

Planning and Environment Committee Report

The 2nd Meeting of the Planning and Environment Committee
January 10, 2022

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

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, and M. Hamou; A. Anderson, G. Barrett, G. Belch, J. Bunn, M. Campbell, M. Corby, B. Debbert, M. Feldberg, P. Kokkoros, G. Kotsifas, H. McNeely, L. Mottram, B. Page, A. Pascual, M. Pease, Vanetia R., A. Riley, M. Schulthess, M. Tomazincic and B. Westlake-Power

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

That Items 2.1 to 2.7 BE APPROVED.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

2.1 1761 Wonderland Road North (H-9407)

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

That, on the recommendation of the Director, Planning and Economic Development, based on the application by 1830145 Ontario Limited (York Developments), relating to the property located at 1761 Wonderland Road North, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022, 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 Neighbourhood Shopping Area NSA3 and NSA5 Special Provisions Bonus (h-17*h-103*NSA5(3)/NSA3*B-71) Zone TO a Neighbourhood Shopping Area NSA3 and NSA5 Special Provisions Bonus (NSA5(3)/NSA3*B-71) Zone. (2022-D09)

Motion Passed

2.2 1150 Fanshawe Park Road East (H-9393)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Stackhouse Developments (London) Inc., relating to the property located at 1150 Fanshawe Park Road East, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Restricted Office/Convenience Commercial/Residential R8 Special Provision (h-5/h-18/RO2/CC5(1)/R8-4(60)/B-70) Zone TO a Restricted Office/Convenience Commercial/Residential R8 Special Provision RO2/CC5(1)/R8-4(60)/B-70) Zone to remove the h-5 and h-18 holding provisions. (2022-D09)

Motion Passed

2.3 3924 Colonel Talbot Road (H-9366)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Ironstone, relating to the property located at 3924 Colonel Talbot Road, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (h*R1-3(7)) and (h*R1-3/R4-6(16)/R6-5) Zone TO a Residential R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (R1-3(7)) and (R1-3/R4-6(16)/R6-5) Zone to remove the "h" holding provision. (2022-D09)

Motion Passed

2.4 660 Sunningdale Road East (39T-17502)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Peter Sergautis, for the subdivision of land over Concession 6 S, Part Lot 13, situated on the north side of Sunningdale Road, west of Adelaide Street North, municipally known as 660 Sunningdale Road East:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the Applewood Subdivision, Phase 3 (39T-09501) appended to the staff report dated January 10, 2022 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated January 10, 2022 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2022-D12)

Motion Passed

2.5 1738, 1742, 1752 and 1754 Hamilton Road (39T-17502)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Thames Village Joint Venture Corp., relating to the lands located at 1738, 1742, 1752 and 1754 Hamilton Road, the Approval Authority BE ADVISED that the Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision SUBJECT TO the previously imposed conditions contained in Appendix "A" (File No. 39T-17502) appended to the staff report dated January 10, 2022. (2022-D12)

Motion Passed

2.6 Strategic Plan Variance Report

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated January 10, 2022, entitled "Strategic Plan Variance Report" BE RECEIVED for information. (2022-C08)

Motion Passed

2.7 Building Division Monthly Report - November 2021

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

That the Building Division Monthly Report for November, 2021 BE RECEIVED for information. (2022-A23)

Motion Passed

3. Scheduled Items

3.1 1389 Commissioners Road East (Z-9446)

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

That, on the recommendation of the Director, Planning and Development, based on the City-initiated zoning by-law amendment relating to lands located within the Summerside Subdivision – Phase 17, known municipally as 1389 Commissioners Road East, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 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 (R1-3) Zone TO a Residential R1 (R1-2) 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 zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended 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 recommended zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation; and,
- the zoning will permit single detached dwellings which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the planned vision of the Neighbourhoods Place Type. (2022-D09)

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.2 150 King Edward Avenue (Z-9398)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 1767289 Ontario Inc., relating to the property located at 150 King Edward Avenue, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Neighbourhood Shopping Area (NSA1) Zone TO a Neighbourhood Shopping Area Special Provision (NSA3(_)) Zone and a Residential R6 Special Provision (R6-5(_)) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) orient the ground floor active uses, including commercial units and primary entrances to residential units, towards the King Edward Avenue frontage;
- ii) ensure the public entrance(s) of commercial unit(s) are easily distinguished from residential entrances. Consider locating commercial signages above the commercial units to provide distinction between type(s) of entrance and consider incorporating weather protection (e.g., canopies) above entrances;
- iii) provide direct walkway access from ground floor units (Commercial and Residential) to the public sidewalk along King Edward Avenue frontage;
- iv) ensure that the design of any fourplex end units with elevations flanking the public street are oriented to the street by providing enhanced architectural details, such as wrap-around porches, entrances and a similar number of windows, materials, and articulation as is found on the front elevation; and,
- v) provide safe, convenient, and direct pedestrian connections throughout the site between unit entrances, amenity spaces, parking areas and the city sidewalk;

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 and Shopping Area Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node designation; and,
- the recommended amendment facilitates the redevelopment of an underutilized parcel of land within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D09)

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

3.3 100 Kellogg Lane (Z-9408)

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

That, on the recommendation of the Director, Planning and Development, based on the application by E. & E. McLaughlin Ltd., relating to the property located at 100 Kellogg Lane, the proposed attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Business District Commercial Special Provision (BDC1/BDC2(12)) Zone TO a revised Business District Commercial Special Provision (BDC1/BDC2(12)) 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;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Rapid Transit Corridor Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation; and,
- the recommended amendment provides for further compatible adaptive reuse of a large industrial site located within a community in transition, comprised of legacy industrial uses and existing residential and commercial uses. (2022-D09)

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.4 1140 Sunningdale Road East (Z-9405)

