Thank you very much and I'll try to get your questions answered, your concerns answered by staff after we do the rest of the delegations.
- Jeff Gray: Thank you Councillor.
- Councillor P. Squire: Alright it doesn't look like there are any other delegations, so I'll ask for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.7 PUBLIC PARTICIPATION MEETING – Application – 403 Thompson Road – File OZ-9290

- Councillor P. Squire: Is there a staff presentation on this matter?
- L. Maitland, Senior Planner: There is a staff presentation should Council want it.
- Councillor P. Squire: I think you should go ahead. Thank you.
- L. Maitland: Okay. So yes, the presentation is available on the agenda for anyone who is following along at home and or members of the committee. So, the application in front of you this evening is for 403 Thompson Road. It's Official Plan and Zoning By-law amendments File OZ-9290. I'm looking at the second slide now we've provided some context in terms of the location of the property. The property is just east of the intersection of King Edward Road on Thompson between Pond Mills and Adelaide. Looking more broadly at the regulatory and policy context for the location, within the most recent Official Plan the London Plan a change was made to look at the site for a future residential development as it was historically a commercial development that hadn't developed. So, in the most recent Official Plan we have it designated in the neighbourhood place type which seeks a variety of residential uses. The current zoning at this point remains NSA1 neighbourhood shopping area which allows for a number of commercial uses and for that reason an amendment was required. So, there's two amendments in front of committee this evening. The first is an Official Plan amendment to permit a low-rise apartment building at as a use it would permit it specifically for this site. The Zoning By-law amendment provides implementing zone an R8 sorry an R9 zone which allows for a four story forty-four-unit apartment building. There are four special provisions associated with that, one it allows for fourteen parking spaces which is around point three parking spaces per unit. One that would allow for twenty-seven square metre bachelor units as a minimum size and one that allows for twenty-seven meters yard front or sorry for twenty-seven-meter yard frontage. This reflects the existing size of the lot and finally for a three-meter front yard setback which would be a reduction from the base zone. The next slide provides the conceptual site plan provided by the applicant to support the, to support the application. In it you can see kind of rectangular building pushed towards Thompson Road with parking in the rear, providing access from the easement which currently serves 409 Thompson but is legally tied to 403, 409, and 415 Thompson which would be on the other side easement it's also rather significant amount of landscaped amenity space provided in the rear and westerly interior side yards under the concept proposed. There were a number of community concerns raised through this application there were seventeen comments of which sixteen were generally in opposition, one was generally supportive. The concerns raised included concerns around the parking reduction, residents in the area felt it was inappropriately low and for units immediately adjacent there was some concern that overflow parking would be taking up, take up their visitor parking spaces in their lot. There were some concerns around the use of the legally established easement that's proposed for access, the applicant was able to provide us with the easement in our legal team review to determine that yes, they are legally entitled to use that easement as it stands. There are some concerns around children in the area and them perhaps playing in other properties adjacent that would be inappropriate. There were concerns raised with the unit size reduction currently the unit size minimum for a bachelor unit on or without a special provision rather is a forty-one square meters again the proposal is for twenty-seven square meters. The applicant who is likely here can speak to some reasons for this but this is, the request was related to

the specialized housing approach that they're taking with the development, strides in context there. There were concerns about height and potential overlook looking at the four-story development adjacent to what is currently two-story units. General concerns with the number of units and there's also significant and repeated concern from neighbors in the area that this constituted too much affordable housing located within the neighbourhoods. So, I'm not going to go into the entirety of the report and the justifications behind it but ultimately staff's recommendation is that the Official Plan amendment is approved to permit the low-rise apartment building on site. We've also suggested or recommended the rezoning to a residential R9 zone with a height limit of fourteen meters with the associated special provisions requested earlier and discussed earlier be moved and then finally we've provided a couple pieces around site plan that we recommend to provide site plan some support in ensuring that screening measures and additional amenity space are available to help address some of the neighbourhood concerns and contribute to good site plan design. The final slide if you're, if you're following along on the presentation is simply the recommendation that appears at the beginning the report. Thank you.

- Councillor P. Squire: Thank you very much. Any technical questions of staff? Councillor Hopkins?
- Councillor A. Hopkins: Yes, I do Mr. Chair. I know staff mentioned screen measures are to be in place through the site plan process, but I did hear some concerns through the recommendation about fencing. Can you expand on that or is that going to be looked at through site plan?
- Councillor P. Squire: Go ahead.
- L. Maitland: Yeah. Leif here again. I can take that. I think with regards to site plan we do look at all screening measures in terms of fencing and landscape. The idea in in this case in providing the additional recommendation a request rather discipline is to ensure that the measures are there perhaps enhanced and beyond kind of the minimum base standards to ensure that quality contact is made between the two properties so that is something that we would address through site plan and it is, it comes not naturally done through the Official Plan and Zoning By-law amendment process but making sure that those concerns are carried forward we thought this was an appropriate way to do that.
- Councillor P. Squire: Thank you. We're just doing technical questions now Councillor Hillier did you have a technical question?
- Councillor S. Hillier: Mostly regarding parking. I'm looking at 44 units with 14 parking spaces I'm assuming 65 to 70 people living there. That would, I'm guessing maybe 10 people might have cars I'm being on the plus, so that leaves four open spaces I'm thinking more along the lines of personal support workers, deliveries. I don't think there's enough parking to be fair. Staff has more parking been considered I'm looking up at the lot.
- Councillor P. Squire: I am not sure that's a technical question. I realize you have an opinion on the parking but that wouldn't be a technical question unless you framed it in saying why the reduction in parking or why that level of parking for the building but we're not, we're not into argument yet.
- Councillor S. Hillier: Was considerations for more parking considered?
- Councillor P. Squire: Alright we'll go ahead with that.
- L. Maitland: Yes, that was considered. The reason the recommendation of, or the basis for the recommendation of the reduced parking is a parking study that was provided by, I believe Frank Barry and Associates is the name of the engineer. In that he, just for some context for the committee, in that he spoke to the current proposals for about .3 parking spaces per unit there are similar developments within London that are at actually at lower parking ratios so it's not, it's not standard but it's not unique either just for some context there.

