

# Planning and Environment Committee

## Report

3rd Meeting of the Planning and Environment Committee  
January 30, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors J. Pribil, P. Van Meerbergen and E. Peloza; M. Davenport, H. McNeely, S. Mathers, B. O'Hagan, B. Page, A. Riley and J.W. Taylor

Remote attendance: Councillor C. Rahman; I. Abushehada, O. Alchits, J. Bunn, M. Corby, A. Curtis, S. Grady, M. Greguol, D. Harpal, B. House, A. Hovius, P. Kokkoros, L. Mottram, M. Pease, A. Singh, B. Westlake-Power and K. Wilding

The meeting is called to order at 4:00 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: A. Hopkins

Seconded by: S. Lewis

That Items 2.1 to 2.5, inclusive, BE APPROVED.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

#### 2.1 3700 Colonel Talbot Road and 3645 Bostwick Road - Request for Extension of Draft Plan Approval (39T-17503)

Moved by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, with respect to the application by W-3 Lambeth Farms Inc., relating to the lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road, the Approval Authority BE ADVISED that Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision subject to the revised conditions contained in Appendix "A" appended to the staff report dated January 30, 2023. (2023-D12)

**Motion Passed**

2.2 1656 Hyde Park Road - Heritage Easement Agreement

Moved by: A. Hopkins  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions be taken with respect to the property located at 1656 Hyde Park Road:

a) the draft Heritage Easement Agreement appended to the staff report dated January 30, 2023 as Appendix "B" between The Corporation of the City of London and the property owner of 1656 Hyde Park Road, relating to the heritage designated property known as the "Routledge Farmhouse", BE APPROVED substantially in the form appended to the staff report dated January 30, 2023 and as approved by the City Solicitor; and,

b) the proposed by-law appended to the staff report dated January 30, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 14, 2023 to approve the Heritage Easement Agreement and to authorize the Mayor and City Clerk to sign the agreement pursuant to Section 37(1) of the *Ontario Heritage Act*. (2023-R01)

**Motion Passed**

2.3 600 Sunningdale Road West - Request for Extension of Draft Plan Approval (39T-18501)

Moved by: A. Hopkins  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, with respect to the application by Sunningdale Golf and Country Club, relating to the property located at 600 Sunningdale Road West, the Approval Authority BE ADVISED that Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision (39T-18501), subject to the conditions contained in Appendix "A" appended to the staff report dated January 30, 2023. (2023-D12)

**Motion Passed**

2.4 Streamline Development Approval Fund: Streamlining Development Approvals (2022) - Final Report

Moved by: A. Hopkins  
Seconded by: S. Lewis

That the staff report dated January 30, 2023, entitled "Streamline Development Approval Fund: Streamlining Development Approvals (2022) - Final Report" BE RECEIVED for information. (2023-F11A)

**Motion Passed**

## 2.5 2nd Report of the Community Advisory Committee on Planning

Moved by: A. Hopkins  
Seconded by: S. Lewis

That, the following actions be taken with respect to the 2nd Report of the Community Advisory Committee on Planning, from its meeting held on January 11, 2023:

a) the Planning and Environment Committee BE ADVISED of the following with respect to the Notice of Planning Application, dated December 14, 2022, from N. Pasato, Senior Planner, related to the property located at 200 Albert Street and the Cultural Heritage Impact Assessment for the property located at 200 Albert Street, dated August 9, 2022, from Parslow Heritage Consultancy Inc.:

i) the Community Advisory Committee on Planning (CACP) has reviewed the above-noted Notice of Planning Application and Cultural Heritage Impact Assessment;  
ii) the CACP supports this kind of mid-rise development in this area as it is sensitive to the heritage properties surrounding it and to the streetscape itself;

b) the Planning and Environment Committee BE ADVISED of the following with respect to the Revised Notice of Planning Application, dated December 14, 2022, from A. Riley, Senior Planner, related to a Zoning By-law Amendment for the properties located at 300-320 King Street and the Heritage Impact Assessment for the property located at 320 King Street, dated October 6, 2022, from Zelinka Priamo Ltd.:

i) the Community Advisory Committee on Planning (CACP) has reviewed the above-noted Revised Notice of Planning Application and Heritage Impact Assessment;  
ii) the CACP is generally supportive of this application but would like to see additional analysis and/or renderings as part of a heritage alteration permit application that addresses conservation of the Dundas Street view of the Armouries building which has been identified as a significant heritage attribute in the Downtown Heritage Conservation District

c) clauses 1.1, 3.1, 3.4, 3.5, 3.6, 5.1, 5.2 and 5.3 BE RECEIVED for information. (2023-D04)

**Motion Passed**

## 3. Scheduled Items

### 3.1 2nd Report of the Ecological Community Advisory Committee

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

That, the following actions be taken with respect to the 2nd Report of the Ecological Community Advisory Committee, from its meeting held on January 19, 2023:

a) clause 2.1 of the 2nd Report of the Ecological Community Advisory Committee relating to the 2023 Budget update BE DELETED; it being noted that clause 2.1 reads as follows:

"the Municipal Council BE REQUESTED to consider a targeted consultation with all Community Advisory Committees with respect to the Strategic Plan before the Strategic Plan is adopted by the Municipal