Moved by: S. Lehman
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 2839069 Ontario Inc. c/o Royal Premier Homes, relating to the property located at 1140 Sunningdale Road East:

a) the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 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 Convenience Commercial Special Provision (CC(14)) Zone, TO a compound Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (CC4(_)/R8-4(_)-H16-B(_)) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum density of 100 units per hectare, in general conformity with the Site Plan, Elevations and Renderings attached as Schedule "1" to the amending by-law, and provides for the following:

- 1) Exceptional Site and Building Design
 - i) a building placement that is street-oriented and which reinforces the existing window-street context along Sunningdale Road East to provide for continuity of the built street-wall;
 - ii) the provision of a pedestrian walkway across the front of the subject lands that functions as a continuation of the city sidewalk located west of the subject lands on the north side of Pleasantview Drive, and connecting to the city sidewalk located east of the subject lands on the north side of Sunningdale Road East;
 - iii) the provision of yard depths along all edges of the proposed development to accommodate a landscaped buffer able to support tree growth and screen the proposed development from adjacent residential uses;
 - iv) the provision of enhanced landscaping along Sunningdale Road East to screen any surface parking areas located in the front yard from the city-owned boulevard;
 - v) a well pronounced, street-oriented principal building entrance for residential uses;
 - vi) a well pronounced, street-oriented unit entrance for commercial uses with large expanses of clear glazing, a wrap around canopy and signage;
 - vii) individual ground-floor residential unit access and private individual courtyards on the street-facing (south) elevation;
 - viii) inset balconies to screen views from the proposed development to the existing single detached dwellings to the west; and,
 - ix) a high-level of articulation and architectural detailing on the street-facing front facade for visual interest;

- 2) A minimum of 80% of the required parking spaces provided underground
- 3) A minimum of 5% of the required parking spaces fitted with electric vehicle charging stations
- 4) Provision of Affordable Housing
 - i) a total of two (2) 1-bedroom units will be provided for affordable housing;
 - ii) rents not exceeding 80% of the Average Market Rent for the London Census Metropolitan Area as determined by the Canadian Mortgage and Housing Corporation at the time of building occupancy;
 - iii) the duration of affordability set at 50 years from the point of initial occupancy; and,
 - iv) the proponent is to enter into a Tenant Placement Agreement with the Corporation of the City of London to align the affordable units with priority populations;

it being noted that the following site plan matter(s) was (were) raised during the application review process to be addressed through the Site Plan Approval process:

- i) the noise recommendations and warning clauses contained in the Environmental Noise Assessment Report – 1140 Sunningdale Road East prepared by Strik Baldinelli Moniz Ltd. dated May 2021 assessing predicted noise levels resulting from road traffic volumes (Sunningdale Road East) on the proposed development be considered by the Site Plan Approval Authority for inclusion in any Site Plan and Development Agreement;
- b) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c.P. 13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, as it will contribute to the mix of residential types and housing options (including affordable housing) available to address diverse housing needs; is a compact form of development that will use land, infrastructure, and public service facilities efficiently; and provides for infill and residential intensification at an appropriate location identified and supported by municipal policy directions;
- the recommended amendment conforms to the in-force policies of The London Plan that contemplate low-rise apartment buildings as a primary permitted use on lands identified as Neighbourhoods and located on major streets. The proposed convenience commercial use will be scaled appropriately for the in-force policies that aim to achieve an appropriate range of commercial uses, including retail, service, and office uses, within the Neighbourhoods Place Type. The proposed development will provide for residential intensification in a form that can minimize and mitigate the impacts of the development on adjacent properties thereby being sensitive, compatible and a good fit with its context;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan that contemplates low-rise apartment buildings as primary permitted uses and convenience commercial uses as secondary permitted uses on lands identified as Multi-Family, Medium Density Residential on major streets. Convenience commercial uses are contemplated as stand-alone uses or on the ground floor of apartment

buildings. The proposed development will provide for convenience commercial uses that are appropriately sized and neighbourhood-oriented serving the needs of the surrounding residents;

- the proposed development is eligible for bonus zoning under the bonus zoning criteria in the 1989 Official Plan and will secure public benefit and site and building design elements that are commensurate to the additional building density;
- the use of bonus zoning will secure two (2) affordable housing units within the proposed development in support of Municipal Council's commitment to the Housing Stability Action Plan, Strategic Area of Focus 2: Create More Housing Stock to meet current and future needs for affordable housing; and,
- the use of bonus zoning will secure electric vehicle charging stations for residents in support Municipal Council's commitment to minimizing and mitigating climate change. (2022-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

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: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Hillier

Seconded by: S. Lehman

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.5 257-263 Springbank Drive (O-9354/Z-9355)

Moved by: S. Lewis

Seconded by: S. Turner

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application by Anast Holdings Inc., relating to the property located at 257-263 Springbank Drive:

- a) the proposed by-law appended to the revised staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend the Official Plan (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a residential apartment building with a maximum building height of 5-storeys - 20 metres (northerly half)/6-storeys - 23 metres (southerly half) and with a maximum density of 137 units per hectare within the Auto-Oriented Commercial Corridor designation to align the 1989 Official Plan

policies with the Neighbourhood Place Type policies of The London Plan; and,

b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 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 Arterial Commercial Special Provision (AC2(2)) Zone TO a Holding Residential R9 Special Provision (h-5*R9-7()) Zone;

it being noted that the h-5 holding provision being included in this recommendation is for a public site plan meeting to include the following issues raised at the public participation meeting, but not limited to fencing, tree preservation, garbage storage and garbage collection and snow removal and snow loading;

it being further noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) board on board fencing along the west, and north property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;
- ii) ensure the tree preservation report has been updated, consent has been granted from Forestry Operations to remove any boulevard trees and vegetation, and a risk assessment of trees prior to construction and anticipated with construction is conducted;
- c) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c.P. 13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-laws as the recommendation implements the same number of proposed units of 38 for which public notification has been given;

