

Planning and Environment Committee

Report

1st Meeting of the Planning and Environment Committee
December 13, 2021

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

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and J.W. Taylor
REMOTE ATTENDANCE: Councillors M. Hamou, J. Morgan and J. Fyfe-Millar; J. Adema, A. Anderson, G. Barrett, E. Biddanda Pavan, J. Bunn, M. Clark, M. Corby, A. Curtis, S. Dunleavy, K. Edwards, M. Feldberg, M. Greguol, K. Gonyou, J. Hall, P. Kokkoros, G. Kotsifas, A. Macpherson, P. Masse, C. Maton, H. McNeely, L. Mottram, B. O'Hagan, A. Pascual, S. Meksula, B. Page, M. Pease, A. Riley, M. Schulthess, S. Tatavarti, M. Tomazincic, M. Vivian, B. Westlake-Power and E. Williamson

The meeting was called to order at 4:02 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lehman, M. Hamou and S. Lewis present and all other Members participating by remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Vice-Chair for the Term ending November 14, 2022

Moved by: S. Turner

Seconded by: S. Lewis

That Councillor S. Lehman BE ELECTED as Vice-Chair for the term ending November 14, 2022.

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

Motion Passed (6 to 0)

2. Consent

Moved by: S. Hillier

Seconded by: S. Lehman

That Items 2.1 to 2.5, inclusive, and 2.7 to 2.11, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 355 Middleton Avenue (H-9363)

Moved by: S. Hillier

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., relating to the property located at 355 Middleton Avenue, the proposed by-law appended to the staff report dated December 13, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential Special Provision R5 (h*h-100*h-198*R5-4(23)) and a Holding Residential Special Provision R6 (h*h-100*h-198*R6-5(51)) Zone TO a Residential Special Provision R5 (R5-4(23)) and a Residential Special Provision R6 (R6-5(51)) to remove the h, h-100 and h-198 holding provisions. (2021-D09)

Motion Passed

2.2 890 Upperpoint Avenue (H-9392)

Moved by: S. Hillier
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., relating to the property located at 890 Upperpoint Avenue, the proposed by-law appended to the staff report dated December 13, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 (h*R1-4) Zone TO a Residential R1 (R1-4) Zone. (2021-D09)

Motion Passed

2.3 890 Upperpoint Avenue (P-9358)

Moved by: S. Hillier
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 Sifton Properties Ltd., to exempt Block 141, Plan 33M-754 and Block 42, Plan 33M-810 from Part-Lot Control:

a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated December 13, 2021 BE INTRODUCED at a future Council meeting, to exempt Block 141, Plan 33M-754 and Block 42, Plan 33M-810 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to registered subdivision agreements and are zoned Holding Residential R1 (h*R1-4) in Zoning By-law No. Z.-1, which permits single detached dwellings;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 141, Plan 33M-754 and Block 42, Plan 33M-810 as noted in clause a) above:

- i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
- ii) the applicant submit a draft reference plan to the Planning and Development for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
- iii) the applicant submits to the City a digital copy together with a hard

copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

- iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
- v) the applicant submit to the Deputy City Manager, Environment and Infrastructure or designate for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
- vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
- vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- viii) the applicant shall obtain confirmation from the City that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from the City of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the Deputy City Manager, Environment and Infrastructure that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;
- xii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question. (2021-D25)

Motion Passed

2.4 1478 Westdel Bourne (H-9411)

Moved by: S. Hillier

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Stantec Consulting c/o Amelia Sloan, relating to lands located at 1478 Westdel Bourne, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan,) to change the zoning of the subject lands FROM a Holding Residential R6/R8 Special Provision (h-54•h-209•R6-5(77)/R8-4(64)) Zone TO a Residential R6/R8 Special Provision (R6-5(77)/R8-4(64)) Zone to remove the holding (h-54 and h-209) provisions. (2021-D09)

Motion Passed

2.5 1235 Fanshawe Park Road West (H-9287)

