

# Planning and Environment Committee

## Report

8th Meeting of the Planning and Environment Committee  
April 30, 2018

**PRESENT:** Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown  
**ALSO PRESENT:** Councillors H.L. Usher and M. van Holst; I. Abushehada, G. Barrett, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, M. Knieriem, P. Kokkoros, G. Kotsifas, H. Lysynski, D. Mounteer, C. Parker, M. Pease, L. Pompilii, C. Saunders, J. Smolarek, S. Spring, M. Tomazincic, K. Van Lammeren and P. Yeoman.

The meeting was called to order at 4:00 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 3.6 of this Report having to do with the location of potential Supervised Consumption Facilities in London, by indicating that his supervisor, Dr. C. Mackie, CEO and Medical Officer of Health, Middlesex-London Health Unit, has delegation status at this meeting.

### 2. Consent

Moved by: Mayor M. Brown  
Seconded by: A. Hopkins

That Items 2.1 to 2.7, inclusive, BE APPROVED.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

### Motion Passed (6 to 0)

#### 2.1 5th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: Mayor M. Brown  
Seconded by: A. Hopkins

That, the following actions be taken with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on April 19, 2018:

a) part b) of clause 2.2 of the 4th Report of the EEPAC BE AMENDED to read as follows:

"b) the Environmental Study Report BE REQUIRED to be included in the Request for Proposal";

b) N. Pasato, Senior Planner, BE REQUESTED to attend the next Environmental and Ecological Planning Advisory Committee (EEPAC) meeting and provide a written report with respect to the following, related to the Subject Land Status Report on the properties located at 3614, 3630 Colonel Talbot Road and 6621 Pack Road:

- i) the current status of the Subject Land Status Report;
- ii) the current status of the Environmental Impact Study;
- iii) what other studies are currently being undertaken and the time line for their completion;
- iv) what studies are yet to be undertaken as part of the application and detail design; and,
- v) how EEPAC will be involved in the review of these studies;

it being noted that the EEPAC received a communication dated January 23, 2018, from Natural Resource Solutions Inc., with respect to this matter;

c) the Civic Administration BE REQUESTED to provide an electronic copy of the South London Wastewater Servicing Study to the Environmental and Ecological Planning Advisory Committee for its consideration;

d) the Working Group comments appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee and dated April, 2018 with respect to the Bus Rapid Transit Environment Information Session review and recommendations BE FORWARDED to the Project Director, Rapid Transit, for consideration;

e) the Working Group comments appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee with respect to the Parker Stormwater Management Facility, Water Balance report BE FORWARDED to P. Titus, Senior Technologist, for consideration; and,

f) the following actions be taken with respect to the Notice of Planning Application for a draft Plan of Subdivision and Zoning By-law Amendment for the property located at 600 Sunningdale Road West appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee:

i) a Working Group BE ESTABLISHED consisting of S. Levin and C. Dyck to review and report back at the next Environmental and Ecological Planning Advisory Committee meeting with respect to this matter; and,

ii) C. Smith, Senior Planner, BE REQUESTED to provide an electronic copy of the hydrogeological study with respect to this property to the EEPAC; and,

g) clauses 1.1, 2.1, 3.2, 3.4, 3.6 to 3.9, 4.2, 5.1, 5.2 and 6.2 BE RECEIVED.

**Motion Passed**

2.2 Application - 467- 469 Dufferin Avenue (OZ-8804)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, received December 14, 2017, submitted by Lisa Lansink (Marigold Homes Inc.), relating to Official Plan Amendment and Zoning By-law Amendment File Number OZ-8804 concerning the property located at 467-469 Dufferin Avenue, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2018-D09)

**Motion Passed**

2.3 Application - 661 to 667 Talbot Street (Z-8659)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, received November 27, 2017 submitted by Ian Flett, on behalf of AnnaMaria Valastro, relating to the Zoning By-law Amendment Z.-1-172622 concerning the properties located at 661 and 667 Talbot Street, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2018-D09)