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 (PPS), 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 PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Urban Corridor Place Type policies. It also conforms with the in-force policies but not limited to the Key Directions, and City Design policies;
- the recommended amendment meets the criteria for Specific Area Policies and will align the 1989 Official Plan with The London Plan;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of development; and,
- the subject lands represent an appropriate location for intensification in the form of an apartment building, at an intensity that is appropriate for the site and surrounding neighbourhood. (2022-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): 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. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 1st Report of the Environmental and Ecological Planning Advisory Committee

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

That, the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on December 16, 2021:

- a) the Working Group report relating to the property located at 952 Southdale Road West BE FORWARDED to the Civic Administration for consideration;
- b) the proposed "London's Bird-Friendly Skies" brochure BE AMENDED to include images of bird friendly residential windows and an explanation of why the markers are important; it being noted that the Environmental and Ecological Advisory Committee held a general discussion with respect to this matter; and,
- c) clauses 1.1, 2.1 to 2.4, inclusive, and 4.1 BE RECEIVED for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.2 1st Report of the Trees and Forests Advisory Committee

Moved by: S. Turner
Seconded by: S. Hillier

That, the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on December 22, 2021:

- a) the following actions be taken with respect to the Green Roofs Update:

- i) the Civic Administration BE REQUESTED to include a discussion paper, as a part of the ReThink Zoning process, that is dedicated to the issues of environmental sustainability and climate change; and,
- ii) the Civic Administration BE REQUESTED to provide a clear definition of Green Roofs for the ReThink Zoning process;

it being noted that G. Barrett, Director, Planning and Development, provided a verbal update with respect to this matter;

it being further noted that the Civic Administration will engage with the Trees and Forests Advisory Committee as part of the consultation process for ReThink Zoning;

- b) the amended document appended to the 1st Report of the Trees and Forests Advisory Committee, with respect to the Trees and Forests Advisory Committee (TFAC) Draft Comments Regarding the Tree Planting Strategy Update, BE REFERRED to Civic Administration for their consideration;

it being noted that A. Valastro will submit an additional recommendation, with respect to this matter, at the next TFAC meeting; and,

- c) clauses 1.1, 2.1 and 2.2, inclusive, BE RECEIVED for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Confidential (Enclosed for Members Only)

Moved by: S. Lehman

Seconded by: S. Turner

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

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

The Planning and Environment Committee convenes, in Closed Session, from 6:34 PM to 7:00 PM.

7. Adjournment

The meeting adjourned at 7:02 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 150 King Edward Avenue (Z-9398)

- Nick Dyjach, Strik Baldinelli Moniz: Good afternoon, Madam Chair. My name is Nick Dyjach, I'm a Planner with Strik Baldinelli Moniz. I'm acting on behalf of the applicant and landowner Wentworth Franks who is also online today. We've had the opportunity to review the staff report that was prepared by Graham Bailey which has been great to work with. We are certainly in favor of its findings and recommendations. I think those that know the area can agree that this particular site is in great need and is a great candidate for redevelopment. The existing strip mall is outdated and no longer functions the way that it was intended to for the neighbourhood and has been vacant for several years. We believe that the proposed development we're bringing forward is compatible with the surrounding uses. It is a good example of intensification within a mature neighbourhood as well. As Michael Tomazincic explained there's two parts to the application, the first is a mixed-use building which would be brought toward the street which brings a smaller commercial footprint which is more conducive to the neighbourhood scale commercial that it is intended for which is different from the neighbourhood comment that mentions that the former commercial site is not really working but we believe this new footprint would actually improve the commercial viability and would attract new tenants. The second part includes the apartment housing and the fourplex units which are located toward the rear of the mixed-use building. Those residential uses provide a range of household types which would be supportable to housing choice, [inaudible], and area has a variety of floor plans that would be more conducive to the market. We hope that Committee would also be in agreement with the recommendations of the report and supportive of the zoning application. With this approval the applicant would be anxious to move forward with site plan approval and it's ultimate site development. Thank you for your time and consideration and I'd be happy to answer any questions.
- Michael Nam, 397 Thompson Road: My name is Michael Nam and I am the owner of 397 Thompson Road, London, along with my mother here. We've been here for about five years and within that time we very well know 150 King Edward Ave and we've seen throughout that time tenants moving in and out and we do feel that it's the building and the land is underperforming, and it is very nice to see that there's going to be a redevelopment and to promote more activity and increase traffic flow on to Thompson Road / King Edward area. It's very positive and we are very happy to see this and we are hoping that the planning application gets approved and it will be better for the future and that's all I say that we'd like to see. This is very good. Thank you very much.

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at part of 100 Kellogg Lane.

WHEREAS E & E McLaughlin Ltd. has applied to rezone an area of land located at 100 Kellogg Lane, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Section Number 25.4 of the Business District Commercial (BDC2) Zone is amended by repealing the existing Business District Commercial Special Provision (BDC2(12)) Zone and replacing it with the following:
 -) BDC2(12) 100 Kellogg Lane
 - a) Additional Permitted Uses
 - i) Self-Storage Establishments (restricted to basement floor of the existing building)
 - ii) Place of Entertainment
 - iii) Amusement Game Establishments
 - b) Regulations
 - i) Height 15 metres (49.21 feet)
(Maximum)
 - ii) Notwithstanding the provisions of Section 4.19(10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
 - iii) A maximum Gross Floor Area of 8,361m² (89,997ft²) shall be permitted for Office Uses (within existing building), in combination with the Office uses permitted in the LI1(18) zone on 100 Kellogg Lane.
 - iv) A maximum Gross Floor Area of 2,200m² (23,680ft²) shall be permitted for individual Places of Entertainment and Amusement Game Establishments.
 - v) Notwithstanding the provisions of Section 4.18 2) of Zoning By-law No. Z.-1, outdoor patios may be permitted in any yard, at or above grade, but shall be located a minimum of 65 metres from lands owned by the Canadian National Railway.

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.

