

**14TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

SPECIAL Meeting held on May 22, 2012, commencing at 4:04 PM, in Committee Room No. 5, Second Floor, London City Hall.

**PRESENT:** Councillor B. Polhill (Chair), Councillors D.G. Henderson, J.B. Swan and S. White and H. Lysynski (Secretary).

**ABSENT:** Councillors J.P. Bryant

**ALSO PRESENT:** Mayor J.F. Fontana and J. Page, C. Saunders, C. Smith and J. Yanchula.

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**I. DISCLOSURES OF PECUNIARY INTEREST**

1. That it **BE NOTED** that no pecuniary interests are disclosed.

**II. CONSENT ITEMS**

**III. SCHEDULED ITEMS**

**IV. ITEMS FOR DIRECTION**

2. Properties located at 73, 77, 81 and 91 Southdale Road East and 3021 and 3033 White Oak Road

Recommendation: That, on the recommendation of the Director Land Use Planning, City Planner, the following actions be taken with respect to the application of Sean Eden relating to the property located at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road:

- a) the action of the Municipal Council at its meeting held on April 10 and 11, 2012, in having adopted parts a) and b) of clause 23 of the 8th report of the Planning and Environment Committee, **BE RECONSIDERED**;
- b) the proposed attached by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 22, 2012, to amend the Official Plan to change the designation of the subject property FROM Auto Oriented Commercial Corridor and Multi Family Medium Density Residential TO Neighbourhood Commercial Node;
- c) the proposed attached by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 22, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part b) above), to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone which permits single detached dwellings, a Neighbourhood Facility (NF) Zone which permits churches and an Urban Reserve (UR4) Zone which permits existing uses TO a Holding Neighbourhood Shopping Area (h\*h-11\*h-63\*h-103\*NSA4) Zone which permits retail commercial uses such as grocery stores, personal service establishments, restaurants, financial institutions to a maximum total gross floor area of 6000 m2 and subject to holding provisions to ensure that a development agreement be entered into with the City, appropriate access arrangements are provided to the satisfaction of Council, implementation of all noise attenuation and design mitigating measures as recommended in a noise assessment report, acceptable to the City and to ensure that urban design matters are addressed at site plan review; and,
- d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the proposed amendment was included in the description of the previous legal notice for this application.

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

**VI. CONFIDENTIAL**

*(See Confidential Appendix to the 14th Report of the Planning and Environment Committee enclosed for Members only.)*

The Planning and Environment Committee convened in camera from 4:07 p.m. to 4:20 p.m., after having passed a motion to do so, with respect to the following matter:

- C-1 A matter being considered pertaining to a) litigation or potential litigation with respect to the appeal of Hesham Abdelsayed to the Ontario Municipal Board, including matters before administrative tribunals, affecting the municipality or local board relating to a refusal to approve a zoning by-law amendment to permit a pharmacy at 1472 Huron Street; b) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection the appeal of Hesham Abdelsayed to the Ontario Municipal Board, including matters before administrative tribunals, affecting the municipality or local board relating to a refusal to approve a zoning by-law amendment to permit a pharmacy at 1472 Huron Street; and c) giving instructions and directions to the solicitors of the municipality in connection with the appeal of Hesham Abdelsayed to the Ontario Municipal Board, including matters before administrative tribunals, affecting the municipality or local board relating to a refusal to approve a zoning by-law amendment to permit a pharmacy at 1472 Huron Street.

**VII. ADJOURNMENT**

The meeting adjourned at 4:20 p.m.

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**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2012

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is amended.

2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 22, 2012

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 22, 2012  
Second Reading – May 22, 2012  
Third Reading – May 22, 2012

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**AMENDMENT NO.**

to the

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to:

- i. change the designation from an Auto Oriented Commercial Corridor and Multi Family Medium Density Residential designation to a Neighbourhood Commercial Node designation on Schedule 'A' of the Official Plan for lands at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road;

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road in the City of London.

**C. BASIS OF THE AMENDMENT**

The basis of the amendment is the possible change to the Official Plan from an Auto Oriented Commercial Corridor and Multi Family Medium Density Residential Designation to a Neighbourhood Commercial Node Designation to permit the construction of a commercial retail development which includes a grocery store.