- Councillor P. Squire: Okay. Councillor van Holst we're doing technical questions only again.
- Councillor M. van Holst: Thank you Mr. Chair and through you, first my technical question is who is the applicant?
- Councillor P. Squire: Go ahead.
- L. Maitland: The applicant is the Housing Development Corporation of London. They are in the room I believe, or they indicated to me that would be here.
- Councillor P. Squire: Okay next technical question?
- Councillor M. van Holst: Okay thank you. So, looking at 4.4 in the report under parking there was the study from F. and Barry Associates was that was that report included in the agenda package? So that's my question.
- Councillor P. Squire: Go ahead.
- L. Maitland: Staff reviewed it, but I don't believe it was appended to the report, no.
- Councillor M. van Holst: Okay. Thank you, Mr. Chair, if I may continue. The halfway through this paragraph in 4.4 it says that they note that given the specific users vehicle ownership is not likely to be a priority for the prospective tenants, so my question is who are the specific users that are contemplated for this this unit?
- Councillor P. Squire: Go ahead you can answer that I think.
- L. Maitland: I believe HDC would be the appropriate folks to speak to the programming and the ultimate residents.
- Councillor P. Squire: Is someone from HDC able to answer that question?
- C. Saunders, City Clerk: Ms. Wood is in attendance.
- S. Giustizia, HDC: Hello Mr. Chair.
- Councillor P. Squire: Go ahead. So, you heard the question, it's a pretty straight forward one hopefully we can move through the technical questions.
- S. Giustizia: Yes, I did. Was the question the number of units and the number of occupants related to the parking, the parking number. I just want to make sure I heard correctly.
- Councillor P. Squire: No that wasn't the question at all. The question was and Councillor why don't you just ask it again very briefly.
- Councillor M. van Holst: Okay thank you. In the parking study it was noted that given the specific users the vehicle ownership is not likely to be a priority for prospective tenants, so my question is who are the specific users that are contemplated here?
- S. Giustizia: Through the Chair. These will be standard apartments single occupancy only focused on individuals with low-income needs are going to the apartment so based on that we do not anticipate and our experience is that there are not vehicles that are, that are going to be necessary for this population.
- Councillor P. Squire: Okay thank you.
- Councillor M. van Holst: Okay thank you.
- Councillor P. Squire: Do you have anymore technical questions.
- Councillor M. van Holst: I do have a few more. Thank you. So perhaps I'll first ask how is the reduction in the minimum size for a bachelor apartment justified noting that the last time a reduction in a, like this was contemplated turned it down.
- Councillor P. Squire: I'm not sure that's a technical question. I'll look to the Clerk, but I don't think it is. I think you should raise that after the presentations. It will relate to you asking someone to comment on a Council decision. Go ahead.
- Councillor M. van Holst: Alright there's, Mr. Chair and you can tell me if this is a technical question or not, but the prevalence of low income housing here that is that how did we come up with the choice to do this in in light of the fact that this is

a low rise apartment low income housing and we've got there's twenty two other similar buildings within three hundred meters of this one.