**Motion Passed**

2.4 Application - Riverbend Golf Community Phase 9 (Block 1 Plan 33M-721) (P-8762)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, to exempt the following lands from Part Lot Control, the proposed by-law appended to the staff report dated April 30, 2018, BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to exempt Block 1 Registered Plan 33M-721 from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act*. (2018-D09)

**Motion Passed**

2.5 Application - 660 Sunningdale Road East - Applewood Subdivision Phase 1 - Special Provisions (39T-09501)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the subdivision of land over Concession 6 S, Part Lot 13, situated on the north side of Sunningdale Road, west of Adelaide Street North, municipally known as 660 Sunningdale Road East:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the Applewood Subdivision, Phase 1 (39T-09501) appended to the staff report dated April 30, 2018 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated April 30, 2018 as Appendix "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2018-D09)

**Motion Passed**

2.6 Application - 3804 South Winds Drive - Deer Creek Subdivision - Special Provisions (39T-09503)

Moved by: Mayor M. Brown  
 Seconded by: A. Hopkins

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Southside Group, for the subdivision of land over Part Lot 74, West of the North Branch of the Talbot Road, (Geographic Township of London), situated on the north end of South Winds Drive, municipally known as 3804 South Winds Drive:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Southside Group, for the Deer Creek Subdivision, (39T-09503) appended to the staff report dated April 30, 2018 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated April 30, 2018 as Appendix "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2018-D09)

**Motion Passed**

2.7 560 and 562 Wellington Street - Status Update and Request to Undertake Further Study (OZ-8462)

Moved by: Mayor M. Brown  
 Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of GSP Group Inc. relating to the property located at 560 and 562 Wellington Street:

- a) the staff report dated April 30, 2018, entitled "GSP Group Inc., 560 and 562 Wellington Street, Status update and request to undertake further study" BE RECEIVED for information; and,

b) the Managing Director, Planning and City Planner, BE DIRECTED to undertake a review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the Park. (2018-D09)

**Motion Passed**

### **3. Scheduled Items**

#### **3.1 Public Participation Meeting - Application - Archaeological Management Plan (OZ-8771)**

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the application of the City of London relating to the Archaeological Management Plan for all properties in the City of London:

a) the proposed by-law appended to the staff report dated April 30, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to amend the Official Plan to add a new subsection to Section 19.2.2 ii) (Guideline Documents) to add Archaeological Management Plan (2017) to the list of Guideline Documents;

b) the proposed by-law appended to the staff report dated April 30, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to delete Section 3.8. 2) s) h-18 (Holding Zone Provisions) and replace with new wording to require an archaeological assessment to be undertaken; and,

c) the proposed by-law appended to the staff report dated April 30, 2018 as Appendix "C", BE INTRODUCED at a future meeting of Municipal Council to amend The London Plan by ADDING the Archaeological Management Plan (2017) to Policy 1721\_ of the Our Tools policies when The London Plan is in force and effect;

it being noted that technical edits to Section 6 of the Archaeological Management Plan (2017) have been made to provide consistent wording with the Provincial Policy Statement and The London Plan to require an archaeological assessment for site plan applications;

