

# Planning and Environment Committee Report

14th Meeting of the Planning and Environment Committee  
September 11, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors P. Cuddy and J. Pribil; J. Adema, M. Corby, B. House, A. Hovius, A. Job, P. Kokkoros, S. Mathers, H. McNeely, N. O'Brien, B. O'Hagan, M. Pease and S. Wise  
Remote attendance: Councillor S. Stevenson; I. Abushehada, S. Corman, P. Kavcic and E. Skalski  
The meeting is called to order at 4:00 PM; it being noted that Councillor S. Hillier was in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

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

That Items 2.1 to 2.3, inclusive, BE APPROVED.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 2.1 Building Division Monthly Report - May 2023

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

That the Building Division monthly report for the month of May, 2023 BE RECEIVED for information. (2023-A23)

**Motion Passed**

### 2.2 Building Division Monthly Report - June 2023

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

That the Building Division monthly report for the month of June, 2023 BE RECEIVED for information.(2023-A23)

**Motion Passed**

2.3 9th Report of the Ecological Community Advisory Committee

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

That the 9th Report of the Ecological Community Advisory Committee BE RECEIVED for information. (2023-C04)

**Motion Passed**

**3. Scheduled Items**

3.1 2908 Dundas Street (Z-9627)

Moved by: S. Franke  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 2908 Dundas Street Holdings Inc., relating to the property located at 2908 Dundas Street, the proposed by-law appended to the staff report dated September 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 26, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Holding Light Industrial (h-17\*LI1) Zone TO a Holding Light industrial Special Provision (h-17\*LI1/LI6(\_)) Zone;

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

- A. Richards, 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;
- the recommended amendment conforms to The London Plan, including, but not limited to the Light Industrial Place Type and Key Directions; and,
- the recommended amendment facilitates the development of industrial lands within the Built Area Boundary with an appropriate form of development; and,

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

3.2 447 Ashland Avenue (SPA23-074)

Moved by: S. Lewis  
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 Extendicare, relating to the property located at 447 Ashland Avenue (1156 Dundas Street):

a) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Site Plan Approval by Extendicare, relating to the property located at 447 Ashland Avenue (1156 Dundas Street) to permit a new continuum-of-care facility:

- i) enquiring what the plan is for the empty field on Gleason Street; and,
- ii) enquiring what is proposed for the McCormick Factory as it is decaying and an eyesore; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application by Extendicare, relating to the property located at 447 Ashland Avenue (1156 Dundas Street);

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

- E. Wittman, GSP Group; and,
- L. Longhurst;

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

- the proposed Site Plan is consistent with the Provincial Policy Statement 2020, which directs growth to settlement areas and enhancing main streets;
- the proposed Site Plan conforms to The Official Plan for the City of London 216 – The London Plan and the McCormick’s Secondary Plan including but not limited to the policies of the mid-rise residential designation;
- the proposed Site Plan complies with the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control Area By-law; and,

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Franke  
Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.3 1992 Fanshawe Park Road West (TZ-9636)

Moved by: S. Lewis  
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by Southside Construction Management Ltd., relating to the property located at 1992 Fanshawe Park Road West, the proposed by-law appended to the staff report dated September 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 26, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), by extending the Temporary Use (T-45) Zone for a period not exceeding three (3) years;

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

- T. Whitney, 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;
- the recommended amendment conforms to the in-force policies of The London Plan and the Farmland Place Type policies; and,
- the recommended temporary use provides the portion of the subject property used for the golf driving range the opportunity reverted back to agricultural use should the lands be required for that purpose; and,

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Franke

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

#### 3.4 1515 Trossacks Avenue (Z-9632)

Moved by: S. Lewis

Seconded by: S. Lehman

That, the following actions be taken with respect to the application by Daniel Boyer c/o Polocorp Inc., relating to the property located at 1515 Trossacks Avenue:

a) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 26, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R9 (R9-3\*H21) TO a Residential R9 Special Provision (R9-3( )\*H21) Zone; and,

b) the Site Plan Approval Authority BE REQUESTED to consider the following item through the site plan process:

i) fencing and/or landscaping be provided along the perimeter of the site to ensure adequate buffering is maintained between the subject lands and adjacent residential properties;

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

- G. Saini, Polocorp Inc.;
- C. Melo;
- M. Zemes; and,
- E. Cartwright;

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 London Plan, including, but not limited to the Neighbourhoods Place Type and Key Directions; and,
- the recommended amendment facilitates the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of infill development that provides choice and diversity in housing options; and,

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

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

Nays: (1): A. Hopkins

Absent: (1): Mayor J. Morgan

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to delete clause b) ii), which reads as follows:

"b) ii) removal of surface level parking to provide larger outdoor amenity space and a paratransit layby."

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

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

Absent: (1): Mayor J. Morgan

**Motion Passed (3 to 2)**

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**4. Items for Direction**

4.1 Council Resolution - Housing Accelerator Fund

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

That clause b) of the Municipal Council resolution adopted at its meeting held on August 29, 2023, with respect to the Housing Accelerator Fund BE DEFERRED to a future Planning and Environment Committee meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 5:44 PM.