- Councillor P. Squire: That's definitely not a technical question. We're almost getting into a debate. So technical questions.
- Councillor M. van Holst: That's probably fine. Okay.
- Councillor P. Squire: Just to the Committee a technical question is something technical something about the specifications of the development or something like that not why did you do this or why are we thinking about this so just for future reference. Okay so we're now going to go to presentations from the public. I don't know, is the applicant here?
- C. Saunders: Mr. Chair yes, they are, and I understood K. Wood was speaking on behalf of HDC, perhaps that's not the case.
- Councillor P. Squire: Okay before we start presentations, I just want to remind everyone that the presentations are limited to five minutes and we don't we don't want to get in any way derogatory during the presentations we are happy to get your information we're happy to receive it and I'll try to get any of your significant questions issued, answered sorry. So, go ahead the applicant.
- S. Giustizia: Applicant, HDC, on behalf of the work we're doing with the City of London first my thanks to the community members who helped with the submissions for you and for our committee members I want to thank our staff. We reviewed the report and the recommendations from staff, and we are in full agreement and I know that you've got a few items on the agenda tonight from us you can accept that as comments from the applicant for all three of those items and we will make ourselves available as needed to answer questions and I'm here with Ms. Wood Mr. Turcotte. Thank you very much.
- Councillor P. Squire: Alright we'll now start any public delegations.
- C. Saunders: Ms. Linker is joining us via Zoom.
- Mary-Ann Linker: Hi it's Mary-Ann Linker calling and thanks for listening.
- Councillor P. Squire: Sorry. Could you just hold on a second? Could you just give us your full name and your address if you would like to.
- Mary-Ann Linker: It's Mary-Ann Linker, 409 Thompson Road.
- Councillor P. Squire: Alright go ahead you have five minutes.
- Mary-Ann Linker: Okay I'm concerned with it all being low-income housing when we are surrounded by that as is so what does that do to the value of our housing here. My concern also is I've also heard about the size of the unit I think that is a little bit on the low, low side for anyone. The parking is definitely an issue and when I'm looking at the diagram the three parking spots that show in this picture are they taking claim of our three visitor spots or are those an additional three parking spots that are being created? And like I say I have concerns about, and the allotted who's allotted to this if it was a mixture of income that would be a different story but all low income I totally disagree with.
- Councillor P. Squire: Alright thank you very much. Is that do you have anything further to say?
- Mary-Ann Linker: No, I think that's pretty much it.
- Councillor P. Squire: Alright. Thank you very much for speaking to us today. I appreciate it very much.
- Mary-Ann Linker: Thank you for listening.
- Councillor P. Squire: Alright next?
- C. Saunders: Mr. Chair we have a number of individuals in Committee Room number five so perhaps Mr. Skalski could assist the public.
- Councillor P. Squire: Alright. Before you start could you just give us your name and your address if you'd like.
- Michael Nam: My name is Michael Nam, 397 Thompson Road.

- Councillor P. Squire: Okay go ahead five minutes.
- Michael Nam: Okay we are the property next door to this proposed site and I just had, just want to have a little request in the change in the proposal just my concern is that first thing is about regarding the fencing and trees that are dividing the adjacent properties. First thing is about the fencing if there was absence of fencing you would create a more open concept field and that's all I can say for the fencing. But as far as for the trees if there's traffic coming from the Pond Mills/Egerton direction going towards King Edward with the trees being there it'll block the view of our property and not only that with the trees there sometimes in better weather the branches fall, and tree sap fall to our customers' vehicles when they parked there and also it also increases the maintenance costs of every year of cleaning up with you know all the debris and all that altogether. And that's one of our reasons why we're here regarding about the trees and about the fencing. Moving on to about the size of the building itself I know it's four stories but we, we are open to this if possible if it can be built higher I know that with constraints it's impossible to do it but if you can make use of the property that's behind us at 150 King Edward Avenue I believe it's just a little bit under developed and it's not really used in the best way if that is a, you know an option. You know I'm just putting it out there and that could be a viable option there and as for everything else that's all we have to say.
- Councillor P. Squire: Thank you very much. We appreciate you coming today to speak to us.
- Michael Nam: Thank you.
- Councillor P. Squire: The next speaker? Is there anyone wishing to speak? Okay can I just get your name Sir and your address if you don't mind.
- Rene Morin: Rene Morin, president of the condo board at 409 Thompson Road. Many of us moved to this area because it's a peaceful and private location and we are already surrounded by low-income apartment buildings yet our condo complex is like a hidden gem. We feel that this zoning should not be changed to allow four-storey building be squeezed into such a small area close to us. This will create problems such as heavier traffic in our driveway and people parking in our private lot because I noticed the diagram here we have I don't know if they just forgot to put the fences in. I guess they either forgot to put the fences up or they assumed that they are there but it looks like they're going to take over our three parking spots close to their parking spots. It just looks that way I'm not sure. Your diagram should have had the fences put in actually. Any way we assumed that because the apartments are so small one person only sure but family matters and support workers will come in there and take up most of those parking spots and people living there will you know will come into our complex and take up the parking spots there. As well I'm just wondering where the garbage cans are going to be. Are you going, are they going to be stuck close to our fence or you're going to try and put them away from our fence? We do not feel the purpose, proposed building should be built instead we would like to see something that would enhance our neighbourhood within the present zoning guidelines. Thank you.
- Councillor P. Squire: Thank you very much I'll try to get your, I know you have some questions sir, we do try to get them answered and I'll try to get staff or the applicant to answer them when we're finished all the presentation, so I don't want you to think we're not answering your questions. We just do that all at once. Someone else wishing to speak? Right could you give us your name and your address if you like.
- Amber Harrison: Amber Harrison at 409 Thompson Road.
- Councillor P. Squire: Go ahead you have five minutes.

