

# Planning and Environment Committee Report

4th Meeting of the Planning and Environment Committee  
February 21, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors J. Pribil and C. Rahman; J. Adema, M. Corby, M. Davenport, K. Edwards, K. Gonyou, A. Job, T. Macbeth, S. Mathers, H. McNeely, B. O'Hagan, M. Pease and A. Rammeloo

Remote attendance: I. Abushehada, K. Dawtrey, M. Greguol, B. House, P. Kokkoros, J. Lee, A. Patel and B. Westlake-Power

The meeting is called to order at 4:01 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 Consent Items 2.1 to 2.7 and 2.9 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 Building Division Monthly Report - November 2022

Moved by: A. Hopkins

Seconded by: S. Lewis

That the revised Building Division Monthly report for November 2022 BE RECEIVED for information. (2023-A23)

**Motion Passed**

### 2.2 Building Division Monthly Report - December 2022

Moved by: A. Hopkins

Seconded by: S. Lewis

That the Building Division Monthly report for December 2022 BE RECEIVED for information. (2023-A23)

**Motion Passed**

### 2.3 3rd Report of the Community Advisory Committee on Planning

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

That, the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on February 8, 2023, BE RECEIVED for information. (2023-A02)

**Motion Passed**

2.4 3095 and 3105 Bostwick Road - Talbot Village Subdivision Phase 7 - Special Provisions (39T-21502\_7)

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

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 Topping Brothers Land Corp./Topping Family Farm Inc., for the subdivision of land over CON ETR E PT LOT 77, situated south of Southdale Road West and west of Bostwick Road, municipally known as 3095 and 3105 Bostwick Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Topping Brothers Land Corp./Topping Family Farm Inc., for the Talbot Village Subdivision, Phase 7 (39T-21502\_7) appended to the staff report dated February 21, 2023 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 21, 2023, as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated February 21, 2023, as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2023-D12)

**Motion Passed**

2.5 1602 Sunningdale Road West - Three Year Extension and Redline Revisions (39T-11503)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Foxwood Developments (London) Inc., for the property located at 1602 Sunningdale Road West, the Approval Authority BE ADVISED that Municipal Council supports granting a three (3) year extension of the draft plan of subdivision, submitted by Foxwood Developments (London) Inc. (File No. 39T-11503) prepared by Stantec Consulting Inc., certified David Bianchi, OLS (dated November 8, 2011), as redline revised which shows 16 low density residential blocks (reduced from 18 blocks), five (5) medium density residential blocks (reduced from 6 blocks), one (1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive subject to the

conditions contained in the staff report dated February 21, 2023 as Schedule "39T-11503". (2023-D12)

**Motion Passed**

2.6 2022 Annual Development Report

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

That the staff report dated February 21, 2023 entitled "2022 Annual Development Report" BE RECEIVED for information. (2023-D02)

**Motion Passed**

2.7 54 Duchess Avenue - Heritage Alteration Permit Application (HAP23-001-L)

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

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 to construct a new building on the property at 54 Duchess Avenue, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as described herein and shown in Appendix C, subject to the following terms and conditions:

- a) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit;
- b) the front porch railing to consist of painted wood with spindles set in between a top and bottom rail, if a railing is required;
- c) simulated divided lights be used to implement the two-over-two fenestration pattern of windows; and,
- d) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed. (2023-R01)

**Motion Passed**

2.9 London Plan Comprehensive Review - Preliminary Approach and Timeline

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

That the staff report dated February 21, 2023 entitled "The London Plan Comprehensive Review: Preliminary Approach and Timeline", BE RECEIVED for information. (2023-D08)

**Motion Passed**

2.8 864 Hellmuth Avenue - Heritage Alteration Permit Application (HAP22-081-L)

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

That the application under Section 42 of the Ontario Heritage Act seeking approval to pave a portion of the front yard for parking on the heritage designated property at 864 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE REFERRED back to the Civic Administration to report back at the next meeting of the Planning and Environment Committee, with respect to the installation of a driveway to be contingent upon the applicant applying for both a Heritage Alteration permit and a building permit for the installation of an accessible ramp;

it being noted that the Planning and Environment Committee heard a verbal delegation and received a communication from P. McCulloch-Squires, with respect to this matter. (2023-R01)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Vote:

Moved by: S. Lewis

Seconded by: S. Franke

That P. McCulloch-Squires BE GRANTED delegation status with respect to the property located at 864 Hellmuth Avenue.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

### **3. Scheduled Items**

#### **3.1 1930-1940 Oxford Street East (Z-9571)**

Moved by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Oxford Seven Inc., relating to the property located at 1930-1940 Oxford Street East, the proposed by-law appended to the staff report dated February 21, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 7, 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 Restrictive Service Commercial (RSC1/RSC4/RSC5) Zone TO a Restrictive Service Commercial (RSC1/RSC2/RSC3/RSC4/RSC5) Zone;

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

- Taylor Bridges, 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 policies of The London Plan, including but not limited to the Key Directions and Commercial Industrial Place Type;

- the recommended amendment would facilitate the reuse of an otherwise underutilized industrial building within an existing area that already facilitates both industrial and commercial uses; and,
- the proposed amendment will assist in transitioning the area south of the railway corridor to commercial/industrial-oriented uses which are appropriate for the existing mixed-use landscape. (2023-D21)

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. Hillier

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. Hillier

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**

##### **4.1 Arva Sanitary Servicing Agreement**

Moved by: A. Hopkins

Seconded by: S. Hillier

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, and the Deputy City Manager, Planning and Economic Development, regarding the request by the Municipality of Middlesex Centre for an amendment to the servicing agreement between the Municipality and the City of London:

- a) authority BE DELEGATED the Deputy City Manager, Environment and Infrastructure, or the Deputy City Manager, Planning and Economic Development to approve an amendment to the Agreement removing the annual and five year limits on units added;
- b) the Mayor and the City Clerk BE AUTHORIZED execute the amendment to the Agreement approved by the Deputy City Manager, Environment and Infrastructure, or the Deputy City Manager, Planning and Economic Development;
- c) the Civic Administration BE REQUESTED to ensure an amended agreement requires appropriate payment for development charges, sanitary and sewer charges; and,

d) the staff report dated February 21, 2023 entitled "Request from Municipality of Middlesex Centre: Arva Sanitary Servicing" BE RECEIVED for information. (2023-E02)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

4.2 Hyde Park Business Improvement Association - Community Improvement Plans

Moved by: A. Hopkins

Seconded by: S. Franke

That the communication dated January 31, 2023 from the Hyde Park Business Improvement Association, BE REFERRED to the Community Improvement Plan (CIP) And Financial Incentives Program 5-Year Review being undertaken by Civic Administration, to assess the feasibility of the Hyde Park Hamlet as a candidate for a Community Improvement Plan and financial incentives, specifically for Gainsborough Road; it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated February 16, 2023, from P. Sattler, MPP, London West;
- a communication dated February 16, 2023 from M. Inglis, Gymworld Inc.;
- a communication dated February 16, 2023 from V. Balazs, Owner, JAYDANCIN INC.;
- a communication dated February 16, 2023 from M. Sakr, President and Managing Director, FastSigns; and,
- a communication dated February 17, 2023 from T. Delaney, General Manager, Oxford Dodge.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Vote:

Moved by: S. Hillier

Seconded by: S. Franke

The request for delegation status by D. Szpakowski, Hyde Park Business Improvement Association, BE GRANTED.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 5:45 PM.