

Planning and Environment Committee

Report

13th Meeting of the Planning and Environment Committee
July 25, 2022

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

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; A. Job and H. Lysynski

REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, M. Hamou and E. Pelozo; L. Livingstone, J. Adema, G. Barrett, J. Bunn, G. Dales, I. de Ceuster, M. Corby, L. Dent, M. Feldberg, K. Gonyou, M. Greguol, D. Harpal, H. McNeely, J. Kelemen, P. Kokkoros, L. Maitland, S. Mathers, H. McNeely, L. McNiven, S. Meksula, L. Mottram, A. Ostrowski, B. Page, C. Parker, N. Pasato, A. Pascual, M. Pease, Vanetia R., B. WestlakePower and S. Wise

The meeting was called to order at 4:00 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis, S. Lehman and S. Turner present and all other members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.7, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 1st Report of the Ecological Community Advisory Committee

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

That the following actions be taken with respect to the 1st and 2nd Reports of the Ecological Community Advisory Committee:

- a) the Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Road Wetland and Recommendations for the future - Draft 2 BE REFERRED to the Civic Administration for review;
- b) the revised Working Group comments relating to the property located at 307 Sunningdale Road East BE FORWARDED to the Civic Administration for review and consideration;
- c) the Working Group comments relating to the property located at 4452 Wellington Road South BE FORWARDED to the Civic Administration for review and consideration; and,

d) clauses 1.1, 1.2, 2.1, 2.2, 3.1, 5.1, 5.2, 5.4, 6.1 and 6.2 of the 1st Report and clauses 1.1, 3.1, 5.1 to 5.5, inclusive, of the 2nd Report of the Ecological Community Advisory Committee BE RECEIVED for information. (2022-D04)

Motion Passed

2.2 3rd Report of the Community Advisory Committee on Planning

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

That, the following actions be taken with respect to the 3rd Report of the Community Advisory Committee on Planning from its meeting held on July 13, 2022:

a) the following actions be taken with respect to the Notice of Application, dated June 15, 2022, from M. Johnson, Senior Planner, with respect to a Draft Plan of Subdivision and Zoning By-law Amendment, related to the property located at 1156 Dundas Street:

i) the above-noted Notice BE RECEIVED; and,
ii) the communication appended to the 3rd Report of the Community Advisory Committee on Planning, from D. Devine, with respect to affordable housing matters related to new developments, BE FORWARDED to the Planning and Environment Committee for consideration with dealing with the Application; and,

b) clauses 1.1, 2.1, 3.1, 3.3 to 3.5, inclusive, 4.1, 5.1 to 5.7, inclusive, BE RECEIVED for information. (2022-A02)

Motion Passed

2.3 Heritage Alteration Permit Application - Elizabeth Street Infrastructure Renewal Project in the Old East Heritage Conservation District

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the Elizabeth Street alterations, within the Old East Heritage Conservation District, BE PERMITTED. (2022-R01)

Motion Passed

2.4 Request for Designation under Part IV of the Ontario Heritage Act - 514 Pall Mall Street

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the property located at 514 Pall Mall Street:

a) Notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff

report; and,

b) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property located at 514 Pall Mall Street to be of cultural heritage value or interest for the reasons outlined in Appendix D of the associated staff report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

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

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal. (2022-R01)

Motion Passed

2.5 Heritage Alteration Permit Application - 45 Bruce Street, Wortley Village-Old South Heritage Conservation District

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval to remove the brick chimney on the heritage designated property located at 45 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE REFUSED. (2022-R01)

Motion Passed

2.6 1345 Cranbrook Road and 1005 Longworth Road - Exemption from Part-Lot Control (P-9488)

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

That, on the recommendation of the Director, Planning and Development, with respect to the application by Craig Linton (Norquay Developments), for lands located at 1345 Cranbrook Road and 1005 Longworth Road, the proposed by-law appended to the staff report dated July 25, 2022 BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to exempt Blocks 28 & 29, Plan 33M-657 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2022-D25)

Motion Passed

2.7 Building Division Monthly Report - May 2022

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

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

Motion Passed

3. Scheduled Items

3.1 414 and 418 Old Wonderland Road (39CD-22501)

Moved by: S. Turner

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 Four Fourteen Inc., relating to the property located at 414 and 418 Old Wonderland Road:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium by Four Fourteen inc., relating to lands located at 414 and 418 Old Wonderland Road; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval by Four Fourteen inc., relating to lands located at 414 and 418 Old Wonderland Road;