Council; it being noted that the presentation appended to the Ecological Community Advisory Committee Agenda by K. Murray, Director, Financial Planning and Business Support, with respect to the 2023 Budget update, was received";

b) the following actions be taken with respect to the Western Road and Sarnia Road - Philip Aziz Avenue Improvements:

i) the Working Group comments relating to the Western Road and Sarnia Road - Philip Aziz Avenue Improvements BE FORWARDED to the Civic Administration for review and consideration; and,  
ii) subject to the results of a pending conversation with the Civic Administration about potential impacts of the Western Road and Sarnia Road - Philip Aziz Avenue improvements on species at risk, the Chair of the Ecological Community Advisory Committee BE GIVEN delegation status at the Civic Works Committee meeting when the Western Road and Sarnia Road - Philip Aziz Avenue Improvements are presented; and,

c) clauses 1.1, 2.2, 3.1, 3.2 and 5.1 BE RECEIVED for information. (2023-D04)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

3.2 1555 Glenora Drive (Z-9543)

Moved by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Glenora Management Ltd., relating to the property located at 1555 Glenora Drive, the proposed by-law appended to the staff report dated January 30, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 14, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Office (OF3) Zone TO an Office (OF5) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter

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 Neighbourhoods Place Type; and,
- the recommended amendment would facilitate the continued use reuse of the existing building with a use that is appropriate for the context of the site. (2023-D14)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.3 761 Fanshawe Park Road West (Z-9554)

Moved by: S. Franke

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by 1413045 Ontario Inc., relating to the property located at 761 Fanshawe Park Road West, the proposed by-law appended to the staff report dated January 30, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 14, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) to change the zoning of the subject property FROM a Convenience Commercial Special Provision (CC5(3)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA3(\_));

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 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 Shopping Area Place Type; and,
- the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to better utilize the existing building. (2023-D04)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

3.4 489 Upper Queen Street (Z-9540)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 2863382 Ontario Inc. c/o Siv-ik Planning & Design Inc., relating to the property located at 489 Upper Queen Street, the proposed by-law appended to the staff report dated January 30, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 14, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential (R1-9) Zone TO a Residential Special Provision (R5-7(\_)) Zone;

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

- a communication dated January 20, 2023, from J. and B. Wood;
- the Project Fact sheet;
- the staff presentation; and,
- a revised staff report;

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

- M. Davis, siv-ik;
- T. Donaldson;
- R. Smeets;
- G. Gordon;
- C. Aziz;
- H. Kelly;
- M. Lennox;
- E. Carroll;
- R. Bishop;

- J. Sleziuk;
- N. Hind;
- C. Anderson;
- J. Cummings;
- H. Kelly;
- C. Jones;
- L. Merner;
- Carly;
- T. Carroll;
- M.B. Bezzina;
- A. Marlow;
- A. Mochrie;
- M. Huk; and,
- K. Keating;

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 Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- 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 vacant, underutilized site within the Built-Area Boundary with an appropriate form of development. (2023-D14)

Yeas: (3): S. Lewis, A. Hopkins , and S. Franke

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

Absent: (1): Mayor J. Morgan

**Motion Passed (3 to 2)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins  
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### 3.5 608 Commissioners Road West (Z-9516)

Moved by: S. Lewis  
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Zelinka Priamo on behalf of Copia Developments, relating to the property located at 608 Commissioners Road West:

a) the proposed by-law appended to the staff report dated January 30, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 14, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential (R1-9) Zone TO a Residential R8 Special Provision (R8-4(\_)) Zone; it being noted that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:

- i) verify the trees along the south property line position and the relation of their trunks to the property lines shared with 659 and 615 Westmount Crescent for possible consent by the neighbouring property owner to remove boundary tree(s) or cause injury to a boundary tree(s);
- ii) provide a building step back above the 5th storey along Commissioners Road West as per the drawings dated October 11, 2022;
- iii) provide a building step back above the 4th storey along Westmount Crescent to provide appropriate height transition from abutting low-density residential as per the drawings dated October 11, 2022;
- iv) provide detailed site plan and landscape plans to detail any proposed programming in the amenity space to demonstrate how it functions and relates to the building interface at the rear;
- v) provide interior floor plans to demonstrate how the interior spaces will relate to the exterior functions; and,
- vi) explore ways to re-locate or screen the garbage moloks near the main entrance,

b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new height of 22.0 metres; however, which is still within the 6 storeys as originally proposed;

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

- H. Froussios, Zelinka Priamo Ltd.;
- J. Burrell;
- D. Mcleod;



- B. Poetschke;
- H. Orłowski;
- A. Burrell;
- R. Campbell;
- R. de Papp;
- P. Gallant; and,
- A. Barham;

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, Our City, Key Directions, City Design and City Building, Neighbourhood Place Type and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment facilitates the development of an underutilized property within the Built-Area Boundary through an appropriate form of infill development; and,
- the recommended amendment facilitates a type of residential development that will help to address the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock. (2023-D14)

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

Nays: (1): S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

3.6 723 Lorne Avenue (39T-21504)

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Habitat for Humanity – Heartland Ontario, relating to the property located at 723 Lorne Avenue:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision of Habitat for Humanity – Heartland Ontario relating to a property located at 723 Lorne Avenue; and,

b) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Habitat for Humanity – Heartland Ontario, (File No. 39T-21504), prepared by Callon Dietz Inc. (File No. 18-22301 C, Plan No. Z-2741), certified by J. Paul Crocker O.L.S., dated April 13, 2022, which shows a total of twelve (12) single detached lots (Lots 1 to 12), one (1) road allowance block serviced by the extension of Queen’s Place, SUBJECT TO the conditions contained in Appendix “A” appended to the staff report dated January 30, 2023;

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

- G. De Vlugt, General Manager, Construction, Habitat for Humanity;
- K. Kane, Strik Baldinelli Moniz;
- F. Fellice;
- S. Merritt; and,
- K. Paniccia. (2023-D12)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Lewis  
Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 7:49 PM.