- Amber Harrison: Okay I would just like to reiterate about the privacy that we have right now and we feel that it's going to be infringed upon with this one. Also, the noise level of the construction and the new building, will there be some type of wall or something to counteract that? And also, the whole four-storey idea that will kind of be over shadowy, it will overshadow us and I wonder if it needs to be that tall or what it is up with that. Those are my comments.
- Councillor P. Squire: Thank you very much for coming today. We appreciate it.
- Amber Harrison: Thank you.
- Councillor P. Squire: The next speaker? I see someone standing in the committee room, in Committee Room 1&2 if you want to go ahead and speak that would be great.
- Christine Comrie: Christine Comrie, 435 Scenic Drive.
- Councillor P. Squire: Can I have your name and your address please?
- Christine Comrie: I just gave it, Christine Comrie, 435 Scenic Drive.
- Councillor P. Squire: Oh, I'm sorry I was watching. Okay go ahead. Sorry about that go ahead.
- Christine Comrie: It's okay. Thank you for the opportunity to put forth concern shared by many residents of Glenn Cairn Woods fortunately we have a close-knit neighbourhood along Scenic Drive or many of us would not have even known about this proposal despite how it directly impacts us. A notification distance of 120 meters, sorry they want my mask on, a notification distance of one hundred twenty meters is ridiculous and a way to push through changes without proper input from those affected. In this matter although two hundred and twenty-seven residents were provided notice the reality is that notices only went to twelve single homes, twelve, thirty town homes, a condo complex which will share the same entrance driveway of the proposed building and eight landlords which means a notice was posted in each building not to each apartment and realistically tenants are not going to care. This equates to fifty letters going out unbelievable considering the population affected. With more notifications more dissenting votes would be cast. Council should have before them numerous letters from residents outlining the inordinate population of Glenn Cairn Woods and the disproportionate amount of affordable housing we're faced with. I will summarize the details noted in saying not only are we overpopulated based on the London average we already have an additional two hundred and fifty home subdivision under construction and a double lot on Pond Mills slated for yet another apartment building the details of which are unknowns as again no notification has been received. It is believed however that this is slated as another affordable housing site. Our community consists of a significant number of affordable housing units the more, majority of addresses were listed in the letter from Mr. and Mrs. Comrie with thirty-one three-storey walk ups including one halfway house, three co-op complexes, one hundred London housing units with additionally numerous semi-detached and duplex addresses. This is just our subdivision. Immediately to the west of Pond Mills Road is another London housing or co-op projects which are not well maintained. Another London housing or co-op is situated one block southeast of Commissioners and Pond Mills, numerous rental units can again be found on the south side of Commissioners at both Pond Mills and Frontenac. And Hamilton Road also contains many low-income houses, an area that is desperately trying to revitalize. Considering all of this, the question arises as to why the city feels Glen Cairn Woods is the right neighborhood to build yet another affordable housing site. Is the city trying to create another Arbour Glenn situation where crime is even higher? Please do not misunderstand us we are not saying that every person in affordable housing is a criminal or unsavory however our personal experiences carry a lot of weight as the correlation between affordable housing and crime.

Our letter outlines statistics published by Area Vibes as well as our personal trials. I can personally attest to a stolen vehicle, break-ins of rear sheds and attempted home break-in and numerous vehicle break-ins. Concerns related to overpopulation and crime bring forth higher insurance rates. We are also troubled by the stigmatism of lower school ratings, the valuation of our property and increased traffic to our streets some of which have no sidewalks or lighting. As one of my neighborhood, neighbors aptly questioned where is the consideration of diversity. The focus of the diversity and new subdivision should apply for existing neighborhoods as well. It is our understanding that this proposed construction has already been relocated due to the public outcry. We ask that our concerns be taken just as seriously. Our neighborhood is already over tenanted with an over abundance of affordable housing what we are asking is that Glenn Cairn Woods be treated with the same deference as areas in the north and west of London thereby protecting the single-family home dwellings. It is time to look at spreading out affordable housing rather than lumping it all in one area creating a ghetto. A question has arisen from Ms. Carey of 436 Scenic Drive in relation to the viability of the Housing Development Corporation and the effect it has on the proposed development. She has noted that KPMG

- Councillor P. Squire: You have about thirty seconds left.
- Christine Comrie: is dissolving HDC as reflected in City Hall meeting minutes dated August 19, 2019 and minutes dated December 17, 2020 direct staff to bring forward documents that dissolve HDC in the spring of 2021. Will applications for HDC be placed on hold or cancelled? What support would the residents of the development have should it go through and if HDC is to be dissolved in only a few months why would the city even consider approving new construction at this point. We the residents of Scenic Drive call for Council to deny the application for 403 Thompson Road. Thank you.
- Councillor P. Squire: Thank you very much we appreciate you coming today to speak. Is there anyone still in committee room five who wishes to speak?
- Sandra Matthews: Hello there!
- Councillor P. Squire: Can I just have your name and address?
- Sandra Matthews: Yes. Sandra Matthews, 409 Thompson Road.
- Councillor P. Squire: Thank you very much you have five minutes.
- Sandra Matthews: Yes Sir I won't be long. The fact of the traffic being much more of an issue with this coming up I think that's really going to be chaotic for us at 409 Thompson Road that's one thing for sure and then parking. We already are to capacity and I am so confident that that'll be an issue of not being able to have their own parking and to scoot over to our area. So that's what I want to just say.
- Councillor P. Squire: Thank you very much for coming.
- Sandra Matthews: Yeah, thank you.
- Councillor P. Squire: Very much appreciated. Anyone else in committee room five wish to speak? Alright is there anybody in, anybody in committee room one and two who wishes to speak on this application? Could I have your name and your address Sir?
- Allen Dawe: Allen Dawe, 409 Thompson Road. I just want to comment that in that area 14 parking spots won't suffice for 44 units and there is no street parking, no street parking at all on Thompson Road and there's no other place to park. All in all, not only that, forty-four units is far too much, 27 meters people can't live that kind of space. Thank you.
- Councillor P. Squire: Thank you very much Sir we appreciate you coming today. Anyone else in committee room one and two wish to speak to this application? Okay going once going twice. Okay we're going to close, move to close the public participation meeting



