

# Hearing Committee Meeting

## Tuesday August 27, 2024 1:00pm – 1424 Clarke Road, London

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Brian Petrie, Chair of the Hearing Committee, called the meeting to order at 1:01 pm on Tuesday August 27, 2024 at 1424 Clarke Road.

### Members Present:

Sandy Levin  
Paul Mitchell  
Brian Petrie – Chair  
Mark Schadenberg

Regrets: Dean Trentowsky

### UTRCA Staff Present:

Jenna Allain – Manager of Environmental Planning and Regulations  
Tracy Annett – General Manager  
Jessica Schnaithmann – Land Use Regulations Officer  
Michelle Viglianti – Recorder  
Amy Bumbacco – Audio Visual Equipment Operator

UTRCA Lawyer: Grant Inglis

## **1. Approval of Agenda**

Mover: Paul Mitchell  
Seconder: Mark Schadenberg  
THAT the Hearing Committee approves the agenda.  
Carried.

## **2. Declaration of Conflicts of Interest**

The Chair inquired whether the members had any conflicts of interest to declare relating to this hearing.

## **3. Minutes of Previous Meeting**

Mover: Mark Schadenberg  
Seconder: Paul Mitchell  
THAT the Hearing Committee approves the minutes dated May 28, 2024.  
Carried.

#### **4. Business Arising from the Minutes**

There was no business arising from the minutes.

#### **5. Application #114-24**

The Hearing for the consideration of application #114-24 was called to order at 1:02pm.

The Chair presented his opening remarks stating the Committee was to consider an application by Zelinka Priamo Limited c/o Dave Hannam on behalf of Landowner Southside Construction Management Limited c/o Vito Frijia Application #114-24 to permit development within a within riverine flood hazard land associated with the North Thames River, referred to as the West London Potential Special Policy Area (SPA), and within an area regulated by the Upper Thames River Conservation Authority at 75 Blackfriars Street in the City of London, Ontario.

Mover: Paul Mitchell

Seconder: Sandy Levin

RESOLVED to sit as a Hearing Committee.

Carried.

The following people were present to represent the applicant:

Dave Hannam – Zelinka Priamo Ltd.

Vito Frijia – Southside Group

Stephanie Agar – Agar Architect Inc.

Philip Agar – Agar Architect Inc.

Derek Hoevenaars – Development Engineering

Travis Parker – Co-Elevate

Jessica Schnaithmann, Land Use Regulations Officer, presented her report to the Hearing Committee.

Dave Hannam from Zelinka Priamo presented materials on behalf of the applicant.

Vito Frijia gave a history of the property and noted that accessibility issues are the driving force behind this proposal.

The Committee members asked questions of UTRCA staff and the applicants regarding their reports and presentations.

Moved: Sandy Levin

Seconded: Paul Mitchell

That the Hearing Committee to go in camera.

Carried.

The Hearing Committee moved into deliberations at 2:13pm.

The Hearing Committee rose from deliberations at 2:25pm and the Chair reported the

following decision and reasoning:

THAT Application #114-24 be approved, subject to the following condition:

The applicant shall, to the satisfaction of the authority provide detailed floodproofing measures must be submitted on drawings prepared by a qualified professional (P.Eng.), with confirmation provided on the foundation plan that the design has accounted for lateral hydrostatic pressures during a flood event and that all utilities are floodproofed.

Reasons for the decision. This addition does not increase the risk beyond the existing conditions.

Mover: Sandy Levin

Seconder: Mark Schadenberg

THAT the Hearing Committee adjourn the Hearing for application #114-24.

Carried.

## **6. Adjournment**

There being no further business to discuss, the meeting was adjourned at 2:31 pm on a motion by Sandy Levin.

Tracy Annett, General Manager

/mv