

Planning and Environment Committee

Report

5th Meeting of the Planning and Environment Committee
February 28, 2022

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

ABSENT: Mayor E. Holder

ALSO PRESENT: PRESENT: H. Lysynski and M. Ribera

REMOTE ATTENDANCE: Councillor J. Fyfe-Millar; L. Livingstone, G. Belch, J. Bunn, M. Corby, A. Curtis, M. Feldberg, K. Gonyou, M. Greguol, J. Hodgins, M. Johnson, J. Kelemen, P. Kokkoros, S. Mathers, L. Mottram, B. O'Hagan, M. Pease, B. Westlake-Power, M. Wu and P. Yeoman

The meeting was called to order at 4:01 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. Lehman
Seconded by: S. Hillier

That Items 2.1 to 2.9, inclusive and Item 3.4, 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 1284 and 1388 Sunningdale Road West (39T-04510-4)

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 entering into a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc. and Claybar Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London, Foxhollow North Kent Developments Inc. and Claybar Developments Inc., for the Foxhollow North Kent Subdivision, Phase 4 (39T-04510_4) appended to the staff report dated February 28, 2022 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated February 28, 2022 as Appendix “B”; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2022-D09)

Motion Passed

2.2 Development Charge Claimable Works for Sunningdale Court Subdivision Phase 1 (39T-18501)

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

That, on the recommendation of the Deputy City Manager, Finance Supports, the Source of Financing appended to the staff report dated February 28, 2022 as Appendix ‘A’ BE APPROVED with respect to the subdivision agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd., for the Development Charge claimable works related to the Sunningdale Court Subdivision Phase 1. (2022-D04))

Motion Passed

2.3 472 Richmond Street - Heritage Alteration Permit (HAP22-003-L)

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the alteration of the beaver fence, a heritage attribute of the heritage designated property at 472 Richmond Street, individually designated and located within the Downtown Heritage Conservation District, BE APPROVED as submitted and consistent with the Conservation Plan appended to the staff report dated February 28, 2022 as Appendix C;

it being noted that the Heritage Planner will be circulated on any submittals to assist in ensuring compliance with the Conservation Plan for the beaver fence. (2022-R01)

Motion Passed

2.4 516 Elizabeth Street - Heritage Alteration Permit (HAP22-006-L)

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated property at 516 Elizabeth Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- a) the installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- b) the windows and exterior grilles be painted to match the existing trim work on the building;
- c) the installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- d) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed. (2022-R01)

Motion Passed

- 2.5 346, 370 and 392 South Street, 351, 373 and 385 Hill Street and 124 Colborne Street (H-9462)

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

That, on the recommendation of the Director, Planning and Development, based on the application by SoHo Vision Alliance, relating to the property located at 346, 370 and 392 South Street, 351, 373 and 385 Hill Street and 124 Colborne Street, the proposed by-law appended to the staff report dated February 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2022, 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 R4 Special Provision and R8 Special Provision (h*h-5*R4-6(13)/R8-4(59), h*h-5*R8-4(56), h*h-5*R8-4(57), h*h-5*R8-4(58)) Zone TO a Residential R4 Special Provision and R8 Special Provision (R4-6(13)/R8-4(59), R8-4(56), R8-4(57), and R8-4(58)) Zone to remove the "h" and "h-5" holding provisions. (2022-D09)

Motion Passed

- 2.6 1738, 1742, 1752 and 1754 Hamilton Road (H-9466)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Baker Planning Group, relating to lands located at 1738, 1742, 1752 and 1754 Hamilton Road, the proposed by-law appended to the staff report dated February 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2022 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 R1 (h•h-100•R1-3) Zone, a Holding Residential R1 Special Provision (h•h-100•R1-3(19)) Zone, a Holding Residential R1 Special Provision (h•h-100•R1-3(20)) Zone, a Holding Residential R4 Special Provision (h•h-100•R4-6(9)) Zone, and a Holding Residential R6 Special Provision (h•h-100•R6-5(55)) Zone TO a Residential R1 (R1-3) Zone, a Residential R1 Special Provision (R1-3(19)) Zone, a Residential R1 Special Provision (R1-3(20)) Zone, a Residential R4 Special Provision (R4-6(9)) Zone, and a Residential R6 Special Provision (R6-5(55)) Zone to remove the h and h-100 holding provisions. (2022-D09)