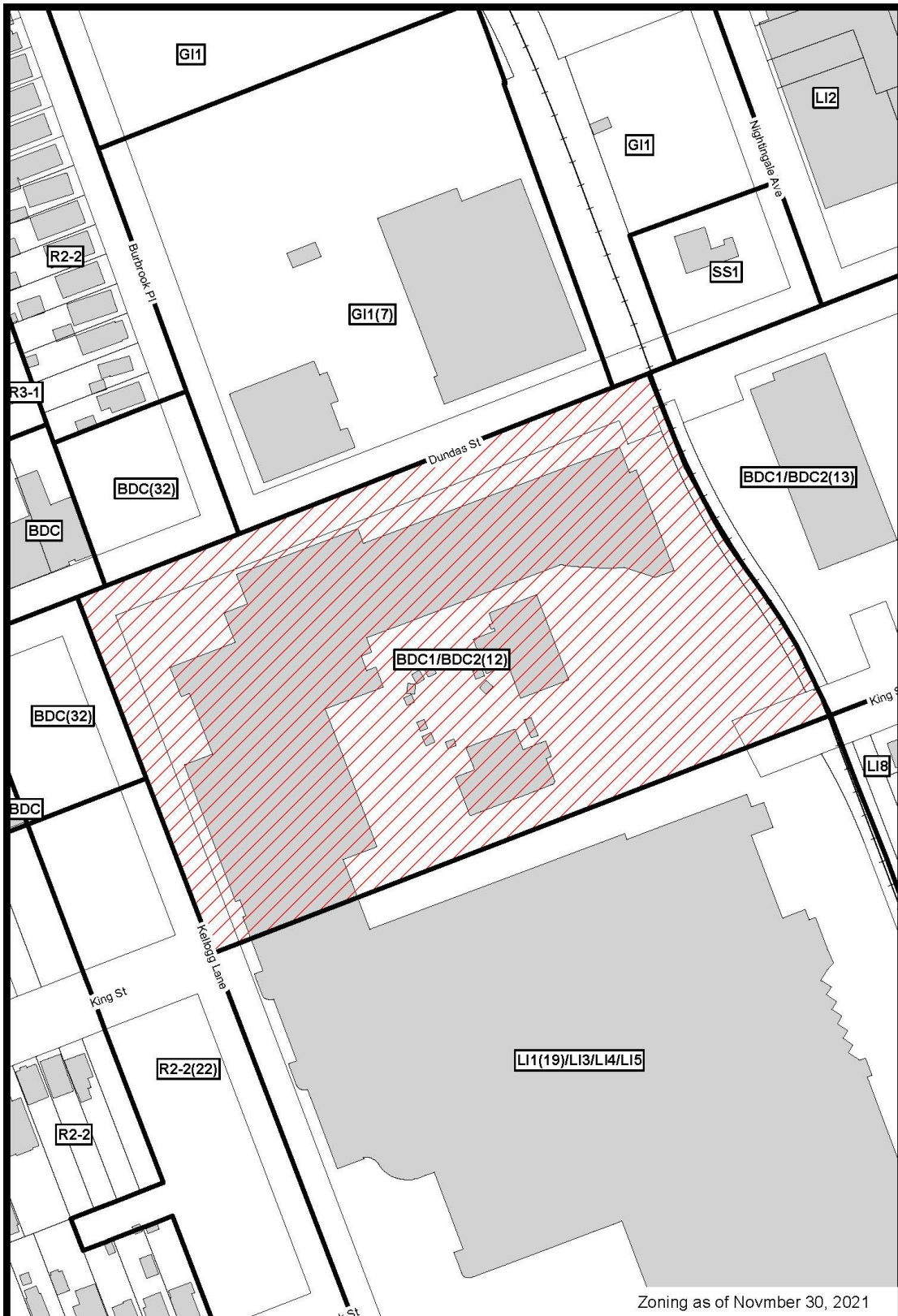
PASSED in Open Council on January 25, 2022.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 25, 2022
Second Reading – January 25, 2022
Third Reading – January 25, 2022

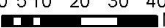
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: Z-9408
Planner: BD
Date Prepared: 2022/01/12
Technician: rc
By-Law No: Z-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters



PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 100 Kellogg Lane (Z-9408)

- Ben McCauley, Zelinka Priamo Ltd.: Good evening, Madam Chair. Can you hear me? This is Ben McCauley, Zelinka Priamo Ltd. representing the applicant E. & E. McLaughlin Ltd. I'd just first like to thank staff for the excellent presentation. I have no further comments to add at this point, but I am here to answer any questions. Thank you.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 1140 Sunningdale Road East (Z-9405)

