

Planning and Environment Committee Report

14th Meeting of the Planning and Environment Committee
August 22, 2022

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

ABSENT: Mayor E. Holder

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and J.W. Taylor

REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, M. Hamou, J. Morgan and E. Peloza; I. Abushehada, O. Alchits, A. Anderson, G. Barrett, J. Bunn, M. Corby, L. Dent, K. Edwards, M. Feldberg, M. Greguol, D. Harpal, M. Hefferton, H. McNeely, P. Kokkoros, C. McCreery, L. Mottram, N. Musicco, B. Page, C. Parker, A. Pascual, N. Pasato, M. Pease, A. Riley, S. Tatavarti, B. Westlake-Power, K. Wilding and S. Wise

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. Hillier

Seconded by: S. Lehman

That Items 2.1, 2.3 and 2.4 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 4th Report of the Community Advisory Committee on Planning

Moved by: S. Hillier

Seconded by: S. Lehman

That the 4th Report of the Community Advisory Committee on Planning from its meeting held on August 10, 2022 BE RECEIVED for information. (2022-A02)

Motion Passed

2.3 Byron Gravel Pits Secondary Plan - Update

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

That, the staff report dated August 22, 2022 entitled "The Corporation of the City of London Byron Gravel Pits Secondary Plan - Update", BE RECEIVED for information. (2022-D05)

Motion Passed

2.4 Building Division Monthly Report - June 2022

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

That the Building Division Monthly report for June, 2022 BE RECEIVED for information. (2022-A23)

Motion Passed

2.2 3493 Colonel Talbot Road - Request for Extension of Draft Plan Approval (39T-14504)

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

That, on the recommendation of the Director, Planning and Development, based on the application by 2219008 Ontario Limited (York Developments), relating to the lands located at 3493 Colonel Talbot 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 revised conditions contained in Appendix "A" (File No. 39T-14504) appended to the staff report dated August 22, 2022. (2022-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Zoning By-law: Patio Restrictions

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

That the application by The Corporation of the City of London, relating to outdoor patios BE REFERRED back to the Civic Administration to report back at a future meeting of the Planning and Environment Committee with a revised by-law removing the seasonal patio restrictions time in section 4.18 of not more than three consecutive days and the thirty-day limit, and to provide the mechanisms by which the Alcohol and Gaming Commission of Ontario regulates capacity;

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

- a communication dated August 7, 2022, from R. Webb;
- a communication dated August 17, 2022, from S. Olivastri;
- a communication dated August 18, 2022, from E. Mitchell;

- a communication dated August 18, 2022, from A.M. Valastro; and,
- the staff presentation;

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

- A.M. Valastro. (2022-D23)

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. Lehman

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. Turner

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)

3.2 3700 Colonel Talbot Road and 3645 Bostwick Road (Z-9521)

Moved by: A. Hopkins

Seconded by: S. Lewis

That the following actions be taken with respect to the application by MHBC Planning (Scott Allen, Partner), relating to lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road:

- a) the proposed revised, attached, by-law (Appendix “A”) BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan), to amend the regulations of the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone by deleting Front Yard Setback, Main Dwelling 4.5 metres (Maximum) and adding Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) 3.0 metres (Minimum) and 6.0 metres (Maximum) and modifying the regulation which states “Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not

occupy more than 50% of lot frontage” by including after the words “.....of any porch,” the following: “whichever is closer to the front lot line,”; and,

b) the request to amend Zoning By-law No. Z.-1 to delete the Front Yard Setback, Main Dwelling 4.5 metres (Maximum) regulation from the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(64)), Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone, BE REFUSED for the following reasons:

i) the requested amendment does not meet the intent of The London Plan City Building and Design polices; and,

ii) the requested amendment does not meet the intent of the Southwest Area Secondary Plan (Section 20.5.4.1 iv)) with respect to residential development intensity adjacent to arterial roads that buildings shall be located close to the street and designed to be street-oriented;

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

- D. Ailles, York Developments;

it being noted that the Municipal Council approves the regulations of the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone portion of 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 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 Southwest Area Secondary Plan, including but not limited to the North Lambeth and Bostwick Residential Neighbourhood policies; and,
- the recommended zoning is appropriate and will permit dwellings on lots fronting neighbourhood streets more flexibility in design and efficiency while maintaining consistency with the planned vision of the Neighbourhood Place Type and built form that contributes to a sense of place and character;

it being further noted that the Municipal Council refuses the regulations of the request to amend Zoning By-law No. Z.-1 to delete the Front Yard Setback, Main Dwelling 4.5 metres (Maximum) regulation from the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(64)), Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone for the following reasons:

- the requested amendment does not meet the intent of The London

Plan City Building and Design polices; and,
• the requested amendment does not meet the intent of the Southwest Area Secondary Plan (Section 20.5.4.1 iv)) with respect to residential development intensity adjacent to arterial roads that buildings shall be located close to the street and designed to be street-oriented. (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. Lehman

Seconded by: S. Lewis

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. Hillier

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)

3.3 140-142 Wellington Street - Request to Remove Properties from the Register of Cultural Heritage Resources

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the properties located at 140 and 142 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

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. Lehman
Seconded by: S. Lewis

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. Lewis
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)

3.4 Demolition Request for Heritage Designated Property at 520 Ontario Street, Old East Heritage Conservation District

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the request to demolish the building on the heritage designated property at 520 Ontario Street, within the Old East Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- a) interim protection measures, including fencing, be implemented by the applicant to ensure that the property remains in a clean and protected state following the demolition and prior to construction of a new building; and,
- b) a Heritage Alteration Permit be required following the demolition of the existing dwelling to ensure that the replacement dwelling is consistent with the policies and guidelines of the Old East Heritage Conservation District;

it being noted that the Planning and Environment Committee received a communication dated August 2, 2022 from K. Madlener, with respect to these matters:

it being further noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

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: (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)

3.5 767 Fanshawe Park Road East (Z-9499)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application by Phuc Minh Tran, relating to the property located at 767 Fanshawe Park Road East, the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London), to change the zoning of the subject property FROM a Residential (R1-7) Zone TO a Residential R5 Special Provision (R5-7(_));

it being noted that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:

- a) provide an alternative building typology/form such as 3-storey townhouse or 3 storey stacked townhouse with grade level units or access to alleviate the following concerns:
 - i) break down the proposed large building massing and architecture to more identifiable individual units (e.g., townhouses) as opposed to a large single massing;
 - ii) consider a flat-roofed typology to accommodate a three-storey form with grade level accessible units;
 - iii) provide enhanced East and West side elevations (more windows, massing and articulation) reducing the blank facades proposed;
 - iv) provide weather protection (e.g., canopies/shade) above balconies and the entrance steps;
 - v) increase the accessibility to the ground floor units by reducing the excessive number of steps to ground floor. If stacked units are proposed, further steps can be incorporated within the unit and ground floor units can be accessed from the street with minimum number of steps;
 - vi) robust tree planting on west, east and south property lines;
 - vii) board on board fencing on the west, east and south property lines to the maximum height allowed by the Fence By-law;

- viii) ground oriented lighting within the site; and,
- ix) garbage system that will minimize odors such as a deep collection site;

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

- a communication dated May 16, 2022 from D. and S. Berberich;
 - the staff presentation;
 - a communication dated August 18, 2022 from R. and M. Wilson;
- and,
- a communication dated May 16, 2022 from S. and C. Cunningham;

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

- C. Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant;
- S. Berberich, 768 Dalkeith Avenue;
- D. Berberich, 768 Dalkeith Avenue;
- R. Wilson, 105 Wilson Crescent; and,
- M. Wilson, 105 Wilson Crescent;

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 Neighbourhoods Place Type;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; 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: (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. Lehman

Seconded by: S. Turner

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. Hillier

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)

3.6 A Portion of 4519, 4535 & 4557 Colonel Talbot Road (Z-9433)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Farhi Holdings Corp., relating to a portion of the properties located at 4519, 4535 and 4557 Colonel Talbot Road:

a) the proposed revised, attached, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, to change the zoning on a portion of the subject property FROM an Arterial Commercial (AC) Zone, a Residential R1 (R1-11) Zone and a holding Residential R1 (h-4.R1-11) Zone TO a Residential R6-5 Special Provision (R6-5(*)) Zone, Residential R8-4 Special Provision (R8-4(*)) Zone, a holding Residential R6-5 Special Provision (h-(*).R6-5(*)) Zone, a holding Residential R8-4 Special Provision (h-(*).R8-4(*)) Zone and an Open Space (OS5) Zone;