it being further noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the Archaeological Management Plan (2017) was adopted by Municipal Council at its meeting on July 25, 2017 and directed the following actions be taken:
- to delete from the list of Guideline Documents for the Official Plan (1989) reference to the Archaeological Master Plan (1996) from the Official Plan and to replace it with reference to the Archaeological Management Plan (2017) to the list of Guideline Documents in the Official Plan (1989);
- to delete reference to the Archaeological Master Plan (1996) from The London Plan and to replace it with reference to the Archaeological Management Plan (2017); and,
- to delete the wording of the h-18 zone of the Zoning By-law, Z.-1, and replace it with wording consistent with the adopted Archaeological Management Plan (2017);
- archaeological resources contribute to our understanding of the past. Our stewardship and management of archaeological resources shows our respect for past occupation, settlement, and cultures that have had an influence on our City;
- the conservation of archaeological resources is a matter of Provincial Interest, pursuant to Section 2(d) of the Planning Act, with policies requiring archaeological assessments in the Provincial Policy Statement (2014). Provisions of the Ontario Heritage Act protect archaeological sites from inappropriate alteration and disturbance, and help to ensure that archaeological fieldwork in Ontario is undertaken in compliance with the Standards and Guidelines for Consultant Archaeologists (2011);
- archaeological resources are best protected through the planning and development process. The land use planning process, governed by the Planning Act or the Environmental Assessment Act, requires approval authority to integrate the requirements of the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act regarding known archaeological sites and areas of archaeological potential;
- the City must ensure that appropriate policies and practices are in place to conserve archaeological resources in the planning and development process; and,
- replacing the Archaeological Master Plan (1996) with the Archaeological Management Plan (2017) will bring the City of London's archaeological resource management policies into alignment with current legislation and regulatory framework, and bring our land use planning tools into conformity. (2018-R01)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Voting Record:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Moved by: M. Cassidy  
Seconded by: Mayor M. Brown

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

3.2 Public Participation Meeting - Application - 200 Villagewalk Boulevard (Z-8867)

Moved by: M. Cassidy  
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 1904812 Ontario Ltd., c/o Domus Development London Inc., relating to the property located at 200 Villagewalk Boulevard, the proposed by-law appended to the staff report dated April 30, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R6 Special Provision/ Residential R7 Special Provision/ Office Special Provision (R6-5(26)/R7(10)/OF(1)) Zone, TO a Residential R6 Special Provision/ Residential R7 Special Provision/ Office Special Provision (R6-5(26)/R7(10)/OF(\_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended Zoning By-law Amendment would allow the development of a building with a height and setbacks consistent with what was already approved through minor variance applications for a professional office building on the site. The requested addition of up to 790 square metres of medical/dental office as a permitted use would allow for an office use that is likely to create a more active frontage than the professional office use already permitted on the site, bringing the permitted uses into greater conformity with the Official Plan and The London Plan policies that apply to the site; and,
- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, conforms with the Official Plan and The London Plan, and allows for an additional type of office use to occupy an already-approved office building which is under construction. The recommended Zoning By-law Amendment is also a condition of consent application (B.050/17), which is necessary to facilitate the expansion of the site to accommodate the requested parking supply. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Voting Record:

Moved by: J. Helmer

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

3.3 Public Participation Meeting - Official Plan, The London Plan and Downtown Plan Criteria for Downtown Temporary Surface Commercial Parking Lots (O-8876)

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of The Corporation of the City of London relating to the properties located within the boundaries of the Downtown as defined by the Official Plan:

a) the proposed by-law appended to the staff report dated April 30, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to amend the Official Plan to change Section 4.1.10 iv) (Parking/Surface Parking Lots) to add Official Plan criteria to evaluate requests for temporary extensions to existing surface commercial parking lots;

b) the proposed by-law appended to the staff report dated April 30, 2018 as Appendix "B", BE INTRODUCED at a future Council meeting to amend The London Plan by ADDING new policies to the Downtown Place Type policies and the Temporary Use Provisions of the Our Tools policies when The London Plan is in force and effect; and,

c) the changes to Policy 5.2 in the guideline document "Our Move Forward – London's Downtown Plan", appended to the staff report dated April 30, 2018 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to add criteria to evaluate requests for temporary extensions to existing surface commercial parking lots;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;



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

the purpose and effect of the recommended action is to add criteria to provide a consistent basis for evaluating requests for temporary commercial parking lot extensions and meet the long term goal of replacing surface lots with development that includes underground or above ground parking spaces. (2018-D08)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Voting Record:

Moved by: J. Helmer  
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Moved by: M. Cassidy  
Seconded by: T. Park

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

3.4 Public Participation Meeting - Old East Village Dundas Street Corridor Secondary Plan - Draft Terms of Reference (O-8879)

