

Planning and Environment Committee

Report

18th Meeting of the Planning and Environment Committee
October 21, 2019

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

ALSO PRESENT: I. Abushehada, J. Adema, G. Barrett, M. Corby, M. Elmadhoon, D. FitzGerald, P. Kokkoros, A. Lockwood, H. Lysynski, H. McNeely, B. O'Hagan, M. Pease, L. Pompilii, M. Ribera, C. Saunders, M. Tomazincic 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: J. Helmer
Seconded by: S. Turner

That Item 2.2 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.2 Zoning By-law Amendment - 3493 Colonel Talbot Road (OZ-9032)

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Local Planning Appeal Tribunal, received on July 23, 2019, submitted by Siskinds Law Firm, on behalf of 2219008 Ontario Ltd, relating to the Official Plan Amendment and Zoning By-law Amendment (OZ-9032) with respect to the application of 2219008 Ontario Ltd, relating to the property located at 3493 Colonel Talbot Road, the Local Planning Appeal Tribunal BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2019-D09)

2.1 Draft City-Wide Urban Design Guidelines

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

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the City-Wide Urban Design Guidelines:

- a) the staff report dated October 21, 2019, entitled "Draft City-Wide Urban Design Guidelines" BE RECEIVED for information; and,

b) the DRAFT City-Wide Urban Design Guidelines appended to the staff report dated October 21, 2019 as Appendix “B” BE CIRCULATED to the London Development Institute, Urban League, London Homebuilders Association, London Area Planning Consultants, London Society of Architects, London Society of Landscape Architects, Consulting Engineers – London Chapter, London Area Construction Association, London Transit Commission, Urban Design Peer Review Panel, internal service areas, advisory committees and other relevant external agencies; it being noted that the feedback received through this consultation process will feed into revised City-Wide Urban Design Guidelines and an implementing Official Plan amendment that will be prepared for the consideration and approval of Municipal Council at a future Public Participation Meeting of the Planning and Environment Committee in the first quarter of 2020. (2019-D32)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

That M. Wallace, Executive Director, London Development Institute, BE GRANTED delegation status at the October 21, 2019 Planning and Environment Committee meeting with respect to the draft City-Wide Urban Design Guidelines.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Public Participation Meeting – Demolition Request for Dwelling on Heritage Listed Property - 6100 White Oak Road

Moved by: J. Helmer

Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property located at 6100 White Oak Road, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this dwelling; it being noted that the Islamic Cemetery of London property located at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London;

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. (2019-P10D/R01)

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: E. Holder

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: M. Cassidy
Seconded by: J. Helmer

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)

3.2 Public Participation Meeting – Draft Plan of Vacant Land Condominium
– 3400 Singleton Avenue (39CD-19510)

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1967172 Ontario Inc., relating to the property located at 3400 Singleton Avenue:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium by 1967172 Ontario Inc., relating to lands located at 3400 Singleton Avenue; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing Draft Approval of the proposed plan of vacant land condominium;

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

Motion Passed (6 to 0)

Additional Votes:

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

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 – 200 Callaway Road (SPA19-086)

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 2682207 Ontario Limited / Domus Developments (London) Inc., relating to the property located at 200 Callaway Road:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval by 2682207 Ontario Limited / Domus Developments (London) Inc., to permit the construction of a four storey, sixty unit apartment building, relating to the property located at 200 Callaway Road;

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing Site Plan Approval to permit the construction of a four storey, sixty unit apartment building, relating to the property located at 200 Callaway Road;

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

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

Motion Passed (6 to 0)

3.4 Public Participation Meeting – Not to be heard before 5:30 PM – 676-700 Beaverbrook Avenue and 356 Oxford Street West (OZ-9041)

Moved by: J. Helmer

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Summit Properties Ltd., relating to the property located at 676-700 Beaverbrook Avenue and 356 Oxford Street West:

a) the proposed by-law appended to the staff report dated October 21, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas to permit a total of 4,000m² of Office Space;

b) the proposed by-law appended to the staff report dated October 21, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 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 a Residential R5/R7/R9/ Restricted Office (R5-5/R7*D150*H30/R9-7*H30/RO2) Zone TO a Holding Residential R9 Bonus/Restricted Office Special Provision (R9-7*B(_)/RO2(_)) Zone; it being noted that the Bonus Zone shall be implemented through one or more agreements to provide for 3 apartment buildings at a maximum density of 262 units per hectare with the northerly apartment having a maximum height of 18-storeys; it being further noted that the development must substantively implement the site concept plan and elevations appended to the staff report dated October 21, 2019 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design:

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:

A) the inclusion of 6 podium townhouse units, along Beaverbrook Avenue providing a well-defined built edge and creating a positive public interface and human scale at street level;
B) well-defined principle entrances to all of the apartment buildings;
C) appropriate setbacks above the podium.
D) a variety of building materials and building articulation to break up the massing of the building; and,
E) purpose-designed amenity spaces on top of the 8-storey apartment building and parking structure;

ii) 2 levels of underground parking;

iii) Provision of Affordable Housing:

the provision of 20 "rent controlled" affordable housing units which will include 17 one-bedroom units and 3 two bedroom units with a minimum of 6 affordable units per apartment building. The affordable housing units shall be established by agreement at 90% of average market rent for a period of 20 years. An agreement shall be entered into with the Corporation of the City of London, to secure those units for this 20 year term and the term of the contribution agreement will begin upon the initial occupancy of the last subject bonused affordable unit on the subject site;

c) the proposed by-law appended to the staff report dated October 21, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to amend The London Plan to ADD a Specific Policy for The Rapid Transit and Urban Corridor Place Types to permit a maximum height of 18-storeys;

d) the request to amend the Official Plan to ADD a policy to section 10.1.3 – Policies for Specific Areas to permit a total of 4,500m² of Office Space BE REFUSED on the basis that the cumulative office gross floor area of this node will exceed 5,000m² which is inconsistent with the intent of the Office policies;

e) the request to amend The London Plan to ADD a Specific Policy for The Rapid Transit and Urban Corridor Place Types to permit 5,500m² of Office Space BE REFUSED for the following reasons:

i) the new policies of The London Plan have already increased the permissions for the amount of office space permitted within a development from 2,000m² in the 1989 Official Plan to 5,000m² when located within 100m of a transit station; it is considered premature to amend these policies which already increase the office space permissions before they have had an opportunity to be in force and effect;

ii) this potential increase could create a precedent for other transit stations creating the potential removal of office space from the downtown core;

f) 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 change to the regulation for density:

i) is minor in nature; and,

ii) continues to implement the building design consistent with the development design circulated with the Notices of Application and Public Meeting;

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 clauses a), b) and c), inclusive, of this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the in-force policies of The London Plan including, but not limited to, the Rapid Transit Corridor Place Type policies and the 1989 Official Plan policies;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard;
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, location on an arterial road and future rapid transit corridor along with the existing transit services in the area; and,
- the proposed development includes the provision of affordable housing which will be mixed throughout the north apartment building;

it being also noted that the Municipal Council refuses clauses d) and e), inclusive, of this application for the following reasons:

- on the basis that the cumulative office gross floor area of this node will exceed 5,000m² which is inconsistent with the intent of the Office policies;
- the new policies of The London Plan have already increased the permissions for the amount of office space permitted within a development from 2,000m² in the 1989 Official Plan to 5,000m² when located within 100m of a transit station; it is considered premature to amend these policies which already increase the office space permissions before they have had an opportunity to be in force and effect; and,
- this potential increase could create a precedent for other transit stations creating the potential removal of office space from the downtown core. (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: S. Turner

Seconded by: E. Holder

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: E. Holder

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 9th Report of the Advisory Committee on the Environment

Moved by: J. Helmer

Seconded by: P. Squire

That the following actions be taken with respect to the 9th Report of the Advisory Committee on the Environment, from its meeting held on October 2, 2019:

a) the expenditure of \$250.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED for R. Sirois to attend the 2019 Zero Waste Conference being held October 30-31, 2019; it being noted that the ACE has sufficient funds in its 2019 budget to cover this expense;

b) the expenditure of \$300.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED for D. Szoller to attend the 2019 Sustainability: Trans-disciplinary Theory, Practice and Action

Conference being held October 16-18, 2019; it being noted that the ACE has sufficient funds in its 2019 budget to cover this expense;

c) the attached 2019 Work Plan for the Advisory Committee on the Environment BE FORWARDED to the Municipal Council for approval; and,

d) clauses 1.1, 2.1, 3.1 to 3.3, inclusive, and 4.1 BE RECEIVED for information.

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

Motion Passed (6 to 0)

4.2 10th Report of the London Advisory Committee on Heritage

Moved by: J. Helmer

Seconded by: M. Cassidy

That the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage from its meeting held on October 9, 2019:

a) the following actions be taken with respect to the Public Meeting Notice, dated October 2, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough Road:

i) the Civic Administration BE REQUESTED to submit the Heritage Impact Assessment related to the above-noted Notice for the November 2019 meeting of the London Advisory Committee on Heritage (LACH); and,

ii) the above-noted Notice BE DEFERRED to the November 2019 meeting of the LACH;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 6100 White Oak Road, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this dwelling; it being noted that the Islamic Cemetery of London property at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London; it being further noted that the presentation, from K. Gonyou, Heritage Planner, appended to the 10th meeting of the London Advisory Committee on Heritage, was received with respect to this matter;

c) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage supports the proposed wording and design of the signage for the Medway Valley Heritage Forest Environmentally Significant Area - Sunningdale Access Kiosk Sign, as appended to the agenda; and,

d) clauses 1.1, 3.1, 3.2, 3.4, 4.1, 5.3 and 6.1 BE RECEIVED for information.

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Confidential

Moved by: S. Turner

Seconded by: E. Holder

The Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

6.1. Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal or board employees, including communications necessary for that purpose, with respect to the 2020 Mayor's New Year's Honour List.

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

Motion Passed (6 to 0)

The Planning and Environment Committee convened, In Closed Session, from 4:37 PM to 4:42 PM.

7. Adjournment

The meeting adjourned at 5:59 PM.