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

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

- the proposed Vacant Land Condominium is consistent with the Provincial Policy Statement, which directs new development to designated growth areas and areas adjacent to existing development; and,
- the proposed Vacant Land Condominium conforms to the in-force policies of The London Plan including, but not limited to, Our Tools, Key Directions and the Neighbourhoods Place Type policies. (2022-D07)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.2 254 Hill Street - Demolition Request for a Heritage Listed Property

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the built resources on the heritage listed property located at 254 Hill Street:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the built resources on the property;
- b) the property at 254 Hill Street BE REMOVED from the Register of Cultural Heritage Resources, and,
- c) the property owner BE ENCOURAGED to salvage the buff brick during demolition for potential re-use in the current development proposal on the property or heritage conservation projects elsewhere in the City;

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

- M. Campbell, Zelinka Priamo Ltd. (2022-R01)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.3 432 Grey Street - Request to Remove the Fugitive Slave Chapel from a Heritage Designated Property

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 34 of the *Ontario Heritage Act* seeking consent to remove the Fugitive Slave Chapel building from the heritage designated property located at 432 Grey

Street and to relocate the building to the Fanshawe Pioneer Village, at 2609 Fanshawe Park Road East, BE APPROVED with the following term and condition:

- a) prior to the removal of the building, a Conservation Plan shall be prepared by the applicant and submitted to the satisfaction of the Director, Planning and Development, articulating how the heritage attributes of the Fugitive Slave Chapel will be conserved following its removal from the property at 432 Grey Street;

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

- a communication dated July 18, 2022 from M. Temme, 66 Palmer Street;
- a communication dated July 18, 2022, from H. Bates Neary, 93 Regent Street;
- a communication dated July 19, 2022, from N. Steele;
- a communication dated July 18, 2022, from G. Hodder, Chair, Chapel Committee;
- a communication dated July 19, 2022, from C. and A. Cameron;
- a communication dated July 20, 2022, from J. Hunten, 66 Palmer Street;
- a communication dated July 19, 2022, from C. Cadogan, Chair, London Black History Coordinating Committee;
- a communication dated July 21, 2022, from M.A. Hamilton, University of Western Ontario;
- a communication dated July 21, 2022, from E.A. Quinn, Hartwick College;
- a communication dated July 21, 2022, from D. Brock, President, The London and Middlesex Historical Society;

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

- D. Miskelly, Executive Director, Fanshawe Pioneer Village; and,
- C. Cadogan, Chair, London Black History Co-ordinating Committee. (2022-R01)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lehman

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.4 18 Elm Street (Z-9496)

Moved by: S. Turner
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 Housing Development Corporation, London, relating to the property located at 18 Elm Street:

a) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend The London Plan, the Official Plan for the City of London, 2016 TO add a special policy to Map Special Policy Areas applicable the subject lands, and TO add a special policy to the Neighbourhoods Place Type applicable to the subject lands; and,

b) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan, the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM a Neighbourhood Facility (NF) Zone TO a Residential R8 Special Provision Bonus (R8-4()•B()) Zone; and a Open Space 1 Special Provision (OS1()) Zone;

it being noted that the applicant applied to amend the Official Plan, 1989; however, that Official Plan has subsequently been repealed;

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., on behalf of Housing Development Corporation, London and Ontario Aboriginal Housing Services;
- C. Connor, Ontario Aboriginal Housing Services; and,
- M. Marques-DiCicco, Holy Cross Parish;

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

- the proposed amendment is consistent with the Provincial Policy Statement, 2020 through the provision of affordable housing on an infill site which makes efficient use of existing infrastructure;
- the proposed amendment conforms to the policies of The London Plan, including but not limited to the key directions and general vision policies of the Neighbourhoods Place Type; and,
- the proposed amendment would conform to the requested policies of the Multi-Family – Medium Density Residential designation were the

Official Plan, 1989 not repealed and the requested amendment made.
(2022-D09)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.5 538 Southdale Road East (Z-9480)

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 Mansion Homes Inc. relating to the property located at 538 Southdale Road East:

- a) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix "A-1" for 538 Southdale Road East BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues for 538 Southdale Road East through the site plan review process:
 - i) integrate existing, healthy, mature trees into proposed landscaped areas;
 - ii) infill any gaps abutting property boundaries with trees, fencing and/or other measures to buffer new development from existing uses;
 - iii) provide enhanced architectural treatment/details on the side facades to add visual interest as these facades are highly visible from the street;
 - iv) provide a minimum 1.5 metre buffer between all paved areas and the property lines to allow perimeter tree plantings; and,
 - v) provide a minimum 1.5 metre setback along the west property line for screening between the driveway and the private residence to the west;

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:

- M. Davis, Partner, Siv-ik Planning and Design, on behalf of Mansion Homes;

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;
- the recommended amendments conform to the in-force Neighbourhood policies of The London Plan, including but not limited to the use, intensity and form of future development anticipated along a Civic Boulevard;
- the recommended amendments conform to the Multi-Family, Medium Density Residential policies of the 1989 Official Plan, including but not limited to the permitted height and density of future development; and,
- the recommended amendments facilitate the development of sites within the Built Area Boundary and the Primary Transit Area in The London Plan with an appropriate form of infill development. (2022-D04)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.6 Parking Standards Review (OZ-9520)

Moved by: S. Lewis

Seconded by: S. Lehman

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

a) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix B, BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022, to amend The London Plan, the Official Plan for the City of London, 2016 to clarify that minimum parking requirements shall not apply within the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types; and,

b) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix A, BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022, TO AMEND Zoning Bylaw No. Z.-1, Section 4.19 (in conformity with the Official Plan, as amended above) to remove minimum parking requirements in the Downtown Transit Village, Rapid Transit Corridor, and Main Street Place Types; reduce minimum parking requirements in other parts of the City; and modify other regulations including bicycle and accessible parking requirements;

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

- M. Wallace, London Development Institute;
- A.M. Valastro; and,
- Resident. (2022-D02/T02)

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. Turner

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.7 2009 Wharncliffe Road South (OZ-9348)

Moved by: S. Lehman

Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2425293 Ontario Inc., relating to the property located at 2009 Wharncliffe Road South:

- a) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend section 1565_5 of The London Plan, the Official Plan for the City of London, 2016, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a policy to section 20.5.9.4 "Bostwick Residential Neighbourhood – 2009 Wharncliffe Road South", to permit a maximum mixed-use density of 176 units per hectare, through Bonusing;
- b) the proposed by-law appended to the Planning and Environment Committee Added Agenda BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the London Plan, The Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Residential R9 Special Provision Bonus (R9-1()*B-()) Zone;

it being noted that the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality mixed use commercial/office and residential apartment building, with a maximum height of 22.5 metres (6 storeys), 372 square metres of first floor commercial/office uses, 45 dwelling units and a maximum mixed-use density of 176 units per hectare, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

1. Exceptional Building and Site Design

- i) a built form located along the Wharncliffe Road South that establishes a built edge with primary building entrance, street oriented residential units and active uses along those frontages;
- ii) a built form that addresses the corner orientation at the intersection with Savoy Street;
- iii) a step-back and terracing of 2m minimum, above the 4th storey for the building along Wharncliffe Road South frontage and at the intersection providing a human-scale along the street(s);
- iv) a setback of 1-2m minimum, from the property line along Wharncliffe Road South and Savoy Street to avoid the requirement for encroachment agreements for building elements such as canopies, balconies, opening of doors, etc.;
- v) a significant setback from the property to the North to provide a transition to the existing low-rise buildings;
- vi) articulated facades including recesses, projections, balconies and terraces to provide depth and variation in the built form to enhance the pedestrian environment;
- vii) a variety of materials, textures and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages; and,
- viii) locates majority of the parking underground, behind the building and screened away from the street;

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

- i) to 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 Wharncliffe Road South and Savoy Street in order to activate the street edge;
- ii) for the ground floor commercial units, provide for a store-front design with primary entrances facing Wharncliffe Road South and Savoy Street. 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;
- iii) provide functional primary entrances (double doors) for the commercial units along both Wharncliffe and Savoy Street with walkways connecting the entrances to the City Sidewalk;
- iv) redesign the surface parking lot in an effort to reduce impermeable surfaces and leave space for a more functional and centrally-located common amenity area, by removing the central 'snow storage' area, consolidating the drive aisles and exploring opportunities for a drop-off/layby off of Savoy Street to allow more convenient access to a street-facing main entrance; and,
- v) ensure common outdoor amenity space at ground level.

