

Planning and Environment Committee

Report

15th Meeting of the Planning and Environment Committee
September 18, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors P. Cuddy, J. Pribil, C. Rahman and P. Van Meerbergen; M. Corby, L. Dent, K. Edwards, D. Escobar, K. Gonyou, L. Maitland, S. Mathers, H. McNeely, K. Mitchener, N. O'Brien, B. O'Hagan, N. Pasato and M. Pease

Remote attendance: S. Corman, P. Kavcic, L. Marshall and E. Skalski

The meeting is called to order at 4:01 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

None.

3. Scheduled Items

3.1 1588 Clarke Road

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request for the heritage listed property located at 1588 Clarke Road:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the built resources on the property;
- b) the property located at 1588 Clarke Road BE REMOVED from the Register of Cultural Heritage Resources; and,
- c) the property owner BE ENCOURAGED to commemorate the historic contributions of the Tackabury family in the future development of this property;

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

- A. Haasen, Sifton Properties Limited;
- L. Tackabury;
- G. Tackabury;
- C. de Hart; and,
- B. Johnson;

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-R01)

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: 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: A. Hopkins

Seconded by: S. Franke

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 Request to Remove Property from Register of Cultural Heritage Resources - 176 Piccadilly Street

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the property located at 176 Piccadilly Street BE REMOVED from the Register of Cultural Heritage Resources;

it being pointed out that no action be taken with respect to the communication dated September 15, 2023 from A.M. Valastro, with respect to this matter;

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

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-R01)

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. Hillier

Motion to take no action with respect to the communication dated September 15, 2023, from A.M. Valastro relating to the property located at 176 Piccadilly Street.

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: S. Lewis

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)

3.3 3030 Singleton Avenue (Z-9640)

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by Schlegel Villages Incorporated, relating to the property located at 3030 Singleton Avenue, the proposed by-law appended to the staff report dated September 18, 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 Residential R5/R6/R7 (R5-5/R6-5/R7*D100*H30) Zone TO a Residential R5/R6/R7 Special Provision (R5-5/R6-5/R7(_)*D100*H30) Zone;

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

- B. Rosser, on behalf of Schlegel Villages Incorporated;

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 an appropriate land use within a new development in the Built Area Boundary; 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: 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)

3.4 1208 Fanshawe Park Road East (Z-9539)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Masar Development Inc. (c/o Abdul Zaro), relating to the property located at 1208 Fanshawe Park Road East:

- a) the proposed by-law appended to the staff report dated September 18, 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 Residential R1 (R1-14) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) ensure consent to injure or remove boundary trees is provided by the applicant;
- ii) additional tree plantings will be required to compensate for loss of trees;
- iii) relocate and screen the garbage collection pad away from the shared amenity space and consider providing private outdoor amenity space at the rear of Building B;
- iv) retain the walkways from each stacked-townhouse unit entrance to Fanshawe Park Road East,
- v) consider consolidating walkways to minimize impermeable surfaces and provide a wider shared walkway connection to the sidewalk along Fanshawe Park Road East;
- vi) screen any surface parking exposed to a public street with enhanced all-season landscaping, including low landscape walls, shrubs, and street trees;
- vii) provide additional landscaping or other measures to mitigate noise and lights from Fanshawe Park Road for the basement units located within Building A; and,
- viii) include short-term public bicycle parking in the development;

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

- a communication dated September 15, 2023 from E. Kane;

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

- J. McGuffin, Monteith Brown Planning Consultants;

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 (PPS), 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 London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a broader range and mix of housing options within the area; 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. Hillier

Seconded by: S. Franke

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)

3.5 3234-3274 Wonderland Road South (Z-9618)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Southside Construction Management Ltd., relating to a portion of the property located at 3234-3274 Wonderland Road South:

a) consistent with Policy 43_1 of The London Plan, a portion of the subject lands, 3234 and 3274 Wonderland Road South, BE INTERPRETED to be located within the Shopping Area Place Type;

b) the proposed by-law appended to the staff report dated September 18, 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 an Associated Shopping Area Special Provision (ASA8(17)) Zone and a holding Light Industrial (h-17*LI1/LI7) TO an Associated Shopping Area Special Provision (ASA8(_)) Zone;

