

Planning and Environment Committee Report

13th Special Meeting of the Planning and Environment Committee
August 26, 2024

PRESENT: S. Lewis, C. Rahman, S. Franke, S. Hillier

ABSENT: Councillors S. Lehman (Chair)

ALSO PRESENT: Councillor A. Hopkins; D. Escobar, K. Gonyou, M. Greguol, A. Hovius, P. Kavcic, S. Mathers, C. McCreery, H. McNeely, K. Mitchener, L. Mottram, B. O'Hagan and R. Patel

Remote Attendance: E. Skalski

The meeting is called to order at 1:00 PM; it being noted that Councillor S. Hillier was in 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 Demolition Request for Heritage Listed Properties – 920-940 Dundas Street

Moved by: C. Rahman
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the requested demolition of the resources municipally addressed as 920 Dundas Street, 924 Dundas Street and 930 Dundas Street BE APPROVED;

it being noted that no individuals spoke at the public participation meeting associated with these matters;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke
Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.2 Demolition Request for Heritage Listed Property – 243 Wellington Road

Moved by: S. Franke
Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request, the property located at 243 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that the salvage of the building's date stone prior to demolition is encouraged;

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

- A.M. Valastro;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: S. Franke
Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.3 Demolition Request for Heritage Listed Property – 1163 Richmond Street

Moved by: C. Rahman
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request, the property located at 1163 Richmond Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- a communication dated August 13, 2024 from S. Bentley;

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

- A.M. Valastro;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman
Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.4 Demolition Request for Heritage Listed Property – 3810-3814 Colonel Talbot Road

Moved by: C. Rahman
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request, the property located at 3810-3814 Colonel Talbot Road BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that the property owner is encouraged to commemorate the historic contributions of the Bouge family in the settlement and development of Westminster Township in the future redevelopment of this property;

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

- A.M. Valastro;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman
Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.5 Demolition Request for Heritage Listed Property – 773 Dundas Street West

Moved by: C. Rahman
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request, the property located at 773 Dundas Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- H. Froussios, Zelinka Priamo Ltd., on behalf of London Cultural Centre;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman
Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

3.6 456 Sunningdale Road South

Moved by: C. Rahman
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 Corlon Properties Inc., relating to the property located at 465 Sunningdale Road West:

a) the proposed by-law appended to the staff report dated August 26, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 24, 2024 to amend the Official Plan for the City of London, 2016 to:

- i) REVISE Map 1 – Place Types - to redesignate portions of the subject lands FROM Green Space and Neighbourhoods Place Types TO Neighbourhoods and Green Space Place Types;
- ii) REVISE Map 3 – Street Classifications - to ADD Neighbourhood Connector Street Classifications;
- iii) REVISE MAP 7 – Specific Policy Areas – to ADD a Specific Policy to the Neighbourhoods Place Type to permit low-rise apartment buildings (4 storeys maximum) with frontage on a Neighbourhood Connector street classification;

b) the proposed by-law appended to the staff report dated August 26, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 24, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject lands FROM an Open Space OS1 Zone, an Environmental Review ER Zone, and an Open Space OS5 Zone TO a Residential R1 Special Provision (R1-9(*)) Zone; a Residential R1 Special Provision (R1-9(**)) Zone; a Residential R1 Special Provision/Neighbourhood Facility/Community Facility (R1-9(*)/NF/CF1)) Zone; a Residential R5 Special Provision (R5-3()) Zone; a Residential R5 Special Provision/Residential R9 Special Provision (R5-4(*)/R9-4(*)) Zone; a Residential R5 Special Provision/Residential R9 Special Provision (R5-4(**)/R9-4(***)) Zone; a Residential R5 Special Provision/Residential R9 Special Provision (R5-6(*)/R9-4(**)) Zone; a Residential R5 Special Provision (R5-6(**)) Zone; a Residential R5 Special Provision (R5-6(***)) Zone; a Residential R9 Special Provision (R9-7()) Zone; an Open Space OS1 Zone; and an Open Space OS5 Zone;

c) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Approval of the Plan of Residential Subdivision relating to the property located at 465 Sunningdale Road West:

- i) stating that stormwater drains carry polluted water away;
- ii) stating that stormwater ponds are not wetlands as they carry toxic runoff from roads;
- iii) enquiring if there is going to be surface parking or if the parking will be underground; noting that canopy trees need enough green space for their roots to support a fully grown tree;
- iv) wondering if there is a Tree Preservation Plan for this subdivision;
- v) stating that people living on busy roads have a higher risk of asthma and dementia due to traffic exhaust;
- vi) expressing concern over the increase in the volume of large trucks along Wonderland Road North;
- vii) advising that there is an infrastructure issue; providing the example that if you are on Sunningdale turning onto Richmond Street, there is a line up of approximately four lights before you can turn during peak traffic hours;
- viii) asking for sensibility for infrastructure before more development occurs;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, subject to draft plan conditions recommended by the Approval Authority, as submitted by Corlon Properties Inc., prepared by LDS (Drawing No. 00143-Draft_Plan (230306).dwg), certified by Jake Surgenor