2. Provision of Affordable Housing

- i) a total of three (3) one-bedroom units will be provided for affordable housing;
- 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;

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:

- D. Hannam, Zelinka Priamo 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 in-force policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type;
- the recommended amendment conforms to the in-force policies of

the Southwest Area Secondary Plan, including but not limited to the Medium Density Residential policies within the Bostwick Residential Neighbourhood;

- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development; and,
- the recommended amendment secures units for affordable housing through the bonus zone. (2022-D04)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

Moved by: S. 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)

3.8 3510-3524 Colonel Talbot Road (Z-9491)

Moved by: A. Hopkins

Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, with respect to the application by 2857082 Ontario Inc., relating to the property located at 3510-3524 Colonel Talbot Road, the proposed attached, revised, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan, the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Holding Residential R8 Special Provision (h-18*R8-4(_)) Zone;

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:

- i) encourage the applicant to return to the Panel once the development is at the detailed design and site plan submission stage;
- ii) relocate the transformer to a less prominent location away from the street frontage along Pack Road;
- iii) ensure parking areas visible from the street are screened in order to reduce their visual impact along both streetscapes;

- iv) provide safe and effective direct pedestrian linkages to Colonel Talbot Road and Pack Road from the building;
- v) provide an appropriately sized and located common outdoor amenity area for the number of units proposed;
- vi) the proposal should take into consideration any existing significant mature trees on the site and along property boundaries;
- vii) ensure that the proposed building/built form is oriented to both Colonel Talbot Road and Pack Road and establishes a pedestrian-oriented built edge with street oriented units;
- viii) ensure the building is appropriately scaled and located on the site to provide visual interest and enclose the street;
- ix) extend the building façade along the perimeter of both Colonel Talbot Road and Pack Road to have a more efficient use of land and foster an enclosed pedestrian-oriented streetscape;
- x) ensure that the proposed building has regard for its corner location. The massing/ articulation or other architectural features should emphasize the intersection;
- xi) ensure development is designed in a main street format with buildings at the street edge with high proportions of vision glazing and principal entrances oriented to the street;
- xii) locate the principal residential building entrance (lobby) at the intersection of Colonel Talbot Road and Pack Road or an alternative location close to intersection along either of the public streets. 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.;
- xiii) commercial units proposed along Colonel Talbot Road should be designed with a human-scale rhythm and include a store-front design with high proportion of vision glass, appropriately scaled signage, canopies and lighting, double doors, and an increased ground floor height;
- xiv) ensure the top of the building is designed and distinguished through an articulated roof form, step-backs, cornices, material change and/or other architectural details and explore opportunities to screen/integrate the mechanical and elevator penthouses into an architecture of the building;
- xv) setback for parking needs to be sufficient to allow for tree plantings; and,
- xvi) determine if left hand turns are allowed into the property from Colonel Talbot and Pack Road;

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

- the staff presentation; and,
- a communication from G. Dietz;

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

- N. Dyjach, SBM;
- G. Dietz, 3559 Loyalist Court;
- S. Miller, 3534 Colonel Talbot Road; and,
- A.M. Valastro;

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020, which encourages development to occur within settlement areas and land use patterns that provide for a range of uses and opportunities that will meet the needs of current and future residents;

- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhood Place Type, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended amendment conforms to the policies of the Southwest Area Secondary Plan, Schedule 9, North Lambeth Residential Neighbourhood; and,
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. (2022-D08)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. 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. 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)

Moved by: A. Hopkins

Seconded by: S. Turner

Motion to add part xvi) which reads as follows:

“xvi) determine if left hand turns are allowed into the property from Colonel Talbot and Pack Road.”

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.9 672 Hamilton Road - Demolition Request for a Heritage Listed Property

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, with respect to the demolition

request for the dwelling on the heritage listed property located at 672 Hamilton Road:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the dwelling on the property; and,
- b) the property at 627 Hamilton Road BE REMOVED from the Register of Cultural Heritage Resources; and
- c) the property owner BE ENCOURAGED to salvage historic materials and building elements prior to the demolition such as the carved wood details, columns between the windows, woodwork in the gable above the porch, and other decorative woodwork for potential re-use or heritage conservation projects elsewhere in the City;

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

- M. Marques-DiCicco, Holy Cross Parish. (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. Turner

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. 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)

3.10 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 Developments Inc., relating to the properties located at 1067-1071 Wellington Road:

- a) the application BE REFERRED back to allow the Civic Administration and the Applicant give further consideration to the 1050

square metre floor plate condition as recommended by the applicant and to direct Municipal Housing to have a further discussion with the applicant with respect to a larger mix of unit sizes in terms of affordable units and to further negotiate the sixty-five affordable units, specifically to increase the ratio of 2 and 3 bedroom units that would be available and to report back at a public participation meeting to be held at the August 22, 2022 Planning and Environment Committee meeting; and,

b) pursuant to section 34 (17) of the *Planning Act*, no further notice be given;

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

- a revised by-law; and,
- the staff presentation;

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

- M. Campbell, Zelinka Priamo Ltd.;
- S. Brand, 717 Dunelm Lane;
- R. McPherson, 1096 Jalna Boulevard;
- A.M. Valastro;
- C. Pentland, Beechmount Crescent; and,
- D. Lazzaro. (2022-D04)

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

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

Motion Passed (4 to 2)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

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)

Moved by: S. Lewis

Seconded by: S. Lehman

That M. Campbell's delegation BE EXTENDED beyond five minutes.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.11 574 Southdale Road East (Z-9481)

Moved by: S. Turner

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 Mansion Homes Inc., relating to the property located at 574 Southdale Road East:

- a) the proposed by-law appended to the staff report dated July 25, 2022 as Appendix "A-2" BE INTRODUCED at the Municipal Council meeting to be held on August 2, 2022 to amend Zoning By-law Z-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan review process:
 - i) integrate existing, healthy, mature trees into proposed landscaped areas;
 - ii) infill any gaps abutting property boundaries with trees, fencing and/or other measures to buffer new development from existing uses;
 - iii) provide enhanced architectural treatment/details on the side facades to add visual interest as these facades are highly visible from the street;
 - iv) provide a minimum 1.5 metre buffer between all paved areas and the property lines to allow perimeter tree plantings; and,
 - v) provide a minimum 1.5 metre setback along the west property line for screening between the driveway and the private residence to the west;
 - vi) garbage on site be stored away from property lines, adjacent buildings and minimize odors to the greatest extent possible;

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

- M. Davis, Partner, Siv-ik Planning and Design, on behalf of Mansion Homes; and,
- G. Pepe;

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;
- the recommended amendments conform to the in-force Neighbourhood policies of The London Plan, including but not limited to the use, intensity and form of future development anticipated along a Civic Boulevard;
- the recommended amendments conform to the Multi-Family, Medium Density Residential policies of the 1989 Official Plan, including

but not limited to the permitted height and density of future development; and,

- the recommended amendments facilitate the development of sites within the Built Area Boundary and the Primary Transit Area in The London Plan with an appropriate form of infill development.

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

Motion Passed (6 to 0)

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to consider Item 3.11 to after Item 3.5.

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

Motion Passed (6 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

None.

6. Confidential (Enclosed for Members Only)

- 6.1 Land Acquisition / Solicitor-Client Privileged Advice / Commercial and Financial Information / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiation

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

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

A matter pertaining to a proposed land donation and pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value; and a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (2022-M12)

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

Motion Passed (6 to 0)

The Planning and Environment Committee convenes, in Closed Session, from 10:13 PM to 10:41 PM.

7. Adjournment

The meeting adjourned at 10:44 PM

Bill No.
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 3510-3524 Colonel Talbot Road.

WHEREAS 2857082 Ontario Inc. have applied to rezone an area of land located at 3510-3524 Colonel Talbot 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3510-3524 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A112, from an Urban Reserve (UR4) Zone **TO** a Holding Residential R8 Special Provision Bonus (h-18*R8-4(_)) Zone.
- 2) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

) R8-4() 3510 & 3524 Colonel Talbot Road

a) Additional permitted uses, limited to the first floor

- i) Bake shop
- ii) Commercial recreation establishment
- iii) Convenience store
- iv) Food stores
- v) Office, business
- vi) Office, service
- vii) Office, professional
- viii) Personal service establishments
- ix) Pharmacy
- x) Retail store
- xi) Restaurants

b) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 1.0 metres (3.3 feet)
- ii) Front and Exterior Side Yard Depth (Maximum) 3.0 metres (9.8 feet)
- iii) Height (Maximum) the lesser of 15.0 metres, or 4 storeys
- iv) Density 87 units per hectare
- v) Gross Floor Area for Additional Permitted Uses (Maximum) 435.0 square metres (4682.3 square feet)
- vi) Parking (Minimum) 60 spaces

- vii) Notwithstanding the Site Plan Control By-law, setback for the parking area from south property line shall be 3.0 metres (9.8 feet).
- viii) The primary entrance of commercial units shall be oriented to adjacent streets.