## Appendix "B"

Bill No.(number to be inserted by Clerk's Office)  
2021

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 345  
Sylvan Street:

WHEREAS Housing Development Corporation, London (HDC) applied to  
rezone an area of land located at 345 Sylvan Street, 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 at 345 Sylvan Street, as shown on the attached map, from Community  
Facility (CF5) Zone to a Holding Residential R8 Special Provision (h-5\*R8-4(\_))  
Zone.
- 2) Section Number 12.3 of the Residential R8 (R8-4) Zone is amended by adding the  
following Special Provision:

_)	R8-4(_)	345 Sylvan Street
	a)	Regulation[s]
	i)	Frontage (min) 20.0m
	ii)	Parking (min) 0.5 spaces per unit
	iii)	Dwelling unit size (min) Notwithstanding 4.6 of this by-law the minimum required size for a one-bedroom dwelling unit shall be 41.0 square meters.
	iv)	Accessory Structures Notwithstanding 4.1 of this by-law accessory structures may be permitted in the front yard to provide long-term bicycle parking.

The inclusion in this By-law of imperial measure along with metric measure is for the  
purpose of convenience only and the metric measure governs in case of any discrepancy  
between the two measures.

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.

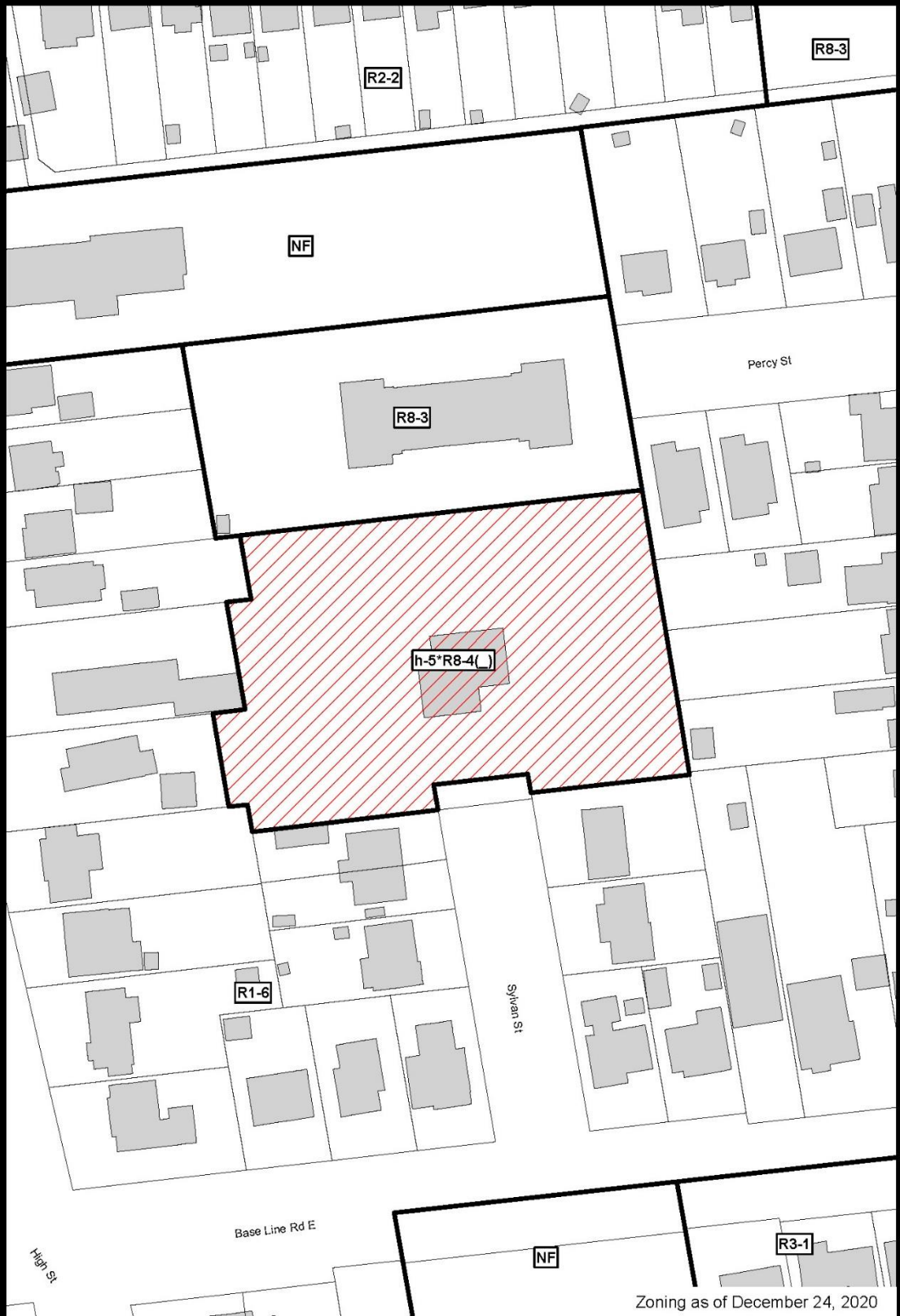
PASSED in Open Council on March 23, 2021