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

- i) provide the communal amenity space for the stacked townhomes, with a direct pedestrian connection from the stacked townhomes, to be maintained under the same ownership as the stacked townhomes;
- ii) proposed 2.5 metre setbacks to only apply to the northwest corner of the development. Proposed 0.5 m landscape strip to only apply to the southwest portion of the internal drive;
- iii) provide enhanced architectural details on the end units that are highly visible from Colonel Talbot Road including wrapping materials, windows, and porches. Break up the width of the end unit facades through vertical articulation and material changes that create a more human scale rhythm (i.e. every 5-7m). The composition of the front façade is very successful at achieving this - consider replicating this rhythm on the side facades);
- iv) incorporate architectural elements and massing on the buildings located adjacent to Dingman Creek so that is compatible with the feature. Consider orienting the buildings to take advantage of their location adjacent to the creek;
- v) provide enhanced architectural details for portions of the end units that are highly visible from the main gateways into the development (i.e. 53, 80) and from the Dingman Creek corridor (i.e., 1, 54, 59, 60, 66, 67). (Note: unit numbers may change as a result of pathways and units being shifted or reconfigured);
- vi) consider more variation in the colours and materials across townhouse blocks and between individual units to create unique identities for blocks and units, add character and assist with wayfinding;
- vii) connect the proposed city sidewalk (in its ultimate location) to the existing sidewalk to the north as an interim condition prior to any future redevelopment of the neighbourhood sites or reconstruction of the road;

- viii) shift the parking to ensure it is in line with or behind the proposed building. Use landscaping or low landscape walls to screen any parking that is visible from Colonel Talbot Road;
- ix) provide details and expected use of the proposed concrete pad located behind the stacked townhouses. All outdoor garbage storage should be fully enclosed;
- x) the applicant needs to be aware that The London Plan Policy 399 will be applied to the development. The London Plan Policy 399 requires 1 replacement tree to be planted for every 10cm dbh [diameter at breast height] removed for development. A tree preservation report will be required at Site Plan to determine the number of replacement trees; and,
- xi) convey of all or part of the zoned Open Space lands to the City;
- b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new interior side yard setback and rear yard setback of 2.5 metres whereas 5.0m was proposed, a new density of 83 units per hectare whereas 81 was proposed, and a landscaped area of 0.5m whereas 1.5m was proposed in the notice of application and public meeting;

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:

- N. Dyjach, SBM Ltd.;

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 policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type;
- the recommended amendment conforms to the 1989 Official Plan;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and supports the City's commitment to reducing and mitigating climate change by supporting efficient use of existing urban lands and infrastructure and regeneration of existing neighbourhoods to limit outward growth;
- the recommended amendment facilitates the development of a site within the Southwest Area Secondary Plan, Schedule 6, Lambeth Residential Neighbourhood; and,
- the recommended holding provision will ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA). (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. Lehman

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. Turner

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)

3.7 604 Beaverbrook Avenue (OZ-9483)

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 604 Beaverbrook Developments Inc. relating to the property located at 604 Beaverbrook Avenue:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 604 Beaverbrook Avenue to permit a four (4) storey stacked townhouse development 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 August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan, and The London Plan for the City of London as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR1)) Zone TO a Holding Residential R6 Special Provision Bonus (h-18.R6-5*B-_) Zone;

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

- i) 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;
- ii) include enough space for collection access to recycling and waste;
- iii) provide glass railings that are bird friendly safe, or similar material

to reduce the visual impact;

- iv) ensure there is a minimum setback of 2.5m from parking to habitable space;
- v) ensure that for the area between the proposed structure and the roadway, there is a design that balances privacy and light (e.g. lattice fence, brise-soleil structure, perennial plants, hardscaping etc.); and,
- vi) ensure pedestrian circulation and access refinements are constructed in accordance with the Accessibility Review Checklist;

c) the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential stacked townhouse development, with a maximum height of four (4) storeys, 32 dwelling units and a maximum density of 92 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services, and matters:

1. Exceptional Building Design

- i) a contemporary modern design with architectural details including high-quality materials, horizontal and vertical elements, and large windows, which create a design complementary to adjacent development; and
- ii) a front facing façade that establishes a built edge with primary building entrance and a pedestrian friendly public realm;

2. Provision of Affordable Housing

- i) a total of two(2) 3-bedroom residential units will be provided for affordable housing; one unit within each block;
- ii) 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;
- iii) the duration of affordability is set at 50 years from the point of initial occupancy;
- iv) the proponent enters into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new interior side yard setback of 3.0m whereas 3.2m was proposed and a parking rate of 1.0 spaces per unit whereas 1.1 spaces was proposed in the notice of application and public meeting;

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 individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- K. Crowley, Zelinka Priamo Ltd; and,
- J. Heddegard, 320 Sugar creek Trail;

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 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 a public benefit of affordable housing units, and a quality design standard to be implemented through a subsequent Site Plan application. (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. Lehman

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. Hillier

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)

3.8 712 Base Line Road East (Z-9474)

Moved by: S. Turner

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 Wellington Gate Inc., c/o Westdell Development Corporation, relating to the property located at 712 Base Line Road East:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 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 Community Shopping Area (CSA3) Zone TO a Holding Residential R9 Special Provision Bonus (h*R9-7()*B()) Zone; the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use commercial/office and residential apartment building, with a maximum height of 16 storeys or 52.6 metres, 150 residential units, 547 square metres of commercial and office uses at grade, and a maximum mixed-density of 654 units per hectare; the development will generally implement the following design criteria:

1) Design Standards

the building design and site plan will be bonused for features which serve to support the City's objectives of promoting a high standard of design, to be implemented through a development agreement:

i) Site Layout

- a) provide for additional outdoor amenity areas within the west interior side yard and front yard, which includes transit-oriented amenities such as benches and bike racks close to the principal entrance;
- b) provide direct and convenient access throughout the site for pedestrians from the public sidewalks on Baseline Road East to primary building entrances. Pedestrian circulation should consider desire lines to the intersection of Baseline Road and Wellington Road and to the main transit station;
- c) provide for a front yard setback of 2-4m for more urban streetscape treatment with landscaping and trees (large planter beds with edge curb) along Baseline Road East;
- d) provide a functional forecourt leading to the main entrance of the proposed building; and,
- e) provide a functional drop off area;

ii) Ground Floor Design and Uses

- a) active building façade should be directed to public streets as a priority. Additional active uses may line the internal streets / drive aisles and priority should be given to highly visible areas from key entry points;
- b) locate the principal residential building entrance (lobby) on the Baseline Road East-facing elevation;
- c) differentiate the residential lobby entrance from the commercial unit entrances with architectural features such as canopies, signage, lighting, increase in glazing, double doors, framing, materials, etc.; and,
- d) back of house, service, garage and loading areas are to be accessed from internal streets / drive aisles, incorporated internal to the building as much as possible and screened from view;

iii) Podium Design

- a) parking for high-rise development should be provided mainly underground, or where that is not possible, located in the podium and wrapped with active uses along street frontages. Minimize the exposure of the above ground structured parking along Baseline Road by providing residential units, amenity spaces, and/or providing a treatment which allows for windows and views into the building's interior areas disguising the parking garage;
- b) include a minimum 5 metre step-back at the 4th floor along Baseline Road to enhance the pedestrian-oriented street wall;

iv) Tower Design

- a) design high-rise building (above 8 stories) as slender towers (seek to achieve a maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce "slab-like" appearance of the tower, reduce shadow impacts, reduce obstruction of sky views and to be less imposing on neighbouring properties and public spaces;
- b) design the tower to include a high degree of fenestration in order to add interest and break-up the massing of the building;
- c) increase the size & scale of proposed windows and use material change, balconies and articulation to break up the facades;
- d) include a high proportion of glazing and modulation such as projections/recesses which use material differentiation in order to break up the consistent vertical plane and massing of the tower;
- e) design and distinguish the top of the buildings (i.e. top 4-5 floors) through an articulated roof form, step-backs, cornices, material change and/or other architectural details and screen/integrate the mechanical and elevator penthouses into an architecture of the building;

2) Provision of Affordable Housing

- i) a total of 10% of the lift (12 affordable housing units based on 156 total units) will be provided in the development, representative of the bedroom and unit mix of the overall building;
- ii) rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy;
- iii) the duration of affordability set at 50 years from the point of initial occupancy of the respective building;
- iv) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- v) these conditions to be secured through an agreement entered on title with associated compliance requirements and remedies;

it being noted that the following site and building design criteria, not shown on the proposed renderings, will also be addressed as part of the site plan submission:

- i) consider the incorporation of patio or forecourt space that spills out into the front yard setback(s) to further activate the space and provide an amenity for tenant businesses;
- ii) explore additional roof top amenity areas at various levels in addition to the private rooftop amenity areas proposed;
- iii) provide grading plans and particularly explain/articulate the building interfaces at the West and North edges;
- iv) explore opportunities to increase the ground floor presence on the site to accommodate active uses along the North Façade of the building and explore opportunities to direct the principal residential building entrance (lobby) closer to Wellington Road for convenient access to the transit corridor;
- v) consider relocating the Central Alarm and Control Facilities (CACF) room to the adjacent internal service block on the ground floor such that the residential lobby appears open from the street;
- vi) consider locating all podium level parking behind active uses (such as residential units fronting Base Line Road), underground or elsewhere on the site;
- vii) consider an addition of a podium floor (4 storey podium) with enlarged podium area along the North edge to integrate parking and

provide active facades (residential units) along Baseline Road East;
viii) consider moving some parking to another basement level or explore opportunities for access and parking agreements with the neighbouring property to reduce the number of parking spaces required onsite; and,

b) pursuant to Section 34(17) of the *Planning Act*, 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 noted that the Planning and Environment Committee received the following communications with respect to these matters:

- the staff presentation; and,
- a communication dated August 18, 2022, from M. Poddar, Planner II, Strik, Baldinelli, Moniz Ltd.;

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

- M. Poddar, SBM Ltd., on behalf of the applicant; and,
- P. Green;

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 promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs. The amendment will provide for a range of housing types and densities to meet projected requirements of current and future residents, by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment conforms to the policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment is appropriate for the site and surrounding context and will contribute to housing options within a Rapid Transit Corridor;
- the recommended amendment secures units for affordable housing through the bonus zone; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D09)

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. Hillier

Seconded by: S. Lewis

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)

3.9 1737 Richmond Street (Z-9470)

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Richmond Hyland Inc., c/o Westdell Development Corporation, relating to the property located at 1737 Richmond Street:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone, TO a Business District Commercial Special Provision Bonus (BDC1()*B()) Zone; the Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality development comprised of a mixed-use apartment building with a maximum height of 22 storeys (80m), and a maximum density of 571 units per hectare, which generally implements the Site Plan, Renderings, Elevations and Views attached as Schedule "1" to the amending by-law, and will also implement the following outstanding design criteria:

1) Additional Building and Site Design Requirements

i) reduce the high-rise portion (above 8 stories) as a slender tower (maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce any possible "slab-like" appearance, shadow impacts, obstruction of sky views and to be less imposing on neighbouring properties and public spaces;

ii) articulate the podium facades particularly on the east and west facades with recesses, projections, balconies and terraces, alternating brick tones, fenestration to provide depth and variation in the built form and to enhance the pedestrian environment and break up the massing;

iii) reduce the blank wall facades on the west elevation ground level facing North Centre Road. Increase visual interest through the use of increased glazing, public wall art, or additional door access. Provide windows for clear sight lines facing North Centre Road from the section of abutting parking garage where the accessibility parking space is located;

iv) provide a separate key access door to the bike storage room facing North Centre Rd for improved bicycle accessibility in and out of the building and improved streetscape activity;

v) connect this separate bike storage entrance to the public sidewalk;

vi) utilize a decorative or public art wall feature and treatment to

address the southwest corner and provide visual interest while breaking up the podium massing and establishing a sense of place through this unique feature;

2) Provision of Affordable Housing

- i) a total of 22 units based on 10% of the “lift” of the number of units beyond 150 units per hectare (based on 297 total units) be dedicated to affordable rental housing in exchange for the granting of increased height and density. The mix of the dedicated affordable rental units should be reflective of the unit mix for the 22-storey apartment building;
- ii) the affordable housing units should be evenly distributed throughout the individual buildings to the greatest extent possible;
- iii) 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;
- iv) the duration of affordability set at 50 years from the point of initial occupancy;
- v) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; it being noted that the following site and building design criteria, will also be addressed as part of the site plan submission:

- i) explore ways to reduce the tower floor plate size that can further minimize the shadow impact on the 5th floor amenity space;
- ii) include active ground-floor uses such as the principal building entrance, lobbies, common amenity areas, and street oriented commercial/residential units, oriented towards the public streets with direct access to the sidewalk along Fanshawe Park Road and North Centre Road in order to activate the street edge;
- iii) the ground floor commercial units shall provide for a store-front design with primary entrances facing Fanshawe Park Road and the internal shopping centre. This should include a higher proportion of vision glass, signage, double doors, an increase in ground floor height, and the potential for canopies and lighting to frame the entrance include direct access from the commercial unit(s) fronting the street to the City sidewalk;
- iv) provide functional primary entrances (double doors) for the commercial units along both Fanshawe Park Road and North Centre Road with walkways connecting the entrances to the City Sidewalk;
- v) ensure common outdoor amenity space and landscaping at ground level will include additional elements such as benches and landscaping;
- vi) lay-by to be removed and the area restored with enhanced landscaping and pedestrian connections to North Centre Road provided;

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

- the staff presentation; and,
- a communication dated August 18, 2022 from S. Rasanu, Planner, SBM Ltd. and D. Traher, Westdell Development Corp;

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

- S. Rasanu, SBM Ltd., on behalf of Westdell Development Corp;

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, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment secures units for affordable housing through the bonus zone;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; and,
- the recommended amendment is consistent with the Council adopted Masonville Secondary Plan. (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. Lehman

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. Turner

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)

3.10 21-41 Meadowlily Road North and 20 Norlan Avenue (OZ-9500)

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 Royal Premier Homes, relating to properties located at 21-41 Meadowlily Road North and 20 Norlan Avenue:

- a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend The London Plan to add a site specific policy for 21-41 Meadowlily Road North and 20 Norlan Avenue in Policy 1077 _) to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type and amend Map 7- Specific Policy Areas to add the subject site;

b) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 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 a Residential R1 (R1-6) Zone TO a Holding Residential R5 Special Provision Bonus (h-17. h-100. R5-7()*B-) Zone with holding provisions to address sanitary, storm and water servicing and access; a special provision to permit a balcony encroachment minimum of 4.26 metres instead of the required 6.0 metres in the exterior side yard and a Bonus Zone to allow an increase in the maximum density permitted and a reduction in parking required in return for affordable dwelling units and a larger common amenity space area; and,

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of stacked townhouse buildings at a maximum density of 91 units per hectare (80 units, 4 units which are affordable) instead of 60 units per hectare, a reduced parking requirement from 120 parking spaces to 91 parking spaces and provision of additional landscaped open space area/larger common amenity area, which substantively implements the Site Plan, Renderings, and Views, appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law and provides for the following:

1) Provision of Affordable Housing

- i) a total of four (4) residential units will be provided for affordable housing; three, one bedroom units and one, two bedroom unit within two of the four proposed townhouse blocks with a maximum of two units in each building;
- ii) 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;
- iii) the duration of affordability set at 50 years from the point of initial occupancy;
- iv) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,
- v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

2) Common Amenity Space

- i) provide for an appropriately sized and located ground level outdoor amenity space for the number of residents anticipated;
- ii) provide 8.2 m² per unit of landscaped open space in place of the City standard of 5.0 m², which represents an 11.3% increase;

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

- i) ensure that adequate functional common amenity space is provided;
- ii) ensure Stacked Townhouse Block D has regard for the corner location at Meadowlily Road North and Norlan Avenue;
- iii) screen surface parking exposed to Meadowlily Road;
- iv) increase the sidewalk width abutting parking areas to 2.1 metres;
- v) provide a minimum of 1.5 metres from property boundaries to parking areas, it being noted that the full setback may not be attainable on the north side immediately adjacent to the hydro corridor without impacting the ability to deliver the minimum parking requirements;
- vi) provide 3 metre landscaped islands every 15 parking stalls;

- vii) relocate Canada Post mailbox to more centralized location;
 - viii) reduce amount of site asphalt and hardscape; and,
 - ix) improve pedestrian connections to rear parking area, common amenity area and both abutting roads;
- 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 individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd.;
- G. Mariano, 4 Meadowlily Road; and,
- P. Green;

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

- the recommended amendments are 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, including affordable housing;
- the recommended amendments generally conform to the in-force Neighbourhoods policies of The London Plan, including but not limited to the use, intensity and form of future development anticipated along a Neighbourhood Street. A special policy has been recommended to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type;
- adding a special policy to allow a stacked townhouse development at a higher density is appropriate because the property has a number of favourable locational attributes for residential uses; it is large enough to accommodate the proposal, is at the intersection of two neighbourhood streets, is separated from the single family neighbourhood by an intervening hydro corridor, is across the street from open space, and its access point is approximately 240 metres from Hamilton Road, a Civic Boulevard, and close to Highbury Avenue, an Expressway, for easy vehicle access.
- the recommended amendments generally conform to the Low Density Residential policies of the 1989 Official Plan, including but not limited to the permitted height and density of future development as a result of density bonusing under Section 19.4.4;
- the recommended amendments facilitate the development of sites within the Built Area Boundary in The London Plan with an appropriate form of infill development; and,
- the recommended holding provisions ensure adequate services are provided before development occurs and recommendations to the site plan approval authority ensure the development will include all the elements which comprise a good infill development. (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: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Nays: (1): S. Hillier

Absent: (1): E. Holder

Motion Passed (4 to 1)

4. Items for Direction

4.1 183 and 197 Ann Street - Proposed Designation By-laws Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objections

Moved by: S. Lehman

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of built resources located at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidated parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622, the following actions be taken:

- a) the Notice of Objection, dated June 15, 2022, from York Developments appended to the staff report dated August 22, 2022 as Appendix “A” be RECEIVED for consideration;
- b) the Municipal Council’s intention to designate the built resources at municipal addresses 183 Ann Street and 197 Ann Street under Part IV, Section 29 of the *Ontario Heritage Act* as set out in Resolution (2022-D09/R01) (4.2/9/PEC) on May 4, 2022 BE REAFFIRMED;
- c) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 197 Ann Street under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18.* for the reasons outlined in Appendix B of the associated staff report; and,
- d) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix “C” BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 183 Ann Street under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18.* for the reasons outlined in Appendix C of the associated staff report;

it being noted that this matter has been considered by the London Advisory Committee on Heritage (now the Community Advisory Committee on Planning) and public notice has been completed with

respect to designation in compliance with the requirements of the *Ontario Heritage Act*;

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

- a communication dated August 17, 2022 from AM Valastro, North Talbot Community;
- a communication dated August 17, 2022 from S. Olivastri;
- a communication dated August 18, 2022 from E. Mitchell;
- a communication dated August 18, 2022 from N. Stevens;
- a communication dated August 18, 2022 from J. and J. Sayles;
- a communication dated August 18, 2022 from J. Fooks;
- a communication dated August 18, 2022 from D. Fraser;
- a communication dated August 18, 2022 from B. Benedict;
- a communication dated August 18, 2022 from J. Jacobson;
- a communication dated August 18, 2022 from D. Ferreira;
- a communication dated August 18, 2022 from V. White;
- a communication dated August 18, 2022 from R. McDowell;
- a communication dated August 18, 2022 from J. McDowell;
- a communication dated August 18, 2022 from A. Soufan, President, York Developments; and,
- a communication dated August 18, 2022 from V. Zervakos, Director, Leasing, York Developments. (2022-R01)

Yeas: (3): A. Hopkins , S. Lehman, and S. Turner

Nays: (2): S. Lewis, and S. Hillier

Absent: (1): E. Holder

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

That A. Soufan, York Developments, BE GRANTED delegation status with respect to the proposed designation of the properties located at 183 and 197 Ann Street.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.2 1067, 1069 and 1071 Wellington Road (OZ-9263 / Z-9264)

Moved by: S. Lewis

Seconded by: S. Hillier

That the following actions be taken with respect to the application by Century Centre Development Inc., relating to the properties located at 1067, 1069 and 1071 Wellington Road:

a) the proposed, attached, by-laws BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022; and,

b) the staff report dated August 22, 2022 entitled "Century Centre Developments Inc. - 1067, 1069 and 1071 Wellington Road" BE RECEIVED for information;

it being noted that the Planning and Environment Committee received a communication dated August 19, 2022 from M. Campbell, Senior Planner, Zelinka Priamo Ltd., with respect to these matters.

Yeas: (3): S. Lewis, S. Lehman, and S. Hillier

Nays: (2): A. Hopkins , and S. Turner

Absent: (1): E. Holder

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Pursuant to section 2.3 of the Council Procedure By-law, section 33.9 of the said by-law be suspended for the purpose of permitting the meeting to proceed beyond 11:00 PM.

Motion Passed

6. Confidential (Enclosed for Members Only)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to go in camera

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6.1 London Plan Site Specific Appeals - Instructions

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 convened, in Closed Session, from 11:06 PM to 11:15 PM.

7. Adjournment

The meeting adjourned at 11:16 PM.

Appendix A (Alternative)

Appendix "A"

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

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

A bylaw to amend By-law No. Z.-1 to
rezone lands located at 3700 Colonel
Talbot Road and 3645 Bostwick Road.

WHEREAS MHBC Planning (Scott Allen) has applied to rezone lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road, 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 5.4 c) of the Residential R1 Zone is amended by amending the following Special Provision to read as follows:

- | | |
|----------|---|
| R1-3(23) | 3700 Colonel Talbot Road and 3645 Bostwick Road |
| a) | Regulations: |
| i) | Front Yard Setback, Main Dwelling
(Minimum): 3 metres (9.8 feet) |
| ii) | Front Yard Setback, Main Dwelling for lots fronting on
Neighbourhood Connectors (Royal Magnolia Avenue
and Campbell Street North)
(Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet) |
| iii) | Front Yard Setback, Garages
(Minimum): 6 metres (19.7 feet) |
| iv) | Interior Side Yard
(Minimum): 1.2 metres (3.9 feet) |
| v) | Lot Coverage
(Maximum): 45% |
| vi) | Garages shall not project beyond the façade of the
dwelling or façade (front face) of any porch,
<u>whichever is closer to the front lot line</u> , and shall not
occupy more than 50% of lot frontage. |

- 2) Section Number 5.4 d) of the Residential R1 Zone is amended by amending the following Special Provision to read as follows:

- | | |
|----------|---|
| R1-4(36) | 3700 Colonel Talbot Road and 3645 Bostwick Road |
| a) | Regulations: |
| i) | Front Yard Setback, Main Dwelling |

- (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Setback, Garages
(Minimum): 6 metres (19.7 feet)
- iii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

3) Section Number 6.4 a) of the Residential R2 Zone is amended by amending the following Special Provision to read as follows:

R2-1(17) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Main Dwelling
(Minimum): 3 metres (9.8 feet)
- ii) Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet)
- iii) Front Yard Setback, Garages
(Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard
(Minimum): 1.2 metres (3.9 feet)
- v) Lot Coverage
(Maximum): 45%
- vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

4) Section Number 6.4 c) of the Residential R2 Zone is amended by amending the following Special Provision to read as follows:

R2-3(5) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Main Dwelling
(Minimum): 3 metres (9.8 feet)
- ii) Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet)
- iii) Front Yard Setback, Garages
(Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard
(Minimum): 1.2 metres (3.9 feet)

- v) Lot Coverage (Maximum): 45%
- vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

5) Section Number 8.4 of the Residential R4 Zone is amended by amending the following Special Provision to read as follows:

R4-6(12) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Lot Frontage (Minimum): 7.0 metres (23.0 feet)
- ii) Front Yard Setback, Dwelling(s) (Minimum): 3 metres (9.8 feet)
- iii) Front Yard Setback, Dwelling(s) for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) (Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet)
- iv) Front Yard Depth, Garages (Minimum): 6 metres (19.7 feet)
- v) Interior Side Yard (Minimum): 1.2 metres (3.9 feet)
- vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
- vii) Driveway widths are limited to 3.5m (11.5 feet) per lot.

6) Section Number 10.4 e) of the Residential R6 Zone is amended by amending the following Special Provision to read as follows:

R6-5(62) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s) (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Setback, Dwelling(s) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) (Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet)
- iii) Front Yard Depth, Garages (Minimum): 6 metres (19.7 feet)

- iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
- v) Density
(Minimum): 30 units per hectare

7) Section Number 10.4 e) of the Residential R6 Zone is amended by amending the following Special Provision to read as follows:

R6-5(65) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s)
(Minimum): 3 metres (9.8 feet)
- ii) Front Yard Setback, Dwelling(s) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet)
- iii) Front Yard Depth, Garages
(Minimum): 6 metres (19.7 feet)
- iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
- v) Density
(Minimum): 30 units per hectare
(Maximum): 75 units per hectare
- vi) Provide built form along the OS1 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.

8) Section Number 12.4 of the Residential R8 Zone is amended by amending the following Special Provision to read as follows:

R8-4(50) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback (Dwelling or Building)
(Minimum): 3 metres (9.8 feet)
- ii) Front Yard Setback (Dwelling or Building) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum): 3 metres (9.8 feet)
(Maximum): 6 metres (19.7 feet)
- iii) Front Yard Depth, Garages
(Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard
(Minimum): 1.2 metres (3.9 feet)
- Density
(Minimum): 30 units per hectare

(Maximum): 75 units per hectare

- v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

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 September 6, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

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 4519,
4535 & 4557 Colonel Talbot Road.

WHEREAS Farhi Holdings Corporation has applied to rezone an area of land located on a portion of 4519, 4535 & 4557 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

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 on a portion of 4519, 4535 & 4557 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A114, from an Arterial Commercial (AC) Zone, a Residential R1 (R1-11) Zone and a holding Residential R1 (h-4.R1-11) Zone, a Residential R6-5 Special Provision (R6-5(*)) Zone, Residential R8-4 Special Provision (R8-4(*)) Zone, a holding Residential R6-5 Special Provision (h-(*).R6-5(*)) Zone, a holding Residential R8-4 Special Provision (h-(*).R8-4(*)) Zone and an Open Space (OS5) Zone;
- 2) Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5() 4519, 4535 and 4557 Colonel Talbot Road

a) Regulations

- i) Rear Yard Depth 2.5 metres
(Minimum)
Only applies to the northwest corner
- ii) Interior Side Yard Depth 2.5 metres
(Minimum)
Only applies to the northwest corner

- 3) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4() 4519, 4535 and 4557 Colonel Talbot Road

b) Permitted Uses:

Stacked Townhouses

c) Regulations

- i) Density 83 units per hectare,
(Maximum)
- ii) Driveways in the southeast corner 0.5metres
(Minimum)

- 3) Section Number 3.8 of the Holding "h" Zones is amended by adding the following Holding Provision:

h-()

Purpose: To ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA) prior to the removal of the “h-()” symbol.

