

Planning and Environment Committee

Report

9th Meeting of the Planning and Environment Committee
May 14, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown

ALSO PRESENT: Councillors H.L. Usher and M. van Holst; I. Abushehada, S. Datars Bere, K. Dickins, M. Elmadhoon, M. Feldberg, J.M. Fleming, T. Gaffney, P. Kokkoros, G. Kotsifas, J. Logan, H. Lysynski, L. Maitland, M. Marcellin, L. Marshall, D. O'Brien, B. O'Hagan, C. Parker, M. Pease, L. Pompilli, C. Saunders, S. Spring, M. Tomazincic, S. Wise and P. Yeoman.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 3.3 of this Report having to do with the location of potential Supervised Consumption Facilities in London, by indicating that his employer is the Middlesex-London Health Unit.

2. Consent

Moved by: Mayor M. Brown
Seconded by: J. Helmer

That Items 2.1 to 2.3, inclusive, BE APPROVED.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

2.1 Application - 2332 Wickerson Road - Wickerson Hills

That, on the recommendation of the Manager, Development Planning, based on the application by The Corporation of the City of London, relating to a portion of the property located at 2332 Wickerson Road, the proposed by-law appended to the staff report dated May 14, 2018 BE INTRODUCED at the Municipal Council meeting to be held on May 22, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of portion of the subject property FROM a Holding Residential Special Provision R1 (h-37*R1-3(7)) Zone and Holding Residential R1 (h-37*R1-4) Zone TO a Residential Special Provision R1 (R1-3(7)) Zone and Residential R1 (R1-4) Zone to remove the h-37 holding provisions. (2018-D09)

Motion Passed

2.2 City Services Reserve Fund Claimable Works for 3313 – 3405 Wonderland Road South

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the Source of Financing Report appended to the staff report dated May 14, 2018 BE APPROVED with respect to the site plan development agreement between The Corporation of the City of London and CentreCorp Management Services Limited (York Developments), for the Development

Charge claimable work located at 3313-3405 Wonderland Road South.
(2018-F01)

Motion Passed

2.3 Building Division Monthly Report for March 2018

That the Building Division Monthly Report for the month of March, 2018
BE RECEIVED for information. (2018-A23)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Technical Amendments to Setback
Requirements for Low-Rise Residential Development in the Primary
Transit Area (Z-8878)

Moved by: A. Hopkins
Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City
Planner, based on the application by The Corporation of the City of
London, relating to concerns regarding low density redevelopment and
infill projects within mature neighbourhoods, the proposed by-
law appended to the staff report dated May 14, 2018 BE INTRODUCED at
the Municipal Council meeting to be held on May 22, 2018 to amend
Zoning By-law No. Z.-1, (in conformity with the Official Plan), to amend
Section 4.23 to modify regulations for the application of minimum and
maximum front and exterior side yard setbacks for residential
development on lands in the Residential R1, R2, and R3 Zone variations
within the Primary Transit Area;

it being noted that the Planning and Environment Committee reviewed and
received a communication dated May 10, 2018, from W. Pol, Pol
Associates Inc., with respect to this matter;

it being pointed out that at the public participation meeting associated with
these matters, the individual indicated on the attached public participation
meeting record made an oral submission regarding these matters;

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

. additional clarification was needed to implement the
minimum and maximum front and exterior side yard setback standards in
certain situations; it being noted that the recommended Zoning By-law
Amendment is intended to provide this clarification. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: Mayor M. Brown

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.2 Public Participation Meeting - Application - 894 Adelaide Street North (Z-8872)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Adelaide Properties, relating to the property located at 894 Adelaide Street North:

a) the proposed by-law appended to the staff report dated May 14, 2018 BE INTRODUCED at the Municipal Council meeting to be held on May 22, 2018 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 R2 (R2-2) Zone TO a holding Residential R6 Special Provision (h-89*R6-5(_)) Zone;

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

i) construction of a wood, board on-board privacy fencing for the extent of the north, east and south perimeter, with a minimum height of 2.13m (7ft);

ii) interior garbage storage if possible, or appropriately located and enhanced screening for outdoor garbage storage; and,

iii) tree preservation along perimeter of site where possible, and enhanced tree planting along the north and south;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the recommended amendment is consistent with the policies of the Low Density Residential designation and will implement an appropriate infill development along Adelaide Street North in accordance with the residential intensification and broader Official Plan policies;
- the proposed residential uses and scale of development are consistent with the Urban Corridors Place Type policies in the London Plan; and,
- the subject lands are of a suitable size and shape to accommodate the development proposed, which is a sensitive and compatible form within the surrounding neighbourhood. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: Mayor M. Brown