O.L.S., dated March 6, 2023, as red-line amended, which shows 156 single detached residential lots, 1 future residential/public road access block, 1 school block, 6 multi-family residential blocks, 1 multi-family residential/mixed use block, 4 blocks for neighbourhood park and multi-use pathways, 1 open space block for the reconstructed Axford Drain corridor, 1 road widening block, 6 reserve blocks, served by 8 public roads (File No. 39T-23503);

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

- D. Schmidt, Corlon Properties;
- A.M. Valastro; and,
- Diane;

it being noted that the Planning and Environment Committee received the attached presentation from D. Schmidt, Corlon Properties, with respect to these matters;

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 which promote densities that efficiently use land, resources, and infrastructure, and neighbourhoods that foster social interaction, facilitate active transportation and community connectivity;
- the recommended amendments conform to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Environmental, Our Tools, and all other applicable policies of The London Plan;
- the recommended amendments are appropriate and compatible with existing and future land uses surrounding the subject lands; and,
- the recommended zoning will support the proposed Draft Plan of Subdivision and facilitate an appropriate form, height, and mix of residential development in conformity with The London Plan, as amended;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

Moved by: C. Rahman

Seconded by: S. Franke

That items 5.1 and 5.2 BE APPROVED.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

5.1 Deferred Matters List as of August 18, 2024

Moved by: C. Rahman

Seconded by: S. Franke

That the August 19, 2024 Deferred Matters List BE RECEIVED.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

5.2 (ADDED) 8th Report of the Community Advisory Committee on Planning

Moved by: C. Rahman

Seconded by: S. Franke

That the 8th Report of the Community Advisory Committee on Planning, from its meeting held on August 14, 2024 BE RECEIVED for information.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

6. Confidential

Moved by: C. Rahman

Seconded by: S. Hillier

That the Planning and Environment Committee convenes In Closed Session to consider the following:

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, from the solicitor and officers or employees of the Corporation and litigation or potential litigation, with respect to appeals related to 2598-2624 Woodhull Road at the Ontario Land Tribunal ("OLT") and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (4): S. Lewis, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lehman

Motion Passed (4 to 0)

The Planning and Environment Committee convenes In Closed Session from 1:42 PM to 1:58 PM.

7. Adjournment

The meeting adjourned at 2:01 PM.

Sunningdale North

39T-23503, 465 Sunningdale Road North, OZ-9623



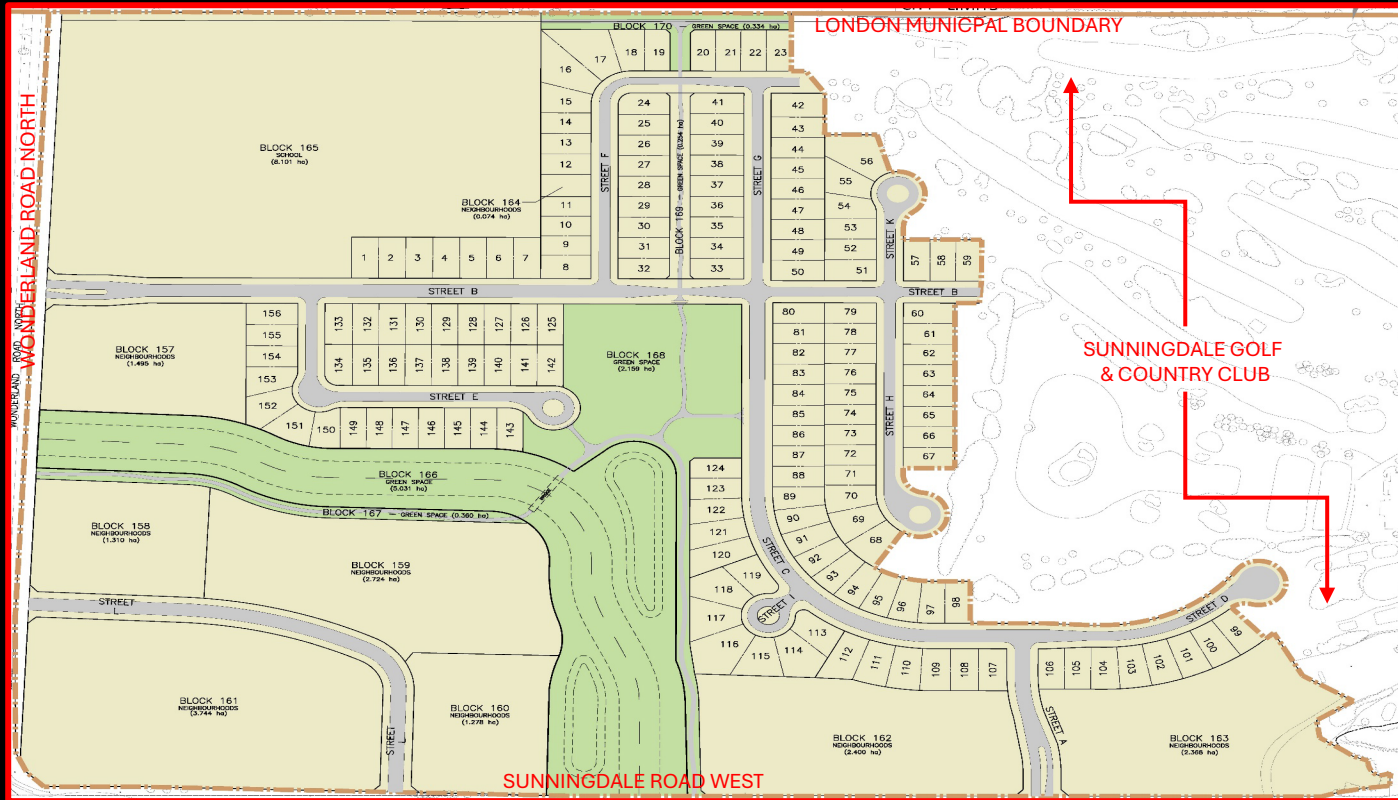
**City of London
Planning and Environment Committee
Public Participation Meeting
August 26, 2024**

