

Planning and Environment Committee

Report

The 14th Meeting of the Planning and Environment Committee
August 12, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, S. Turner
ABSENT: P. Squire, Mayor E. Holder
ALSO PRESENT: I. Abushehada, G. Barrett, G. Dales, L. Davies Snyder, L. Dent,
M. Feldberg, J.M. Fleming, G. Kotsifas, C. Lowery, H. Lysynski,
B. O'Hagan, C. Saunders, S. Spring, M. Tomazincic and S. Wise

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: S. Turner

That Items 2.1 to 2.7, inclusive, BE APPROVED.

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

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

Motion Passed (4 to 0)

2.1 8th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: M. Cassidy

Seconded by: S. Turner

That, the following actions be taken with respect to the 8th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on August 8, 2019:

a) the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 20, 2019:

i) the Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 20, 2019 BE RECEIVED; and,
ii) the Animal Welfare Advisory Committee BE REQUESTED to review the most recent Draft "You, Your Dog and Environmentally Significant Areas" brochure and provide feedback to the Environmental and Ecological Planning Advisory Committee; and,
iii) the Animal Welfare Advisory Committee BE REQUESTED to provide an update to the Environmental and Ecological Planning Advisory Committee on the status of the distribution of the "Is Your Cat Safe Outdoors?" brochure; and,

b) clauses 1.1 and 1.2, 3.2 to 3.5 inclusive, 5.1 and 5.2, BE RECEIVED for information.

Motion Passed

2.2 7th Report of the Trees and Forests Advisory Committee

Moved by: M. Cassidy

Seconded by: S. Turner

That, the following actions be taken with respect to the 7th Report of the Trees and Forests Advisory Committee, from its meeting held on July 24, 2019:

- a) the following action be taken with respect to the 2019 Work Plan:
 - i) the Civic Administration BE INVITED to the next meeting of the Trees and Forests Advisory Committee (TFAC), with respect to an update on the progress of the Urban Forest Strategy; it being noted that TFAC held a general discussion with respect to the 2019 Work Plan; and,
- b) clauses 1.1, 3.1 and 5.1 BE RECEIVED for information.

Motion Passed

2.3 Hyde Park Community Regeneration Investigation

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated August 12, 2019 entitled "Hyde Park Community Regeneration Investigation" BE RECEIVED for information; it being noted that a Community Improvement Plan is not justified or necessary to achieve the goals identified in the community, and that City Planning staff will continue to work with the Hyde Park Business Improvement Area (BIA) and community stakeholders and groups, to provide support and education regarding the planning process and the framework for community regeneration and development. (2019-D09)

Motion Passed

2.4 Including Green Roof Area in Landscaped Open Space Requirements

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to green roofs:

- a) the staff report dated August 12, 2019 entitled "Including Green Roof Area in Landscaped Open Space Requirements" BE RECEIVED for information; and,
- b) this item BE REMOVED from the deferred matters list of the Planning and Environment Committee. (2019-D09)

Motion Passed

2.5 Application - 1603 Hamilton Road - Victoria on the River Subdivision
Phase 5 - Special Provisions (39T-09502)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part of Lot 9, Concession 1 and Part of Block 61, Plan 33M-688, situated on the north side of Commissioners Road East, west of Hamilton Road, municipally known as 1603 Hamilton Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the Victoria on the River Subdivision, Phase 5 (39T-09502) appended to the staff report dated August 12, 2019 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 August 12, 2019 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 fulfil its conditions. (2019-D09)

Motion Passed

2.6 Application - 800 Sunningdale Road West - Sunningdale West Subdivision
Phase 2 - Special Provisions (39T-05508)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf & Country Club Ltd. / Corlon Properties Limited, for the subdivision of land over Part of Lot 16. Registrar's Compiled Plan No. 1028, situated on the south side of Sunningdale Road West, east of Wonderland Road North, municipally known as 800 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf & Country Club Ltd. / Corlon Properties Limited, for the Sunningdale West Subdivision, Phase 2 (39T-05508) appended to the staff report dated August 12, 2019 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 August 12, 2019 as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated August 12, 2019 as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2019-D09)