- Mike Davis, Siv-ik Planning and Design: Good afternoon, Chair Hopkins, Members of Committee, appreciate the opportunity to speak today. My name is Mike Davis, I'm a partner with Siv-ik and actually we are a brand-new urban planning and design studio based here in London. Really excited to be here with you this afternoon and look forward to these opportunities to work with you in this capacity over this term of Council and well beyond. I'm here today representing our client Royal Premier Developments who are the owner and developer of the project at 1140 Sunningdale Road East. Also, while I am here, I want to acknowledge the team at Zedd Architecture who has been a key member of our project team and have brought to life the building design that we are bringing forward today. This is a significant milestone for what we intend will be a really interesting new infill project in Northeast London. We're fully in agreement with the recommendation report from the Planning staff and specifically I would like to thank Melissa Campbell and also Mike Corby for their guidance in working with us to get to this point and of course the rest of the team at the city played a role in that. This is a project that we've been working on for the better portion of ten months with Royal Premier Developments. Just to give you a little bit of insight in terms of our approach and mindset in tackling this project, it really centered first around how do we make the best use of the remaining portion of this site in a way that is going to contribute positively and add to the housing stock in north Stoney Creek. In doing so, how do we be sensitive to the context of the site and come up with a design that fits well with what exists and what's planned in the area and then thirdly, in recognition of this change we're bringing forward, this evolution in the neighbourhood, how do we involve and inform the community in that process? What we've come up with is a four-storey mixed-use apartment concept building that includes forty-two new residential units; two of those units are going to be leased at eighty percent of average market rent over the course of the next fifty years. There is a small commercial unit of roughly twenty-six hundred square feet that's going to be developed on the ground floor of the building, which, in the near-term will be the new home of Springhill Flowers, a business that has operated on this site for many years and has a lot of history in this part of Northeast London. Just a few key decision points we made along the way. One, there was a conscious decision point to limit the height of the building to four storeys whereas The London Plan policies would contemplate six; the placement of the building, so we've oriented the building such that the setback from existing single-detached dwellings to the west and future single-detached dwellings to the north, it's the greatest possible setback and then parking, over eighty percent of the parking is going to be provided underground and a proportion of those stalls will be outfitted with electrical vehicle charging stations as Ms. Campbell mentioned the fact sheet that we prepared and added to the agenda summarizes some of the key points of the community engagement program we carried out. We started that conversation with the community back in May, actually well before we submitted the Zoning By-law Amendment application. The first thing we did was establish a project website and that was the home base for the sharing of information with the community. We did a post card drop to two hundred thirty homes in the surrounding area on two occasions, hosted two virtual community information sessions. Through the course of that program, we know that we had four hundred fifty-seven unique viewers visit the project website so this truly has been seen by a large proportion of those in the area. We accomplished a substantial reach with that program. Those are just some of the key points I think of the project and of the process that we wanted to bring to your attention. I know Royal Premier Developments is extremely excited about this milestone today and then also moving forward with this project and making it a reality. I appreciate your time and certainly I'm available to answer any questions that you might have.

Appendix B

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 257-263 Springbank Drive.

WHEREAS Anast Holdings Inc. has applied to rezone an area of land located at 257-263 Springbank Drive, 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 257-263 Springbank Drive, as shown on the attached map comprising part of Key Map No. A110, from an Arterial Commercial Special Provision (AC2(2)) Zone, to a Holding Residential R9 Special Provision (h-5.R9-7()) Zone.
- 2) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:
 -) R9-7() 257-263 Springbank Drive
 - a) Regulations

i)	North Interior Side Yard Setback (Minimum)	15.5 metres
ii)	Exterior Side Yard Setback (Minimum)	0.3 metres
iii)	Front Yard Setback (Minimum)	2.0 metres
iv)	Parking Rate	1.0 space per unit
v)	Height (Northerly Portion)	5-storeys – 20 metres
vi)	Height (Southerly Portion)	6-storeys – 23 metres
vii)	Density	137 units per hectare
viii)	Balcony Projection (maximum)	0.6m from the lot line

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.

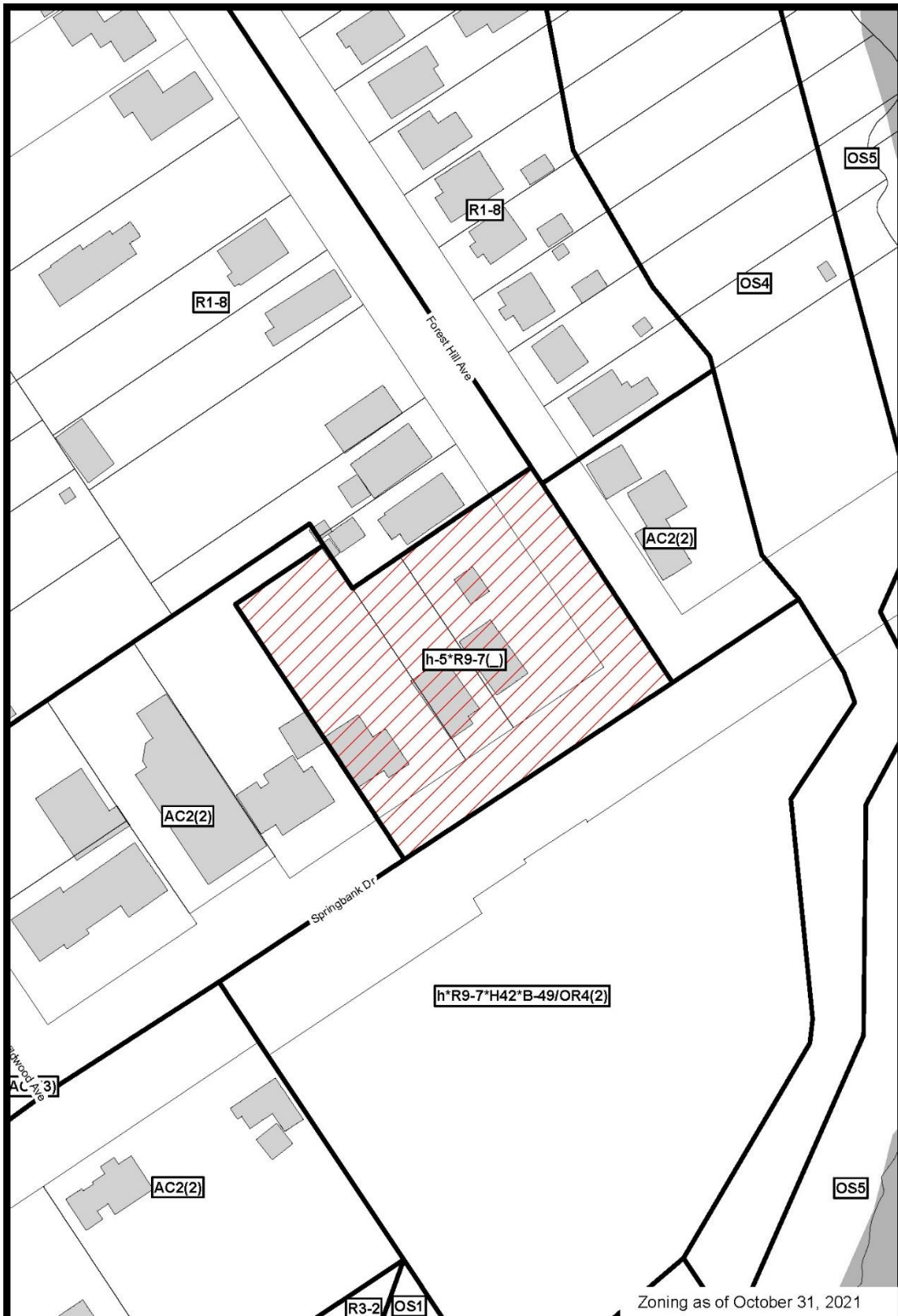
PASSED in Open Council on January 25, 2022.