Motion Passed

2.7 695 and 585 Sovereign Road (H-9467)

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 the application by Southwest Sun Property Corporation, relating to the property located at 695 and 585 Sovereign Road:

- a) the proposed by-law appended to the staff report dated February 28, 2022 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2022, to deem Lot 19-1 and Lot 28-1, Registered Plan No. M21, City of London, County of Middlesex, not to be a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;
- b) the City Clerk BE DIRECTED to provide notice of the by-law passing and undertake registration of the Deeming By-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and,
- c) the applicant BE REQUIRED to pay for any costs incurred to register the deeming by-law at the Land Registry Office. (2022-D09)

Motion Passed

2.8 34 Princeton Terrace - Limiting Distance (No-Build) Agreement

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

That, on the recommendation of the Director, Building and Chief Building Official, the following actions be taken with respect to a Limiting Distance (no-build) Agreement between The Corporation of the City of London and Chantal McQueen and Paul McQueen, for the property located at 34 Princeton Terrace, London, Ontario:

- a) the proposed Limiting Distance Agreement appended to the staff report dated February 28, 2022 for the property at 34 Princeton Terrace between The Corporation of the City of London and Chantal McQueen and Paul McQueen BE APPROVED; and,
- b) the proposed by-law appended to the staff report dated February 28, 2022 BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2022, to approve the Limiting Distance Agreement between The Corporation of the City of London and Chantal McQueen and Paul McQueen for the property at 34 Princeton Terrace, and to delegate authority to the Deputy City Manager, Environment and Infrastructure to execute the agreement on behalf of the City of London as the adjacent property owner. (2022-D09)

Motion Passed

2.9 Building Division Monthly Report - January, 2022

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

That the Building Division Monthly report for January, 2022 BE RECEIVED for information. (2022-A23)

3. Scheduled Items

3.1 493 Springbank Drive - Demolition Request

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, with respect to the demolition request for the former gate house and maintenance garage on the heritage listed property at 493 Springbank Drive, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the former gate house and maintenance garage on the property; it being noted that the property located at 493 Springbank Drive should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest;

it being further noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier
Seconded by: S. Turner

Motion to open 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)

Moved by: S. Hillier
Seconded by: S. Lewis

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)

3.2 2631 Hyde Park Road / 1521 Sunningdale Road West - Request to Remove Property from the Register of Cultural Heritage Resources

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, that the property located at 2361 Hyde Park Road/1521 Sunningdale Road West BE REMOVED from the Register of Cultural Heritage Resources;

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

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

A. Jomaa, no address provided; and,

M. Moussa, 155 Thornton Avenue. (2022-R01)

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

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

Absent: (1): E. Holder

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Turner

Motion to open 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)

Moved by: S. Lewis

Seconded by: S. Lehman

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)

3.4 3rd Report of the Environmental and Ecological Advisory Committee

Moved by: S. Lehman

Seconded by: S. Hillier

That Items 2.1 to 2.9, inclusive and Item 3.4, BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

That, the following actions be taken with respect to the 3rd Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on February 17, 2022:

a) the Adelaide Wastewater Treatment Plant Working Group comments BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee

heard a verbal presentation from M. McKillop, Environmental Services Engineer and P. De Carvalho, Restoration Specialist and S. Braun, Water Resource Engineer, Matrix Solutions Inc., with respect to the Adelaide Wastewater Treatment Plant Climate Change Resiliency Class Environmental Assessment;

b) the Greenway Wastewater Treatment Plant Working Group comments BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from M. McKillop, Environmental Services Engineer and P. De Carvalho, Restoration Specialist and S. Braun, Water Resource Engineer, Matrix Solutions Inc., with respect to the Greenway Wastewater Treatment Plant Climate Change Resiliency Class Environmental Assessment;

c) the Working Group report relating to the Oxford Street West/ Gideon Drive Intersection Improvements Environmental Assessment BE REFERRED to the Civic Administration for consideration; it being noted that additional comments may be provided to the Civic Administration by the Working Group;

d) the Working Group report relating to the Windermere Road Improvements Municipal Class Environmental Assessment - Environmental Impact Study BE REFERRED to the Civic Administration for consideration; and,

e) clauses 1.1, 2.3, 2.4, 3.1 and 3.2, BE RECEIVED for information.