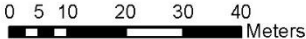

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 23, 2021  
Second Reading – March 23, 2021  
Third Reading – March 23, 2021

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



<p><b>File Number:</b> OZ-9297 <b>Planner:</b> LM <b>Date Prepared:</b> 2021/03/08 <b>Technician:</b> rc <b>By-Law No:</b> Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:1,000</b></p> <p> Meters</p> <p></p>
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## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.8 PUBLIC PARTICIPATION MEETING – Application – 345 Sylvan Street – File OZ-9297

- Councillor P. Squire: Is there a staff presentation on this matter?
- Leif Maitland, Senior Planner: Yes, we do have a presentation prepared.
- Councillor P. Squire: Okay. Go ahead.
- L. Maitland: Again, these presentation slides should be available on the agenda if you're following along at home or the committee rooms. The application before us this evening is an application at 345 Sylvan Street File number OZ-9297. It's an Official Plan and Zoning By-law amendment. On the first slide that we have shows the site and its context 345 Sylvan Street is at the end of Sylvan Street located behind houses along High Street and Balderston Ave. as well as adjacent to an existing apartment building on Percy Street. Moving on to the next slide within the London Plan the site is located within the neighbourhood place type and is neighbourhood place type itself. The current zoning is a community facility five or CF5 zone that zone is the result of a historic group homes located on the site and that is currently in the process of being demolished. The requested amendment made by the applicant and again that was the Housing Development Corporation of London, are first an Official Plan amendment to permit a low-rise apartment building on the site and a Zoning By-law amendment to permit for a three-storey forty-two-unit apartment building. There are special provisions associated with that and they are for twenty-one parking spaces for a forty-one square meter one bedroom size, for twenty metre frontage which is recognizing the existing frontage based on the current property fabric and finally for a front yard accessory structure that would allow for bicycle parking in an accessory structure. Moving on to the next slide we have the concept plan as provided at this point in time, you see the park or the apartment building kind of an L shape building situated towards the north and west of the site, if you recall from the previous context images there's a three storey apartment building immediate to the north so it kind of mirrors out if you will and it also spaces away from some of the lower rise adjacent neighbours to the south and east. There are two parking pads in the front and the bicycle parking in this concept is along the western property line although in consultation with the applicant it's unlikely that we would be supportive of that, that location at site plan. There's a number of amenity spaces located around the property. So, as at the completion of this presentation there's only one response from the community since then there have been two other responses which should have been shared with the committee at this point. Concerns raised to date relate to overflow parking based on the twenty parking spaces proposed and the kind of short street that it's located at the end of, one resident complained or sorry commented to indicate that there've been complaints around bicycle theft on the site we want to ensure that any site design kind of took those and that anti-theft measures are taken into account in designing the site. There's also rigging this site a good perimeter of existing trees and so requests from the people who've commented to date noted that these screening measures would be desirable to be maintained and not just for the protection of the trees themselves but for the for the screening of the neighbours. The two comments that were received subsequent to this presentation being prepared also indicated general opposition to it indicating that they felt that the number of units were too large and the number of parking too small. So, the recommendation from staff, with the full details provided in the report, is to approve the Official Plan amendments to permit a low-rise building apartment building on site, to approve the rezoning for a residential R8 special

provisions zone that would implement and allow for the three-storey apartment building with the special provisions discussed previously and finally to request site plan approval, the site plan approval authority act to preserve the existing trees around the site to the best of, to the best as possible and to maintain their screening for that reason. And then the final slide, it is simply a replication of the recommendation as it appears at the beginning of the report. Thank you.