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.

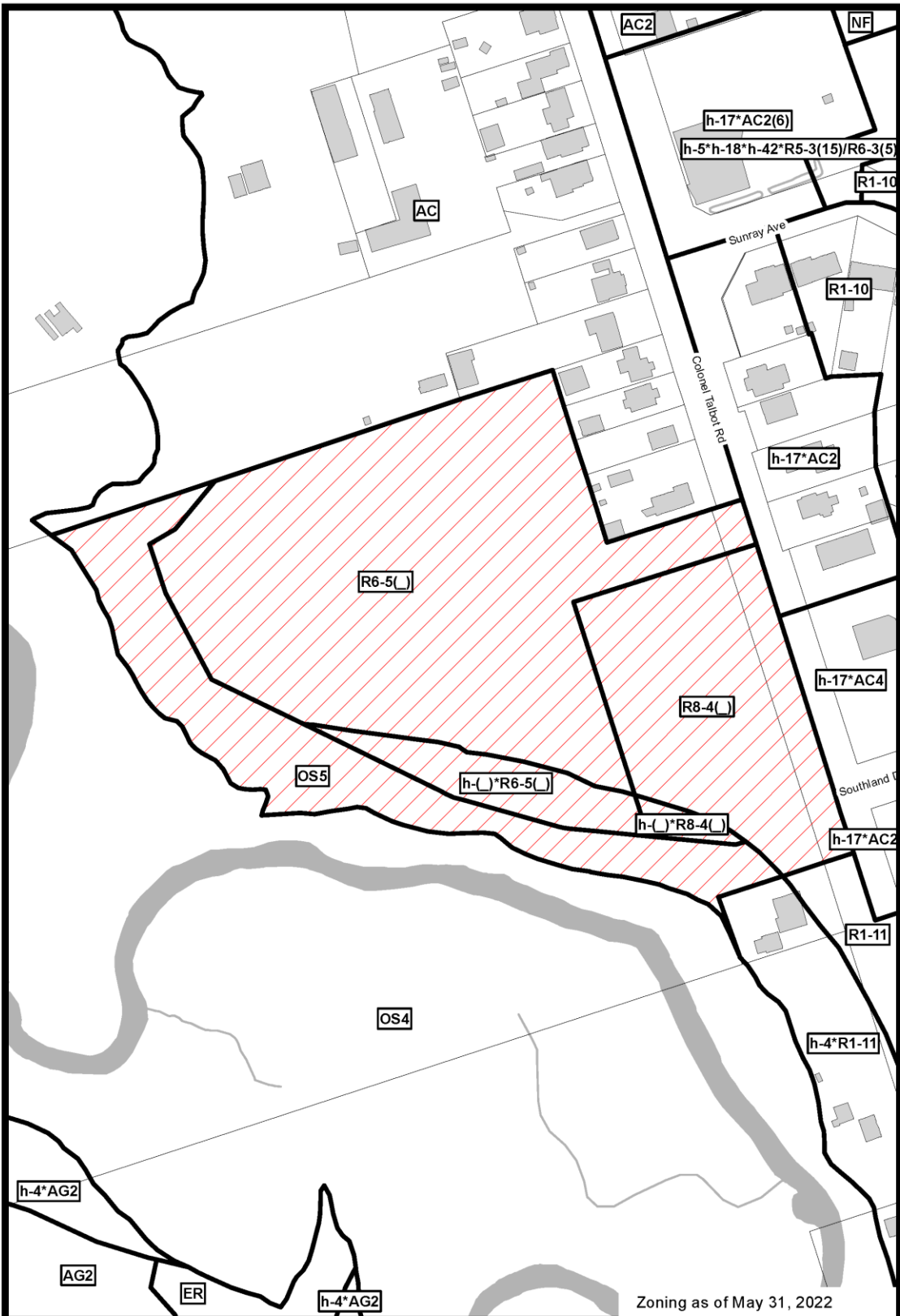
PASSED in Open Council on September 6, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

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

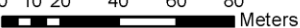


Zoning as of May 31, 2022

File Number: Z-9433
 Planner: AR
 Date Prepared: 2022/07/22
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters 



Bill No.
2022

By-law No. L.S.P.-_____

A by-law to designate 183 Ann Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 183 Ann Street has been duly published and served;

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

1. The real property at 183 Ann Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on September 6, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

SCHEDULE "A"
To By-law No. L.S.P.-

Legal Description

LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)
DESIGNATED AS PART 1, PLAN 33R-20622

SCHEDULE "B"
To By-law No. L.S.P.-

Statement for Designation

Description of Property

The municipal address at 183 Ann Street is located in the North Talbot area of the City of London, on a consolidated parcel comprising multiple municipal addresses located, at the southeast intersection of Ann and St. George Streets. The two-and-a-half-storey brick residence is located on Lot 5 of the consolidated parcel.

Statement of Cultural Heritage Value or Interest

The Brewer's House at 183 Ann Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

Physical or Design Value

The Brewer's House at 183 Ann Street (c.1893) was built by Joseph Hamilton the brewmaster at the adjacent Kent Brewery from 1887-1916. It is a rare example of a house linked to an extant brewery where the adjacent brewer's house is also intact.

The house is a representative example of a late-19th-century residence with Queen Anne style influences. The form of the house comprises an intersecting hipped roof, and a front gable end which has horizontal siding and dentilled millwork detailing. The gable ends exhibit original bargeboard wood shingling outlined with moulded vergeboards, supported by wooden end brackets and a modillion course beneath. There is a small square gable window under the eaves with a pilaster. The double front doors have a carved wood inset with two arched windows, a stained-glass transom, and are covered by a shallow overhang. Windows openings on all visible elevations have brick voussoirs. On the west elevation is a bay window with stone lug sills. The bay is topped by a flat roof and the fascia board decoratively supported by small brackets/modillions.

Historical or Associative Values

The Brewer's House at 183 Ann Street has direct associations with the adjacent former Kent Brewery at 197 Ann Street and both John and Joseph Hamilton who operated the brewery from 1861-1916. John Hamilton occupied a frame structure on the property from 1862 until his death in 1887. The present brick residence on the property was built by Joseph Hamilton around 1893. Joseph Hamilton and his family continued to occupy the house until 1911. The residence functioned as the brewer's house for the brewery. The size and scale of the house shows the increased prosperity the Kent Brewery attained under Joseph Hamilton's leadership after John Hamilton's death in 1887. Between c1886 and 1916, the Kent Brewery was one of only three breweries in London, third to Labatt and Carling. Today, the former Kent Brewery (c. 1859-1881) may be one of the oldest existing brewery buildings (c.1859-1881), second only to Alexander Keith's Brewery in Halifax whose current ironstone brewery building was built in 1837.

Through its direct associations with the Kent Brewery at 197 Ann Street, the Brewer's House at 183 Ann Street contributes to an understanding of the significant brewing history in London-Middlesex. It is also linked to the culture and history of the North Talbot area and the Carling's Creek and CPR corridor standing as visible remains of the development of industries and the people who lived and worked in the area during the mid-late-19th-century and early-20th-century.

Contextual Values

The Brewer's House at 183 Ann Street is linked to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood. 183 Ann Street is characteristic of the variations in housing along Ann

Street and in the near vicinity, reflecting the diversity of people who lived in the area and worked in the major industries around Carling's Creek. Through its materiality (i.e. buff brick exterior) and early Hamilton Family ownership, the built resource at 183 Ann Street, along with the former Kent Brewery at 197 Ann Street and house at 179 Ann Street, all support the visual character of the area.

The Brewer's House at 183 Ann Street demonstrates: a) a visual link to its surroundings (specifically 197 and 179 Ann Street) through its common use of buff brick on the exteriors; b) a strong physical and functional relationship to its surroundings as the brewer's house located adjacent for the former Kent Brewery; and, c) a significant historical link to its surroundings through its direct associations with the former Kent Brewery and the Hamilton Family that owned the brewery, as well as its links to the culture, history, industries and people of the North Talbot area and the Carling's Creek and CPR corridor and to development during the mid-late-19th-century and early-20th-century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the Brewer's House at 183 Ann Street include:

- Form, scale, and massing of the two-and-a-half storey Queen Anne Revival styled house
- Exterior buff brick throughout
- Two chimneys constructed of buff brick
- Shallow gabled roof profile with cross gable and two gable ends
- Brackets below roof at the principal corners
- Original bargeboard wood shingling on front and east facing gable, outlined with moulded vergeboards
- Front and east facing gables supported by wooden end brackets and a modillion course beneath
- Brick voussoirs above principle windows
- Small square window under the eaves of east facing gable including pilasters on each side of the frame detail border of small square panes
- Bay window on the west elevation topped by a flat roof and fascia board decoratively supported by small brackets/modillions
- Carved details of the original double-leafed door the principal doorway on the front façade including arched glass windows in the doors and dentil-moulded architrave above
- Rectangular stained-glass transom with coloured glass in two rectangular patterns and a diamond pattern in the centre

The detached wooden shed structure at the rear of the lot is not considered to be a heritage attribute.

