

26TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 26, 2015, commencing at 5:02 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Hubert (Chair) and Councillors M. Cassidy, J. Helmer and P. Squire and H. Lysynski (Secretary).

ABSENT: Councillor S. Turner.

ALSO PRESENT: G. Barrett, K. Dawtrey, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, M. Losee, J. MacKay, A. MacLean, A. Macpherson, L. Pompilii, J. Ramsay, M. Ribera, C. Saunders, M. Tomazincic, B. Warner, A-B. Watson and J. Yanchula.

I. CALL TO ORDER

1. That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

None.

III. SCHEDULED ITEMS

2. Draft McCormick Area Secondary Plan (OZ-7601)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the McCormick Area Secondary Plan:

- a) the McCormick Area Secondary Plan appended to the staff report dated November 26, 2015, as Schedule 2 BE ADOPTED;
- b) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 to amend the Official Plan to:
 - i) amend Chapter 20 – Secondary Plans BY ADDING “McCormick Area Secondary Plan” to the list of Secondary Plans adopted by the Municipal Council in Section 20.2 i) of the Official Plan for the City of London;
 - ii) amend Chapter 20 – Secondary Plans BY ADDING Section 20.8 – McCormick Area Secondary Plan to the Official Plan for the City of London; and,
 - iii) ADD the naming and delineation of the “McCormick Area Secondary Plan” to Schedule “D” – Planning Areas; and,
- c) the Civic Administration BE DIRECTED to initiate the required Zoning By-law amendments to implement the McCormick Area Secondary Plan; it being noted that the Zoning By-law Amendments will be presented at a public participation meeting at a future meeting of the Planning and Environment Committee;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a communication dated September 11, 2015, from B. Brock, by e-mail;
- a communication from M. Whalley, ACO London Region; and,
- a communication dated November 23, 2015, from S.T. Merritt, Old East Village Business Improvement Area;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

3. Property located at 1156 Dundas Street (OZ-8489)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of City of London, Realty Services Division, relating to the property located at 1156 Dundas Street:

- a) the proposed by-law appended to the staff report dated November 26, 2015 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 to amend the Official Plan to change the designation of the subject lands FROM a General Industrial and Low Density Residential designation TO Main Street Commercial Corridor and Multi-Family, Medium Density Residential designation; and, TO amend Chapter 10 of the Official Plan (Policies for Specific Areas) to add a site-specific policy;
- b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 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 a General Industrial (GI1) Zone TO a Holding Residential R1 (h-67•h-(*)•h-(**)*h-(****)*R1-2) Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-(**)*h-(***)*h-(****)*R6-5() Zone, a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-(**)*h-(***)*h-(****)*R6-5()•H15) Zone, a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-(***)*h-(****)*BDC2()•D150•H35) Zone and an Open Space (OS1) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the Site Plan approval process:
 - i) the inclusion of environmentally sustainable and energy efficient technologies as recommended in the proposed McCormick Area Secondary Plan; and,
 - ii) the implementation of the Urban Design Guidelines, as appended to the staff report dated November 26, 2015 as Schedule "2" to Appendix 'B', the By-law to amend By-law No. Z.-1 to rezone an area of land located at 1156 Dundas Street; and,
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the amendments were minor in nature and were in accordance with the public notice;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to include pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the amendments were minor in nature and were in accordance with the public notice.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

4. Secondary Dwelling Units (OZ-8053)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London, relating to an Official Plan Amendment to introduce new city-wide policies relating to secondary dwelling units and a Zoning By-law Amendment to introduce regulations related to secondary dwelling units:

- a) the proposed by-law appended to the staff report dated November 26, 2015 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 to amend the City of London Official Plan to update secondary dwelling unit polices in accordance with changes to the *Planning Act*;
- b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 to amend the City of London Zoning By-law Z.-1, (in conformity with the Official Plan, as amended in part a) above), to provide secondary dwelling unit regulations in accordance with changes to the *Planning Act*, *R.S.O. 1990*;
- c) the Civic Administration BE DIRECTED to implement required changes to the Residential Rental Unit Licensing By-law to address Secondary Dwelling Unit uses;
- d) the policies for Secondary Dwelling Units BE INCORPORATED into the final draft of The London Plan; and,
- e) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the amendments were minor in nature and were in accordance with the public notice;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a communication from B. Lansink, by e-mail;
- a communication from D. Hirschberger, 430 Lawson Road; and,
- a communication dated November 23, 2015, from K. Hale, Advocacy Centre for Tenants Ontario;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire (3)

NAYS: J. Helmer (1)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

Motion to reconsider the vote on the main motion.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire (4)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 10:21 PM.