- Councillor P. Squire: Thank you very much Mr. Maitland. Any technical questions of the staff? Councillor Turner, I don't see you. There yes Councillor Turner go ahead.
- Councillor S. Turner: Mr. Chair thanks for recognizing me and thanks to Mr. Maitland for his work on this file. During a lot of community consultation one of the discussions that was back and forth was that there might be an H5 holding provision, when I take a look at the by-law, I don't see one in there. There's a fair amount of public interest in the site through its evolution and I was wondering if staff might be able to comment on its presence or absence or suitability?
- Councillor P. Squire: Go ahead Mr. Maitland.
- L. Maitland: Sorry just unmuting there. Councillor Turner is correct there was not an H5 proposed. As I kind of stated, through our review of the site we did only receive one public comment and we felt at the time the report was completed that the recommendation to site plan approval to maintain the screening trees which was the one issue that could be addressed through site plan that, that would cover that but that's not to say it wouldn't be applicable. I think that's committee's concern or sorry that it be a committee's call to make.
- Councillor P. Squire: Councillor Turner did you have any other technical questions or do want to save comments for later on?
- Councillor S. Turner: Absolutely, I will save comments for later on it but yeah that was my technical question. Thank you.
- Councillor P. Squire: Thank you very much. So, we'll go to the applicant and Mr. Giustizia again. Do you have any, you don't have to.
- S. Giustizia, HDC: Through the chair, my comments are the same and happy with staff's report just on the matter the holding provision I did talk to the councillor and there was mention of that earlier. I just want to make sure that there's an understanding that wasn't pursued because our work with the city we believe that we've met everything that needed to be met from the community perspective and then the other matters to be addressed through our, through site plan so I'll defer to questions afterwards.
- Councillor P. Squire: Thank you. Alright so members of the public I don't know if they're just in the one committee room or both committee rooms. So why don't we start with committee room five first, see if there's anyone there. Nope, no one in committee room five. So, I'll go over to committee room one and two for people who want to make comments. I just ask you to provide us with your name your address if you would like and you have five minutes to speak, we'll be timing you, so we'll just have the first speaker at courtroom, oh courtroom in my other job, in committee room one and two.
- Clerk: There are no people in committee room one and two for this item.
- Councillor P. Squire: Aright thank you very much your work. If there's no other presentations, then I will move for closing the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.9 PUBLIC PARTICIPATION MEETING – Core Area Community Improvement Plan (O-9257) – Core Area Community Improvement Plan Financial Incentive Program Guidelines

- Councillor P. Squire: There's a staff presentation? Is there?
- Kerri Killen, Senior Planner: I have a presentation prepared.
- Councillor P. Squire: Thank you very much. Go ahead.
- K. Killen: Thank you. So, the item you have before you right now is an Official Plan amendment for the Core Area Community Improvement Plan or CIP. So, in 2019 the City initiated a study to identify actions that could be taken to support the success of the Core Area. The result of the study was the Core Area Action Plan which identified seventy individual action items that can be undertaken to address identified issues. Four of these action items which are listed on the second side, will be implemented through the Core Area CIP. So, these action items included providing grants to implement safety audit recommendations on privately owned property, eliminating encroachment fees for patio, signage and awnings, eliminating application fees for encroachment, signage and patios and eliminating fees for use of on street parking spaces for temporary restaurant patios. So, the project area boundary for the CIP as shown on slide three and it represents the boundary that was established through the Core Area Action Plan. It generally includes the downtown, Old East Village and Richmond row. The Core Area was determined by identifying where there was the most need in terms of helping those struggling with homelessness and health issues, improving safety and security, supporting businesses, and attracting more people to the area. So, the Core Area CIP proposes three new financial incentive programs which are listed on slide four. The first is a safety audit grant program which would offer grants to reduce the financial burden on business owners who want to take, who want to make modifications to private property that would improve the safety as identified through a core area safety audit. This program will grant up to fifty, fifty percent of the total cost of the property modifications that improve safety and up to a maximum of ten thousand dollars per property. The second program is a boulevard cafe grant program which would offer grants to reduce the financial burden on business owners who operate sidewalk patios. This grant program eliminates the administrative and license fees related to the operation of a patio on the public right away. This program would replace the existing boulevard cafe grant program currently offered through the Downtown CIP. And the final program is the grant, sorry, the sign grant program which would offer grants to reduce the financial burden on businesses or property owners who install new signs or requiring encroachment agreements for signs. The grant program eliminates the sign permit application fee, the encroachment agreement application fee and the annual encroachment fee for signs. So, slide five provides a summary of the recommendation before you today which is to adopt the Core Area CIP and financial incentive programs as well as to discontinue the boulevard cafe grant program within the Downtown CIP Area. And that concludes my presentation. Thank you.
- Councillor P. Squire: Thank you very much. I'm not, I don't think there would be any technical questions. We will just move on to public delegations.
- Cathy Saunders, City Clerk: Ms. Valastro is on the phone.
- Councillor P. Squire: Alright, go ahead. Ms. Valastro?
- C. Saunders: Ms. Valastro: You need to hit star six to unmute.
- Anna Maria Valastro: Hi, hi there I'm here now I'm sorry.
- Councillor P. Squire: Go ahead.