Moved by: S. Hillier
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Calloway REIT (Fox Hollow) Inc., relating to lands located at 1235 Fanshawe Park Road West, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R8 Special Provision (h-147•R8-4(39)) Zone and a Holding Residential R8 Special Provision/Associated Shopping Area Commercial Special Provision (h-147•R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5)) Zone TO a Residential R8 Special Provision (R8-4(39)) Zone and a Residential R8 Special Provision/ Associated Shopping Area Commercial Special Provision (R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5)) Zone to remove the holding (h-147) provision. (2021-D09)

Motion Passed

2.7 1225 Hyde Park Road (H-9419)

Moved by: S. Hillier
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Economic Development, based on the application by Motivity Land Incorporated, relating to the property located at 1225 Hyde Park Road, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Restricted Service Commercial RSC1, RSC3, and RSC5 (h-17*RSC1/RSC3/RSC5) Zone TO a Restricted Service Commercial RSC1, RSC3, and RSC5 (RSC1/RSC3/RSC5) Zone. (2021-D09)

Motion Passed

2.8 1150 Byron Baseline Road (H-9424)

Moved by: S. Hillier
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Economic Development, based on the application by 2186121 Ontario Incorporated, relating to the property located at 1150 Byron Baseline Road, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R5-7 Special Provision (h-5*h-183*R5-7(12)) Zone TO a Residential R5-7 Special Provision (R5-7(12)) Zone. (2021-D09)

Motion Passed

2.9 613 Superior Drive (33M-680)

Moved by: S. Hillier
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Economic Development, 2047790 Ontario Inc., the owner of the potential school site located on the south side of Superior Drive, north of Sunningdale Road East, municipally know as 613 Superior Drive and legally described as Block 103 on Registered Plan 33M-641, BE ADVISED that the City has no interest in acquiring the said property for municipal purposes. (2021-D09/S13)

Motion Passed

2.10 59 Albion Street (HAP21-79-L)

Moved by: S. Hillier
Seconded by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the use of the NUVO Iron railing system on the front porch of the heritage designated property at 59 Albion Street within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

a) any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D. (2021-R01)

Motion Passed

2.11 October, 2021 Building Division Monthly Report

Moved by: S. Hillier
Seconded by: S. Lehman

That the Building Division Monthly Report for October, 2021 BE RECEIVED for information. (2021-A23)

Motion Passed

2.6 Transit-Oriented Secondary Plan Prioritization

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

That, on the recommendation of the Director, Planning and Development, the Transit-Oriented Secondary Plan Priority Areas, appended to the staff report dated December 13, 2021 as Appendix "A", BE ENDORSED. (2021-D09)

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

Motion Passed (6 to 0)

3. Scheduled Items

3.1 876 Wellington Road (Z-9380)

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 1985798 Ontario Inc., relating to the property located at 876 Wellington Road:

- a) the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, (The London Plan, 2016) and the Official Plan for the City of London (1989)), to change the zoning of the subject property FROM a Highway Service Commercial Special Provision (HS(1)) Zone TO a Highway Service Commercial Special Provision (HS(_)) Zone; and,
- b) pursuant to Section 34(17) of the *Planning Act R.S.O. 1990, c.P.13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change in parking is minor in nature, the existing conditions plan circulated in the Notice of Application and Notice of Revised Application and Notice of Public Meeting accurately reflect the existing condition of the site, and no development or site alteration is proposed;

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 the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Rapid Transit Corridor Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Auto-Oriented Commercial Corridor designation; and,
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site. (2021-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. 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)

3.2 4270 Lismer Lane (Z-9494)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Goldfield Limited, relating to the property located at 4270 Lismer Lane, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Holding Residential R8 (h*h-100*h-104*h-198*R8-4) Zone, TO an Holding Residential R5 Special Provision and R8 (h*h-100*h-104*h-198*R5-7(_)/R8-4 Zone;

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 zoning by-law amendment is consistent with the Provincial Policy Statement;
- 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 zoning conforms to the policies of the 1989 Official Plan, including, but not limited to, the Multi-Family, Medium Density Residential designation; and,
- the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands. (2021-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. Lehman
Seconded by: S. Turner

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: E. Holder
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 1955 Jim Hebb Way (Z-9382)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Foxwood Developments (London) Inc., relating to the lands located at 1955 Jim Hebb Way, 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 December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6 (h*h-54*h-71*h-100*R5-6/R6-5) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-3•H20) Zone TO a Holding Residential Special Provision R5/R6 (h*h-54*h-71*h-100*R5-6(__))/R6-5 Zone.