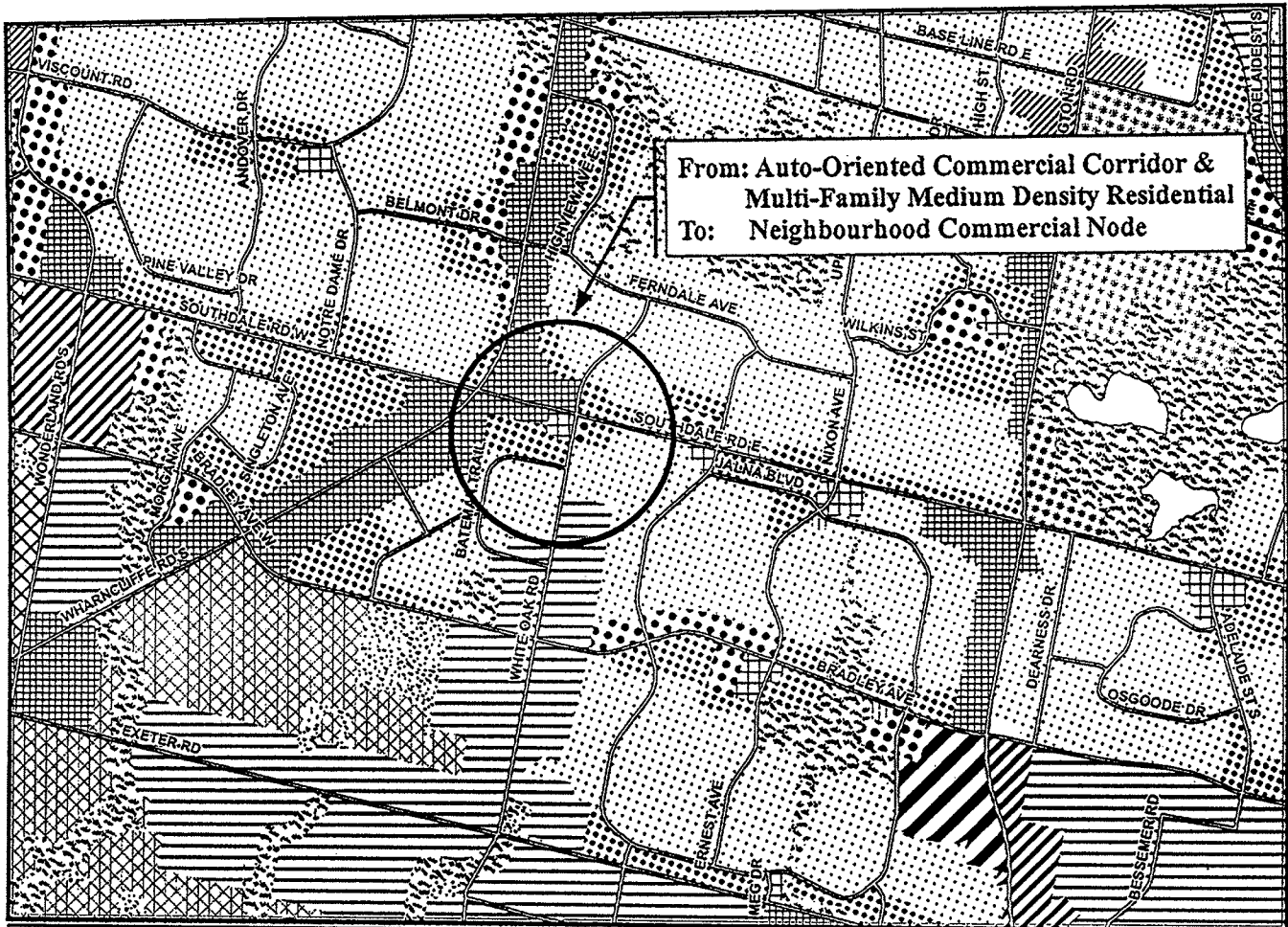
**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road in the City of London, as indicated on "Schedule 1" attached hereto from an Auto Oriented Commercial Corridor and Multi Family Medium Density Residential to a Neighbourhood Commercial Node Designation.

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AMENDMENT NO:



From: Auto-Oriented Commercial Corridor & Multi-Family Medium Density Residential  
To: Neighbourhood Commercial Node

**Legend**

- |  |                                   |
|--|-----------------------------------|
| Downtown Area                            | Office Business Park              |
| Enclosed Regional Commercial Node        | General Industrial                |
| New Format Regional Commercial Node      | Light Industrial                  |
| Community Commercial Node                | Regional Facility                 |
| Neighbourhood Commercial Node            | Community Facility                |
| Main Street Commercial Corridor          | Open Space                        |
| Auto-Oriented Commercial Corridor        | Urban Reserve - Community Growth  |
| Multi-Family, High Density Residential   | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement                  |
| Low Density Residential                  | Environmental Review              |
| Office Area                              | Agriculture                       |
| Office/Residential                       | Urban Growth Boundary             |

*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-7943

PLANNER: CS

TECHNICIAN: CK

DATE: 2012/03/01

PROJECT LOCATION: e:\planning\projects\p\_officialplan\workconsol\00\amendments\oz-7943\mxd\oz-7943\_amendment.mxd

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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)  
2012

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road.