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

i) ensure all landscaping fronting Wonderland Road S is designed and installed to create a strong built edge with a minimum depth of between 4.0 - 6.0 metres south of the proposed Wonderland Road South access, and that the enhanced landscaped area contemplate a forecourt element to accommodate parking spaces that are located immediately abutting the built edge landscape feature, which also provides for a pedestrian-oriented streetscape and an active street frontage, and the integration of a future Pad (Pad 10) that can be phased in over the life of the plan.

ii) ensure there is a robust pedestrian network throughout the site, linking the primary building entrances to each other and internal walkways through the parking lot with all crossing connected directly to sidewalks;

iii) locate the principal building entrances and transparent windows to face the public right-of-way to reinforce the public realm, establish an

- active frontage and provide for convenient pedestrian access;
- iv) provide individual unit entrances with walkways leading to the public sidewalks on Wonderland Road South;
- v) provide a minimum 40% of glazing along the intersection of the Wonderland Rd South and Bradley Ave facades;
- vi) reduce the amount of asphalt provided to the minimum amount required and provide additional landscaping to assist with stormwater management and reduce the heat island effect;
- vii) ensure the Transportation Impact Study has been updated to the satisfaction of the Transportation Division;

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.; and,
- K. Mazzone, Tesla Canada;

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 (PPS), which encourages long-term economic prosperity to be supported by promoting opportunities for economic development and community investment-readiness (1.7.1.(a));
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Shopping Area Place Type policies;
- the recommended amendment conforms to the Wonderland Road Community Enterprise Corridor policies in the Southwest Area Plan (SWAP);
- the recommended amendment facilitates the development of a vacant site within the Built-Area Boundary with an appropriate form of development;

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. Lewis
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)

3.6 1364-1408 Hyde Park Road (OZ-9635)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by the City of London, relating to the property located at 1364-1408 Hyde Park Road:

a) the proposed by-law appended to the staff report dated September 18, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 26, 2023 to amend the Official Plan for the City of London, 2016, to create a new specific policy area for the subject lands within the Neighbourhoods Place Type;

b) the proposed by-law appended to the staff report dated September 18, 2023 as Appendix "B" 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, as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR3) Zone TO a Special Provision R9 Residential (R9-7(_)) and Open Space (OS1 and OS5) Zones;

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

i) include short-term public bicycle parking in the development;

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

- the staff presentation; and,
- the project brief from J. Smolarek, Siv-ik Planning/Design;

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

- J. Smolarek, Siv-ik Planning/Design; and,
- M. Wallace, London Development Institute;

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 Our Tools; and,

- the recommended amendment facilitates the development of housing on a greenfield site within a residential area; 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. Lewis

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. Lewis

Seconded by: S. Franke

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

None.

5. Deferred Matters/Additional Business

5.1 10th Report of the Community Advisory Committee on Planning

Moved by: S. Franke

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 10th Report of the Community Advisory Committee on Planning, from its meeting held on September 13, 2023:

a) the following actions be taken with respect to the Notice of Planning Application and Public Meeting, dated September 5, 2023, from B. Coveney, Planner, with respect to Official Plan and Zoning By-law Amendments related to Increasing the Number of Additional Residential Units to Permit Four Units as-of-right, City-Wide:

i) the Planner BE ADVISED that that the Community Advisory Committee on Planning (CACP) is supportive of the Official Plan and Zoning By-law Amendments, recognizing that Accessory Dwelling Units (ADUs) are a form of gentle density that help improve housing supply while maintaining the character of heritage neighbourhoods;

ii) the Planner BE ADVISED that the CACP recommends that

definition of height in the Zoning By-Law for accessory buildings serving as ADUs be made more flexible as to not disincentivize any particular architectural roof styles (especially gable and hip roofs) versus flat roofs; and,

iii) the comments of the CACP, herein, BE FORWARDED to the Planner on the ADU file and to the Planning and Environment Committee in advance of their scheduled public participation meeting and to the appropriate Planner for ReThink Zoning;

it being noted that the above-noted Notice of Planning Application and Public Meeting was received;

b) clauses 1.1, 3.1 to 3.3, inclusive, 3.5, 4.1, 5.1 to 5.3, inclusive, and clause 6.1 BE RECEIVED for information;

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

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

6. (ADDED) Confidential

6.1 Personal Matter/Identifiable Individual

Moved by: S. Lewis

Seconded by: S. Franke

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

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2024 Mayor's New Year's Honour List.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

The Planning and Environment Committee convened, in Closed Session, from 5:48 PM to 5:51 PM.

7. Adjournment

The meeting adjourned at 5:53 PM.