

Planning and Environment Committee

Report

17th Meeting of the Planning and Environment Committee
October 5, 2022

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

ABSENT: S. Turner

ALSO PRESENT: PRESENT: H. Lysynski and J.W. Taylor
REMOTE ATTENDANCE: Councillor J. Helmer; I. Abushehada,
O. Alchits, G. Barrett, E. Biddanda Pavan, J. Bunn, M. Corby, A.
Curtis, K. Edwards, M. Johnson, J. Kelemen, P. Kokkoros, S.
Mathers, H. McNeely, B. Page, N. Pasato, M. Pease, S.
Tatavarti and B. Westlake-Power
The meeting was called to order at 4:00 PM, with Councillor A.
Hopkins in the Chair, Mayor E. Holder and Councillor S. Lewis
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

None.

3. Scheduled Items

3.1 7098-7118 Kilborne Road (39CD-19518)

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 application by Bluestone Properties Inc., relating to the properties located at 7098-7118 Kilbourne Road:

a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend the Official Plan (The London Plan) to amend the Southwest Area Secondary Plan, Section 20.5.7 (Lambeth Neighbourhood) to add a special policy to permit a minimum density of 6.4 units per hectare on the site (whereas a minimum density of 15 units per hectare is required);

b) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022, 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 Residential R1 (R1-8), Environmental Review (ER), Open Space (OS4), a Holding Open Space (h-2*OS4), and an Open Space (OS5) Zone TO a Residential Special Provision R6 (R6-1(_)) Zone and Open Space (OS5) Zone;

c) the Approval Authority BE ADVISED that no issues were raised at the public meeting relating the application for Draft Plan of Vacant Land Condominium relating to the property located at 7098-7118 Kilbourne Road; and,

d) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 7098-7118 Kilbourne Road:

- i) the type and quality of fencing to be installed;
- ii) inquiring if the lighting will be overhead or lower lighting; and,
- iii) garbage collection;

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

- C. Wiebe, MHBC Planning; and,
- P. Davison, 3919 Stacey Crescent;

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 2020;
- the proposed amendments conform to the former in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential and Open Space policies;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhood Place Type and Green Space policies;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development; and,
- the subject lands are located in close proximity to arterial roads, surrounding services and access to the Dingman Creek which provides pedestrian movements north and south along the Dingman Creek Corridor. (2022-D07)

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

Additional Votes:

Moved by: E. Holder

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

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

Absent: (1): S. Turner

3.2 4452 Wellington Road South (OZ-9497)

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 application by MHBC Planning, on behalf of 2858637 Ontario Inc., relating to the property located at 4452 Wellington Road South:

a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend The London Plan to:

i) change the designation of a portion of the subject lands FROM a Shopping Area Place Type TO a Light Industrial Place Type on Map 1 – Place Types; and,

ii) amend section 1565_5 of the Official Plan (The London Plan), List of Secondary Plans - Southwest Area Secondary Plan, by changing the designation of a portion of the subject lands FROM Commercial TO Industrial on Schedule 4 ,Southwest Area Land Use Plan, and Schedule 17, Wellington Rd/Hwy 401 Land Use Designations; and,

b) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, (The London Plan 2016) as amended in part a) above), to change the zoning of the subject property FROM a Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone TO a Holding Light Industrial (h-17*LI6) Zone, and an Environmental Review (ER) Zone;

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

- S. Allen, MHBC;

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, Industrial Place Type, Shopping Area Place Types, and Natural Heritage Features and Hazards;
- the recommended amendment conforms to the policies of the Southwest Area Secondary Plan and the 1989 Official Plan;
- the recommended amendment facilitates the development of a site within the Wellington Road/ Highway 401 Neighbourhood; and,
- the recommended amendment will delineate a natural heritage feature and ensure the appropriate environmental studies are completed. (2022-D21)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and E. Holder

Nays: (1): S. Hillier

Absent: (1): S. Turner

Motion Passed (4 to 1)

Additional Votes:

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

Motion to open the public participation meeting.

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

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

Motion to refer consideration of the application to a future Planning and Environment Committee public participation meeting, to allow the residents of Brockley-Shaver to be notified of the proposed application.

Yeas: (2): S. Lehman, and S. Hillier

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

Absent: (1): S. Turner

Motion Failed (2 to 3)

3.3 1033 Dundas Street (Z-9513)

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

That, on the recommendation of the Director, Planning & Development, based on the application by Drygas Properties Inc., relating to the property located at 1033 Dundas Street, the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Business District Commercial (BDC) Zone TO a Holding Business District Commercial Special Provision (h-()*BDC()) Zone;

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

- a communication dated October 3, 2022, from T. Brydges, Zelinka Priamo Ltd.;

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

- T. Brydges, Zelinka Priamo Ltd.

