

# Planning and Environment Committee Report

16th Meeting of the Planning and Environment Committee  
November 1, 2021

PRESENT: A. Hopkins (Acting Chair), S. Lewis, S. Lehman, S. Hillier, Mayor  
E. Holder

ALSO PRESENT: PRESENT: H. Lysynski and J.W. Taylor

REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, S. Turner and E. Pelosa; J. Adema, M. Campbell, M. Clark, M. Corby, A. Curtis, L. Dent, S. Dunleavy, K. Edwards, M. Feldberg, K. Gonyou, M. Greguol, J. Hall, P. Kokkoros, G. Kotsifas, P. Mase, C. Maton, H. McNeely, B. O'Hagan, B. Page, M. Pease, V. R., J. Raycroft, M. Tomazincic, B. Westlake-Power and S. Wise

ALSO PRESENT: Councillor J. Fyfe-Miller

The meeting was called to order at 4:00 PM, with Councillor A. Hopkins in the Chair, Councillors 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: S. Lewis

Seconded by: S. Hillier

That Items 2.1 to 2.9, inclusive, BE APPROVED.

Yeas: (5): A. Hopkins, S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

### 2.1 7th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lewis

Seconded by: S. Hillier

That, the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on October 21, 2021:

a) the 2020 Community Energy Use and Greenhouse Gas Emissions Inventory Working Group comments BE FORWARDED to the Civic Administration for consideration; and,

b) clauses 1.1, 2.1, 3.1 to 3.4, inclusive and 4.1 BE RECEIVED for information.

**Motion Passed**

2.2 1224 Blackwell Boulevard - Removal of Holding Provision (H-9391)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Rembrandt Developments (Woodstock) Inc., relating to lands located at 1224 Blackwell Boulevard, legally described as Block 1 Plan 33M-798, the proposed by-law appended to the staff report dated November 1, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 16, 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 Residential R5/Residential R6/Residential R7/Residential R8 (h•R5-4/R6-5/R7•D75•H16/R8-4•H16) Zone TO a Residential R5/Residential R6/Residential R7/Residential R8 (R5-4/R6-5/R7•D75•H16/R8-4•H16) Zone to remove the holding (h) provision.

**Motion Passed**

2.3 1820 Finley Crescent (P-9370)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Kenmore Homes (London) Inc., the proposed by-law appended to the staff report dated November 1, 2021 BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to exempt Block 99, Plan 33M-733 from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P.13*, for a period not exceeding three (3) years.

**Motion Passed**

2.4 Labatt Memorial Park - Heritage Designation Application

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the application to the National Historic Sites and Monuments Board of Canada to nominate Labatt Memorial Park as a National Historic Site of Canada:

- a) the above noted initiative BE ENDORSED; and,
- b) the Civic Administration BE DIRECTED to submit the application to the National Historic Sites and Monuments Board of Canada with respect to this matter.

**Motion Passed**

2.5 64 Duchess Avenue - Heritage Alteration Permit Application

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the doorway of the heritage designated property at 64 Duchess Avenue, located within the Wortley Village-Old South Heritage Conservation District BE PERMITTED as submitted with the following terms and conditions:

- a) the door and doorway be painted;
- b) the proposed alterations to the doorway be completed within six (6) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- c) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

**Motion Passed**

2.6 1903 Avalon Street - Request for Heritage Designation

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the request for designation of the property at 1903 Avalon Street, that the following actions be taken:

- a) Notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E appended to the staff report dated November 1, 2021; and,
- b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 1903 Avalon Street to be of cultural heritage value or interest for the reasons outlined in Appendix E to the staff report dated November 1, 2021 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

**Motion Passed**

2.7 Contract Award - ReThink Zoning Consulting Services - RFP21-57

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the appointment of consulting services relating to ReThink Zoning:

- a) Sajecki Planning Inc. BE APPOINTED project consultants to prepare the new comprehensive Zoning By-law for the City of London, in the total amount of \$674,970.00, including disbursements and excluding HST;
- b) the financing for the ReThink Zoning (Phase Two) project BE APPROVED in accordance with the Source of Financing Report attached, hereto, as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with the ReThink Zoning project;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation of the City of London entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other document, if required, to give effect to these recommendations.

**Motion Passed**

2.8 August, 2021 Building Division Monthly Report

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

That the Building Division Monthly Report for August, 2021 BE RECEIVED for information. (2021-A23)

**Motion Passed**

2.9 September, 2021 Building Division Monthly Report

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

That the Building Division Monthly Report for September, 2021 BE RECEIVED for information. (2021-A23)

**Motion Passed**

**3. Scheduled Items**

3.1 SoHo Community Improvement Plan - Performance Measures and Indicators (O-9328)

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

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated November 1, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to ADD an Appendix that sets out performance measures and indicators of success for the SoHo Community Improvement Plan ("CIP");

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

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

- the recommended amendment conforms with the *Planning Act*, as the loan and grant programs meet the requirements set out in Section 28 related to Community Improvement;
- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS). The PPS encourages the regeneration of settlement areas as they are critical to the long-term economic prosperity of communities and mainstreets;
- the recommended amendment conforms to the in-force policies of The London Plan, including the Key Directions, Urban Regeneration, and Community Improvement sections; and,
- the recommended amendment conforms to the policies of the SoHo Community Improvement Plan.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

### 3.2 Hamilton Road Community Improvement Plan - Performance Measures and Indicators of Success (O-9330)

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

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated November 1, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to ADD an Appendix that sets out performance measures and indicators of success for the Hamilton Road Community Improvement Plan ("CIP");

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated October 19, 2021, from B. Baginski, with respect to this matter;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment conforms with the *Planning Act*, as the loan programs meet the requirements set out in Section 28 related to Community Improvement;

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS). The PPS encourages the regeneration of settlement areas as critical to the long-term economic prosperity of communities and mainstreets;
- the recommended amendment conforms to the in-force policies of The London Plan, including the Key Directions, Urban Regeneration, and Community Improvement sections; and,
- the recommended amendment conforms to the policies of the Hamilton Road Area Community Improvement Plan.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Moved by: S. Lehman

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

### 3.3 Lambeth Community Improvement Plan - Performance Measures and Indicators of Success (O-9329)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated November 1, 2021 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to ADD an Appendix that sets out performance measures and indicators of success for the Lambeth Community Improvement Plan (“CIP”);

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

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

- the recommended amendment conforms with the *Planning Act*, as the loan programs meet the requirements set out in Section 28 related to Community Improvement;
- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS). The PPS encourages the vitality and regeneration of settlement areas as critical to the long-term economic prosperity of communities, and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- the recommended amendment complies with the in-force policies of

The London Plan, including the Key Directions, Urban Regeneration, and Community Improvement;

- the recommended amendment complies with the policies in the Southwest Area Secondary Plan; and,
- the recommended amendment complies with the policies of the Lambeth Area Community Improvement Plan.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

#### 3.4 235 Kennington Way (39CD-21514)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the property located at 235 Kennington Way:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to a property located at 235 Kennington Way; and,
- b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 235 Kennington Way;

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

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

3.5 704-706 Boler Road (39CD-21511)

Moved by: S. Lehman

Seconded by: E. Holder

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, based on the application by Southside Construction Management Ltd., relating to the property located at 704-706 Boler Road:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 704-706 Boler Road; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 704-706 Boler Road;

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

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Moved by: E. Holder

Seconded by: S. Lehman



Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

3.6 512 McCormick Boulevard (Z-9374)

