

# Planning and Environment Committee

## Report

8th Meeting of the Planning and Environment Committee  
April 19, 2022

PRESENT: Councillors A. Hopkins (Chair), S. Lewis, S. Lehman, S. Turner, S. Hillier, J. Morgan, Acting Mayor

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

REMOTE ATTENDANCE: Councillors M. van Holst, J. Helmer, M. Cassidy, M. Hamou and E. Pelozo; L. Livingstone, J. Adema, G. Barrett, J. Bunn, M. Clark, M. Corby, A. Curtis, I. De Ceuster, M. Feldberg, S. Grady, J. Lee, S. Mathers, H. McNeely, S. Meksula, L. Mottram, N. Musicco, B. Page, C. Parker, A. Pascual, M. Pease, D. Popadic, A. Riley, M. Vivian and B. Westlake-Power

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

Seconded by: S. Lehman

That Items 2.1 to 2.8, inclusive, BE APPROVED.

Yeas: (6): A. Hopkins, S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

#### 2.1 4th Report of the Trees and Forests Advisory Committee

Moved by: S. Lewis

Seconded by: S. Lehman

That, the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on March 23, 2022:

a) the document appended to the 4th Report of the Trees and Forests Advisory Committee, with respect to the Climate Emergency Action Plan - Trees and Forests Advisory Committee (TFAC) Recommendations, BE FORWARDED to the Civic Administration and the Strategic Priorities and Policy Committee (SPPC) for their review and consideration;

it being noted that a representative from TFAC will attend the SPPC meeting at which this item will be discussed in order to present their recommendations; and,

b) clauses 1.1 and 2.1 BE RECEIVED for information.

**Motion Passed**

2.2 Bill 13 Information Report

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to Bill 13, *Supporting People and Businesses Act, 2021*:

a) the staff report dated April 19, 2022 entitled "Bill 13, *Supporting People and Businesses Act, 2021*" BE RECEIVED for information; and,

b) the above-noted staff report and the draft London Plan amendments to implement changes made by Bill 13, *Supporting People and Businesses Act, 2021*, to the *Planning Act* BE CIRCULATED for public review in advance of a future Public Participation Meeting. (2022-D02)

**Motion Passed**

2.3 Parking Standards Review Information Report

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Parking Standards Review Information Report:

a) the preliminary alternative options of the Parking Standards Review, appended to the staff report dated April 19, 2022 as Appendix "A" BE RECEIVED; and,

b) the preliminary alternative options of the Parking Standards Update BE CIRCULATED for public comment;

it being noted that feedback received will inform a final Parking Standards Review Report and implementing a Zoning By-law Amendment that will be prepared for the consideration and approval of Municipal Council at a future meeting of the Planning and Environment Committee, including a public participation meeting. (2022-T02)

**Motion Passed**

2.4 3315 Oriole Drive (Formerly 1752 and 1754 Hamilton Road) (P-9315)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Thames Village Joint Venture Corporation to exempt lands located at 3315 Oriole Drive (formerly 1752-1754 Hamilton Road), legally described as Lot 65, Plan 33M-814, from Part-Lot Control:

a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated April 19, 2022 BE INTRODUCED at a future Council meeting, to exempt Lot 65, Plan 33M-814 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R1 (R1-3) in Zoning By-law No. Z.-1, which permits single detached dwellings; and,

- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Lot 65, Plan 33M-814, as noted in clause a) above:
- i) the applicant be advised that the cost of registration of the said by-law is to be borne by the applicant in accordance with City Policy;
  - ii) the applicant submit a draft reference plan to the City for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
  - iii) the applicant submits to the City a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
  - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
  - v) the applicant submit to the City for review and approval, prior to the reference plan being deposited in the land registry office, any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
  - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
  - vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
  - viii) the applicant shall obtain confirmation from the City that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
  - ix) the applicant shall obtain approval from the City of each reference plan to be registered prior to the reference plan being registered in the land registry office;
  - x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
  - xi) the applicant shall obtain clearance from the City that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan;
  - xii) that on notice from the applicant that a reference plan has been registered, and that conveyance of the registered part lots has occurred, that Part Lot Control be re-established by the repeal of the bylaw affecting the Lot/Block in question;
  - xiii) the Applicant shall ensure all existing buildings, structures and hard surfaced materials are removed and the land restored to its original condition prior to creation of the parcels; and,
  - xiv) the Applicant shall implement the recommendations of the Environmental Noise Assessment prepared by Eng Plus Ltd., dated March 25, 2019; and the Thames Village Subdivision – Phase 2, Thames Village Joint Venture Corp. Supplemental Noise Letter prepared by LDS Consultants Inc., dated June 5, 2020; including requirement for forced air heating, warning clauses to be included in all agreements of purchase and sale or lease of these dwellings, and installation of noise attenuation barriers, all in accordance with the Subdivision Agreement and accepted servicing drawings. (2022-D25)