Motion Passed

2.7 Building Division Monthly Report for June 2019

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

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

Motion Passed

3. Scheduled Items

3.1 Lot 66, 1738 Hamilton Road

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

That, the following actions be taken with respect to the property located at Lot 66, 1738 Hamilton Road:

a) on the recommendation of the City Clerk, the report dated August 12, 2019 and entitled "Request for Council Resolution, under section 45(1.4) of the *Planning Act, 1990* – Lot 66, 1738 Hamilton Road" BE RECEIVED for information; and,

b) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by P. Derakhshan, Thames Village Joint Venture, for the property located at Lot 66, 1738 Hamilton Road;

it being noted that the Planning and Environment Committee heard a verbal delegation from P. Derakhshan, Planner, Thames Village Joint Venture, with respect to this matter. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and M. Cassidy

Nays: (1): S. Turner

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

Motion Passed (3 to 1)

3.2 Public Participation Meeting - Application - 79 Meg Drive (Z-9036)

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

That, on the recommendation of the Director, Development Services, based on the application by Almehdi Almontathar Union, relating to a portion of the property located at 79 Meg Drive, the proposed by-law appended to the staff report dated August 12, 2019 BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial (LI6/LI7) Zone TO a Light Industrial Special Provision (LI3/LI6/LI7(15)) 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 amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment is in conformity with the policies of the Southwest Area Secondary Plan (SWAP);
- the recommended amendment is in conformity with the in-force policies of The London Plan; and,
- the recommended amendment is in conformity with the policies of the 1989 Official Plan. (2019-D09)

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

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

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - Draft Plan of Vacant Land Condominium - 6990 Clayton Walk (39CD-19511)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2219008 Ontario Ltd. (York Developments), relating to the property located at 6990 Clayton Walk:

- a) the Approval Authority BE ADVISED that no issuers were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 6990 Clayton Walk; and,
- b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 6990 Clayton Walk;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2019-D07/D09)

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

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

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

Moved by: J. Helmer

Seconded by: S. Turner

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, with advice of the Heritage Planner, the following actions be taken with respect to the application of The Corporation of the City of London to update and replace the "Heritage Places" guideline document which applies citywide:

a) the "Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London" guideline document, appended to the staff report dated August 12, 2019 as Appendix "A", BE ADOPTED at the Municipal Council meeting to be held on August 27, 2019 by resolution of Municipal Council in conformity with Policy 1713 of The London Plan; and,

b) the proposed by-law appended to the staff report dated August 12, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2019 to amend Policy 1721_4 of The London Plan to delete "Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London" and replace it with "Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London";

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-R01)

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

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

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.5 Public Participation Meeting - Application - Southern Portion of 3086 Tillman Road (Z-8926)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Westfield Village Estates Inc., relating to the property located at the southern portion of 3086 Tillmann Road:

- a) the proposed attached, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on August 27, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R4 Special Provision (h-56*h-84*R4-6(6)) Zone and an Urban Reserve (UR1) Zone TO a Residential R1 (R1-3)Zone; and,
- b) pursuant to Section 34(17) of the *Planning Act*, no further notice BE GIVEN as the proposed amendment is minor in nature;

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 proposed development is consistent with the Provincial Policy Statement, 2014 because it promotes infill and the efficient use of land;
- the proposed development conforms with the in-force policies of The London Plan, including but not limited to permitted single detached dwelling use within the Neighbourhood Place Type;
- the proposed development conforms with the in-force policies of the (1989) Official Plan, including but not limited to, the permitted use of single detached dwellings in the Low Density Residential designation; and,
- the eleven (11) single detached dwelling lots can be accommodated on the subject site by way of the recommended zoning and holding provision removal. (2019-D09)

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

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

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Minor Variances Submitted Under Section 45.1.4) of the Planning Act

Moved by: A. Hopkins

Seconded by: M. Cassidy

That the Civic Administration BE DIRECTED to report back with potential process options in response to applications for minor variances submitted under section 45.1.4) of the *Planning Act*.

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

Motion Passed (4 to 0)

6. Adjournment

The meeting adjourned at 5:37 PM