Moved by: S. Hillier

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Derek Panzer, relating to the property located at 512 McCormick Boulevard, the proposed by-law appended to the staff report dated November 1, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone TO a Light Industrial Special Provision (LI1(\_)) Zone;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the General Industrial designation;
- the recommended amendment aligns with the Council-adopted Urban Agriculture Strategy;
- the recommended amendment facilitates the development of an underutilized parcel of land that would otherwise be undevelopable.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

Recuse: (1): E. Holder

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

3.7 560 & 562 Wellington Street (OZ-8462)

Moved by: S. Lehman

Seconded by: E. Holder

That, based on the application of 560 Wellington Holdings Inc., relating to the property located at 560 and 562 Wellington Street:

a) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting to be held on November 16, 2021 to amend the Official Plan (1989) to change the designation FROM a Low Density Residential designation TO a Multi-Family, High Density Residential Designation, and to ADD a Specific Area Policy in Chapter 10 – Policies for Specific Areas;

b) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting to be held on November 16, 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 an Office (OF1) Zone, TO a holding Residential R10 Special Provision (h-5\*R10-5( )\*H61) Zone;

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

- the staff presentation;
- a communication from AM. Valastro, by e-mail;
- a communication dated October 28, 2021, from S. Stapleton, Vice President, Auburn Developments;
- a communication dated October 28, 2021, from H. Handy, Senior Associate and K. Muir, Senior Planner, GSP Group;
- a communication dated October 28, 2021, from K. McKeating, President, Architectural Conservancy Ontario – London Region; and,
- a communication dated October 25, 2021, from G. Bruzas, CEO, THINQ Technologies Ltd.;

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

Yeas: (4): S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (4 to 0)**

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

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

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

##### **4.1 10th Report of the London Advisory Committee on Heritage**

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

That, the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage, from its meeting held on October 20, 2021:

a) the Civic Administration and T. Jenkins and G. McDonald of AECOM BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the overall design of the Victoria Bridge Replacement as it relates to the original Heritage Impact Assessment recommendations;

it being noted that the LACH suggests the following items be taken into consideration with respect to the above-noted design:

- the lamp pole design be sympathetic with the modern design of the bridge;
- the colour of the bridge be grey; and,
- the existing signage, noting the bridge name and original crossing dates, be included in the new design;

it being further noted that the presentation, as appended to the agenda, dated October 20, 2021, from T. Jenkins and G. McDonald, with respect to this matter, was received;

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report dated October 20, 2021, related to a request for designation of the property located at 1903 Avalon Street by S. Cox:

i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report; and,  
ii) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 1903 Avalon Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

c) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, seeking approval for alterations to the doorway of the heritage designated property located at 64 Duchess Avenue, within the Wortley Village-Old South Heritage Conservation District BE PERMITTED, as submitted, with the following terms and conditions:

- the door and doorway be painted;
  - the proposed alterations to the doorway be completed within six (6) months of Municipal Council's decision on this Heritage Alteration Permit; and,
  - the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- it being noted that tripled arched wood doorways are important to the built heritage in London and the London Advisory Committee on Heritage is disappointed in the loss of this one;

d) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report dated October 20, 2021, related to the application to the National Historic Sites and Monuments Board of Canada to nominate Labatt Memorial Park as a National Historic Site of Canada:

- i) the above noted initiative BE ENDORSED; and,
- ii) the Civic Administration BE DIRECTED to submit the application to the National Historic Sites and Monuments Board of Canada with respect to this matter;

e) L. Maitland, Site Development Planner, BE ADVISED that the London Advisory Committee on Heritage supports the research and recommendations of the Heritage Impact Assessment, dated October 8, 2021, from M. Hobson, Built Heritage Consultant, as they relate to the Notice of Planning Application, dated October 6, 2021, from L. Maitland, Site Development Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 370 South Street and 124 Colborne Street; it being noted that the above-noted Notice, with respect to this matter, was received; and,

f) clauses 1.1, 3.1 to 3.8, inclusive, 4.1 and 4.2, inclusive, 5.5 and 5.6, inclusive and 6.1 BE RECEIVED for information.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

#### 4.2 Food Security and Home-Based Food Business

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

That the Civic Administration BE DIRECTED to bring forward a report that identifies recommended zoning amendments or other next steps regarding the regulations in Zoning By-law No. Z.-1 for home occupations as they relate to food based businesses, taking into consideration recent Provincial changes to the Food Premises Regulation (O.Reg. 493/17) and the "Guide to Starting a Home-based Food Business") {Ministry of Health, 2020}.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

4.3 Global Bird Rescue

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

That the following actions be taken with respect to Global Bird Rescue:

- a) the request to update the Site Control By-law and Guidelines for bird-friendly building design in all new site plans BE ADDED to the Planning and Environment Committee (PEC) Deferred List; and,
- b) the Civic Administration BE REQUESTED to contact the London Bird Team to finalize the bird-friendly pamphlet and the bird-friendly pamphlet be added to the PEC Deferred List;

it being noted that B. Samuels, Coordinator, London Bird Team, was granted delegation status with respect to these matters;

it being further noted that the Planning and Environment Committee reviewed and received a communication from B. Samuels, Coordinator, London Bird Team, with respect to these matters.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lehman  
Seconded by: S. Hillier

Motion to approve delegation status for B. Samuels, Coordinator, London Bird Team, BE GRANTED delegation status with respect to the Global Bird Rescue 2021.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 8:34 PM.

# Revised

## Appendix A

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

By-law No. *C.P.-1284-*

A by-law to amend the Official Plan for the City of London, 1989 relating to 560 and 562 Wellington Street.

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

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

PASSED in Open Council on November 16, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – November 16, 2021  
Second Reading – November 16, 2021  
Third Reading – November 16, 2021

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To change the designation of 560 and 562 Wellington Street from Low Density Residential to Multi-Family, High Density Residential on Schedule "A", Land Use, to the *Official Plan (1989)* for the City of London.
2. To add a policy to Section 10.1.3 of the *Official Plan (1989)* for the City of London to permit an increased height of 17 storeys (61m), an increased density of 807 units per hectare, and a limited range of commercial uses in the Multi-Family, High Density Residential designation.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 560 and 562 Wellington Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The site specific amendment allows for a mixed-use apartment building with a greater height of 17 storeys (61m), an overall density of 807 units per hectare, and a limited range of convenience and service commercial uses in the Multi-Family, High Density Residential designation. The increase in height and density and additional permitted uses is consistent with the Provincial Policy Statement, 2020, the *Official Plan (1989)*, is appropriate for the site and compatible with the surrounding neighbourhood.

