

11TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on June 13, 2016, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Squire (Chair) and Councillors J. Helmer, P. Hubert, T. Park and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Mayor M. Brown; Councillors A. Hopkins, M. Salih, H. Usher and M. van Holst and A. Zuidema, J. Adema, G. Barrett, D. Baxter, J. Braam, S. Datars-Bere, K. Dawtrey, J.M. Fleming, S. Galloway, T. Grawey, N. Hall, M. Hayward, G. Kotsifas, L. Livingstone, J. MacKay, A. MacLean, A. Macpherson, H. McNeely, C. Saunders, C. Smith, S. Spring and M. Tomazincic.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that the following pecuniary interests were disclosed:

- a) Councillor T. Park discloses a pecuniary interest related to policies 866, 867, 869 and 870 (page 221) and policies 1053 and 1054 (page 274) as outlined in the London Plan, by indicating that these policies propose substantive changes to areas that are neighbouring property that she owns; and,
- b) Councillor P. Hubert discloses a pecuniary interest related to the submission dated April 11, 2016 from MHBC Planning Urban Design and Landscape Architecture with respect to 205 Horton Street East and 204 Simcoe Street, by indicating that his employer's headquarters is located at 205 Horton Street.

II. CONSENT ITEMS

None.

III. SCHEDULED ITEMS

2. The London Plan

That, on the recommendation of the Managing Director, Planning & City Planner, the following actions be taken with respect to the application by the City of London to adopt The London Plan, the new Official Plan for the City of London:

- a) the attached, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016, to adopt "the London Plan" - the Official Plan for the City of London pursuant to section 17 of the *Planning Act* that allows the Council of a municipality to adopt an Official Plan; it being noted that the revised by-law incorporates additional policies as set out in Official Plan Amendment No. 622, Official Plan Amendment No. 630 and Official Plan Amendment No. 632;
- b) "the London Plan" – the Official Plan for the City of London as noted in part a) above, BE FORWARDED to the Minister of Municipal Affairs and Housing for approval;
- c) the Ministry of Municipal Affairs and Housing BE ADVISED that the Municipal Council declares that "The London Plan" – the Official Plan for the City of London does not conflict with provincial plans, has regard to the matters of provincial interest, and is consistent with the Provincial Policy Statement;

- d) upon receipt of the comments from the Chippewas of the Thames First Nation, the Civic Administration BE DIRECTED to forward the comments to the Municipal Council and to the Minister of Municipal Affairs Housing; and,
- e) pursuant to section 19.12.8i) of the City of London's Official Plan, as determined by Municipal Council, no further notice BE GIVEN as the amendments noted in a) above have been previously subject to public review and Municipal Council consideration;

it being noted that in the consideration of the adoption of "the London Plan" – the Official Plan for the City of London, Municipal Council has undertaken a comprehensive review and thorough program of public consultation as cited in the bibliography to the staff report dated June 13, 2016 and including the following matters:

- the preparation, review, consideration and adoption of Employment, Population, Housing and Non-Residential Construction Projections, City of London, 2011 Update, September 7, 2012 (the "Altus Report"), endorsed by Municipal Council on October 30, 2012, following the consideration of the Update by Planning and Environment Committee on June 18, 2012 and October 15, 2012;
- the preparation, consideration and adoption of "ReThink London Land Needs Background Study, 2011-2031", adopted by Municipal Council on December 3, 2013, following the consideration of the Background Study by Planning and Environment Committee on June 18, 2013, a public participation meeting on July 23, 2013 to consider landowner requests for inclusion within the Urban Growth Boundary, and public participation meeting on November 26, 2013;
- the preparation and release for public comment of the "ReThink London Discussion Papers" on June 13, 2013, outlining the Vision, Values and Directions for the new Official Plan;
- the consideration of "What We've Heard", a summary of feedback on the ReThink London (Official Plan Review) process and the eight Discussion Papers by the Strategic Priorities and Policy Committee on August 26, 2013;
- the adoption of an Official Plan Amendment to permit an expansion of the Urban Growth Boundary for Industrial Lands by Municipal Council on March 31, 2015 following the consideration of the possible Urban Growth Boundary expansion by Planning and Environment Committee at public participation meetings held on April 23, 2013, June 17, 2014, September 23, 2014 and March 23, 2015;
- the adoption of intensification targets for the new Official Plan by Municipal Council on January 4, 2016 following the consideration establishing both an overall intensification target to be achieved within the Built Area Boundary and an additional intensification target to be achieved within the Primary Transit Area as identified in the new Official Plan by Planning and Environment Committee at a public participation meeting held on December 14, 2015; and,
- the preparation of an Office Policy Review by Hemson Consulting Ltd., April 11, 2016 to review the Official Plan office policies, and to recommend any modifications to those policies if required as a result of the review;

it being further noted that "The London Plan" to be adopted includes the May, 2016 version with the modifications, additions and deletions listed in the staff report dated June 13, 2016, as Appendix 'B'; and,

it being also noted that Municipal Council may consider further changes to “The London Plan” as identified in the staff report dated June 13, 2016, (Shift Rapid Transit Environmental Assessment, outstanding Ontario Municipal Board hearings, Secondary Dwelling Unit policies, Near-Campus Neighbourhoods policies and the Mud Creek Environmental Assessment) at a future meeting of Council; depending on the timing of Council’s approval of these further changes, they may be forwarded to Minister of Municipal Affairs and Housing for inclusion in their review and approval of “The London Plan”;

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

- communications dated October 30, 2015, May 17, 2016 June 8, 2016, and June 9, 2016, respectively, from B.R. Card;
- a communication dated October 2, 2015, from B.R. Card, on behalf of J. McGuffin, Monteith Brown Planning Consultants;
- communications dated April 11, 2016, from C. Weibe, MHBC Planning Urban Design and Landscape Architecture;
- a communication dated June 9, 2016, from J. McGuffin, Monteith Brown Planning Consultants;
- a communication dated June 9, 2016, from H. Hardy, GSP Group;
- communications dated June 9, 2016, from E. Saulesleja, GSP Group;
- a communication dated June 10, 2016, from S. Levin, Chair, Environmental and Ecological Planning Advisory Committee;
- a communication from A. Caveney, by e-mail;
- a communication dated May 31, 2016, from T. Kelly, Planning Coordinator, Infrastructure Ontario;
- a communication dated June 9, 2016, from E.P.K. Costello, Aird & Berlis;
- a communication dated June 9, 2016, from D.R. Schmidt, Corlon Properties Inc.;
- a communication dated June 8, 2016, from S. Stapleton, Auburn Developments; and,
- a communication dated June 9, 2016, from R.G. Waters, 72 Frank Street, Strathroy;

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. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park, S. Turner (4)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 7:38 PM.