**Motion Passed**

2.5 414-418 Old Wonderland Road (H-9482)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Four Fourteen Inc. relating to the property located at 414 - 418 Old Wonderland Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Holding Residential R5 Special Provision (h-5\*R5-7(20)) Zone TO a Residential R5 Special Provision (R5-7(20)) Zone to remove the "h-5" holding provision. (2022-D09)

**Motion Passed**

2.6 870 Kleinburg Drive (H-9477)

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

That, on the recommendation of the Director, Planning and Development, based on the application of Applewood Market Place Inc., relating to the property located at 870 Kleinburg Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law Z.-1 (in conformity with the Official Plan), to change the zoning of the lands FROM a Holding Special Provision Business District Commercial (h\*h-100\*h-173\*BDC2(7))\*H18\*D75 Zone TO a Special Provision Business District Commercial (BDC2(7))\*H18\*D75 Zone to remove the "h", "h-100" and "h-173" holding provisions. (2022-D09)

**Motion Passed**

2.7 459 Hale Street (39CD-18503)

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

That, on the recommendation of the Director, Planning and Development, based on the application by 1247987 Ontario Inc. (Artisan Homes Inc.), relating to the property located at 459 Hale Street, the Approval Authority BE REQUESTED to approve a one (1) year extension to Draft Plan Approval for the residential vacant land plan of condominium File No. 39CD-18503, SUBJECT TO the revised conditions contained in the staff report dated April 19, 2022, as Schedule "B" . (2022-D09)

**Motion Passed**

2.8 1395 Riverbend Road (H-9486)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Limited, relating to the property located at 1395 Riverbend Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Business District Commercial BDC (h\*h-206\*BDC(31)) Zone TO a Business District Commercial BDC (BDC(31)) Zone to remove the “h” and “h-206” holding provisions. (2022-D09)

**Motion Passed**

### **3. Scheduled Items**

#### **3.1 520 Sarnia Road (OZ-9432)**

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 Horizen Developments LP, relating to the property located at 520 Sarnia Road:

- a) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 520 Sarnia Road to permit an 8-storey apartment building and by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan;
- b) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the 1989 Official Plan to ADD a policy to Section 10.1.3 – “Policies for Specific Areas” that would modify the ‘Community Commercial Node’ designation to permit an eight (8) storey apartment building with a total of 129 residential units at a density of 168 units per hectare without a commercial component on the ground floor, and also align this policy context with The London Plan;
- c) the attached, revised, proposed by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan and The London Plan, as amended in clauses a) and b) above), to change the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone TO a Residential R9 Special Provision Bonus (R9-7( )\*B- ) Zone;

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

- i) provide individual or common walkways that connect to the ground floor units to the City sidewalk, to encourage and allow residents and visitors to easily walk to transit and nearby amenities. Landscape buffering can be provided between the amenity spaces and the walkway to delineate the public from the private realm;
- ii) provide sufficient setbacks for site plan planting requirements, and sufficient setbacks to retain existing trees and protect offsite tree roots, and/or provide adequate soil volumes for required perimeter plantings;
- iii) include a sufficiently sized landscape buffer along the southern property line to provide space for the retaining wall and planting to screen between the residential uses to the south and the parking area;
- iv) include all connections to the sewer on Chapman Court from these lands and the adjacent Commercial property (Shell Gas Station); and,
- v) provide all details and information regarding all easements, all servicing sewers though the subject site, any and all setbacks as required while ensuring there are no conflicts or encroachments to existing

easements and servicing, no buildings or structures are to be constructed over top of existing building sewers crossing this property or removal;

d) the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of eight (8) storeys, 129 dwelling units and a maximum density of 168 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated April 19, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

1) Exceptional Building Design

- a built form located along Sarnia Road that establishes a built edge with primary building entrance, street oriented units and active uses along this frontage;
- treatment of the first three-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- a contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- an adequately sized interior side yard setback is provided to allow for ample space for pedestrian connections, bicycle parking and landscaping to transition between the proposed building and the existing uses to the northeast;
- a larger than required rear yard setback is proposed between the building and the medium-density and high-density residential uses to the south, southeast and southwest;
- each elevation incorporates vertical portions of the building that are offset to provide for a unique visual variety and texture along the façade;
- a variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and
- universal accessibility including units that provide the opportunity for any and all demographics, able-bodied or not, to live in the proposed development;