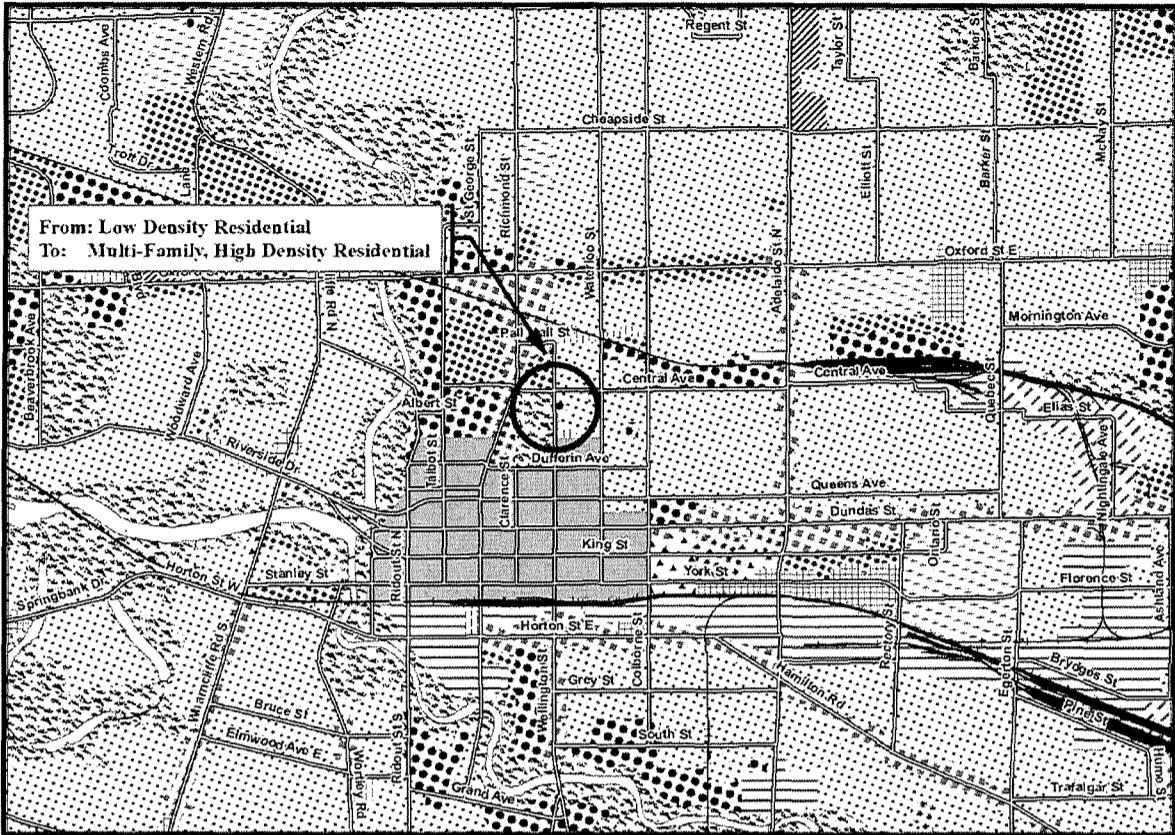
**D. THE AMENDMENT**

The *Official Plan (1989)* for the City of London is hereby amended as follows:

1. Schedule "A", Land Use to the *Official Plan (1989)* for the City of London is amended by designating those lands located at 560 and 562 Wellington Street in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Multi-Family, High Density Residential.
2. Section 10.1.3 – Policies for Specific Areas of the *Official Plan* for the City of London is amended by adding the following:

560 and 562 Wellington Street

A mixed-use apartment building with small-scale convenience and service commercial uses is permitted, with a maximum density of 807 units per hectare, and a maximum height of 17 storeys (61m).



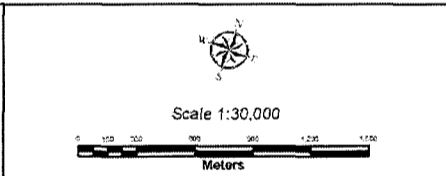
From: Low Density Residential  
To: Multi-Family, High Density Residential

**Legend**

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

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

**SCHEDULE 1  
TO  
OFFICIAL PLAN**  
AMENDMENT NO. \_\_\_\_\_  
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8462  
PLANNER: SW  
TECHNICIAN: MB  
DATE: 2021/11/04

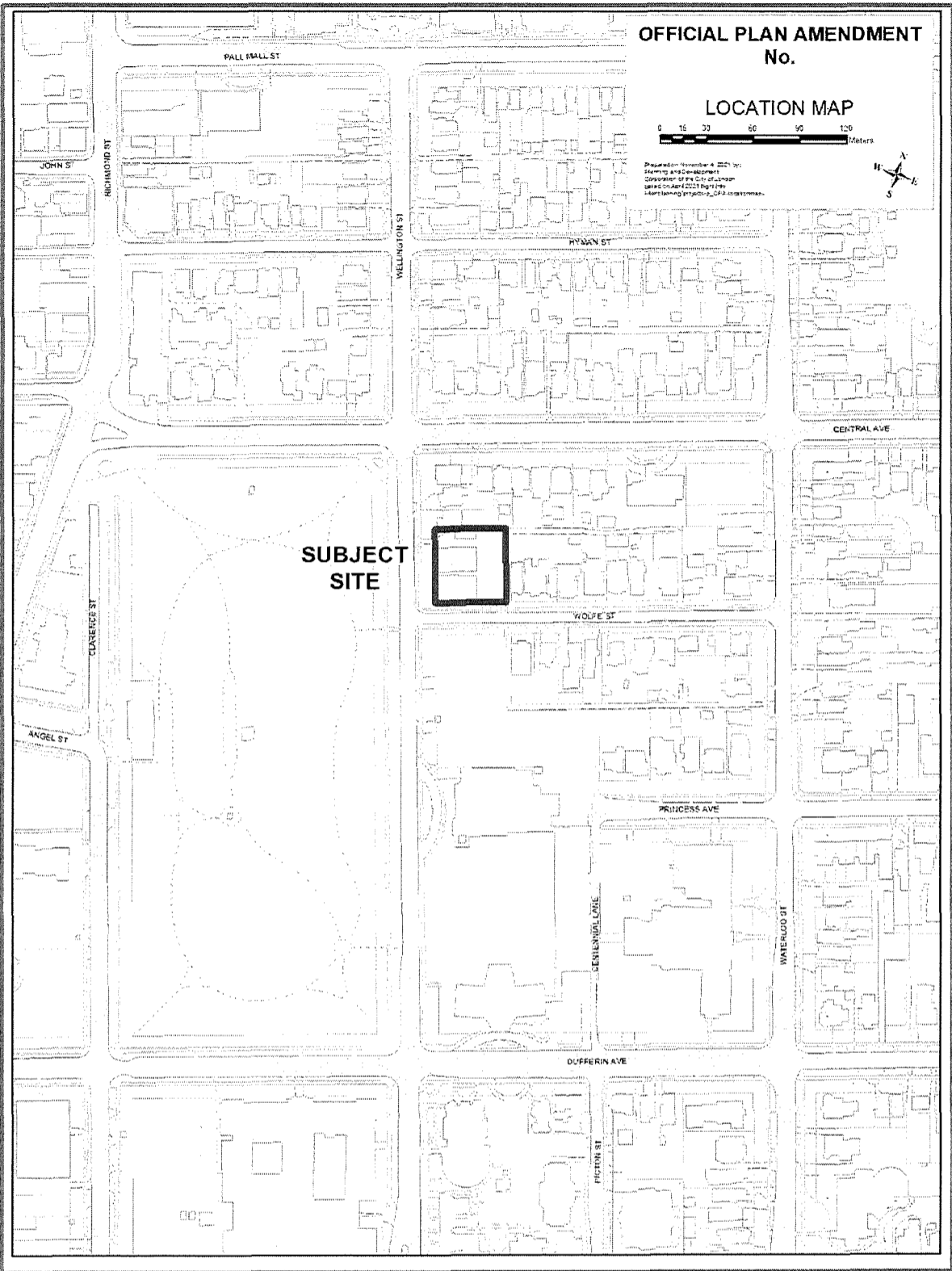


**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared November 4, 2021 by:  
Planning and Development  
Department of the City of London  
based on April 2021 High Fire  
Aerial Imagery (ortho) - CP2 or custom.



## Appendix B

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

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 560 and 562 Wellington Street.