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.

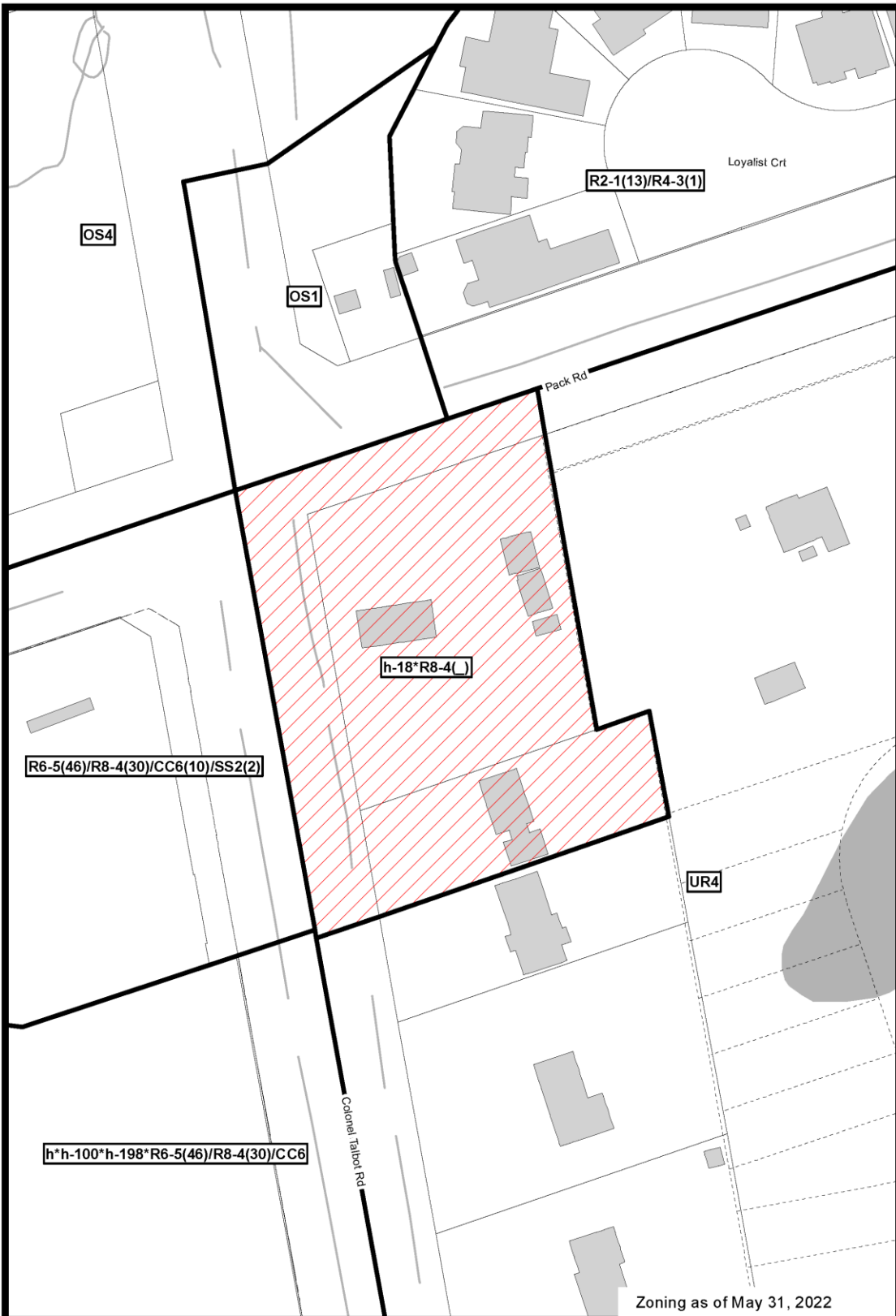
PASSED in Open Council on August 2, 2022



Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – August 2, 2022
Second Reading – August 2, 2022
Third Reading – August 2, 2022

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



<p>File Number: Z-9491 Planner: NP Date Prepared: 2022/06/13 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters</p> 
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