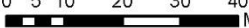

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 25, 2022
Second Reading – January 25, 2022
Third Reading – January 25, 2022

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



<p>File Number: O-9354/Z-9355 Planner: AR Date Prepared: 2021/12/06 Technician: RC By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – 257-263 Springbank Drive (O-9354/ Z-9355)

- Matt Campbell, Zelinka Priamo Ltd.: Good evening, Madam Chair. Can you hear me okay? Wonderful. Thank you very much Madam Chair. My name is Matt Campbell, Senior Planner with Zelinka Priamo Ltd. and I know this has taken some time to get to Planning Committee, but we have made some revisions to the plan as Alanna described. We did have an open house in early November that was attended by, I believe, six members of the public. The same notice went out for that meeting as it did for this one, the same one hundred twenty-meter radius. We tried to engage the public and we had a good discussion about this proposal. I don't have anything to add to Ms. Riley's presentation in a technical sense other than I just want to stress for the Committee that this proposal of a five and six storey apartment building along Springbank, this really does implement the vision and intent of The London Plan. I know that in areas that are approximate to major arterial roads, such as these urban corridors that we're talking about today, there are significant development pressures, and the overall intent of The London Plan is to intensify those corridors. That's why we are seeing a number of these intensification and infill proposals along these corridors. I believe the previous application at this Committee was a similar circumstance along Sunningdale Road. Again, that's why we are seeing that. The London Plan sets out the policy intent for these mid-rise buildings. That's explaining the intent of how we got to this position with the proposed building. Councillor Turner did mention the setbacks and I just wanted to add to that particular point we did try to increase the northerly setback as much as possible. I believe the question related to reducing the setback along Springbank. A couple of clarifications on there, yes, one of the intents is to increase that northerly setback as much as possible for two reasons. One to keep the building as far away from the dwellings to the north as possible and the other to maximize the utility of the site. There's a significant road widening that's being taken at that location and, if you refer to some of the renderings, that road widening is pretty evident and if you look at the actual site plan, even though the building is located very close to the lot line along Springbank it's actually going to be located behind the building, the established building line on Springbank, again, specifically because of that road widening. I know that there are a number of concerns regarding compatibility and screening and landscaping and tree preservation for the site. I did want to make it publicly known that a wholesome landscape plan will be required through the site plan approval process and our firm has been responsible for some of these infill projects that have used large caliper trees and not just a regular six-foot-tall tree that would be implemented through the site plan process but large fifteen to twenty feet tall evergreen trees that provide some instantaneous robust screening. Unfortunately, as part of the development process we have to cut down trees. That's the reality of land development. While we try to eliminate or remove as few trees as possible, unfortunately, some trees will have to come down. What I do want to stress is that we can implement new landscaping, robust landscaping that would assist in making or blocking some of the sight lines from neighbours to the north and we can certainly get into the specifics of what that may be in this conversation or through the site plan process. One of the recommendations or notes on the staff report is an enhanced or revised tree preservation plan. We're happy to take care of that as well as fencing that goes beyond the requirements of a typical fencing that's set out in the Site Plan Control By-law. We're happy to take care of those items and we'll be happy to discuss specifics at any time. In closing, we think this is an excellent location for an infill project as we're being proposed here. We've worked well with staff; we've made modifications to the plan as suggested by staff and are satisfied with the staff report and the regulations that are being recommended before Committee this evening. If there are any questions, I'd be happy to answer them to the best of my abilities and I'm looking forward to a good discussion this evening. Thank you.

- Laszlo Rahoji, 169 Forest Hill Avenue: I don't want to go into the technical issues because other people who were speaking at much better in that sense. I just want to talk about the practical effect to the residents of the street. The street is mostly led by older people whose life savings are invested in their homes and the property values will go very badly down but not just the property volumes. The quality of life in the street would go down. We regularly have to stop for wildlife on the street. Yesterday two whitetail deer were in my backyard and so on. I know most people are not so much interested in it. It's a beautiful place to live, that street, and the proposed amendment would make it possible a building of a substandard slum at the end of our street right by Springbank Drive. Yes. This building is an open supposed to be an apartment building which is substandard in many fronts like the size of their apartments, the unlabeled parking places, the setback from the street especially from Springbank Drive but from Forest Hill Avenue, too. I would say it's a substandard building for a purpose which will turn into a subsidized rent place sooner or later and the traffic problems which it will cause because the entrance would be from Forest Hill Avenue would be unsolvable practically because right now it takes a long time and it's very hard to get out from Forest Hill Avenue to Springbank Drive especially if somebody's doing a left turn. Another thirty-eight people at least or more trying to come out, drive out of their rush hour would make it practically impossible to come out. The property values, I thought living farther in but the property values close to it would be very much depressed. That's for sure. When I was building the detached garage on my yard beside my house, I couldn't build it with a steep higher roof because it will shade the neighbour's lot. Now it looks like a six-storey building won't shade the neighbours. That's the situation and the original picture which was put out on the billboard was very deceiving. It's showing a nice, beautiful building standing at the center of the big street and building lot. No, there won't be any trees left practically there. It will be a concrete desert, a parking lot behind it, even that one is very tight, not enough parking places and it would provide a very different quality of life both for the old residents of Forest Hill Avenue and for those unfortunate people who will live in that apartment building. I don't want to waste your time ladies and gentlemen but, in my opinion, the only objective thing would be to build there is a nice two-storey townhouse. Why they don't do that? I know why they don't do that because they picked up the lot cheap, the three lots cost around a million and a half which is paltry money at this time, and they want to put up an apartment house or high rise on it which is only or any other place would take many millions of dollars to provide a suitable lot for it. That's what I wanted to say. I haven't met anybody in the street who would support the idea and we are the people who live there. We are taxpayers and voters so please don't forget it. Thank you for your time and your patience.

