

# Planning and Environment Committee

## Report

The 8th Meeting of the Planning and Environment Committee  
April 29, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner, Mayor E. Holder

ALSO PRESENT: Councillors E. Pelozza and M. van Holst; I. Abushehada, A. Anderson, G. Barrett, M. Davenport, M. Elmadhoon, M. Feldberg, D. Fitzgerald, J.M. Fleming, K. Grabowski, M. Knieriem, G. Kotsifas, P. Kokkoros, C. Lowery, H. Lysynski, H. McNeely, L. Mottram, B. O'Hagan, M. Pease, L. Pompilij, C. Saunders, S. Spring, M. Tomazincic, S. Wise, P. Yanchuk 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 and 2.3 BE APPROVED.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

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

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

That the following actions be taken with respect to the 5th Report of the Environmental and Ecological Advisory Committee, from its meeting held on March 21, 2019:

- a) the following actions be taken with respect to the Parks and Recreation Master Plan:
  - i) a Working Group BE ESTABLISHED consisting of S. Hall, S. Levin and R. Trudeau, to review and provide comments to the Civic Administration prior to April 23, 2019; and,
  - ii) the Environmental and Ecological Planning Advisory Committee (EEPAC) BE GRANTED delegation status when the Parks and Recreation Master Plan is presented to the Community and Protective Services Committee;

it being noted that the EEPAC reviewed and received the following with respect to this matter:

- the presentation from A. Macpherson, Division Manager, Parks Planning and Operations and S. Stafford, Managing Director, Parks and Recreation appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee;
- the Children & Nature Facts from A. Macpherson, Division Manager, Parks Planning and Operations appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee; and,
- a communication from A. Macpherson with respect to responses to the EEPAC comments on this matter;

b) the Project Managers BE REQUESTED to advise the Environmental and Ecological Planning Advisory Committee (EEPAC) of the correlation between the Dingman Creek Subwatershed Study and the Municipal Class Environmental Assessment currently being undertaken; it being noted that the EEPAC reviewed and received the Notice of Study Commencement for Dingman Drive East of Wellington Road to Highway 401 and area intersections Municipal Class Environmental Assessment, from M. Elmadhoon, Project Manager, The Corporation of the City of London and P. McAllister, Project Manager, AECOM Canada Ltd;

c) the following actions be taken with respect to the Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 1938 and 1964 Commissioners Road East and 1645 Hamilton Road:

- i) B. Krichker BE INCLUDED in the Environmental and Ecological Planning Advisory Committee (EEPAC) existing Working Group; and,
- ii) the Working Group comments relating to the Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 1938 and 1964 Commissioners Road East and 1645 Hamilton Road BE POSTPONED to the next EEPAC meeting to allow the EEPAC to meet with staff;

d) the following actions be taken with respect to the communication dated April 8, 2019, from T. Cooke, Executive Director, Invasive Species Centre, congratulating the City of London on their excellent work on the London Invasive Plant Management Strategy:

- i) the Civic Administration BE CONGRATULATED on their achievement; and,
- ii) the above-noted communication BE RECEIVED;

e) clauses 1.1, 2.2, 3.1 to 3.5, inclusive, 3.7, 5.1 and 5.2 and 6.2, BE RECEIVED for information.

### **Motion Passed**

#### 2.3 Victoria on the River Draft Plan of Subdivision - Request for Extension of Draft Plan Approval 39T-09502

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

That, on the recommendation of the Director, Development Services, with respect to the application by Sifton Properties Limited, relating to lands located south of the south branch of the Thames River, west of Hamilton Road, and north of Commissioners Road East, legally described as Part of Lots 8, 9, 10 Concession 1 and Part of Lots 8 and 9 Broken Front Concession "B" and Part of the Road Allowance between Concession 1 and Broken Front Concession "B" (Geographic Township of Westminster),

in the City of London, the Approval Authority BE REQUESTED to approve a two (2) year extension to Draft Plan Approval for the residential plan of subdivision File No. 39T-09502, SUBJECT TO the revised conditions contained in Schedule "A" 39T-09502 appended to the staff report dated April 29, 2019. (2019-D19)

**Motion Passed**

2.2 Local Planning Appeal Tribunal Process Update Report

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, and the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the Local Planning Appeal Tribunal process update:

a) the staff report dated April 29, 2019, entitled "Local Planning Appeal Tribunal Process Update Report" BE RECEIVED for information;

b) the Civic Administration BE DIRECTED to implement the processes outlined in the report noted in clause a) above; and,

c) the attached, revised, illustration with respect to how planning recommendations are formed BE RECEIVED for information. (2019-L01)

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

**3. Scheduled Items**

3.1 Delegation - R. Sidhu, Argyle Business Improvement Area - Community Improvement Plan (CIP) Study Request for the Argyle BIA and Surrounding Area

Moved by: S. Turner

Seconded by: M. Cassidy

That the delegation by R. Sidhu, Executive Director, Argyle Business Improvement Area, with respect to their request for a Community Improvement Plan study to be undertaken for the Argyle Business Improvement Area and surrounding areas BE POSTPONED to a future Planning and Environment Committee meeting. (2019-D09)