WHEREAS 560 Wellington Holdings Inc. has applied to rezone an area of land located at 560 and 562 Wellington 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 560 and 562 Wellington Street, as shown on the attached map comprising part of Key Map No. A107, from an Office (OF1) Zone to a holding Residential R10 Special Provision (h-5\*R10-5( )\*H61) Zone.
- 2) Section Number 14.4 of the Residential R10 Zone is amended by adding the following Special Provision:

R10-5( )	560 and 562 Wellington Street	
a)	Additional Permitted Uses	
	i) Art galleries	
	ii) Bake shops	
	iii) Convenience stores	
	iv) Dry cleaning and laundry depots	
	v) Financial institutions	
	vi) Personal service establishments	
	vii) Florist shop	
	viii) Small-scale grocery store	
	ix) Food store	
	x) Restaurants	
	xi) Retail stores	
	xii) Studios	
	xiii) Video rental establishments	
b)	Regulations:	
	i) Gross Floor Area for additional permitted uses (Maximum)	300m <sup>2</sup> (3,229 sq ft)
	ii) Front and Exterior Side Yard Depth (Minimum)	0m (0 ft)
	iii) Rear and Interior Side Yard Depth (Minimum)	0m (0 ft)
	iv) Landscape Open Space (Minimum)	0%
	v) Lot Coverage	95%

	(Maximum)	
vi)	Height (Maximum)	17 storeys or 61m (200 ft) whichever is less
vii)	Density (Maximum)	807 Units Per Hectare
viii)	Parking Area Setback (Minimum)	0m (0 ft)
ix)	Floor Area Ratio (Maximum)	10:1
x)	Tower setback above 4 <sup>th</sup> storey (Minimum)	2.8m (9.2 ft)

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 November 16, 2021.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – November 16, 2021  
Second Reading – November 16, 2021  
Third Reading – November 16, 2021

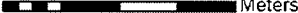
**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



File Number: OZ-8462  
 Planner: SW  
 Date Prepared: 2021/11/04  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

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## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – SoHo Community Improvement Plan – Performance Measures and Indicators (O-9328)

- Councillor Hopkins: I'd like to go to staff to give a brief presentation regarding the SoHo Community Improvement Plan. Thank you, Ms. Hall. I'd like to move now on to the public. If there's anyone here from the public that would like to speak to this recommendation, please come forward. I'd like to ask one more time if there's, this is the SoHo CIP. Please come forward. Hello. Welcome to the Planning and Environment Committee meeting. You have. If you can state your name and address if you wish and you have up to five minutes.
- My name is Cherene Metcalf and I'm a landlord on Clarence Street. I'm just, this is the first that I'm hearing of this so I'm not sure if I'm understanding correctly but this is a proposal to start these grants and loans? This is a very initial process of this for Council? Is that correct?
- Councillor Hopkins: We will go to answers to your question once you've made your comments. I'll have staff respond. Please go forward with your comments.
- Cherene Metcalf: I don't really have any comments. That's just my question.
- Councillor Hopkins: Ok. We can go to staff after your comments and if there's anyone else here. Thank you.
- Cherene Metcalf: Thank you.
- Councillor Hopkins: I'll ask one more time if there's anyone here that would like to speak to the SoHo CIP? I see none. I just want to make sure. I will go to the Committee then to close the public participation meeting. Councillor Hillier, seconded by the Mayor. Are we good in Committee Room #1? Just one moment before we close. Clerk? I think we do have someone else that would like to make comments to the SoHo Community Improvement Plan. Welcome sir. If you can state your name and address if you wish and you have up to five minutes.
- My name is David Moxley. I'm at 236 St. Julien Street. I just wanted to say that most of the people that I've talked to in our household are very happy as to what is happening next Spring and members of the City and construction workers that are going to take part in this have explained everything very well and we're anxious to see this happen and have it and we thank everybody. Thank you.
- Councillor Hopkins: Thank you for your comments. I'll go back to the Committee, I do apologize. I will ask for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Lambeth Community Improvement Plan – Performance Measures and Indicators (O-9330)

- Councillor Hopkins: Very quick presentation. Thank you, Ms. Hall. Any technical questions from the Committee? I see none. I will go to the public. If there's anyone here that would like to the Lambeth CIP?
- Heather Lysynski, Committee Clerk: Sean Eden.
- Councillor Hopkins: Mr. Eden?
- Barb Westlake-Power, Deputy City Clerk: Madam Chair, I still only the unidentified phone caller in. I don't have Mr. Eden.
- Heather Lysynski, Committee Clerk: Stan Waring.
- Stan Waring: Yes, my question is, is the façade improvement program available from on the Longwoods Road section and if not, why not, and if so, can I learn more about it, please?
- Councillor Hopkins: Thank you Mr. Waring for attending. Is that the end of your comment? We usually go to staff to answer the questions at the end of your comments.
- Stan Waring: Yes.
- Councillor Hopkins: Thank you for attending the public participation meeting. I will ask one more time if there's anyone else from the public that would like to speak to this recommendation? I see none in Committee Room 1 and 2. With that I'm looking for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 235 Kennington Way (39CD-21511)

- Councillor Hopkins: This is a draft plan for a Vacant Land Condo. I wonder if there's anyone here? First of all, I will go to the Committee to see if they are fine without a presentation? I'll go to the public. Is there anyone here from the public that would like to make a comment? I see none.
- Heather Lysynski, Committee Clerk: Lindsay Clark, the applicant is here.
- Councillor Hopkins: Oh. Thank you. Welcome Ms. Clark. If you can make comments, you have up to five minutes.
- Lindsay Clark, Sifton Properties Limited: Thank you very much Madam Chair and Committee Members. I'm Lindsay Clark with Sifton Properties Limited. Just wanted to make a note that we are in agreement with the report brought forward by staff and I want to thank staff for their efforts and I am here if you have any questions. Thank you.
- Councillor Hopkins: Thank you.
- Lindsay Clark, Sifton Properties Limited: No problem.
- Councillor Hopkins: I'd like to go to the public. If there's anyone here that would like to make a comment, please come forward. I'll ask one more time if there's anyone from the public that would like to make a comment on the recommendation. I see none. I will look to the Committee to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – 704-706 Boler Road (39CD-21511)

- Councillor Hopkins: I would like to go to staff for a presentation. Thank you. Any technical questions? I see none. I will go to the applicant. Is the applicant here?
- Good evening Madam Chair. My name is Casey Kulchycki, Planner with Zelinka Priamo Ltd. Just wanted to say thank you to staff for their work on this file. We've reviewed their report and we are in agreement with what is presented to you tonight. I'm just on hand in case any members of Committee, staff or the public have any questions or comments that I may be able to address. Thank you.
- Councillor Hopkins: Thank you for being here. I'd like to now go to the public. If there's anyone here that would like to make comments to this recommendation, please come forward. I see no one in Committee Rooms 1 and 2. No one on the phone. I'll ask one more time if there's anyone here that would like to make a comment to this recommendation. I see none I will look to the Committee to close the public participation meeting.



## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.6 PUBLIC PARTICIPATION MEETING – 512 McCormick Boulevard (Z-9374)

- Councillor Hopkins: I would like to go to staff for a brief presentation. Thank you. Any technical questions from the Committee? Councillor Lehman.
- Councillor Lehman: Through you Chair to staff are there any constraints on what would be allowed to be grown there?
- Catherine Maton, Senior Planner: Through you Madam Chair, I'm just going to pull up the definition for Urban Agriculture. There is a restriction on cannabis. That there's no cannabis permitted to be grown on site. Essentially the Urban Agriculture definition means the use of lands, buildings or structures for the purpose of growing, sharing and distributing food or beverage and may include the processing of food or beverage by the use of hand tools or small-scale light mechanical equipment. As I said, there is a restriction that does not permit the growing, processing, distribution or retail sales of cannabis but it doesn't appear there's any restriction on the type of food that's grown.
- Councillor Lehman: Thank you.
- Councillor Hopkins: Thank you that. Any other technical questions of staff? If the Committee will allow me, I do have a quick technical question and that's got to do with the height of these containers. I understand that stacking is allowed but vertical stacking is prohibited so my question is what is that and how high are these containers or can be?
- Catherine Maton, Senior Planner: Through you Madam Chair, the containers are 2.9 metres tall. The concern was that they could be stacked multiple containers high and that would result in an unsightly streetscape and would, of course, make the containers much taller than they would as a single unit. The special provision is intended to prohibit that, to ensure that it's just the single unit without multiple stacked high. In theory, the side yard setback is relative to building height and so without that special provision prohibiting the stacking there was a concern that provided they could provide a larger setback, it could open the opportunity for having the stacking. We wanted to ensure that prohibition was there.
- Councillor Hopkins: Thank you for that information. I'd like to now go to the applicant.
- Hello Madam Chair. My name is John Fleming. It's nice to see you again. I am serving as the agent for Derek Panzer and Rich Kane who are the applicants for this particular application. I want to start out by thanking Catherine Maton, Michael Tomazincic and Catalina Barrios, a team that's really helped us out through this application process and my hat goes off to them. As you have heard, the idea here is to take a vacant site, it hasn't been developed. The Old East Village has grown up around it and used it for growing food. We think it's a great opportunity. Up to 1,000 head of lettuce can be grown in one of these containers per week so this is real. It's a kind of urban agriculture use and opportunity that we think Council's been looking for and quite excited by the opportunity to take this site that's sandwiched between a hydro substation and the CPR tracks across from industrial uses and make it work. Finally, I will just say that the intention is to distribute the food within the Old East Village to restaurants, markets, the Old East Village businesses and the institutions as well looking at the potential for places like Fanshawe College and some of the social services that are in that area. We're

here to answer any questions that you do have and we do agree with the recommendation of staff and, again, very appreciative of their help. Thank you.

- Councillor Hopkins: Thank you Mr. Fleming. Welcome in a different, wearing a different hat to Planning and I know you have been quite involved in the urban agriculture areas of London as well. I will go to the public. Is there anyone here from the public that would like to make comments to this recommendation?
- Heather Lysynski, Committee Clerk: Darlene Shaw.
- Councillor Hopkins: Is it Ms. Shaw?
- Jay Shaw: Hello there.
- Councillor Hopkins: Or Jay?
- Jay Shaw: This is Jay speaking.
- Councillor Hopkins: Yes Mr. Shaw. If you could state your name and address if you wish and you have up to five minutes. Please proceed.
- Jay Shaw: Okay. Great. Thank you. My name is Jay Shaw. My address 1172 Princess Ave. We border on the property. We would be directly behind the property of the development. We really think it's a great idea for use of space, an excellent idea as opposed to something else. It's urban agriculture and we are really thrilled about that idea. Our only concern was the noise generated by the temperature control units. We'll have eight of them right next door. It would be like having eight air conditioners going all the time so we're just concerned about the noise level there. Other than that we think it's a great idea.
- Councillor Hopkins: Thank you.
- Jay Shaw: Thank you.
- Councillor Hopkins: Is there anyone else from the public that would like to make their comments to this recommendation?
- Derek Panzer on the line, the applicant. Thanks everyone. I just wanted to join and thank staff for their support and help with this and answer any questions that you may have of me. I'll turn it over to you.
- Councillor Hopkins: Thank you for being here. I'll ask one more time if there's anyone here from the public and with that I will go to Committee members to close.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.7 PUBLIC PARTICIPATION MEETING – 560 and 562 Wellington Street (OZ-8462)

- Councillor Hopkins: I'd like to go to staff for a presentation. Ms. Wise. Please come forward. Thank you, Ms. Wise. Any technical questions from the Committee? Seeing none I would like to move to the applicant. You have up to five minutes.
- Stephen Stapleton, Auburn Developments: Thank you Madam Chair. Can you hear me fine?
- Councillor Hopkins: Yes Mr. Stapleton. Go ahead. You have up to five minutes.
- Stephen Stapleton, Auburn Developments: Thank you very much for the opportunity to bring this application back to Planning Committee. I'm here with Mr. Handy and Mr. Muir from GSP Group who will be assisting me this evening and to answer any questions you may have. I would also like to thank staff for their time and effort on this file. We do appreciate it despite our differences in opinion. When there is such differences in opinion we have to search for an understanding. The difficulty in this case is the policy framework and the Land Use Designation are not in harmony. The '89 Official Plan or OP policy framework supports intensification and directs high rises and residential uses to areas with certain locational attributes. This dichotomy has caused confusion and opposing views that have yet to be reconciled. In order to clarify it is important to analyse the rationale of both the policies and the land use designation and determine the applicability of the broader support relating to these specific, to this specific location and understanding the context. The local attributes of this application and specific area are significant. Proximity to downtown and transit, places of employment, retail and restaurants and an open space amenities are front and center. These are attributes that are specifically identified in the Official Plan as preferred locations to support higher order land uses. Unfortunately, these policies are at odds with the current low density residential designation and it is this discrepancy that is the basis of our application to amend the Official Plan. 560 and 562 Wellington Street redevelop in the same time as the civic precinct in the seventies. The properties include two office buildings, one two story and one high story and contribute to more of a mixed use transformation around, along Wellington Street. This area, due to the locational attributes, continues to evolve with the recent approval of an eighteen-storey residential complex on a Canada Life property. This combination of higher intensity uses have distinguished the corridors' character from the remainder of the area. The historic and locational attributes influenced the evolution of the area. The vast majority of single-family homes in the area had been transitioned to multi-family and office conversion. The results in the loss of private rear yard amenity space in favor of parking area. This is important as the change in land use must quantify the impacts to determine sensitivity to that change. Change in housing form and height does not necessarily make it incompatible. The impacts must be measured and assessed before this can be determined. This is done by understanding the abutting lands uses and potential sensitivity. As noted in our previous submissions the transition of the private amenity spaces, the parking areas, limits the impacts to the area and therefore limits the sensitivity to height. The evolution of the area from the 1970's followed by the development of an eight-storey apartment building at Central and Waterloo and recently approved eighteen storey apartment complex have all reinforced the trend that began with the conversion of the original housing stock. This evolution of the area is characterized as transition. Given that the area has seen fifty years of evolution it can also inform us on the tolerance and resilience of the area to the proposed proposal for higher order of land uses. This is a common

evolutionary aspect to inner cities and is where further intensification should occur in order to insulate more stable neighbourhoods. Before I ask Mr. Handy of GSP Group to speak on the planning rationale I would like to reiterate that we will continue to work with the city on its goals of affordability and broader community on design and heritage contributions as part of the site plan process if Council sees clear to endorse this application. I would be pleased to answer any question after Mr Handy's presentation.

