

Planning and Environment Committee

Report

The 2nd Meeting of the Planning and Environment Committee
January 7, 2025

PRESENT: Councillors S. Lehman (Chair), S. Lewis, P. Cuddy, E. Peloza, S. Hillier

ALSO PRESENT: Councillors J. Pribil, A. Hopkins; A. Abraham, J. Adema, C. Cernanec, M. Corby, I. de Ceuster, M. Feldberg, K. Gonyou, P. Kavcic, H. Lysynski, L. Marshall, C. Maton, B. Lambert, M. Pease and K. Mason (Committee Clerk)

Remote Attendance: S. Govindaraj, E. Hunt and E. Skalski

The meeting was called to order at 1:02 PM; it being noted that Councillor E. Peloza was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 1st Report of the Community Advisory Committee on Planning

Moved by: P. Cuddy

Seconded by: S. Lewis

That the 1st Report of the Community Advisory Committee on Planning, from its meeting held on December 11, 2024, BE RECEIVED.

Yeas: (4): S. Lehman, S. Lewis, P. Cuddy, and S. Hillier

Absent: (1): E. Peloza

Motion Passed (4 to 0)

3. Scheduled Items

3.1 629 Baseline Road East (OZ-9807)

Moved by: S. Hillier

Seconded by: P. Cuddy

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Dipesh Patel (c/o Siv-ik Planning and Design Inc.), relating to the property located at 629 Base Line Road East:

a) the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 21, 2025, to amend the Official Plan for the City of London, 2016, by ADDING a new policy in the Specific Policies for the Neighbourhoods Place Type and by ADDING the lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 21, 2025 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), as amended in the above-noted part a), to change the zoning of the subject

property FROM a Residential R3 (R3-1) Zone TO a Residential R3/Residential R8 Special Provision (R3-1/R8-3(_)) Zone;

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

- a communication from A. Johnson;

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

- D. Murphy, Siv-ik Planning and Design Inc.;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

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: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

3.2 430 First Street (Z-9809)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application of 2741943 Ontario Inc., c/o Europa Foods, relating to the property located at 430 First Street, the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "A" BE

INTRODUCED at the Municipal Council meeting to be held on January 21, 2025, 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 Restricted Service Commercial (RSC1) Zone and Open Space (OS4) Zone TO a Restricted Service Commercial Special Provision (RSC1(_)) Zone and Open Space (OS4) Zone;

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

- a communication from A. Johnson;

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

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Urban Corridor Place Type policies; and,
- the recommended amendment would permit a range of complementary uses within the existing building that are appropriate for the site and within the surrounding context;

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: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

3.3 Demolition Request for the Heritage Listed Property at 1361 Wilton Grove Road

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the demolition request for all of the buildings on the heritage listed property located at 1361 Wilton Grove Road:

- a) the demolition request for Buildings 2, 3, 4, 5, 6, 7, 8, and 9, excluding Building 1, as appended to the staff report dated January 7, 2025, as Appendix "A", BE APPROVED;
- b) that notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, of Municipal Council's intention to designate Building 1 on the property at 1361 Wilton Grove Road to be of cultural heritage value or interest for the reasons outlined as appended to the staff report dated January 7, 2025, as Appendix E; and,
- c) should no objections be received to the Municipal Council's notice of intention to designate, a by-law to designate the property located at 1361 Wilton Grove Road to be of cultural heritage value or interest for the reasons outlined as appended to the staff report dated January 7, 2025, as Appendix E, BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to the Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

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

- a communication from J. Reaney;

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

- M. Whalley;
- J.M. Metrailler; and,
- S. Bentley;

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: (5): S. Lehman, S. Lewis, P. Cuddy, E. Peloza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Peloza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelosa, and S. Hillier

Motion Passed (5 to 0)

3.4 1958 Duluth Crescent (OZ-9814)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of the Housing Development Corporation, London (HDC) relating to the property located at 1958 Duluth Crescent:

a) the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 21, 2025, to amend the Official Plan for the City of London, 2016, to amend Specific Policy 1057D_ in the Neighbourhoods Place Type to permit apartments with a maximum height of five (5) storeys;

b) the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 21, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in the above-noted part a)), to change the zoning of a portion of the subject property FROM a Holding Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*R5-6(18)/R6-5(93)) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision (R5-6(18)/R6-5(93)) Zone; and,

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issue through the site plan process:

i) provide an all-season landscape buffer along the rear property line to screen the parking and minimize potential negative impacts on the adjacent low-rise residential uses to the west;

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

- a communication from A. Johnson;

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

- L. Maitland, Senior Housing Development Coordinator, Housing and Community Growth;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, Urban Corridor Place Type policies, and the Our Tools policies; and,
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood;

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: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: P. Cuddy

Seconded by: S. Hillier

That the Deferred List BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 1:31 PM.