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 zoning amendment is consistent with the Provincial Policy Statement (PPS), 2020, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning amendment permits a use, form and intensity of residential development that conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designations;
- the recommended zoning amendment will allow for a reduced front yard depth of main building on Henrica Avenue, a reduced exterior side yard setback of to the main building on Dyer Drive & Jim Hebb Way and reduced yard encroachments to patio projection from the street line;
- the subject development block is of a size and shape suitable to accommodate the proposal. The recommended zoning amendment provides appropriate regulations to control the use and intensity of the building and ensure a well-designed development with appropriate mitigation measures; and,
- the proposed uses, form, and intensity are considered appropriate and compatible with existing residential development in the surrounding neighbourhood. (2021-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. 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)

3.4 506 Oxford Street East (OZ-9397)

Moved by: E. Holder
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 Sidhu McDowall Medicine Professional Corporation, relating to the property located at 506 Oxford Street East:

- a) the proposed by-law appended to the staff report dated December 13, 2021, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend the 1989 Official Plan to ADD a new policy to Section 10.1.3 – "Policies for Specific Areas" to a pharmacy on the subject lands; and,
- b) the proposed by-law appended to the staff report dated December 13, 2021, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R3/Office Conversion (R3-1/OC5) Zone TO a Residential R3/Office Conversion Special Provision (R3-1/OC5(*)) Zone;

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 amendments are consistent with the Provincial Policy Statement (PPS), 2020, for mixed use development within transit supportive areas;
- the recommended amendment conforms to the in-force policies of The London Plan, including the Key Directions and the Urban Corridor Place Type; and,
- the recommended amendment conforms with the 1989 Official Plan, including permitting convenience commercial in mixed use areas and the criteria for specific area policies. (2021-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. Turner

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 1408 Ernest Avenue (Z-9385)

Moved by: S. Turner

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning & Development, based on the application by Paner House Inc., relating to the property located at 1408 Ernest Avenue, the proposed by-law appended to the staff report dated December 13, 2021, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Restricted Office (RO2) Zone, TO a Residential R8 Special Provision (R8-4()) Zone;

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 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 *Neighbourhood Place Type policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation;
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site; and,

- the subject lands represent an appropriate location for intensification in the form of an apartment building, at an intensity that is appropriate for the site and surrounding area. (2021-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. Lehman
Seconded by: E. Holder

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. Lewis

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)

3.6 978 Gainsborough Road (Z-9247)

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

That the application by Highland Communities Limited, relating to the property located at 978 Gainsborough Road BE REFERRED back to the Civic Administration for further consideration;

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

- a communication dated December 8, 2021 from H. Froussios, Senior Associate, Zelinka Priamo Ltd.; and,
- a communication dated December 6, 2021 from M. Niglas;

it being further 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. (2021-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. Lehman
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. 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)

3.7 414-418 Old Wonderland Road (SPA20-103)

Moved by: E. Holder
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 Four Fourteen Inc., relating to the property located at 414-418 Old Wonderland Road:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the proposed residential development; and,
- b) the Approval Authority BE ADVISED that the Municipal Council has no issues with respect to the Site Plan Application, and that the Municipal Council supports the Site Plan Application;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to this matter;

it being further 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 Site Plan, as proposed, is consistent with the Provincial Policy Statement, 2020, as it provides for development within an existing settlement area and provides for an appropriate range of residential uses within the neighbourhood;
- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan conforms to the Multi-family, Medium Density Residential designation of the 1989 Official Plan;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (2021-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. 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: E. Holder
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)