- Anna Maria Valastro: I live in the core I'm someone that actually connects with core residents to raise awareness and support for issues that impact the core. I do this usually by door knocking. I have for example spoken to those residents that live in the vintage apartments above the stores on Dundas Street and I fundamentally believe that the city is misguided in its approach to revitalizing the Core. For example, you can't run a business if your windows are being smashed on a regular basis. I also think that the focus of the Core Area Community Improvement Plan is too focused on bringing people to the downtown and is neglecting those residents who already live in the downtown as those residents that would be the ground support for the businesses in the core. For example, the city is dead wrong as to who lives in the core and especially who lives on Dundas Street above the stores. In my neighborhood of North Talbot, we still have some affordable rentals, we have a school bus that picks up young children on Talbot Street and busses them to school. We have not for profit housing, housing for disability, public housing, student housing, wealthy residents that live on mansions and a lot of long-term residents that rent. Many other renters are older individuals of lower income. If city officials calculate that the population of the core is younger rather than mixed it's because the older residents tend to avoid those businesses that you don't cater to them such as the businesses on Richmond Street. Our neighbourhood also has several houses that remain whole and not carved up but are currently limited to groups of students of five or more. The report does not recognize the housing types from what I can, what I can see. The Core Area Community Improvement Plan fails to address the Core Area residents in their role in supporting businesses. I would argue that these residents are the backbone of support and which suggests that taking care of local residents should be a primary focus of any plan to stabilize the downtown. I also believe that this plan solely focused on one type of business, but the core is overwhelmingly historical and with vintage storefronts many of them tiny that would be best suited to entrepreneurial businesses that would be unique to the core that in turn would attract people looking for a different shopping experience that would be, that would not be available on malls and accentuate the historical character of the core. It's a plan, this plan ignores what is already beautiful about the downtown it splits right there and funny but you're not looking, you're trying to reshape the core rather than bring you know bring out what's already unique and attractive about it and I understand the frustration of residents that do not live in the core do not visit the core have no desire to shop in the core having to foot the bill for these plans that you know many think are misguided and might fail. Most people want to shop play and work where they live and visit another district for its uniqueness. I feel this plan does nothing to lift and stabilize the core. For example, while nice I don't think moving removing curbs and re-bricking Dundas would attract anyone to the core, one doesn't really notice the road the beautiful leafy streetscape might because there's nothing like it anywhere else in the city not even on Wortley Village or Old East Village. In closing I feel that the homeless population is a part of the core and I was deeply disappointed when the city removed the parkette at Covent Market because it became a gathering spot for people on the street. Personally, the parkette gave a sense of community not my community but someone else's community and in many ways, I found it's better than having people scattered across the street. I also found it hypocritical you know that, that they don't have a place in the core and they're obviously our neighbors too. So, while I think it's great to have more public washrooms and to have visible foot patrols and all those small things, I think overall I think that the focus is misguided and you I just think you need to treat it like a whole community rather than just very specific businesses. Thank you.

- Councillor P. Squire: Thank you very much. We appreciate you coming to present today. Who's next?
- C. Saunders: Ms. Pastorius is next.
- Councillor P. Squire: Okay, Ms. Pastorius.
- Jen Pastorius, Old East Village BIA: Hello everyone. Thank you very much for having me. I will be very brief. The Old East Village BIA supports the staff recommendation for the Core Area Community Improvement Plan as it further activates the already approved Core Area Action Plan and I would like to thank city staff and the entirety of Council for your ongoing support and work to continue to revitalize the Old East Village. Thank you.
- Councillor P. Squire: Thank you very much. Other presentations? Which, in room one and two? So, who would like to speak? Thank you very much if you could just give us your name and your address if you like you can.
- Frances Vancer: My name is Frances Vancer and I live at 250 Pall Mall Street and I'm just wondering how the core improvements are going to affect our tax rate because we're already at a high, high level. I think it's a 5,400 a year and I would like to know what our zoning is for the property as well as the mail rate for our property compared to others in the area. A condo on Queen Street pays 2,800 per year and I don't what their zoning and mail rate would be. Our building is a single, a condo building on Pall Mall Street and I'm just wondering where the, why it's so high. I come from Mississauga, I moved from Mississauga about a year ago and I had a seventeen hundred square foot condo right on downtown Mississauga and I was paying 2,800 dollars per year with the bus at the door and the LRT which is going to be passing on the corner within a year and I moved to London and I'm paying, I have a fifty five hundred and forty square foot condo, mid-sized building and I'm paying 5,400 per year and I can't understand why so I would I leave that with you that's what I wanted in my presentation.
- Councillor P. Squire: Yeah, I think that the question of your taxes, I would love to talk with you about that for about an hour but nobody else wants to hear me so and that's really a political question related to other things. I don't think I would ask staff to answer that. And a lot of it depends on decisions made by this Council so there you go. Any other submissions, speakers? No? Alright we just need a motion to close the public participation meeting



## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.10 PUBLIC PARTICIPATION MEETING – Application – 122 Base Line Road West – File SPA21-005

- Councillor P. Squire: Alright looking for the staff presentation on this matter if there's?
- Leif Maitland, Senior Planner: Good evening. We don't have a PowerPoint presentation that was provided as part of the agenda, but I will speak for a moment on it just for some context assuming that's okay with the committee.
- Councillor P. Squire: That's fine go ahead.
- L. Maitland: Yeah, so, what's in front of you at this moment is a site plan public meeting for 122 Base Line Road West file number SPA 21-005. You would have seen this or likely would've seen this as a rezoning application in the fall of 2020 and so what we have in front of you this evening is their first submission for site plan approval for a sixty-one-unit apartment building. The plans are available starting on page eleven of the report in the appendix, I don't really have many other comments to add at this point but we're available to answer questions as needed. Thank you.
- Councillor P. Squire: Thank you very much. So we'll go to the, any presentations? Are there any Clerk?
- Cathy Saunders, City Clerk: Mr. Chair I'm not aware of any members of the public waiting to speak to this. Perhaps committee room one and two can confirm that for us.
- Councillor P. Squire: Alright. Thank you.
- Clerk: No members of the public, just the applicant to respond to questions.
- Councillor P. Squire: Alright thank you very much. So, we will call once, twice, three times for public comments. There being no public comment I'm going to ask for a motion to close the public participation meeting.