- Elaine Pevcevicus, 163 Forest Hill Avenue: I did send in my latest queries. There were a lot of questions about zoning that was sent in with the initial when we first initially got the news that they were proposing to do this apartment building. My last one that I wasn't sure if I would be able to connect well tonight so I actually sent this in as well. If you don't mind, I'm just going to read it because I get a little nervous speaking in front of people. My main concerns now for this site, the first would be of London waste management, the garbage division has been consulted because now when I'm looking at that site again, garbage, when reading your city plan, garbage pickup is not allowed on the curb for development as there are more than twelve units and when I spoke to the developers, I guess, in November, when they had that Zoom, because it's not even marked on their site, they were indicating where the garbage would be picked up and in looking at that, let me just read, again, verbatim what I wrote. A private drive would then be needed for garbage pickup. Garbage loading is not shown on the site plan, but I was told that it would be on the west side in front of the amenity area and I understand, I've been told this, that garbage trucks need a twelve metre radius to turn around and there's not enough room for the truck to do that. It would actually knock out a great part of the southwest corner of the building and then the garbage truck would have to back up which also would eliminate most of the parking on the west side, so I don't know how they are going to do that. I mean

the building is just way too big for the plan, for those three home units. Parking and traffic is a big issue. There's not enough parking spots on this site. For any growth of trees, there's only a 1.5 meter setback from the neighbours property line and this is what I don't understand what the fellow before was saying about them being able to grow big trees, it's a 1.5 meter setback and I've been told that trees need a three meter radius from the center for growth and that would cut greatly into any of the parking spaces on that side too, so you are losing the parking spots there and this plan also doesn't show any drop-off areas for guests or loading or deliveries or anything. We find that it's very deceiving, the description, I mean, the picture of what it's supposed to look like and, as the other gentleman said, turning left onto Springbank from Forest Hill is already difficult as our exit is halfway down a hill. The City Engineers need to look at the site plan as the building proposal only has a six-meter daylight triangle at the southeast corner and that actually is going to obscure our view for going out and turning safely right there as well. Let me just see what else do I have here. Also, the amenity area for the residents is very poor and it doubles as a snow removal area or snow storage area. That would mean that nothing can be programmed for the residents as that can only be grass there so there's going to be really nothing offered for any tenants that would be there. Basically, there's no consideration for landscaping on the site at all so that's a whim that they're talking about doing later on. I don't know how they can do that and still keep the building that big. I guess, in closing, I'm saying I understand that London needs more rental units on bus routes within the current city limits. This apartment, however, would not benefit the City of London or our community but solely only the pockets of the developer. I'm just saying a small development is all but suitable for this site. It should not be a large apartment building.

- Brenda Palmer, 185 Forest Hill Avenue: I'm going to read most of mine as well. We do appreciate the concession of the one storey drop on the north side of the building but how do you maintain the number of units and the parking spots. You're still showing thirty-eight, so that seems odd and, although you've reduced the height, you're planning to put a terrace there instead, which does nothing to enhance the neighbour's privacy. We have the same concerns as Elaine about the garbage truck and in our written submission, and at the meeting, we raised that issue about there appearing not to be enough space because they needed the twelve-meter turning radius and they're not supposed to back up. This issue has never been addressed to our knowledge, so we want to know if that has been resolved. It doesn't look possible in the plan. Also, the snow removal. Figure five in that report has scaling issues that minimize the imposing quality of the building. The building is rendered from a different viewpoint than the surrounding neighbourhood. This is evident if you look at the angles of the corners of the building and compare that to the corners of the houses. It is also evident when comparing the height of the two-storey building across the street from the six-storey building. It certainly doesn't look as if it's three times as tall so that's a bit of misinformation and it is evident in the fact that the site plan shows the building parking lot extending all the way back to the adjacent property, whereas the diagram shows a large green space. Figure two does a much better job of showing the scale of the building to the small single storey homes immediately behind its parking lot. It's much more dwarfed. All these exemptions and rezoning that are being done to make this site compatible suggest that it really isn't. Also, there is supposed to be consideration of other sites that might be more appropriate. Which other sites were considered? The person who bought up these properties wants to put up a building that will provide him the greatest return and the city is helping by ramming through exemptions and adjustments to make that happen even though the community doesn't want this and they don't even conform to the city's own plan. We think this space would be better served by townhouses. You can still maximize the number of units on the site and, in this market, the property owner would still make a great return on his investment. I guess my last point is that we already have jobs, lives and things that we need to take care of and we feel that we're having to do the city's job in vetting these proposals against the Official Plan because we are finding

things that are wrong or at least, I don't know, out of scale and things like that. We've been trying to be engaged with these projects. We've talked to our neighbours and many of them say the city is going to do whatever it wants. We really feel like the city is not listening to our concerns we had with this project and also the one across the street. We feel that we were shortchanged on the process that there should have been some kind of community feedback. All we've had is a virtual open house and now this which allows us five minutes, no back and forth. It's inappropriate. I can give my extra minutes to Tyson. As I said I can give them to my husband, he's got lots of stuff to tell you.