3.8 Environmental Management Guidelines

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 Environmental Management Guidelines Update:

- a) the Environmental Management Guidelines appended to the staff report dated December 13, 2021 as Appendix 1 to Appendix "A", BE ADOPTED as a Municipal Guideline Document; and,
- b) the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to adopt the Environmental Management Guidelines, appended to the staff report dated December 13, 2021, in accordance with London Plan policy 1713;

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

- a communication dated December 2, 2021, from S. Franke, Executive Director, London Environmental Network;
- a communication dated December 2, 2021, from J. Hanbuch, The Urban League of London;
- a communication dated December 6, 2021, from B. Samuels, Member, Environmental and Ecological Planning Advisory Committee; Coordinator, London Bird Team and PhD Candidate, Department of Biology, The University of Western Ontario;
- a communication dated December 4, 2021, from D. Wake, Nature London; and,
- a communication dated December 9, 2021, from M. Wallace, Executive Director, London Development Institute;

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. (2021-D03)

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. Lehman
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. 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. Turner
Seconded by: A. Hopkins

Motion to add a new part c) which reads as follows:

c) the bi-annual review as outlined in the Environmental Management Guidelines BE ADDED to the Planning and Environment Committee Deferred Matters List;

Yeas: (3): A. Hopkins , S. Turner, and S. Hillier

Nays: (3): S. Lewis, S. Lehman, and E. Holder

Motion Failed (3 to 3)

3.9 50 King Street - Demolition Request

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development with the advice of the Heritage Planner, the demolition request for the heritage designated property at 50 King Street, located in the Downtown Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

a) prior to any demolition, photographic documentations and measured drawings of the existing building at 50 King Street be completed by the property owner and submitted to the satisfaction of the Director, Planning and Development.

b) prior to any demolition, a demolition plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development demonstrating how the heritage attributes of adjacent cultural heritage resources are conserved, mitigating any potential direct or indirect adverse impacts, and implementing the recommendations of the Cultural Heritage Impact Assessment submitted as part of the demolition request, it being noted that should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required;

c) prior to any demolition, a landscape plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development identifying work required to create a grass lawn on the property as an interim condition until any future redevelopment. No additional commercial and/or accessory parking will be permitted on the property as an interim use prior to the redevelopment of the property. The landscape plan should identify the cost of the work for the purpose of calculating a landscape security;

d) a security for landscape be taken to ensure condition c) is implemented within an appropriate timeframe;

e) prior to demolition, the plaques commemorating the opening of the Middlesex Municipal Building in 1959 and 50 King Street in 1986 be salvaged by the property owner; and,

f) efforts to commemorate the Middlesex Municipal Building and the Court House Block be addressed through any future Heritage Impact Assessment required for the site and integrated into any landscape plans for the broader site;

it being noted that a separate Heritage Impact Assessment will be required as part of a future planning application for the property and Heritage Alteration Permit approval will be required before the issuance of a Building Permit;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated December 8, 2021, from K. McKeating, President, Architectural Conservancy of Ontario, London Region, with respect to this matter;

it being further 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; (2021-R01/P10D)

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. 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. Lewis
Seconded by: S. Turner

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)

4. Items for Direction

4.1 1st Report of the Advisory Committee on the Environment

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

That, the following actions be taken with respect to the 10th report of the Advisory Committee on the Environment, from its meeting held on December 1, 2021:

a) the following comments, from the Advisory Committee on the Environment (ACE), BE FORWARDED to the Municipal Council through the Planning and Environment Committee for consideration, with respect to the Wharnccliffe Road South Expansion and 100 Stanley Street Relocation:

- the ACE recommends that the Wharnccliffe Road South Improvements project explore every possible avenue to avoid road widening to provide more traffic lanes for motor vehicles; it being noted that there are a number of alternative methods that provide better traffic flow and improved options outside of driving one's own personal vehicle (public transit, cycling, walking, etc.) and making this stretch the first of many projects to turn a road into proper transportation infrastructure;
- the ACE recommends that the Civic Administration be directed by Municipal Council to revisit the issue of moving the property located at 100 Stanley Street and to find a way to move the house across the street; and,
- the ACE encourages that, as we are in a climate crisis and have declared a climate emergency ourselves, means we must do everything possible to mitigate negative environmental impacts, for example demolishing homes and making room for more motor vehicles, is the exact antithesis to this declaration; and,

b) clauses 1.1, 2.1 and 2.2, inclusive, 3.1, 5.1, 5.3 and 5.4, inclusive, BE RECEIVED for information.