Bill No.
2022

By-law No. L.S.P.-_____

A by-law to designate 197 Ann Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 197 Ann Street has been duly published and served;

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

1. The real property at 197 Ann Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on September 6, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

SCHEDULE "A"

To By-law No. **L.S.P.-**

Legal Description

LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)
DESIGNATED AS PART 1, PLAN 33R-20622

SCHEDULE "B"

To By-law No. **L.S.P.-**

Statement for Designation

Description of Property

The municipal address at 197 Ann Street is located in the North Talbot area of the City of London, on a consolidated parcel comprising multiple municipal addresses located, at the southeast intersection of Ann and St. George Streets.

197 Ann Street (known as the former Kent Brewery c. 1859-1881) is located on Lot 4 and Part Lot 3 of the consolidated parcel. The brewery complex consists of 4 building parts, built at different periods and continuously adapted over time.

- 2-storey brick building (primary building) – comprising some form of the original brewery with early modifications; 9m x 13m approx. with the short end fronting Ann Street.
- 1-storey brick building (old wash house) – located to the west of the primary building, c.1890s; 9.88m x 20.45m approx. with short end fronting Ann Street
- 1-storey brick and clad building (south extension) – located to the rear of the primary building exhibiting considerable external and internal modifications made during expansion years of the brewery; 9.49m x 21.65m approx. extending south from the primary building to the contemporary addition
- cinder block building with vinyl siding (contemporary garage) – added in the late 20th century for automotive services; 10m x 11m approx. at the south end of the south extension

Statement of Cultural Heritage Value or Interest

The former Kent Brewery, at 197 Ann Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

Physical or Design Value

The former Kent Brewery at 197 Ann Street is one of the oldest existing brewery buildings in Canada. It is an early example in the City of London (and province) of an industrial building typology and a rare example of a physically intact brewery from the mid-late-19th century. It is also a rare example of an early brewery site where the brewery building remains, and the brewer's house is also intact.

The brewery complex is representative of a mid-late 19th century vernacular, industrial commercial 'typology'. Parts of the building complex are visually discernable from the exterior, and include a primary building, old wash house, south extension, and a contemporary garage. The 2-storey 'primary building' is a simple, rectangular brick veneer building, of local buff brick, with a flat roof. The façade is relatively unadorned except for corbelled brick detailing expressed in the parapet. Many window and door openings are topped with brick voussoirs. There are several brick rounded 'Florentine' arches in the basement. The 1-storey 'old wash house' is a simple, rectangular building with a buff brick exterior. It has a similarly unadorned façade, with a flat roof sloping from the front to the rear.

Much of what is currently recognized as the former Kent Brewery is exhibited in the original primary building as well as the old wash house. Their overall profile, massing, and scale, and modest detailing appears as they did in the at the peak of the brewery's business c1905. Collectively, both buildings retain an authentic utilitarian expression of a functioning mid-late-19th- century brewery.

Historical or Associative Values

The Kent Brewery is one of the first breweries in London, and the third most significant historic brewery in the city after Carling's and Labatt's. The brewery is associated with the Hamilton brewing family, notably John Hamilton (who ran the brewery from 1861–1887), and his son, Joseph Hamilton (who ran the brewery from 1887–1917). There are also direct associations of the brewery with the adjacent Brewer's House at 183 Ann Street that was built by Joseph Hamilton around 1893 and occupied by him and his family until 1911. More broadly, the former Kent Brewery is closely tied to the culture and history of the North Talbot area and the Carling's Creek and CPR corridor. It's retention enhances our understanding and yields information on the development of industries and the people who lived and worked in the area during the mid-late-19th-century and early-20th-century.

Contextual Values

Physically and functionally the Kent Brewery is strongly linked to its context specifically to the lots immediately to the west that brewer John Hamilton owned, and brewer Joseph Hamilton built for his family residence at 183 Ann Street. Through the use of local buff brick, the brewery along with the brewer's house at 183 Ann Street and cottage at 179 Ann Street, collectively support the visual character of the area.

The Kent Brewery at 197 Ann Street is tied to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood. Its longevity within the neighbourhood, and the fact that it is the last remaining industrial building in Talbot North that sited to take advantage of Carling's Creek, makes it is one of the defining buildings of the Talbot North neighbourhood.

Finally, the Kent Brewery is significant to the historical context of the area because of its direct associations with the Hamilton Family that owned the brewery, and its links to the culture, history, industries and people of the North Talbot area and the Carling's Creek and CPR corridor and its development during the mid-late-19th-century and early-20th-century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the former Kent Brewery at 197 Ann Street include:

- Form, scale, massing and footprint collectively of the primary building and the old wash house
 - Exterior buff brick throughout
 - Brick voussoirs above principle windows
 - Existing window and door openings on the façade and east elevation of the primary building and façade of the old wash house;
 - Corbelled parapet detail on the primary building facade
 - Interior rounded 'Florentine' arches in the basement

The south extension and contemporary garage are not considered to be heritage attributes

Appendix A

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

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for
the City of London, 2016 relating to 1067,
1069, 1071 Wellington Road.

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

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for
the City of London Planning Area – 2016, as contained in the text attached hereto and
forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection
17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 6, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To add a policy to the Specific Policies for the Transit Village Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a mixed-use development with a maximum building height of 27 storeys.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1067, 1069, 1071 Wellington Road in the City of London.

C. BASIS OF THE AMENDMENT

The amendment to the Official Plan will allow for the mixed-use development of an underutilized site within a Transit Village that will integrate convenient transit options with residential, commercial and office uses. The proposed development and recommended amendments are consistent with the Provincial Policy Statement, 2020 and conform to *The London Plan* policies including but not limited to Key Directions, the City Structure Plan, growth frameworks, City Design policies, and the Transit Village Place Type. The recommended amendment is also in conformity with in-force policies of the 1989 Official Plan, including the Bonus Zoning policies. The recommended amendment will facilitate an infill and intensification development with an appropriate range of uses, intensity and built form for the site and surrounding area.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Transit Village Place Type of *The London Plan* for the City of London is amended by adding the following:

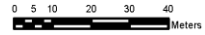
1067, 1069, 1071 Wellington Road in the City of London

A mixed-use development with a maximum height of 27 storeys may be permitted, to be implemented by a bonus zone that provides for affordable housing.

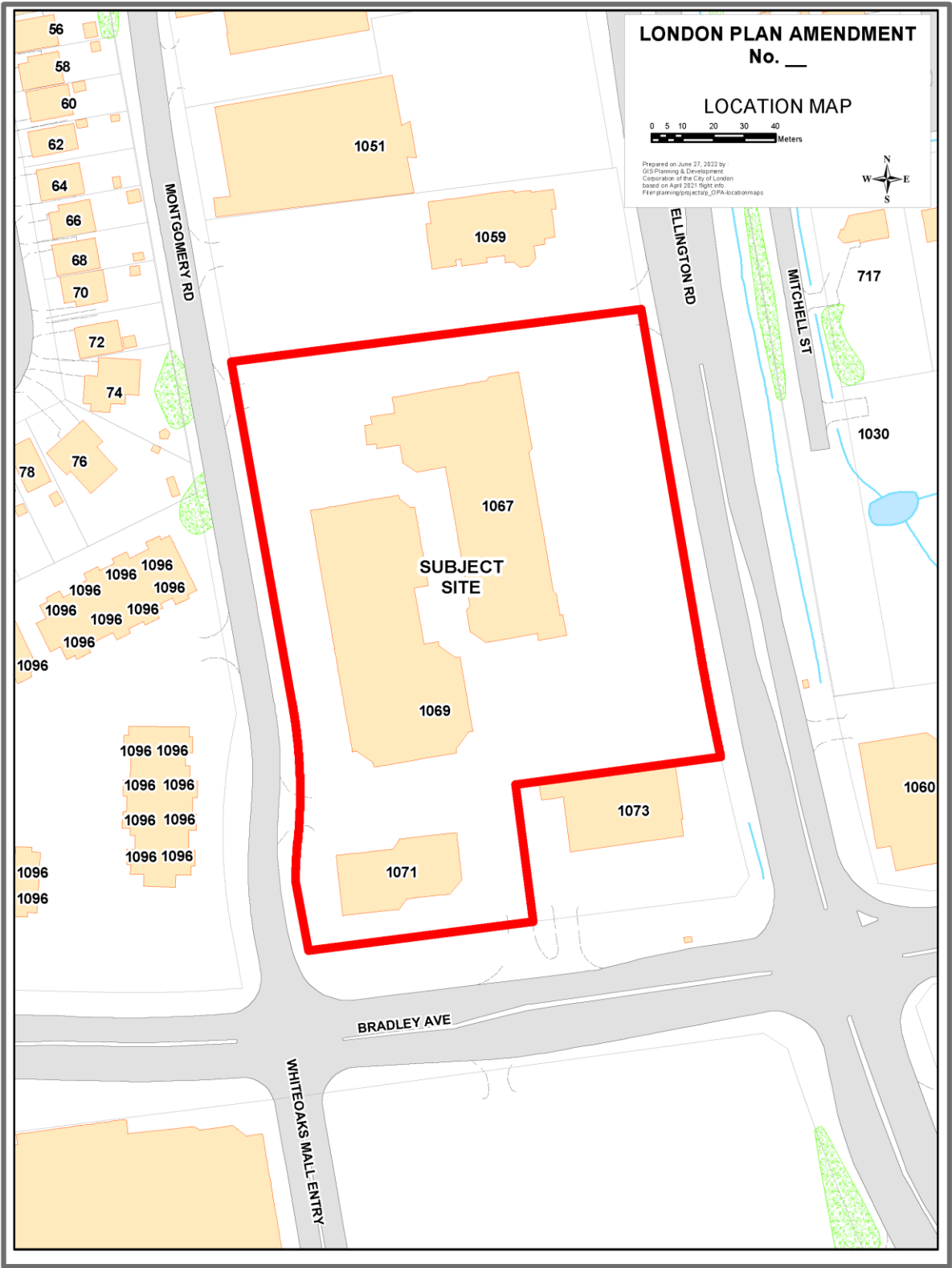
2. Map 7 – Specific Policy Areas, to *The London Plan* for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 1067, 1069, 1071 Wellington Road in the City of London.

