

Planning and Environment Committee

Report

4th Meeting of the Planning and Environment Committee
February 4, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillor S. Lewis; G. Barrett, M. Corby, J.M. Fleming, P. Kokkoros, G. Kotsifas, L. Maitland, D. MacRae, H. McNeely, M. Pease, L. Pompili, C. Saunders, J.-A. Spence, S. Spring, and P. Yeoman

The meeting was called to order at 4:01 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.4, inclusive, BE APPROVED.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 1st Report of the Agricultural Advisory Committee

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

That the 1st Report of the Agricultural Advisory Committee, from its meeting held on January 16, 2019, BE RECEIVED for information.

Motion Passed

2.2 2nd Report of the Environmental and Ecological Advisory Committee

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

That, the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on January 17, 2019:

- a) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee with respect to the application by John Aarts Group, relating to the property located at 3900 Scotland Drive and other properties BE FORWARDED to C. Lowery, Planner II, for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee received and reviewed a Notice of Planning Application, with respect to this matter;

- b) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee with respect to the ReThink Zoning Draft Terms of Reference BE FORWARDED to J. Adema, Planner II, for consideration;
- c) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee relating to the Forks of the Thames and Springbank Dam Decommissioning Environmental Impact Statements BE FORWARDED to the Civic Administration for consideration;
- d) the following actions be taken with respect to the Byron Gravel Pit Secondary Plan:
 - i) the Civic Administration BE ADVISED that a portion of the Byron Gravel Pit be preserved for species-at-risk, specifically bank swallows and cliff swallows; it being noted that bank swallows are a threatened species and the swallows and their habitat are protected under the *Endangered Species Act*; and,
 - ii) the Environmental and Ecological Planning Advisory Committee BE CIRCULATED on any environmental work undertaking as part of the Byron Gravel Pit Secondary Plan; and,
- e) clauses 1.1, 2.1, 2.2, 3.1, 3.2, 4.3, 5.1 to 5.3, inclusive, 6.1, 6.3 and 6.4 BE RECEIVED for information.

Motion Passed

2.3 Proposed New City of London Boulevard Tree Protection By-law

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

That on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the proposed new Boulevard Tree Protection By-law appended to the staff report dated February 4, 2019 BE REFERRED to a public participation meeting to be held at the Planning and Environment Committee on February 19, 2019 for the purpose of seeking public input on the proposed new by-law. (2019-E18)

Motion Passed

2.4 Building Division Monthly Report for December 2018

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

That the Building Division Monthly Report for the month of December, 2018 BE RECEIVED for information. (2019-A23)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Application - 240 Oakland Avenue (SPA18-098)

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of BlueStone Properties Inc., relating to the property located at 240 Oakland Avenue:

a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of a six-storey 113-unit apartment building; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application to permit the construction of a six-storey 113-unit apartment building;

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. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Public Participation Meeting - Application - 440 Clarke Road (Z-8975/O-8989)

Moved by: M. Cassidy

Seconded by: J. Helmer

That, the following actions be taken with respect to the application of Zerlin Development Corporation, relating to the property located at 440 Clarke Road:

a) the proposed by-law appended to the staff report dated February 4, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 12, 2019 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on February 12, 2019 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 an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) TO an Associated Shopping Area Special Provision/Community Facility Special Provision/Residential R8 Special Provision Bonus (ASA1/ASA2/ASA3(_)/ASA8(_)/CF1(_)/R8-4(_)*B(_)) Zone and FROM an Associated Shopping Area/Community Facility (ASA1/ASA2/ASA3/ASA8/CF) Zone TO an Associated Shopping Area (ASA8) Zone; it being noted that the B(_) Zone shall be implemented through one or more agreements to provide for an apartment building with a maximum height of 4-storeys or 18 metres with an increased density of up to 95 units per hectare which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

A) the building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design;

B) a building located along the Clark Road frontage next to the internal driveway, accessing the commercial property at the rear, providing a well-defined built edge and activating both the Street and driveway frontages;

C) a building oriented towards Clarke Road with a well-defined principle entrance at the northwest corner of the building;

D) individual courtyards for ground floor units facing both Clark Road and the internal driveway;

E) a variety of building materials and building articulation to break up the massing of the building;

F) all parking located in the rear yard away from the Clarke Road frontage; and,

G) a purpose designed courtyard amenity space within the internal portion of the site;

ii) Provision of Affordable Housing

A) the development provides 65 dwelling units (95 units per hectare), consisting of one and two bedroom units for affordable housing;

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 amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the City of London Specific Area policies of the Official Plan and Shopping Area Place Type policies of the London Plan;
- the recommended amendment facilitates the development of an apartment building accommodating 65 affordable housing units;
- the recommended amendment facilitates the development of an underutilized site and encourages an appropriate form of development; and,
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide a high quality design standard. (2019-D11)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:
Moved by: M. Cassidy
Seconded by: J. Helmer
Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: M. Cassidy
Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 L .Kirkness, Kirkness Consulting Inc - Request for Delegation Status - 894 Adelaide Street North

Moved by: J. Helmer
Seconded by: S. Turner

That L. Kirkness, Kirkness Consulting Inc., BE GRANTED delegation status at the February 19, 2019 Planning and Environment Committee meeting with respect to the property located at 894 Adelaide Street North. (2019-D13)

Yeas: (3): A. Hopkins, J. Helmer, and S. Turner

Nays: (2): M. Cassidy, and P. Squire

Absent: (1): E. Holder

Motion Passed (3 to 2)

4.2 L .Kirkness, Kirkness Consulting Inc - Request for Delegation Status - 131 King Street

Moved by: J. Helmer

Seconded by: S. Turner

That L. Kirkness, Kirkness Consulting Inc., BE GRANTED delegation status at the February 19, 2019 Planning and Environment Committee meeting with respect to the property located at 131 King Street. (2019-D14)

Yeas: (3): A. Hopkins, J. Helmer, and S. Turner

Nays: (2): M. Cassidy, and P. Squire

Absent: (1): E. Holder

Motion Passed (3 to 2)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 5:12 PM.