Moved by: J. Helmer  
Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference for the Old East Village Dundas Street Corridor Secondary Plan, appended to the staff report dated April 30, 2018 as Appendix A, BE ENDORSED;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-D08)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Voting Record:

Moved by: Mayor M. Brown  
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Moved by: J. Helmer  
Seconded by: T. Park

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

3.5 Public Participation Meeting - Application - 100 Kellogg Lane (Z-8893)

Moved by: J. Helmer  
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by the Corporation of the City of London, relating to the property located at 100 Kellogg Lane (south portion), the proposed by-law appended to the staff report dated April 30, 2018, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 8, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to amend Section 40.4 a) 19) of the Light Industrial Special Provision (LI1(19)) Zone to add "place of entertainment in association with a commercial recreation establishment" and "amusement games establishment in association with a commercial recreation establishment" to the list of permitted uses;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommendation is consistent with Provincial Policy Statement 2014;
- the recommendation is consistent with the Light Industrial policies of the Official Plan;
- the recommendation provides for a compatible adaptive reuse of a large industrial site located within a community in transition comprised of legacy industrial uses, residential uses and new commercial land use policies;
- the recommended amendment is consistent with the intent of the vision expressed by the applicant at the public meeting on October 10, 2017, but was not specifically identified within the list of permitted uses in the Zoning By-law amendment at that time; and,
- the recommended amendment will facilitate the building permit to allow for the entertainment and amusement type uses proposed to be established as part of the commercial recreation facility that is currently under renovation.

(2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Voting Record:

Moved by: M. Cassidy

Seconded by: T. Park

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

**Motion Passed (6 to 0)**

3.6 Delegation - Dr. C. Mackie, Middlesex London Health Unit - Supervised Consumption Facility Location

Moved by: Mayor M. Brown

Seconded by: T. Park

That, the following actions be taken with respect to supervised consumption facility locations:

a) the provision of supervised consumption facilities in London BE ENDORSED;

b) the provision of supervised consumption services at 241 Simcoe St and 446 York St BE ENDORSED subject to the properties meeting the criteria for the location of supervised consumption facility in accordance with Council policy "Siting of Supervised Consumption Facilities (SCF) and Temporary Overdose Prevention Sites (TOPS)";

c) the Civic Administration BE DIRECTED to consult with the London Police Services, Middlesex London Health Unit, Regional HIV AIDS Connection, London and Middlesex Housing Corporation, Resident and Business Associations of an area being considered for a proposed supervised consumption site, with respect to the preparation of a Neighborhood Safety Plan; and,

d) that Civic Administration BE DIRECTED to consult with the London and Middlesex Housing Corporation to work on any required changes to the Articles of Incorporation and Shareholder agreements;

it being noted that the Planning and Environment Committee heard the attached presentation from Dr. Mackie, Medical Officer of Health and Chief Executive Officer, Middlesex-London Health Unit, with respect to this matter;

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

- a communication dated April 22, 2018, from G. Coakley, Coakleys;
- a communication dated April 26, 2018, from L. McCardle, 31 Cartwright Street;
- a communication dated April 26, 2018, from B. Speagle, 434 Wilkins Street;
- a communication dated April 26, 2018, from A. Lukach, President, SoHo Community Association;
- a communication dated April 26, 2018, from D.J. Lizotte, by e-mail;
- a communication dated April 26, 2018, from C. Bodkin, 15 Ravenglass Crescent;
- a communication dated April 26, 2018, from M. Richings, Founder, Red Ten Women's Peer Support Network;
- a communication from D. Ruston, by e-mail; and,
- a communication dated April 27, 2018, from J. Densky, by e-mail. (2018-S08)

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Recuse: (1): S. Turner

**Motion Passed (5 to 0)**

Voting Record:

Moved by: Mayor M. Brown

Seconded by: J. Helmer

Motion to grant Dr. C. Mackie an extension of his delegation beyond five minutes.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Recuse: (1): S. Turner

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 7:06 PM.