3.3 655 - 685 Fanshawe Park Road West (Z-9396)

Moved by: S. Turner

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application by SAB Realty Limited, relating to the property located at 655-685 Fanshawe Park Road West, the proposed by-law appended to the staff report dated February 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan, 2016 and the 1989 Official Plan), to change the zoning of the subject property FROM a Restricted Service Commercial Special Provision (RSC1(21)/RSC4(19)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone;

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

B. McCauley, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping

Area Place Type;

- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node (NCN) designation; and,
- the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the existing buildings. (2022-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to open 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)

Moved by: S. Turner

Seconded by: S. Lehman

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 2nd Report of the London Advisory Committee on Heritage

Moved by: S. Lewis

Seconded by: S. Lehman

That, the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on February 9, 2022:

- a) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the alteration of the beaver fence, a heritage attribute of the heritage designated property located at 472 Richmond Street, individually designated and located within the Downtown Heritage Conservation District, BE APPROVED as submitted and consistent with the Conservation Plan appended to the staff report dated February 9, 2022;

it being noted that the Heritage Planner will be circulated on any

submittals to assist in ensuring compliance with the Conservation Plan for the beaver fence;

b) M. Johnson, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) does not object to the conclusions and recommendations of the Heritage Impact Assessment (HIS), dated September 27, 2021, from Zelinka Priamo Ltd., with respect to the McCormick's Biscuit Company located at 1156 Dundas Street; it being noted that the proponent is encouraged to attend a meeting of the LACH early in the site design process to ensure meaningful consultation on the adaptive reuse of the former McCormick Biscuit Factory structure; it being further noted that the Notice of Planning Application, dated December 17, 2021, from M. Johnson, Senior Planner, with respect to a Notice of Planning Application related to a Draft Plan of Subdivision for the property located at 1156 Dundas Street, and the above-noted HIS, were received;

c) the matter of updating City of London Public Meeting Notices and Notices of Planning Applications to include heritage notifications BE REFERRED to the Civic Administration for consideration; it being noted that the Planning and Policy Sub-Committee reviewed the Planning Act (O.Reg. 543/06 (15)) requirements for planning notices, as well as a number of sample notices from other jurisdictions, and identified the following:

- while not explicitly required in the Planning Act, the Sub-Committee believes the identification of designated heritage status on applicable notices would benefit the City's overall engagement and communications strategy and this would give the public important information on planning applications and would allow more meaningful and informed public participation;
- the Sub-Committee understands that the Civic Administration may have an existing template used for planning notices, but would like to encourage consideration of including designated heritage status on notices during the next review of this template;
- the Sub-Committee recommends, for simplicity, identifying heritage designated status (e.g. Part IV or Part V designations and associated Heritage Conservation District) and not properties listed on the City's heritage register although additional criteria may also be considered; and,
- the Sub-Committee notes that the Planning Act requirements are minimums, and the City can choose to go above and beyond on notice requirements; it being noted that this is consistent with London Plan Policies 1615-16 which emphasize the importance of meaningful dialogue, and empowering residents to participate in the planning process;

it being further noted that the Planning and Policy Sub-Committee Report, from its meeting held on January 27, 2022, was received;

d) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated property located at 516 Elizabeth Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- the windows and exterior grilles be painted to match the existing trim work on the building;
- the installation of the proposed exterior grilles be completed within six

months of Municipal Council's decision on this Heritage Alteration Permit;
and,
• the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

e) on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, with respect to the demolition request for the former gate house and maintenance garage located on the heritage listed property at 493 Springbank Drive, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the former gate house and maintenance garage on the property; it being noted that the property located at 493 Springbank Drive should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest;

f) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the property located at 2361 Hyde Park Road/1521 Sunningdale Road West BE REMOVED from the Register of Cultural Heritage Resources;

g) clauses 1.1, 2.2, 3.1 to 3.5, inclusive, 3.7 to 3.9, inclusive, 4.1, 5.3 and 5.5 BE RECEIVED for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 4:50 PM