

Planning and Environment Committee Report

3rd Meeting of the Planning and Environment Committee
January 31, 2022

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 K. Van Lammeren
REMOTE ATTENDANCE: Councillors M. van Holst, M. Hamou and P. Vanmeerbergen; J. Adema, O. Alchits, A. Anderson, G. Barrett, J. Bunn, M. Corby, A. Curtis, B. Debbert, K. Edwards, M. Feldberg, P. Kokkoros, J. Lee, H. McNeely, L. Maitland, L. McNiven, B. Page, A. Pascual, M. Pease, A. Rammeloo, M. Schulthess and S. Tatavarti
The meeting was called to order at 4:02 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 and 2.2, inclusive, BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 2nd Report of the Environmental and Ecological Planning Advisory Committee

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

That, the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on January 20, 2022:

- a) the Working Group report relating to the property located at 4519 Colonel Talbot Road BE REFERRED to the Civic Administration for consideration; and,
- b) clauses 1.1, 2.1 and 2.2, inclusive, 3.1, 4.2 and 5.1 to 5.5, inclusive, BE RECEIVED for information.

Motion Passed

2.2 3425 Grand Oak Crossing (H-9414)

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

That, on the recommendation of the Director, Planning and Development, based on the application by 2219008 Ontario Limited (York Developments), relating to the property located at 3425 Grand Oak Crossing, the proposed by-law appended to the staff report dated January 31, 2022, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan), to change the zoning of the subject property FROM a Holding Residential R6 Special Provision (h*-h-100*h-198*R6-5(43)) Zone TO a Residential R6 Special Provision Zone (R6-5(43)). (2022-D09)

Motion Passed

3. Scheduled Items

3.1 Housekeeping Amendment to Secondary Plans (O-9346)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to housekeeping amendments to approved Secondary Plans:

a) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the McCormick Area Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;

b) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Old Victoria Hospital Lands Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;

c) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Riverbend South Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;

d) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Old East Village Dundas Street Corridor Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan;

e) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to AMEND the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan, to DELETE references to the 1989 Official Plan and to ADD references to The London Plan; and,

f) the Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with an in-depth

review of the Southwest Area Secondary Plan to consider the potential for broader changes;

it being noted that changes to the London Psychiatric Hospital Secondary Plan will be addressed through Official Plan and Zoning By-law amendment (OZ-9328);

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated January 28, 2022, from L. Logan, Vice-President, Operations and Finance, Western University, with respect to this matter;

it being further 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:

- the purpose and effect of the recommended action is to update Secondary Plans to reflect the transition from the 1989 Official Plan to The London Plan. The recommended action will assist in the interpretation and implementation of the Secondary Plans in conjunction with The London Plan and to improve clarity and consistency of policies and maps in the Plans. (2022-D08)

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. 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. Hillier

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)

3.2 3207 Woodhull Road (O-9429/Z-9430)

Moved by: S. Lewis

Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Karen and Eric Auzins, relating to the property located at 3207 Woodhull Road:

a) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend The London Plan to change the designation of a portion of the subject lands FROM a Farmland Place Type TO a Green Space Place Type on Map 1 – Place Types, and to change the identification and delineation of natural heritage features on a portion of the subject lands FROM a Potential Environmentally Significant Area TO an Environmentally Significant Area on Map 5 – Natural Heritage;

b) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan as amended in part a) above), to change the zoning of the subject lands proposed to be severed FROM a Holding Open Space (h-2*OS4) Zone, an Agricultural (AG2) Zone and an Environmental Review (ER) Zone TO an Open Space Special Provision (OS5(*)) Zone, and to change the zoning of the lands proposed to be retained FROM an Agricultural (AG2) Zone, a Holding Open Space (h-2*OS4) Zone and an Environmental Review (ER) Zone TO an Agricultural Special Provision (AG2(_)) Zone, a Holding Agricultural Special Provision (h-_*AG2(_)) Zone, an Open Space Special Provision (OS5(**)) Zone and an Environmental Review (ER) 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 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, Farmland and Green Space Place Types, and Natural Heritage Features and Hazards; and,
- the recommended changes to Maps 1 and 5 of The London Plan support the conservation and protection of environmentally significant features and functions over the long-term. (2022-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: 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: E. Holder
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)

3.3 755-785 Wonderland Road South (O-9409/Z-9410)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the applications by The Corporation of the City of London and McCorr Management (East) Inc., relating to the property located at 755-785 Wonderland Road South:

a) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend the 1989 Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated January 31, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Regional Shopping Area Special Provision (RSA2(2)) Zone TO a Regional Shopping Area Special Provision (RSA2(_)) Zone;

it being pointed out that the Planning and Environment Committee reviewed and received a 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 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 1989 Official Plan, including but not limited to the criteria for Specific Area Policies and Planning Impact Analysis;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment would permit a new use that is appropriate within the surrounding context ; and,
- the recommended amendment would repurpose existing vacant and underutilized building stock and would provide convenient access to services for dog owners in the urban area of the city, thereby reducing the length and number of vehicle trips. (2022-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. Hillier

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. 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)

3.4 345 Sylvan Street (SPA21-112)

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by the Housing Development Corporation, London, relating to the property located at 345 Sylvan 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 to permit the construction of a 42-unit apartment building:

- i) lighting;
- ii) board on board wooden fence instead of the proposed chain link fence;
- iii) loss of privacy;
- iv) evergreen trees instead of the proposed deciduous trees and requesting maintenance of existing trees on the lot; and,
- v) movement through the lot with quick ingress and egress; and,

b) the Approval Authority BE ADVISED that the Municipal Council advised of the following issues with respect to the Site Plan Application, and that the Municipal Council supports the Site Plan Application:

- i) a six foot board on board wooden fence with one foot of lattice on top instead of the proposed chain link fence; and,
- ii) fir trees and requesting maintenance of existing trees on the lot;

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

- a communication dated January 14, 2022 from J. Lanys, by e-mail;
- a communication dated January 16, 2022 from K. Busche, by e-mail;
- a communication dated January 16, 2022 from L. Gosnell, by e-mail;
- a communication dated January 17, 2022 from A. Sworik, by e-mail;
- a communication dated January 19, 2022 from D. Gosnell; and,
 - the staff presentation;

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 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 development to designated growth areas and that development be adjacent to existing development;
- 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 is in conformity with the policies of the Low Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site; the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan conforms to the regulations of the Site Plan Control By-law. (2022-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. Hillier

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)

4. Items for Direction

4.1 Secondary Plan for Meadowlilly Road Area

Moved by: S. Turner

Seconded by: S. Lehman

That the communication dated January 4, 2022, from J. Crockett, President, Friends of Meadowlily Woods Community Association, with respect to the request for a Secondary Plan for the Meadowlily Road Area BE RECEIVED for information. (2022-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. Hillier
Seconded by: S. Lewis

That the communication BE REFERRED to the Civic Administration for review and for consideration in the development of Special Area Policies for Meadowlily Road South and to report back at a future meeting of the Planning and Environment Committee.

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

Nays: (3): A. Hopkins , S. Turner, and E. Holder

Motion Failed (3 to 3)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 6:25 PM.