- Councillor Hopkins: Thank you Mr. Stapleton. I just want to remind you, you have just under one minute left.
- Stephen Stapleton, Auburn Developments: I believe we both marked five minutes. I have five minutes and Mr. Handy has five minutes.
- Councillor Hopkins: Oh, okay. Mr. Handy you are the consultant then.
- Hugh Handy, GSP Group: Yes Madam Chair.
- Councillor Hopkins: Thank you.
- Hugh Handy, GSP Group: Thank you Madam Chair and Members of Committee, staff, ladies and gentlemen. My name is Hugh Handy and I'm a Senior Associate with GSP Group and we act on behalf of 560 Wellington. I'm also here this evening with Kevin Muir, who's a Senior Planner in our firm. We're both Registered Professional Planners. We submitted a letter, it's before you this evening in your agenda package, and I'm going to provide some highlights of that. I'd like to also reiterate our first thanks to staff for the ongoing dialogue through our submission and also that we have considered comments from the public through this as Miss Wise has indicated. This has been extensive process that has brought us to this evening. What I'd like to do is briefly highlight things, I won't take long. As Steve has indicated many of the points that are important as part of differentiating this application. The evolution of the proposed development as Miss Wise has indicated in her presentation has had multiple resubmissions and have sought to address the comments and concerns by rearranging the building massing on the site. It's important both in our opinion as Professional Planners and our client's position that this site is miscategorized as low density residential continually advanced in our planning submissions through our planning justification report for the development plans for the Official Plan and Zoning By-law Amendment repeatedly we referenced the distinction of the Wellington Street corridor. We also believe in The London Plan, which is the, not the operative document but looking forward is a miscategorization as the core aspect in the site specific appeal of The London Plan and that's detailed in our, our submission as well, our submissions before the City. The Victoria Park Secondary Plan, which is why this is indicated it's, we've also participated and there's been multiple submissions through that process to recognize the context of this site and the importance of this corridor within central London. Third, we disagree with the notion this site is not an appropriate location. It's, in our opinion, not a low-density site and it's appropriate high-density site and I'll just highlight a few of those things. From a larger macro scale, we support broad city building objectives through this application related to the Provincial Policy Statement, the Official Plan and The London Plan. In our opinion this is a urban regeneration of central London and the primary transit area. It's transit supportive, in fact, the PPS requires the Provincial policies requires supportive development in such locations. Victoria is a core public space, there is no doubt of the importance of Victoria Park within London and within the central area and we believe that activity and this development could further support that key public space. We also believe that supporting businesses and public services is important and would be accomplished through this application. It's on the periphery of the downtown across the street and one block

from Richmond. This is also a principal arterial corridor on Wellington with frontage on that corridor. We will also provide a diversity of housing stock one, two, three-bedroom units in a distinct location from the downtown in close proximity to the downtown. On a micro or in terms of the context of this site Wellington Streets corridor character is different from the rest of West Woodfield and Woodfield in our opinion. 556 Wellington approvals on the south side which Mr. Stapleton has referenced reinforces this different character. The block the site sits in is not single-detached dwelling use anymore I think that's highlighted in some of the photos and aerial imagery that's within the letter that we sent to you this evening for your consideration. This block is different, when you take a look at it with parking, with lane ways this is different from other areas within Woodfield and we ask you for your consideration of that this evening. There's been multiple studies for the submission, testing the impacts, shadowing, there's acceptable impacts considered in the context when the safety conditions are met the comfort conditions largely are acceptable. Further design measures will be at detailed design should this application be approved. Traffic affected roads will continue to operate at acceptable service levels as Mr Stapleton's indicated this really underwent a transformation in the '70's. These are replications on the site there's no building heritage value other than the contextual relationship so we're not losing heritage buildings.

- Councillor Hopkins: Mr. Handy.
- Hugh Handy, GSP Group: In closing.

Councillor Hopkins: Oh, thank you.

- Hugh Handy: Yes, I am. I anticipated. Thank you, Madam Chair. In closing the subject property is an appropriate location for a tall building. It provides, in our opinion, a more meaningful intensification opportunity in central London and within the area of the rapid transit furthering both local and Provincial policy objectives. We look for your support this evening and are happy to answer any questions. Thank you, Madam Chair, Committee.
- Councillor Hopkins: Thank you Mr. Handy. Any technical questions? Councillor Hillier.
- Councillor Hillier: Yes. Thank you for recognizing me. One question for staff regarding 311 Central Avenue, that is the Granite House apartment building. How tall is that? How many storeys?
- Councillor Hopkins: Councillor Hillier can you just give me the address again? Sorry.
- Councillor Hillier: 311 Central Avenue. It's called the Granite House. It's been there for quite a while.
- Councillor Hopkins: Thank you. 311 Central. I'd just like to go to staff to find out how many storeys.
- Mike Corby, Manager, Planning Implementation: Through you Madam Chair, it's Mike Corby. If you just want to give us a minute, we can try and figure that out for Councillor Hillier.
- Councillor Hillier: Thank you.
- Sonia Wise, Senior Planner: Madam Chair, this is Sonia Wise. Based on the Google Street View and just counting the storeys it appears to be eight storeys.

- Councillor Hopkins: Councillor.
- Councillor Hillier: Thank you very much.
- Councillor Hopkins: Thank you. Any other technical questions of the Committee? I see none. I'll now go to the public. I'd ask the public. I see Councillor Turner is joining us. Councillor Turner do you have a technical question of the applicant?
- Councillor Turner: I do if I might.
- Councillor Hopkins: Yes. Please go ahead. Sorry for not recognizing you.
- Councillor Turner: Thank you Madam Chair. If I might through you Madam Chair to Mr. Stapleton. Could you give us a bit of a context of how long Auburn has owned the property and whether you are familiar with the West Woodfield Conservation District and the rules associated with that at the time purchase?
- Councillor Hopkins: Mr. Stapleton?
- Stephen Stapleton, Auburn Developments: Sorry I forgot to hit mute. Yes, I believe we purchased the property just after the West Woodfield Heritage Plan was adopted.
- Councillor Hopkins: Just.
- Councillor Turner: I'd imagine at the time of purchase you were aware of what the constraints were on the property with the West Woodfield property or Heritage Conservation District process that had designated for the area as well as the Official Plan and the downtown area and all of those designations?
- Stephen Stapleton, Auburn Developments: Yeah. I'm aware of the Official Plan designations through the property and also the policy context that I referenced in my letter. Yes.
- Councillor Turner: Okay. Thank you. I just wanted to be sure. It's, the process of the West Woodfield Conservation District came into effect in 2000 August just for context. Thank you.
- Councillor Hopkins: Thank you and I see no other technical questions. I will go to the public and I will start with Committee Room 1 and 2. If a member of the public can just come forward with your name and address if you wish and you have up to five minutes. Welcome.
- My name is Bill King. I'm speaking on behalf of Greg Brusaz, the owner and residents of three properties in the Woodfield Heritage District all located within fifty feet of the application. (See attached presentation.)
- Councillor Hopkins: Thank you. I'd like to go to the next person in the committee room. If you can come forward with your name, address if you wish and you have up to five minutes. Welcome.
- My name is Kate Rapson. I'm the Chair of the Woodfield Community Association. We submitted a letter last July and I just read parts of that for you for the Committee here tonight. Woodfield Community Association would like to express our concerns and would like to support the City staff's refusal of the proposed development at 560 and 562 Wellington Street. While the development concept has been revised over the years, we would like to reiterate the concerns that other members of the community have submitted on this application previously that we

do not feel have been adequately addressed. Appreciating the need to intensity our community we do not believe a seventeen-storey development is appropriate directly abutting single family homes. Disagree with what was said earlier that most of the homes in that block are no longer residential or single family within the Woodfield neighbourhood. The proposal has not adequately addressed the impacts on the neighboring residential areas including increased traffic particularly on Wolfe Street but also the neighbourhood as a whole especially in light of the four-hundred-unit thing that has been approved just opposite the corner. In addition to the impacts of Victoria Park as a crucial open space for all residents of London have also not been adequately addressed – wind tunnelling, shadows, traffic, have all been, all have the potential to create impacts on the park as enjoyed by the entire city. Also want to reiterate that during the Victoria Park Secondary Plan we've asked for some environmental work to be done on the various iterations of potential zoning for the area and that's also not been addressed adequately. The Victoria Park Secondary Plan was initiated to better understand the cumulative impacts of development and it's that vision for the area that has yet to be adopted. In addition to the Great West development is a group of over four hundred units understanding these cumulative impacts are vital to maintaining the character and vitality of the neighbourhood and also this small green parcel in the middle of our city. How can this development be moving forward prior to finalizing a Secondary Plan without that plan in place we cannot support this application? It is also unclear how this development can be contemplated in the context of the West Woodfield Heritage Conservation District which emphasizes residential character, pedestrian scale and the importance of Victoria Park. With regard to specifics of the proposed development the reduction of yard depths, the lot area and use of rooftop areas in the calculation of landscaped open space are not appropriate for the site. While we appreciate that multiple revisions to the proposal in an attempt to mitigate impacts, impacts of a seventeen-storey building directly abutting a low density residential cannot be mitigated. We don't believe this site is appropriate for the proposed development and will set a precedent that the previous speaker noted to the other sites abutting the park. We would like you to know that we are happy to meet with the city development to share concerns and collaborate on solutions. We'd also like to echo concerns being expressed by others at the public meetings before the Planning and Environment Committee and Council while required under the *Planning Act* do not represent meeting folk, community engagement. We urge this Committee to please support staff's recommendation that this application be reused and we thank you for your time. Thank you.