2) Provision of Affordable Housing

- a total of two(2) bachelor residential units will be provided for affordable housing;
- rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- the duration of affordability set at 50 years from the point of initial occupancy;
- the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

e) 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 height of eight (8) storeys, and same number of proposed units of 129 for which public notification has been given;

it being noted that the Planning and Environment Committee received a revised recommendation, by-law and staff presentation with respect to this matter;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.; and,
- D. Radakovic, 30 Chapman Court;

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 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, Our City, Key Directions, City Design and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment meets the criteria for specific area policies in the 1989 Official Plan;
- the recommendation aligns the policy context of the 1989 Official Plan with The London Plan policies to exclusively permit the proposed residential development;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the recommended amendment facilitates the development of affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, and a quality design standard to be implemented through a subsequent site plan application. (2022-D09)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Moved by: S. Turner  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

3.2 551 - 555 Waterloo Street (Z-9372)

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

That, on the recommendation of the Director, Planning and Development, with respect to the application of David Russel relating to the property located at 551-555 Waterloo Street, the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone;

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

i) boundary landscaping along the north and west property boundaries to meet the standards of the Site Plan Control By-law and have screening/privacy qualities;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- N. Dyjach, Strik Baldinelli Moniz;

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;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation;
- the recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Moved by: S. Lehman  
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

### 3.3 Tow Truck / Impound Yard Zoning By-law Review (Z-9428)

Moved by: S. Turner  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the zoning review initiated by The Corporation of the City of London, relating to all lands within the City of London, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the London Plan), to make zoning text changes to Sections 2 (Definitions), Section 28 (Restricted Service Commercial Zone), Section 40 (Light Industrial Zone), Section 41 (General Industrial Zone) and Section 42 (Heavy Industrial Zone) to address tow truck business and impounding yard land uses;

it being noted that the Planning and Environment Committee received the staff presentation with respect to these matters;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- MNK Towing;

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

- the zoning review was initiated by the City of London to implement the London Plan Place Type Industrial policies and address zoning issues identified through the Business License review process;
- zoning changes were required to tow truck businesses and impound yards in specific zones which implement the policies; and,
- the amendments also provide for a broader range of possible locations for those uses to address on of the industries concerns. (2022-C01A)

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins , S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

3.4 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056)

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

That, further to the direction from Municipal Council on October 5, 2021 to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Low Density Residential and Environmental Review designation and to amend The London Plan to change the Place Type of the subject lands FROM a Green Space place type TO a Neighbourhoods Place Type and Environmental Review Place Type to be considered at a future public participation meeting of the Planning and Environment Committee, the following actions be taken with respect to the application of Auburn Developments Inc., relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road:

a) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Multi-Family, Medium Density Residential designation, Low Density Residential designation and Open Space designation;

b) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to:

i) amend The London Plan to change the Place Type of the subject lands FROM a Green Space Place Type, TO a Neighbourhoods Place Type and a Green Space Place Type; and,

ii) amend The London Plan to change the Street Classifications of the subject lands to add Street A and Street B as a Neighbourhood Connector to Map 3 – Street Classifications;

c) the attached, revised, proposed by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Open Space (h-5-h-21-OS3) Zone TO a Holding Residential R1 (h-h-100-h-149-h- R1-3) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-2-h-100-h-110-h-149-h- R1-3/R4-6(\*)) Zone; a Holding Residential R1 (h-h-100-h-149- h- R1-10) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-110-h-149-h- R1-3/R4-6(\*)) Zone; a Holding Residential R4/Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149- h- R4-6(\*)/R5-5(\*)/R6-5(\*) Zone; a Holding Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office Special Provision (h-h-5-h-53-h-100-h-110-h-149-h- R4-6(\*)/R5-5(\*)/R6-5(\*)/R7-H13-D75(\*)/R8-4-H13-D75(\*)/RO1(\*)/RO2(\*) Zone; a Holding Open Space, Residential R4/ Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149-h- OS1//R4-6(\*)/R5-5(\*)/R6-5(\*) Zone; an Open Space (OS1) Zone; an Open Space (h-222-OS1) Zone; and an Open Space (h-222-OS5) Zone;

d) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Auburn Developments Inc., relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road; and,

e) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Auburn Developments Inc., prepared by Stantec (Project No. 161413708), certified by Jeremy C.E. Mathews O.L.S., dated March 17, 2022, which shows a total of thirteen (13) low density residential blocks (Blocks 1-13), two (2) medium density residential blocks (Blocks 14-15), one (1) park block (Block 16), one (1) stormwater management facility/medium density residential block (Block 17), three (3) future road blocks (Blocks 18-20), four (4) road widening blocks (Blocks 21-24), three (3) road reserve blocks (Blocks 25-27), one (1) stormwater management facility/open space block (Block 28), and one (1) open space block (Block 29), serviced by five (5) new local streets, SUBJECT TO the conditions contained in Appendix "D" appended to the staff report dated April 19, 2022;

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

- the staff presentation; and,
- a communication dated April 13, 2022 from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Campbell, Zelinka Priamo Ltd.;
- R. Cracknell, 1535 Sunningdale Road West;
- B. Denda, 2545 Hyde Park Road;
- L. Regnier, 1445 Sunningdale Road West;
- M. Moussa, 155 Thornton Avenue;
- A. Jomaa, 1431 Sunningdale Road West; and,
- A. El-Turk, no address provided;

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed Draft Plan of Subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed and recommended amendments conform to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation, Low Density Residential designation and the Open Space designation;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, and the 1989 Official Plan.
- the recommended Draft Plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, low-rise apartments along the Sunningdale Road

West and Hyde Park Road. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community. (2022-D09)

Yeas: (4): S. Lewis, S. Lehman, S. Hillier, and J. Morgan, Acting Mayor

Nays: (1): A. Hopkins

Absent: (1): S. Turner

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins, S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, S. Lewis, S. Lehman, S. Turner, S. Hillier, and J. Morgan, Acting Mayor

**Motion Passed (6 to 0)**

Moved by: S. Hillier

Seconded by: J. Morgan, Acting Mayor

That an extension of time for the delegation of L. Regnier BE APPROVED.

Yeas: (4): A. Hopkins, S. Lehman, S. Hillier, and J. Morgan, Acting Mayor

Nays: (1): S. Lewis, and S. Turner

**Motion Passed (4 to 2)**

3.5 1284 Sunningdale Road West (Z-9548)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application of Thames Valley District School Board relating to lands located at 1284 Sunningdale Road West, the attached, revised, proposed by-law (Appendix 'A') BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone TO a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone;

it being pointed out that the Planning and Environment Committee received a communication dated April 13, 2022, from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board, with respect to these matters;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- G. Vogt, Thames Valley District School Board;

it being 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 the development of an elementary school and day care 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): S. Lewis, S. Lehman, S. Hillier, and J. Morgan, Acting Mayor

Nays: (1): A. Hopkins

Absent: (1): S. Turner

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): S. Turner

**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 J. Morgan, Acting Mayor

Absent: (1): S. Turner

**Motion Passed (5 to 0)**

#### 4. Items for Direction

##### 4.1 Urban Agriculture Strategy - 2021 Annual Report

Moved by: S. Lewis

Seconded by: S. Hillier

That, the Civic Administration BE REQUESTED to report back at a future meeting of the appropriate Standing Committee, including but not limited to, the following related to the Urban Agriculture Strategy:

- a) a clear process to apply to use city-owned land for urban agriculture;
- b) an inventory of available land and a process to work with civic administration to inquire;
- c) a standard licensing agreement and a standard rate for a licensing agreement (example \$2.00/year);
- d) a transparent and equitable approach to determine who can enter into agreements;
- e) standards for expected outcomes and uses of the city land to ensure productivity and impact; and,
- f) to ensure the cost of this process is low to reduce financial barriers;

it being pointed out that the Planning and Environment Committee received the following communications:

- the staff report dated April 19, 2022 entitled "Urban Agriculture Steering Committee"; and,
- a communication dated March 28, 2022 from S. Franke, Co-Chair, Urban Agriculture Steering Committee, with respect to these matters. (2022-D09)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): S. Turner

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to approve the delegation request for L. Thorne, Urban Agriculture Steering Committee.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): S. Turner

**Motion Passed (5 to 0)**

4.2 Mayor Holder - UNESCO Designation - London is Canada's 'City of Music'

Moved by: S. Lehman

Seconded by: S. Lewis

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,

b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken for late spring, summer, and fall months to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and J. Morgan, Acting Mayor

Absent: (2): S. Turner, and S. Hillier

**Motion Passed (4 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 7:50 PM.