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, 2020, which encourages intensification, redevelopment, and a compact form in strategic locations to minimize land consumption and servicing costs. The amendment will provide for a range of housing types and densities within the area to meet projected requirements of current and future residents, by promoting a land use pattern, density, and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Rapid Transit Corridor Place Type, City Building and Design, Our Tools, and all other applicable policies, to facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor (MSCC);
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D02)

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

3.4 366 Hill Street (Z-9511)

Moved by: E. Holder

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Drygas Properties Inc., relating to the property located at 1033 Dundas Street, the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Business District Commercial (BDC) Zone TO a Holding Business District Commercial Special Provision (h-()*BDC()) Zone;

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

- a project fact sheet from J. Smolarek, siv-ik;

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

- J. Smolarek, siv-ik;

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, 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 recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended amendment conforms to the in-force policies of the Old Victoria Hospital Secondary Plan, including but not limited to the Low-Rise residential policies; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D04)

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

Additional Votes:

Moved by: E. Holder

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

3.5 1156 Dundas Street (39T-21508 / Z-9524 / O-9545)

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

That the following actions be taken with respect to the application by McCormick Villages Inc., relating to lands located at 1156 Dundas Street:

a) the proposed by-law appended to the staff report dated October 5, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend the Official Plan (the London Plan), relating to the McCormick Area Secondary Plan to revise Schedule 1 "Community Structure Plan" to remove two segments of the "Potential Connection" delineation extending west from Sparton Street between Ashland Avenue and McCormick Boulevard and extending west from Osborne Street between Ashland Avenue and McCormick Boulevard, and to add a new segment of the "Potential Connection" between Ashland Avenue and McCormick Boulevard; to revise policy 20.8.2.2 to include wording such that "opportunities should be explored to create new public connections to increase the walkability of the area", and "the creation of other east-west local streets as public connections, either in the form of public streets or public pathways, are also ideal opportunities to provide new linkages when sites redevelop"; and to revise Schedule 3 "Street Hierarchy" to remove one segment of the "Future Publicly Accessible Connection" delineation extending west from Osborne Street between Ashland Avenue and McCormick Boulevard, and to add a new segment of the "Future Publicly Accessible Connection" between Ashland Avenue and McCormick Boulevard;

b) the proposed, attached, by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property FROM a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•D150) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•) Zone, a Holding Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone, and an Open Space (OS1) Zone TO a Holding Business District Commercial Special Provision (h•h-5•h-100•h-120•h-149•h-204•h-205•h- •BDC2(11)•D150) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h- •h-•R6-5(41)•H13.5) Zone, a Holding Residential R6 Special Provision (h•h-5•h-100•h-120•h-149•h-203•h-204•h-205•h- •h-•R6-5(41)•) Zone, a Holding Residential R4 Special Provision (h•h-5•h-100•h-202•h-203•h-205•h- •h-•R4-3()) Zone, and an Open Space (OS1) Zone;

c) the Approval Authority BE ADVISED of the issues, if any, raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by McCormick Villages Inc. relating to the lands located at 1156 Dundas Street;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by McCormick Villages Inc. (Project No. 180204), certified by Terry Dietz O.L.S., dated September 21, 2021 and revised September 2022, as red-line amended, which shows 1 medium density/commercial block, 3 medium density blocks, 1 park block, 1 future road block, 1 road widening block, 1 road realignment block, and 3 reserve blocks, served by 1 new street (Gleeson Street), SUBJECT TO the conditions contained in Appendix 'D' appended to the staff report dated October 5, 2022; and,

e) the proposed, revised, attached, by-law (Appendix "D") BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan 2016)), to change the zoning of the subject property to amend the zoning on Block 3 of the proposed draft plan of subdivision from a Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•) Zone to a Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•D150) Zone to permit a maximum height of five storeys and a maximum density of 150 units per hectare;

f) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c. P. 13*, no further notice BE GIVEN;

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

- the staff presentation;

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

- S. Cornwell, on behalf of the applicant;
- M. Kay;
- J. Fisher, 818 Elias Street;
- C. Murphy, 269 Taylor Street;
- J. Dombrowskis, Extendicare;

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed Draft Plan of Subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type, Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type and the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the in-force policies of the McCormick Area Secondary Plan, including but not limited to the Transit Oriented designation, Mid-Rise Residential designation and the Low-Rise Residential designation;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, and the McCormick Area Secondary Plan;

and,

- the recommended Draft Plan is focused on the restoration and adaptive re-use of the former McCormick's Factory into a mid-rise mixed use building. The recommended Draft Plan also supports a mix of housing types within the site including street townhouses, a long-term care facility and a seniors' apartment building. The Draft Plan has been designed to support these uses and to achieve the adaptive re-use of a significant, heritage designated former industrial building and a future development pattern that is pedestrian friendly, transit supportive and accessible to the surrounding community. The Applicant will providing a publicly accessible multi-use pathway to allow for interior and exterior connectivity to the site. The Applicant will enter into a public use agreement with the City. (2022-D12)

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

Moved by: E. Holder

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Hillier, and E. Holder

Absent: (2): S. Lehman, and S. Turner

Motion Passed (4 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 7:00 PM.