The making of **Sunningdale North**

- **March 30, 2017** - Sunningdale Golf & Country Club Ltd. announced that it would transition from 36 to 18 holes, no sooner than November 1, 2021;
- **Fall of 2017** - Initiated preliminary discussions with the City;
- **September 10, 2018** - Project Introduction & Technical Studies Scoping Meeting with City & UTRCA;
- **April 25, 2019** - EIS Scoping Meeting with City & UTRCA – distributed Subject Lands Status Report, Geomorphic Assessment & Geotechnical Report;
- **June 4, 2019** – Site Walk with City & UTRCA;
- **August 28, 2019** - UTRCA issued review comments on Subject Lands Status Report, Geomorphic Assessment & Geotechnical Report;
- **August 30, 2019** – response provided to UTRCA;

- **November 26, 2019** – Project Update Meeting with City & UTRCA, complete “corridor concept” introduced c/w SWM Facility 6C East & West Cells;
- **May 16, 2022** – Initial Proposal Report (IPR), submitted to the City, c/w proposed draft plan of subdivision depicting SWM Facility 6C East & West Cells;
- **August 17, 2022** – IPR review comments rec’d from the City & UTRCA;
- **April 6, 2023** – Complete application package submitted to the City, c/w OPA, ZBA, proposed Draft Plan, Final Proposal Report (FPR) inclusive of response to all IPR review comments, EIS, SWM Reports, etc;
- **Throughout 2023** – continued to work through various issues / comments rec’d from the City;
- **November 27, 2023** – Review comments rec’d from UTRCA;
- **May 15, 2024** – Responses to UTRCA review comments provided to the City c/w Final Revised EIS;
- **Throughout 2024** – continued to work through various issues / comments rec’d from the City.

So what is Sunningdale North?