- Councillor Hopkins: Thank you for your comments. Welcome. If you could just state your name and address if you wish and you have up to five minutes.
- Hazel Elmslie: (See attached presentation.)
- Councillor Hopkins: Yes. Please come forward stating your name and address if you wish and you have up to five minutes.
- Tom Okanski: (See attached presentation.)
- Councillor Hopkins: Thank you. Is there anyone else in Committee Room? Please come forward with your name, address if you wish and you have up to five minutes. Welcome.
- MaryAnn Hodge: (See attached presentation.)
- Councillor Hopkins: Thank you Ms. Hodge. Is there anyone else in the Committee Room that would like to come forward? I see no further comments from Committee Rooms 1 and 2. Are there any others?

- Heather Lysynski, Committee Clerk: Dorothy Palmer.
- Councillor Hopkins: Ms. Palmer?
- Dorothy Palmer: Thank you. I did look at the proposals and the plans and I appreciate the comments from both the developer and of course the committee room. One statement did stand out to me it was that this stretch of Wellington had been redeveloped in the 1970's and it's kind of well, it's already kind of gone and I'm not sure that's really a wonderful reference there were errors made at the time and perhaps this is the time to sit back a bit and say what could be done better for the next fifty years and I'm going to leave it at that. Thank you.
- Councillor Hopkins: Thank you. Is there anyone else that would like to make a comment?
- Heather Lysynski, Committee Clerk: Kelley McKeating.
- Kelley McKeating: Thank you.
- Councillor Hopkins: Thank you Ms. McKeating. I just want to remind you, you have up to five minutes. Please proceed.
- Kelley McKeating, Architectural Conservancy of Ontario London branch: I'm trying to, I think I'll be shorter. As you may realize I am speaking on behalf of the Architectural Conservancy of Ontario's London region branch. The ACO London supports the staff's recommendation and we've submitted a letter which provides the detailed list of our concerns regarding this proposed development and I'm not going to repeat all of the items in that letter. The, my understanding and I could be wrong, but my understanding is that a City in Ontario cannot pass a Zoning by-law that's inconsistent with a Heritage Conservation District Plan and the policy 4.3 of the West Woodfield H.C.D. Plan states that new buildings shall respect and be compatible with the heritage character of the West Woodfield area through attention to height built form, set back, massing, material and other architectural elements so it seems to me that this proposal is inconsistent with the H.C.D. Plan and that is presumably something that the city should be considering and deciding how to address this proposal. Also, the Ontario Municipal Board, the predecessor to the Ontario Land Tribunal, found in 2015 in a matter up in Toronto related to a thirty-two-storey building, they found that they decided that respectful separation district was critical to conserving the heritage attributes of the neighboring designated and listing properties and in that regard I point out that 560-562 Wellington Street are immediately adjacent to two designated properties, 294 Wolf Street and 568 Wellington Street. Again, this proposal sort of fails in that criterion that the OMB set a few years ago. Now high-rise intensification is absolutely to be supported in the right location and within the City of London our position and our perspective is that the south side of downtown is for the most part the right location there are parking lots there, there are low-rise buildings that don't have any redeeming architectural value and there are ample and really wonderful opportunities for intensification there. The right location is not next door to city gems such as Victoria Park and as another example of what is not the right location, I'd suggest that in the City of Paris France, they'd be unlikely to permit a seventeen-storey office tower or residential development along the Champs-Élysées Boulevard even though there are indeed high-rise towers elsewhere in the City of Paris. It's all about the right location in the right spot and I would encourage you as one of the other speaker said to please make the decision that makes sense for West Woodfield and also for all Londoners. Thanks very much.



- Councillor Hopkins: Thank you. Is there anyone else that would like to make comments to the staff's recommendation? I see none and I'll ask for more time if there's anyone that would like to make comments please come forward. I see no further comments. I'd like to go to the Committee to close the public participation meeting.

## File : OZ-8462

I am speaking on behalf of Greg Bruzas, the owner and resident of 3 properties in Woodfield Heritage District all located within 50 feet of this absurd application that is trying to redefine the whole city planning process.

If our city accepts all or part of this application, legally what they do for one, they must do for all. Is the city ready to make this precedent setting change to this 150+ year old historic community?

All three of my properties over the past 15 years were restored honouring their historic significance and according to the City of London's - Heritage London protocols. One of these homes' restoration efforts was granted The Ontario Conservancy Architectural Heritage Award in 2019. My other two properties are at 568 Wellington Street (directly next to this application) and 2 doors down at the corner of Wellington Street and Central Avenue. Our family home is located 2 properties east of Wellington Street at 293 Central Avenue (The former Phi Beta Phi Sorority House)

It is, at very least, irresponsible to grant Auburn Homes/560 Wellington Holdings Inc. the opportunity to build the monstrosity that they are proposing in a community that has Edwardian and Victorian, Queen Ann style Mansions and Ontario Cottages, dating back to 1840.

I offer the following reasons why this will have a devastatingly negative impact on the integrity of the Woodfield District, the conservation of historically-significant homes, and the 1400 households and families, who embrace this Residential community.

- The 1989 Official Plan and the New London Plan (2021) both reference the zoning of the Woodfield District, as "low density residential and Neighbourhood place type".

Auburn Homes attempt to **supersede this zoning** designation and be accepted as "urban corridor" is unacceptable. They have the privilege of being located in the "2016 Great Places in Canada Winner - Great

Neighbourhood”. That privilege means they are bound to the zoning in place, no exceptions. Irresponsible and unacceptable

- With their request to be **‘rezoned’ as Urban Corridor**, they are asserting that they will have zero ‘set back’ conditions. With reductions to yard depths and property lines, and 95% lot coverage, their building will abut one of my homes; literally meaning I cannot open my side doors and step out. Additionally, the balconies will cantilever over my property. The same denial of property set backs will extend across the communal right of way, and potentially prevent access to my garage at another property. Irresponsible and unacceptable
- The Laneway off Wolfe Street is the only access to parking for all residences in the block in question. There are only 4 driveways. All parking is accessed from a horse and buggy lane from the 1800s. By giving ZERO set-back off the property line, it will jeopardize families getting their vehicles down the lane.
- Woodfield District has a 10 meter building **height rule**. Auburn Homes is requesting a 61 Meter high building (6 times the height); including a 17 storey mixed-use residential/ commercial apartment building with 173 apartments and 1 commercial unit with a range of small scale used in the space. Irresponsible and unacceptable
- If the City of London makes the **Precedent- Setting decision**, to allow a 17 story building change the integrity of the Woodfield Historic district, they must also allow the complete block, owned by Farhi Holdings, located between Wellington Street, Richmond Street, Central Ave to Hyman Street, must be allowed to rebuild to this new zoning height, add commercial retail stores and also build directly on the property line.
- The city must also allow the vacant lot at Central and Waterloo to be developed at the new height with retail commercial zoning.
- The city must also allow developers to come into the district and tear down home to build multi-story multi-use buildings throughout Woodfield.