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

Motion Passed (6 to 0)

4.2 9th Report of the Trees and Forests Advisory Committee

That the 9th Report of the Trees and Forests Advisory Committee, from its meeting held on November 24, 2021 BE RECEIVED for information.

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

Motion Passed (6 to 0)

- 4.3 Request for Council Resolution, under Section 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13 - 1919-1929 Oxford Street West

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

That, the following actions be taken with respect to the property located at 1919-1929 Oxford Street West:

- a) on the recommendation of the City Clerk, the report dated December 13, 2021 and entitled "Request for Council Resolution, under section 45(1.4) of the *Planning Act, 1990, c. P. 13* - 1919-1929 Oxford Street West" BE RECEIVED for information; and,
- b) the request to accept a Minor Variance application relating to the property located at 1919-1929 Oxford Street West BE APPROVED. (2021-D13)

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

- 5.1 Deferred Matters List

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

That the Deputy City Manager, Planning and Economic Development BE DIRECTED to provide current information related to the items on the Deferred Matters List to the Committee Clerk in order to update the List.

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

Motion Passed (6 to 0)

- 5.2 (ADDED) 1st Report of the London Advisory Committee on Heritage

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

That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 8, 2021:

- a) on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the demolition request for the heritage designated property located at 50 King Street, located in the Downtown Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the Ontario Heritage Act subject to the following terms and conditions:
- prior to any demolition, photographic documentations and measured drawings of the existing building at 50 King Street be completed by the property owner and submitted to the satisfaction of the Director of

Planning and Development;

- prior to any demolition, a demolition plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development demonstrating how the heritage attributes of adjacent cultural heritage resources are conserved, mitigating any potential direct or indirect adverse impacts, and implementing the recommendations of the Cultural Heritage Impact Assessment submitted as part of the demolition request, it being noted that should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required;
- prior to any demolition, a landscape plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development identifying work required to create a grass lawn on the property as an interim condition until any future redevelopment; no additional commercial and/or accessory parking will be permitted on the property as an interim use prior to the redevelopment of the property; the landscape plan should identify the cost of the work for the purpose of calculating a landscape security;
- a security for landscape be taken to ensure the condition above is implemented within an appropriate timeframe;
- prior to demolition, the plaques commemorating the opening of the Middlesex Municipal Building in 1959 and 50 King Street in 1986 be salvaged by the property owner; and,
- efforts to commemorate the Middlesex Municipal Building and the Court House Block be addressed through any future Heritage Impact Assessment required for the site and integrated into any landscape plans for the broader site;

it being noted that a separate Heritage Impact Assessment will be required as part of a future planning application for the property and Heritage Alteration Permit approval will be required before the issuance of a Building Permit;

it being further noted that the site is an important cultural heritage landscape and should continue to be part of an institutional and public realm landscape in the Downtown Heritage Conservation District;

b) on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the use of the NUVO Iron railing system on the front porch of the heritage designated property located at 59 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following term and condition:

- any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D;

it being noted that the communication, as appended to the Added Agenda, from C. Siemens, with respect to this matter, was received; and,

c) clauses 1.1, 2.1 to 2.4 inclusive, 3.1, 4.3, 4.4 and 5.1 BE RECEIVED for information.

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

Motion Passed (6 to 0)

6. Confidential (Enclosed for Members Only)

6.1 Solicitor-Client Privilege / Litigation or Potential Litigation

Moved by: S. Lehman

Seconded by: S. Lewis

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

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

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 7:43 PM to 8:35 PM.

7. Adjournment

The meeting adjourned at 8:37 PM.