Seconded by: T. Park

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: T. Park

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.3 Public Participation Meeting - Planning for Supervised Consumption Facilities and Temporary Overdose Prevention Sites (OZ-8852)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by The Corporation of the City of London, relating to Planning for Supervised Consumption Facilities and Temporary Overdose Prevention Sites:

- a) the proposed by-law appended to the staff report dated May 14, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 22, 2018 to amend The London Plan to add a new policy under Policies for Specific Uses of the Institutional Place Type to

provide for Supervised Consumption Facilities and Temporary Overdose Prevention Sites;

b) the proposed by-law appended to the staff report dated May 14, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 22, 2018 to amend The London Plan to add definitions to the Glossary of Terms for Supervised Consumption Facilities and Temporary Overdose Prevention Sites AND that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect;

c) the proposed by-law appended to the staff report dated May 14, 2018 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on May 22, 2018 to amend the Official Plan (1989) to add a new policy to Chapter 6 - Regional & Community Facilities Designations to apply to Supervised Consumption Facilities and Temporary Overdose Prevention Sites;

d) the proposed by-law appended to the staff report dated May 14, 2018 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on May 22, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to add new definitions for Supervised Consumption Facilities and Temporary Overdose Prevention Sites to Section 2 – Definitions of the Z.-1 Zoning By-law;

e) the Official Plan Policy, noted in part a) above, BE FORWARDED to the Middlesex London Health Unit for their consideration when planning for, or applying for, supervised consumption facilities or temporary overdose prevention sites in London;

f) the Official Plan Policy, noted in part a) above, BE FORWARDED to the Ministry of Health and Long Term Care for their consideration when evaluating applications for temporary overdose prevention sites in London; and,

g) the Official Plan Policy, noted in part a) above, BE FORWARDED to Health Canada for their consideration when evaluating applications for supervised consumption facilities in London;

it being noted that staff will initiate the process to delete the Council Policy related to Supervised Consumption Facilities and Temporary Overdose Prevention Sites after the policies noted above are in force and effect;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated April 27, 2018, from J. Palazzo, by e-mail;
- a communication from L. Howard, 444 York Street;
- a communication from C. Bradbury, 444 York Street;

- a communication from G. Post, 444 York Street;
- a communication dated April 30, 2018 from G. Bikas, Manager, Land Development, Drewlo;
- a communication dated May 4, 2018 from P. Pritiko, 485 York Street;
- a communication dated April 22, 2018 from G. Coakley, Coakleys;
- a communication dated April 26, 2018 from L. McCardle, 31 Cartwright Street;
- a communication dated April 26, 2018 from B. Speagle, 434 Wilkins Street;
- a communication dated April 26, 2018 from A. Lukach, President, SoHo Community Association;
- a communication dated April 26, 2018 from D.J. Lizotte, by e-mail;
- a communication dated April 26, 2018 from C. Bodkin, 15 Ravenglass Crescent;
- a communication dated April 26, 2018 from M. Richings, Founder, Red Tent Women's Peer Support Network;
- a communication dated April 27, 2018 from D. Ruston, by e-mail;
- a communication dated April 27, 2018 from J. Densky, Documentary Photographer;
- a communication dated May 9, 2018 from H. McRandall, Editor & Publisher;
- a communication dated May 9, 2018 from M. Buzzelli, Chair, Board of Directors and J. Brown, Chief Executive Officer, London & Middlesex Housing Corporation;
- a communication dated May 10, 2018 from D. Lundquist, 191 Grey Street;
- a petition from the residents of West SoHo
- a petition from the residents located at 241 Simcoe Street;
- a communication dated May 11, 2018 from E. Cormier, Elizabeth Cormier Professional Corporation;
- a communication from J. Leunissen, 221 Grey Street;
- a communication from B. Glazer, 195 Estella Road;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves these applications for the following reasons:

- the recommended approach provides for Supervised Consumption Facilities (SCF) and Temporary Overdose Prevention Sites

(TOPS) in a manner that ensures the facilities are able to serve their intended users and avoids land use conflict;