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

3.2 Public Participation Meeting - Application - 3900 Scotland Drive, 3777 Westminister Drive and 5110 White Oak Road (Z-8992)

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, with respect to the application by John Aarts Group, relating to the properties located at 3900 Scotland Drive, 3777 Westminister Drive and 5110 White Oak Road, the proposed by-law appended to the staff report dated April 29, 2019 BE INTRODUCED at the Municipal Council meeting to be held

on May 7, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Open Space (OS4) Zone, Environmental Review (ER) Zone, and Resource Extraction (EX) Zone TO an Open Space (OS4) Zone, Environmental Review (ER) Zone, Resource Extraction (EX) Zone and holding Resource Extraction (h-\_\_\_\*EX1) Zone;

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

- a petition signed by approximately 31 individuals requesting to change Westminster Drive from Wellington Road to White Oak Road to no truck route; and,
- a petition signed by approximately 38 individuals with expressing opposition to the application;

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 requested amendment is consistent with the policies of the Provincial Policy Statement, 2014;
- the requested amendment is in conformity with the policies of The London Plan;
- the requested amendment is in conformity with the policies of the 1989 Official Plan; and,
- the requested amendment will facilitate the addition of a use that is complementary and accessory to the existing aggregate resource extraction operation. (2019-D09)

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: M. Cassidy  
Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Turner  
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

3.3 Public Participation Meeting - Victoria Park Secondary Plan - Status Update and Draft Secondary Plan Principles (O-8978)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the Draft Principles for the Victoria Park Secondary Plan be ENDORSED; it being noted that staff will continue to work with consultants, stakeholders, property owners, and other interested parties to develop the Secondary Plan;

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

- a communication dated April 11, 2019, from T. Squire-Smith, Chief Operating Officer, Refcio & Associates;
- a communication dated April 25, 2019, from S. Stapleton, Vice-President, Auburn Developments; and,
- a communication dated April 26, 2019, from K. Muir, Senior Planner, GSP Group Inc.;

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: (4): A. Hopkins, J. Helmer, M. Cassidy, and S. Turner

Nays: (1): E. Holder

Absent: (1): P. Squire

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: P. Squire

Seconded by: E. Holder

That the draft Victoria Park Secondary Plan BE RECEIVED for information;

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

- a communication dated April 11, 2019, from T. Squire-Smith, Chief Operating Officer, Refcio & Associates;
- a communication dated April 25, 2019, from S. Stapleton, Vice-President, Auburn Developments; and,
- a communication dated April 26, 2019, from K. Muir, Senior Planner, GSP Group Inc.;

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: (2): P. Squire, and E. Holder

Nays: (4): A. Hopkins, J. Helmer, M. Cassidy, and S. Turner

**Motion Failed (2 to 4)**

Moved by: S. Turner  
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Turner  
Seconded by: P. Squire

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

#### **4. Items for Direction**

##### **4.1 Lambeth Main Streetscape Master Plan Concept and Background Document**

Moved by: J. Helmer  
Seconded by: E. Holder

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer and the Managing Director, Planning and City Planner, the following actions be taken with respect to the Lambeth Main Street Streetscape Master Plan Concept:

- a) the Lambeth Main Street Streetscape Master Plan Concept Background Document appended to the staff report dated April 29, 2019, as Appendix "A", BE RECEIVED for information;
- b) the Lambeth Main Street Streetscape Master Plan Concept appended to the staff report dated April 29, 2019, as Appendix "B", BE APPROVED as a plan identifying infrastructure and urban design guidance for future road projects and redevelopment; and,
- c) the Civic Administration BE DIRECTED to initiate an Official Plan amendment in order to add the Lambeth Main Street Streetscape Master Plan Concept to the list of Council approved Urban Regeneration Guidelines in The London Plan. (2019-D19)

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

Absent: (1): P. Squire

**Motion Passed (5 to 0)**

##### **4.2 Hamilton Road Streetscape Master Plan Concept and Background Document**

Moved by: J. Helmer  
Seconded by: E. Holder

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, and the Managing Director, Planning and City Planner, the following actions be taken with respect to the Hamilton Road Streetscape Master Plan Concept:

a) the Hamilton Road Streetscape Master Plan Concept Background Document appended to the staff report dated April 29, 2019 as Appendix “A”, BE RECEIVED for information;

b) the Hamilton Road Streetscape Master Plan Concept appended to the staff report dated April 29, 2019 as Appendix “B”, BE APPROVED as a plan identifying infrastructure and urban design guidance for future road projects and redevelopment; and,

c) the Civic Administration BE DIRECTED to initiate an Official Plan amendment in order to add the Hamilton Road Streetscape Master Plan Concept to the list of Council approved Urban Regeneration Guidelines in The London Plan. (2019-D19)

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

Absent: (1): P. Squire

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 7:00 PM.