WHEREAS Sean Eden has applied to rezone an area of land located at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of the Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan.

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road, as shown on the attached map comprising part of Key Map No. 143 FROM a Residential R1 (R1-10) Zone, a Neighbourhood Facility (NF) Zone and a Urban Reserve (UR4) Zone TO a Holding Neighbourhood Shopping Area (h\*h-11\*h-63\*h-103\*NSA4) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on May 22, 2012

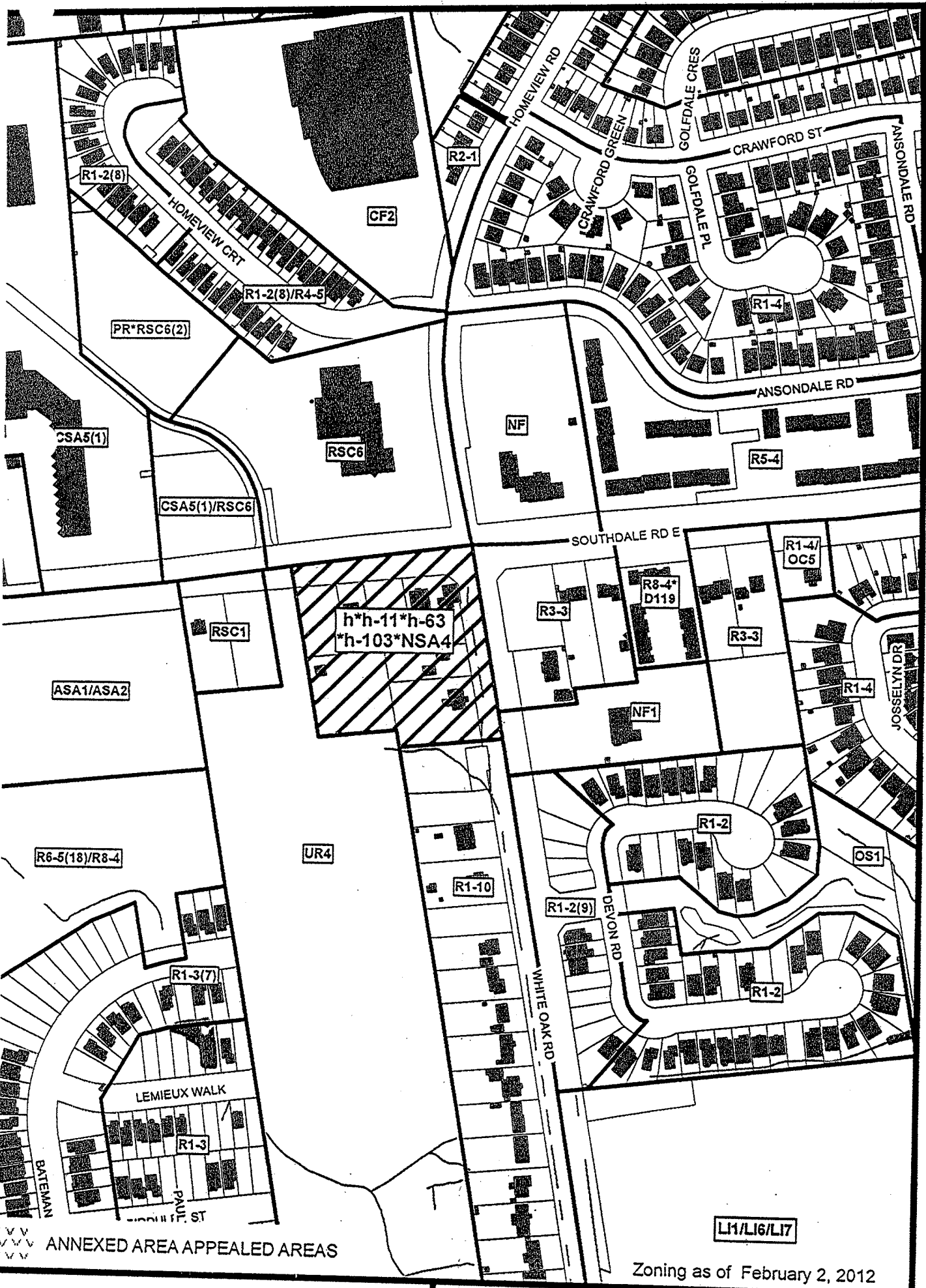
Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 22, 2012  
Second Reading – May 22, 2012  
Third Reading – May 22, 2012

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# AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of February 2, 2012

File Number: OZ-7943

Planner: CS

Date Prepared: 2012/03/06

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:3,500