- the recommended approach addresses both the possible neighbourhood issues related to SCF and TOPS and the site-specific issues in their establishment;
- the recommended approach recognizes the flexibility required for TOPS, given their unique and temporary nature as a response to a public health emergency, while also directing the use away from the most sensitive locations;
- the recommended approach allows for community consultation through the Zoning By-law amendment process and the creation of community and facility lines of communication. (2018-D09)

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent: (1): S. Turner

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: Mayor M. Brown

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent: (1): S. Turner

Motion Passed (5 to 0)

Moved by: Mayor M. Brown

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent: (1): S. Turner

Motion Passed (5 to 0)

4. Items for Direction

4.1 4th Report of the Trees and Forests Advisory Committee

Moved by: J. Helmer

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on April 25, 2018:

- a) the Civic Administration BE REQUESTED to review the submission from J. Kogelheide appended to the 4th Report of the Trees and Forests Advisory Committee, with respect to suggested locations for tree planting or naturalization projects and report back to the Trees and Forests Advisory Committee on the feasibility of the locations; and,

b) clauses 1.1, 3.1, 3.2, 5.1 and 6.1 BE RECEIVED.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

4.2 6th Report of the Advisory Committee on the Environment

Moved by: J. Helmer

Seconded by: M. Cassidy

That, the following actions be taken with respect to the 6th Report of the Advisory Committee on the Environment, from its meeting held on May 2, 2018:

a) the following actions be taken with respect to potential pollination initiatives;

i) the Civic Administration BE REQUESTED to research and report back to the Advisory Committee on the Environment (ACE) with respect to the City of London being certified with Bee City Canada; it being noted that ACE supports the initiatives of Bee City Canada; and,

ii) the Managing Director, Planning and City Planner, BE REQUESTED to present at a future meeting of the ACE with respect to an update on pollination work being done by the City of London;

it being noted that presentations from B. Ellis and G. Sass appended to the 6th Report of the Advisory Committee on the Environment, were received;

b) the Civic Administration BE REQUESTED to report back to the appropriate committee with respect to the feasibility of implementing the Blue Communities Program in London; it being noted that the Advisory Committee on the Environment received a verbal presentation from J. Picton-Cooper with respect to this matter; and,

c) clauses 1.1, 3.1 to 3.3 BE RECEIVED.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

4.3 Hamilton Road Business Improvement Area Authorization to Initiate Creation

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions

be taken regarding the establishment of the Hamilton Road Business Improvement Area (BIA):

a) the proposed by-law appended to the staff report dated May 14, 2018 to designate an area as an improvement area in accordance Section 204 of the *Municipal Act, 2001* BE APPROVED IN PRINCIPLE; and,

b) that Civic Administration BE DIRECTED to proceed with issuing notices in accordance with Section 210 of the *Municipal Act, 2001* to every person who on the last returned assessment roll is assessed for rateable property that is in a prescribed business property class which is located in the proposed improvement area. (2018-D19)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and T. Park

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

4.4 Expansion of and, Amendments to, By-law CP-1 - Old East Village Business Improvement Area

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the Managing Director, Corporate Services and City Treasurer, the following actions be taken regarding the Old East Village Business Improvement Area request for expansion:

a) the proposed by-law appended to the staff report dated May 14, 2018, being a by-law to amend CP-1 "A by-law to provide for the Improvement Area to be known as The Old East Village Business Improvement Area and to Establish a Board of Management" BE APPROVED IN PRINCIPLE to:

- i) expand the area designated as an improvement area;
- ii) amend the board of management; and,
- iii) amend by-law wording for consistency with current legislation and other City Business Improvement Area By-laws;

b) the Civic Administration BE DIRECTED to proceed with issuing notices in accordance with section 210 of the *Municipal Act, 2001* to every person who on the last returned assessment roll is assessed for rateable property that is in a prescribed business property class which is located in the proposed expanded business improvement area; and,

c) the Civic Administration BE DIRECTED to provide notice of the proposed amendments to the board of management and certain procedures to the Old East Village Business Improvement Area Board of Management in accordance with the City's Public Notice Policy. (2018-D19)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and T. Park

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

4.5 Request for Delegation Status - C. Linton, Developro Land Services Inc. - Riverbend Meadows Phase 3

Moved by: A. Hopkins

Seconded by: J. Helmer

That the request from C. Linton, Developro Land Services Inc., for delegation status relating to Riverbend Meadows Phase 3, BE REFERRED to the Managing Director, Development and Compliance Services and Chief Building Official to review and to determine the appropriate process to be undertaken. (2018-T04)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and T. Park

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 8:55 PM.