- It will then also allow **me** to demolish two of my Historic properties (located immediately next door to 560-562 Wellington) at 568 and on the corner of Central at 572 Wellington Street.
- Our home at 293 Central Avenue (the house the won the Ontario Architectural Conservancy Award) could also be torn down and we will construct a 17 story building.
- If the city permits the **retail and commercial zoning** to Auburn Homes, I could convert the properties at 568 and 572 to a night club, restaurant or clothing store? I could open a cannabis shop at my home at 293 Central Avenue. Irresponsible and Unacceptable.

Additionally:

- My neighbour, in Woodfield District, was in desperate need of new windows on her home. Vinyl or aluminum Windows were not an option, as per the stringent rules of Heritage London. She saved the tens of thousands of dollars to have the wood windows removed and covered with plastic as each was rebuilt removing the rotten wood and replacing the glass. This process didn't increase the R value of the home from the original 1907 Windows. How can the city ask one thing of a 20+ year resident of Woodfield and give a Corporation full carte blanche to the changes requested to 560 Wellington Street.
- If the 560 Wellington Street Project is allowed to alter the Property size/set back restrictions, the city will need to approve driveways in the front yards off Wolf Street, Central Avenue, Wellington Street and Waterloo Street.

If the City of London moves in favour of this **precedent setting** decision, it will ultimately impact the vital integrity of the Woodfield District. In doing so, they will be compromising historically-significant homes, create density damage, and negatively impact the families who live and love this area.

OZ-8462 560-562 Wellington St

Additional comments delivered verbally at PEC 1 Nov 2021

1. In Mr. Stapleton's presentation he proposed a theory of the **evolutionary redevelopment** of the Woodfield neighborhood, implying that the intensification of 560-562 Wellington is the inevitable result of "recent" planning decisions. In fact his examples, the SW corner of Waterloo and Central, and the London Life parking lot on Wellington, to the south of this property, although approved have not yet been redeveloped. Furthermore Waterloo and Central has been dormant and an eyesore in the neighborhood for over 35 years and no development has taken place since the approval in 2014, 8 years ago. The only reason the London Life parking lot redevelopment needed approval was the need to override Heritage concerns. In all other respects it adhered to redevelopment requirements for that site and did not require rezoning.
2. There are 2 concerns that the City has recognized that do not appear to be addressed in this proposal. One is the Climate Emergency and the other is affordable housing. This building has not green attributes at all, and minimal outdoor amenity space. The wind study points out that outdoor space will not be usable in the winter, and perhaps even dangerous. Since it is zero lot line there will be no room for landscaping and trees. To meet affordable housing there needs to be rent geared to income in this building.

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## Planning and Environment Committee Meeting

November 01, 2021

Submission from Tom Okanski

Victoria Park is an unfortunate locus of several differing and competing zones. The official city plan of 1989 and confirmed by the London Plan (new London Plan) resolves the issue by compromise. It defines those various zones around the park and recognizes that their mutual coexistence in fact can work to enhance the city by leaving intact this small bit of geography that is so diversely utilized by the city's citizens. That portion of lands to the north and east are designated Low density residential in 1989 and confirmed Neighbourhoods Place on The London Plan. This area and the park itself is further designated a Heritage Zone.

The requested changes to the zoning and special provisions being asked fly in the face of this compromise: there is no attempt in the developer's proposal to maintain this spirit of compromise.

If approved, it will upend the fragile balance of uses, both by the building itself with its height, massing, lot coverage and also by the precedent that will be set if allowed. As has already happened, there will be further erosion of the park's mosaic. Others will use this precedent to seek conversion of the remaining neighbourhoods place type to high rise commercial residential. That erodes the viability of the park as a community gathering space as it becomes the backyard for a group of high-rise exclusive apartments.

I encourage you to maintain the status quo, an awkward but functional compromise that keeps the park and its environs accessible to all Londoners.

Please be consistent with the work done by staff and by previous council in what is now a third application: once again, turn it down!

First, I would like to respond to a statement made earlier. Yes, this block is different than the rest of Woodfield. This block includes several very exclusive examples of Victorian architecture – as fronting on Victoria Park was seen as an exclusive address even then. Also, most houses on the block do not have front driveways. The only access to parking is from a rear lane – and yes, there is lots of parking there – but you will notice that the front yards are lovely and add to the charm of the street. We also have a group home for developmental adults in this block, which requires parking for staff which would be in excess of a normal household's parking needs.

We have an affordable housing shortage and we are in a climate emergency.

People often ask me why, if I advocate for affordable housing and climate action, am I against this application.

It is true that increasing density in the city is essential to combatting climate change. We need density to make transit work more efficiently. Density allows us to leverage existing infrastructure like sewer, water and roads that we already have in place, keeping property taxes lower.

but density is not a one-size-fits-all solution  
doubling the density on this site is still a significant improvement  
if we were to double the density throughout the city, we would not have a housing shortage

we have zoning rules that dictate the appropriate density in the city.

this property has been zoned for 6 storeys for decades. Since the original houses were demolished to build the existing office tower.

The London Plan has updated the zoning to double this property's current zoning.

Auburn wants to argue that this property is really in the downtown core. This is not in the downtown core. This is a heritage district - with the advantages and disadvantages that go with it. As a property owner in the neighbourhood, we know this means higher renovation costs and limited re-development opportunities. It means there is space between buildings., not wall to wall concrete. Auburn has re-submitted this application and with zero lot lines. This is not in keeping with a residential neighbourhood.

This is a heritage district BECAUSE of the residential nature of the buildings. It is true that some of this housing has transitioned to light office use, but with the decreasing demand for office space, these buildings may transition back to residential as Auburn is demonstrating with this application.

This development will not address the housing affordability shortage, as this desirable location next to Victoria Park will entice developers to build to the highest possible price point

In my opinion, climate change is really a symptom of a larger issue – it shows us what happens when we sacrifice the health of people and the planet in the pursuit of short term economic gain. What is the long term cost of putting a 17 storey building in a block of 2-3 storey heritage buildings? What is the cost to Victoria Park? There are no studies that show the park can flourish with tall buildings encircling the park, increasing shade at every point in the day.

The park is planned for the possibility of 25storey buildings on the west, and 35 storey buildings on the south. These heights are in line with the ideology of higher density in transit corridors. Covid has shown us we need to protect public places. There are no studies that show the park can flourish with tall buildings encircling the park, increasing shade at every point in the day. The new building on Richmond is a great example of high rise development in the right place. It is a block away from the park, and has no great impact on the experience in the park.

In my view, this application is really asking the question - will Council ignore the London Plan, created by planning professionals, and endorsed by council, to extend the downtown design district further north to accommodate this application?

attracting people to the downtown requires more than just high rise buildings. It requires natural spaces for people to go for a walk. This neighbourhood is most desirable because it has a gem of a park, and is in an attractive heritage district that makes taking walks in the neighbourhood pleasurable. But this privilege comes with responsibility - the responsibility to keep the neighbourhood a residential atmosphere.

I ask you to deny this application on the grounds that it does not meet the existing height restrictions of the Heritage Conservation District, or the London Plan, and would have a negative impact of Londoner's enjoyment of Victoria Park, the jewel of London's urban parks.

MaryAnn Hodge