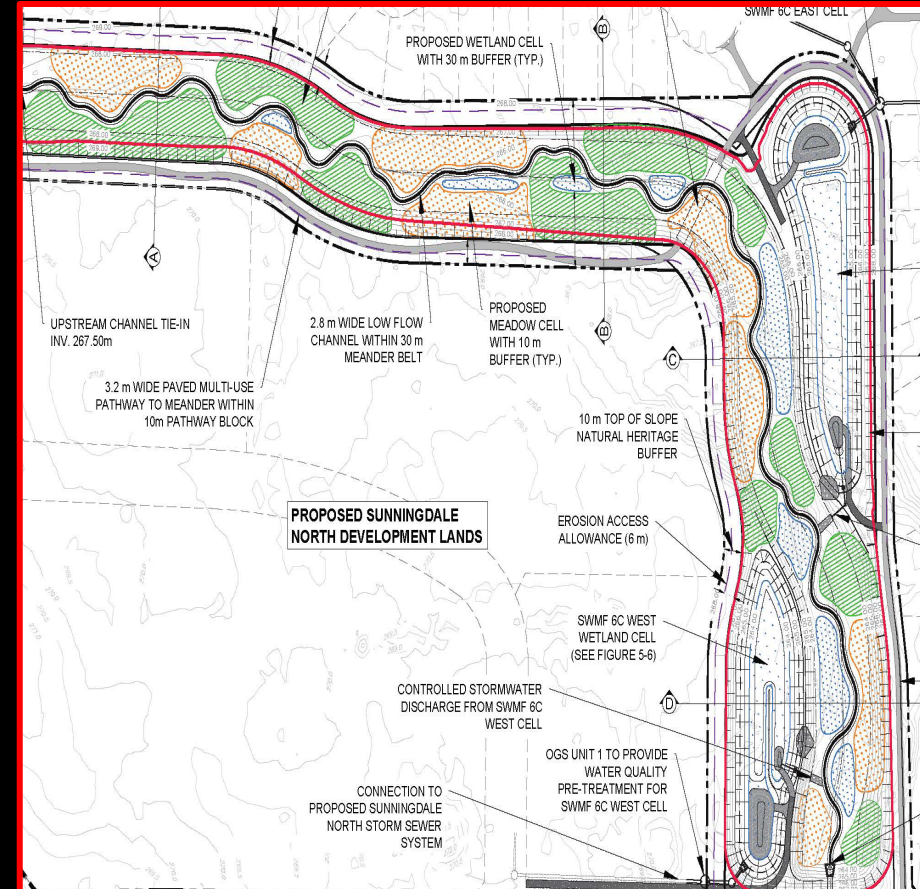


- A 50.768 HA proposed draft plan of subdivision located at the northeast corner of Sunningdale Road West & Wonderland Road North, immediately south of the City's municipal boundary, on lands which are presently owned / occupied by Sunningdale Golf & Country Club;
- Planning Act Applications, submitted on April 6, 2023, seek an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision;

- **Proposed Draft Plan of Subdivision, as redline amended, provides for the following:**
 - **155 single family lots;**
 - **6 multifamily residential blocks & 1 multi-family residential / mixed use block;**
 - **1 school block (combined high school / elementary campus);**
 - **1 greenspace block to accommodate reconstructed Axford Drain “complete corridor” – 5.104 hectares, 671 metres long x 62 metres to 110 metre wide;**
 - **4 greenspace blocks for park and multi-use trails totaling 3.104 hectares – central park concept featuring mini soccer field, basketball court, play structure and multi-use trail that connects through entire neighbourhood and across the Axford Drain;**
 - **serviced by 11 new streets;**
 - **Realigned entrance to Sunningdale Golf Club, to access internal Neighbourhood Connector;**
 - **Accommodates / anticipates the City’s future widening of Sunningdale Road to a 4 lane urban cross section in 2026;**

- The central park concept and the countless multi-use trail corridors, which will surely make **Sunningdale North** one of London's next great connected neighbourhoods, the true gem is clearly the Axford Drain "complete corridor" which will provide:

- New fish and wildlife habitat within its newly created wetlands (0.748 hectares), woodlands (0.863 hectares), meadowlands (2.052 hectares) & aquatic habitat (0.215 ha);
- A realigned / reconstructed Axford Drain (c/w multi-use bridge crossing), which will remove existing fish barriers and reopen (parts are presently piped) / restore this waterway (removing various anthropogenic impacts which have occurred over the last 100 years) to a new meandering alignment complete with riffles and pools, while providing the necessary conveyance of future flood flows;
- compensation / mitigation for the removal of other existing fragmented and degraded natural heritage features, which presently exist on the existing lands;



- The proposed multi-family residential blocks seek specific zones which will provide various forms (townhouses, stacked townhouses, & apartments) of future housing, all as envisioned when the City approved the London Plan in June 2016, as follows:



- The application, for Official Plan and Zoning By-law Amendments, are consistent with the Planning Act, the Provincial Policy Statement, and the London Plan and we support staff 's recommendations which are before you today;
- We acknowledge UTRCA's letter to the City, dated August 23, 2023, which outlines concerns with the proposed stormwater management facility 6C East and West Cells located within Block 166 (the Axford Drain "complete corridor"). We look forward to working with the City and the UTRCA to address this matter through the draft plan approvals process and its associated conditions of approval;
- With me today is Gordon R. Thompson, President of Corlon Properties Inc. / Sunningdale Golf & Country Club Ltd., and Chris Moon, P.Eng., Principal Water Resources Engineer with Matrix Solutions Inc. (Environment & Engineering) our lead consultant on the Axford Drain "complete corridor" and associated stormwater management facilities. We would be pleased to answer any questions you may have.

THANK YOU

David R. Schmidt, MCIP, RPP, Development Manger

Corlon Properties Inc. / Sunningdale Golf & Country Club Ltd.