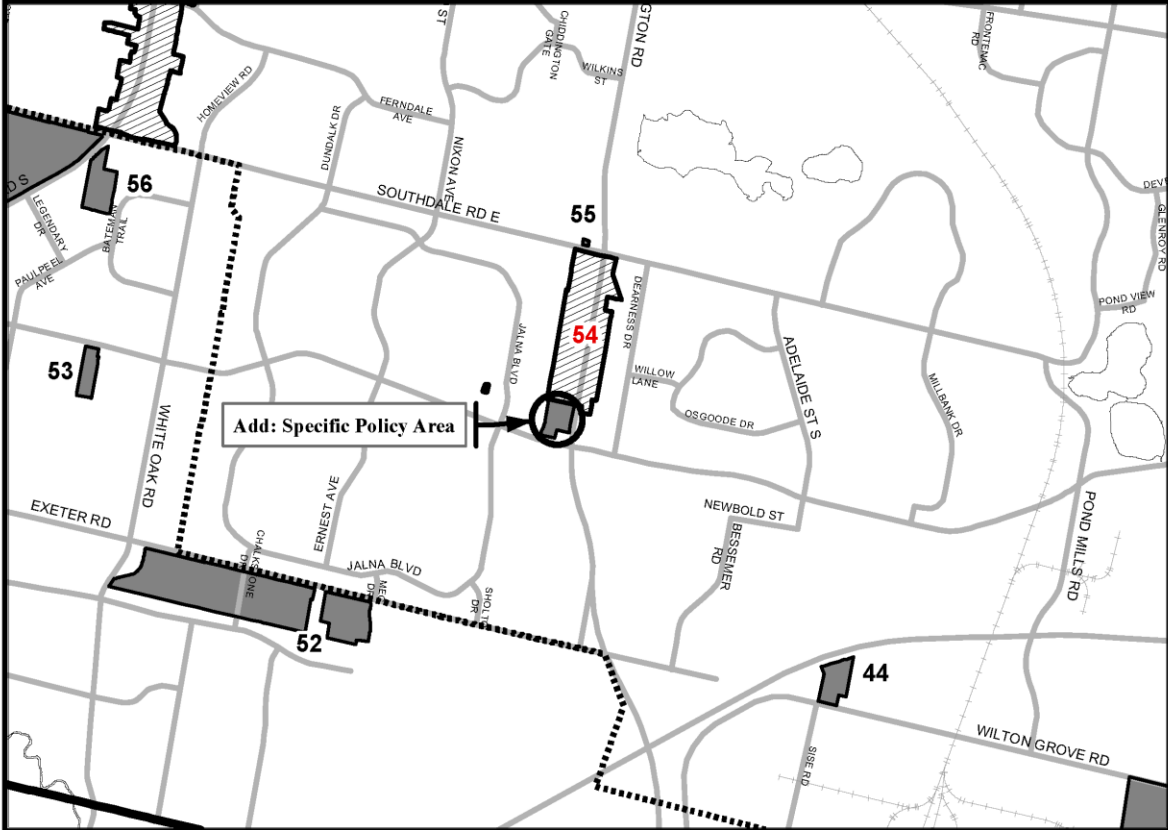
LONDON PLAN AMENDMENT
No. __

LOCATION MAP



Prepared on June 27, 2022 by
GIS Planning & Development
Corporation of the City of London
based on April 2021 flight info.
File: planning/projects/CPLA-locatmaps





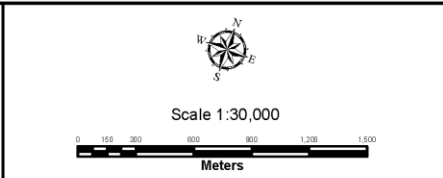
<p>LEGEND</p> <ul style="list-style-type: none"> Specific Policies Rapid Transit and Urban Corridor Specific-Segment Policies Near Campus Neighbourhood Secondary Plans 	<p>BASE MAP FEATURES</p> <ul style="list-style-type: none"> Streets (See Map 3) Railways Urban Growth Boundary Water Courses/Ponds
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This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 1
TO
THE LONDON PLAN**

AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: O-9263 & Z-9264

PLANNER: SW

TECHNICIAN: RC

DATE: 6/27/2022

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 1067, 1069, 1071 Wellington Road.

WHEREAS Century Centre Developments Inc. has applied to rezone an area of land located at 1067, 1069, 1071 Wellington Road, 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 1067, 1069, 1071 Wellington Road, as shown on the attached map comprising part of Key Map No. A111, from an Associated Shopping Area (ASA1/ASA3) Zone to a Business District Commercial Special Provision Bonus (BDC()*B()) Zone.
- 2) Section Number 4.3 of the General Provisions is amended by adding the following Special Provision:

4.3.4) B() 1067, 1069, 1071 Wellington Road

The Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality, mixed-use development of three buildings with 5 towers as follows: a building along Wellington Road with two 27 storey towers; a building along Montgomery Road with a 10 storey tower and a 20 storey tower, a building along Bradley Avenue with a 27 storey tower; and a maximum density of 566 units per hectare (1,272 units). The development will generally implement the Site Plan attached as Schedule "1" to the amending by-law, except where the regulation is more specific, and provide for the following:

1) High Level of Design Standards

The building design and site plan contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design to be implemented through a development agreement:

i) Building Height

Montgomery Road

- a. A building height not exceeding 10-storeys in height for Tower C (currently facing Montgomery Road and the adjacent residential zone).

ii) Minimum Design Standards

Podium Features

- a. Step-back along Wellington Road to enhance a pedestrian oriented street wall;
- b. Use of clear glass material and clear glazing with interior spaces visible from the outdoors, with overhead projecting canopies for all entrances and lining the pedestrian-oriented street wall frontages.

- c. A significant vertical break in the podium along Wellington Road of the building between Towers A and B, to break up the long façade and promote a human scale, pedestrian oriented environment.

Tower Features

- a. Step-back of the towers, from the podium to the greatest extent possible on all street facing facades;
- b. Use of transparent balcony barriers;
- c. Further mitigation of building mass by varying and articulating the plane of all facades.

Building Cap Features

- a. Through Site Plan Review ensure the use of building step-back at the top storey, with mechanical penthouse adequately concealed in the building's top storey.

iii) Site Landscaping

Through Site Plan Review ensure all-season landscaping and foundation planting along any large expanses of walls facing public streets, internal drive aisles, and mid-block connections.

2) Provision of Affordable Housing

- i) 65 affordable housing units will be provided in the development, comprised of:
28 one-bedroom units; and
27 two-bedroom units; and
10 three-bedroom units.
- ii) The affordable housing units to be proportionately distributed among the first three towers constructed and/or occupied, whichever occurs first.
- iii) Rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy.
- iv) The duration of affordability set at 35 years from the point of initial occupancy of the respective building.
- v) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations.
- vi) These conditions to be secured through an agreement entered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone:

a)	Regulations	
i)	Height (Maximum)	27 storeys or 96m (315 ft) whichever is less
ii)	Density (Maximum)	566 Units Per Hectare
iii)	Residential Parking Rate (Minimum)	0.4 space per unit
iv)	Commercial and Retail Parking Rate	1 space per 20sqm of gross floor area

(Minimum)

- 3) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

- BDC() 1067, 1069, 1071 Wellington Road
- a) Additional Permitted Uses
 - i) Apartment Buildings, including residential units on the first (ground) floor
 - b) Regulations:
 - i) The front lot line shall be interpreted to be Wellington Road
 - ii) Rear Yard Depth 0.75m (2.5ft)
(Minimum)

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.