- Tyson Whitehead, 185 Forest Hill Avenue: I do appreciate the sort of creativeness of the developer trying to reduce the back height of this a storey but I also feel as everybody else does that it is just simply too big for the property and I think this is reflected in the fact that we have to chop all these setbacks down to nothing and I know when I came in here Maureen Cassidy was talking about one they had just approved where they actually increased the setbacks and speaking about how much appreciated that was and how the scaling was appropriate and stuff so just that is a point of difference between this one and this one. You know, I understand the developers, or their designers are doing everything they can, but you're fundamentally restrained by the size of the property. I wanted to comment on the city's response what appropriate level of intensification and quoting the maximum height on that being the six storeys, the table, being table eight in The London Plan, there's a footnote in there pointing out that it's not going to be necessarily permitted on all sites and that's mentioned in other parts of the plan too. I believe I put all the reference numbers I had found in the written report I submitted. It kind of leaves me wondering, there seems to be an understanding that it's not just everything gets built to six and I would feel if there is anything that was indicating that perhaps we are, this might be a site where we wouldn't be wanting to hit this sort of maximum would be the fact that all the setbacks have to be reduced. The parking has to be reduced, the density has to be increased, a lot of indicators there I think that speaks to our concern and then that all feeds back into the traffic questions and the space for the garbage trucks and so on and, I guess, a particular concern for us being on the north side is the north side setback. I think it technically would be twenty-three meters but they mandate a one-to-one setback ratio if you're back up to an R-1 Residential zoned area. That'd be twenty-three meters but they've reduced the back to twenty meters so you could argue it would be twenty meters but they're further reducing that down to 15.5 which is, I believe that's a twenty-five percent reduction with math in my head there and that one-to-one setback I think is important for maintaining privacy, it's important for maintaining the shadowing and again I think the developers or designers are trying to do everything they can by pushing it right up to the front but it all comes back to again it's trying to say this property is just too small for this maximum level of intensification and I think this would be an appropriate case where The London Plan speaks about not necessarily all sites are appropriate for the maximum levels of intensification. I will go quickly. I was just going to say the shadowing, we looked at the shadowing, we've got to finally got a report of the official shadowing plan. It was pretty hard to follow, there was, I had looked up, I used the shadow site on the EU and I was noticing starting in March 20th our neighbours to the south are going to be getting about forty-five minutes which approximately their whole property is under, sorry, from late September to late March, that's six months and then as you go out to late October to late February that's increasing to two hours, two and a half hours under shadow and then even further out to November to March we're talking about over three hours and then finally at the worst at the winter solstice up to three hours and twelve minutes and these are all, like they say there's no problems except for late evening but the time zone we're talking about here is typically between ten o'clock and one o'clock which is sort of prime daylight time and the other day I was out front and I realized just how much we need that sun to melt our icy walkways. We shovel them still but you need the sun to come down and warm up the concrete and stuff. Very significant concerns about the shadowing and again, that gets back to the setbacks

and then the final thing I was wondering about was the city seems to be doing this modification under a Chapter 10, a special policy in the old Official Plan. It seems to me like this would be a high-density residential designation which would be a Chapter 3 and I'm just curious because Chapter 3 there has a whole sort of process regarding the intensification increase and a community engagement and a site plan process and this comes back to us just not feeling that we have had much opportunity to engage. I mean we submitted the written stuff and now we get five minutes and that's sort of it, there's no back and forth. I feel like some of that stuff in Chapter 3 that it says would be necessary for this sort of intensification, this is the old Official Plan I'm talking about here now, which is one we're amending, would be appropriate and then they talk about all these issues we're concerned about. Year long shadowing, buffering, traffic, there's just a big list that just seems to hit all the points and I feel that process is just being dropped somehow. Thank you very much. I was just hoping we could have some follow-up on those things. Thanks very much.

- Claudine St. Pierre, 187 Forest Hill Avenue: My home and property is directly next to the proposed development. I don't think I would need that long, I want to thank Elaine and Tyson and Laszlo for their thorough sharing of information and work that they've done, but for all the same reasons that Elaine and Tyson and Laszlo brought up, but even more so I feel that my property, my home, will suffer the most negative impact from the proposed development and that including the tree loss. My home, right now, is surrounded by trees and with the proposed development, my home will be enclosed on two sides by the development. Is there some sort of standard that that should be allowed? It doesn't make sense to me and, in terms of the shadow as Tyson said, my home will be in shadow, my front yard, backyard, will be in shadow for large parts of the day for many, many months through the year. The last thing I wanted to say is about, it refers to the traffic. Since I am right next door to development and there being not enough parking spaces for the building and the units that it's proposed many people may be parking on the road during the day and as we have no sidewalks and the traffic, of course, will increase dramatically and that just, for me, there are children on the street and I walk my dogs daily and that for me is a real safety issue. I think I've covered what I want to say and thank you again to Elaine, Tyson and Laszlo for speaking as well.

- Sandy Reid, 167 Forest Hill Avenue: I just wanted to agree with everyone that's come forward and all their knowledge of everything. I have all the same concerns and mainly the traffic as well. I had submitted an email with my concerns and never did hear back from anyone which would, you know, could have done some of the give and take there with the answering of your questions. That's the frustrating part, too, that you can't get answers. If that could be the next meeting would be a follow-up on that type of meeting would be great and yes, with the traffic because I asked about first of all with the parking it says total parking forty-two, it only adds up to thirty-one and says thirty-eight residents. I asked about, is there going to be a traffic light on Springbank at Forest Hill because, again, the way everyone mentioned it's impossible to turn left a lot of the time and a lot of people would be going the other way around the back up Wildwood to get out and it's just going to be a raceway, that road, because, like you say, the parking on both sides, it's going to be a major safety concern and with our wildlife walking around, turkeys and deer, it's just going to be not good, let alone people, dogs and children. Those were my main concerns, and I would have appreciated an answer but never did get one. That's all I would like to say and hopefully have follow-up later.