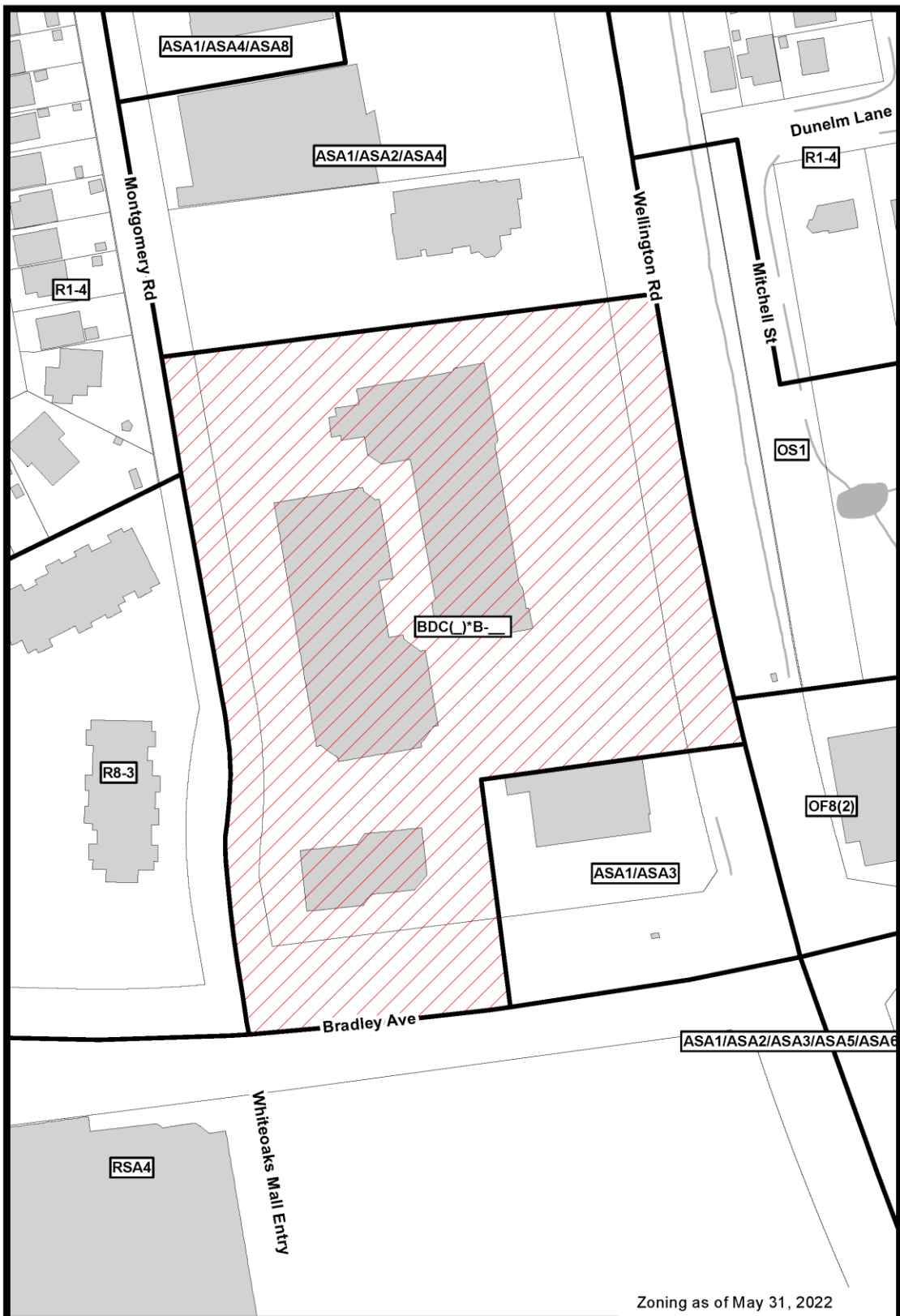
PASSED in Open Council on September 6, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

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



File Number: O-9263/Z-9264
 Planner: SW
 Date Prepared: 2022/06/27
 Technician: rc
 By-Law No: Z.-1-

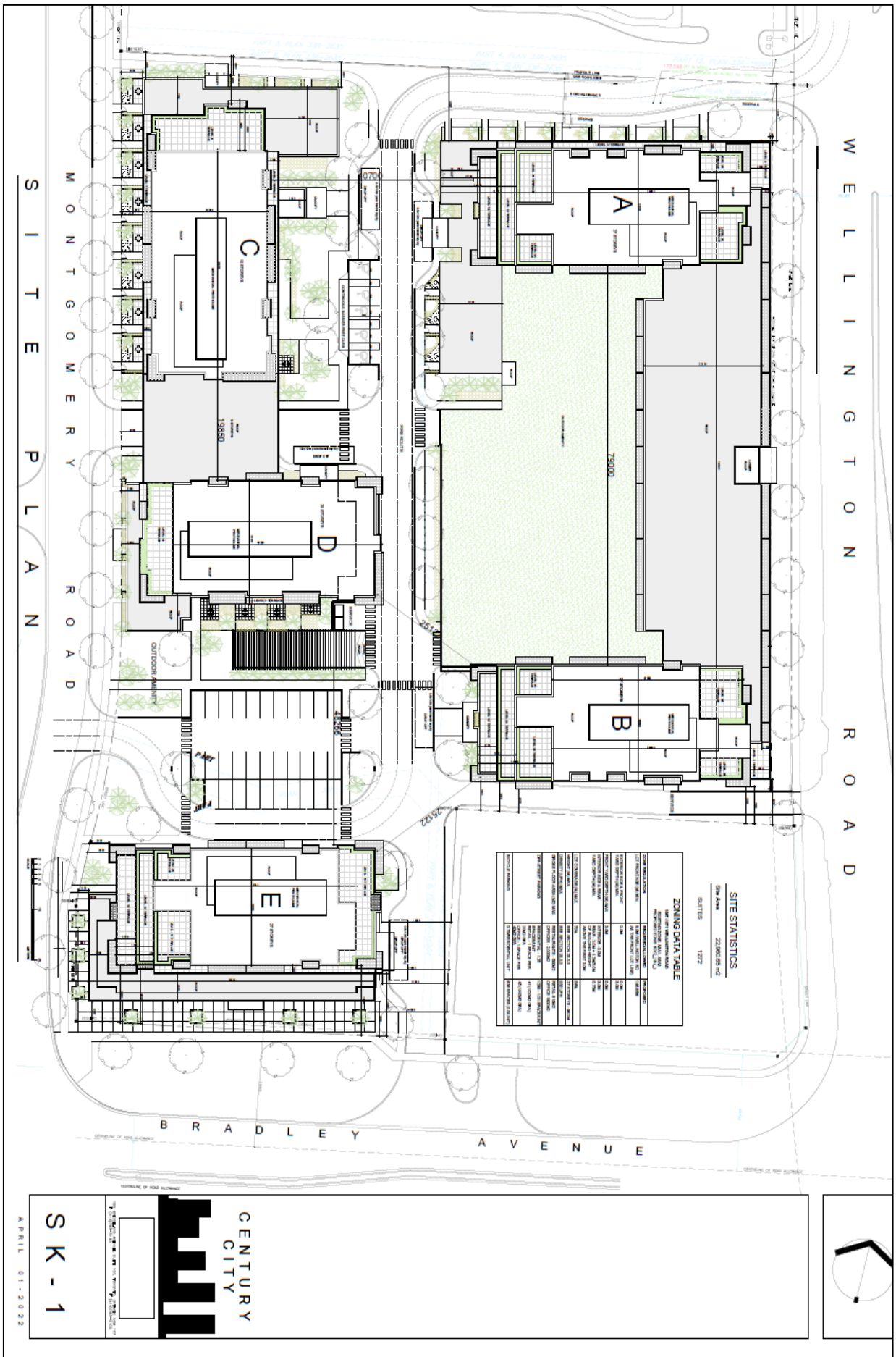
SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters 



Schedule 1



SITE STATISTICS

Site Name: CENTURY CITY
 SITES: 1272

ZONING DATA TABLE

NO. OF UNITS	NO. OF UNITS PER ACRE	NO. OF UNITS PER 100,000 SQ. FT.	NO. OF UNITS PER 100,000 SQ. FT. (MIN.)	NO. OF UNITS PER 100,000 SQ. FT. (MAX.)
100	100	100	100	100
200	200	200	200	200
300	300	300	300	300
400	400	400	400	400
500	500	500	500	500
600	600	600	600	600
700	700	700	700	700
800	800	800	800	800
900	900	900	900	900
1000	1000	1000	1000	1000



SK - 1

APRIL 01 - 2022