

# Planning and Environment Committee Report

The 19th Meeting of the Planning and Environment Committee  
November 4, 2019

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

ABSENT: Mayor E. Holder

ALSO PRESENT: Councillor S. Lewis; J. Adema, M. Campbell, M. Elmadhoon, M. Feldberg, J.M. Fleming, M. Henderson, H. Lysynski, H. McNeely, L. Mottram, B. O'Hagan, P. Kokkoros, N. Pasato, M. Pease, L. Pompili, A. Riley, C. Saunders, S. Spring, M. Tomazincic

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 Items 2.1 to 2.9, inclusive, and 2.11 to 2.14, inclusive and 2.16 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 10th Report of the Trees and Forests Advisory Committee

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

That the 10th Report of the Trees and Forests Advisory Committee, from its meeting held on October 23, 2019 BE RECEIVED for information.

**Motion Passed**

### 2.2 Application - 1031 and 1095 Upperpoint Avenue (H-9124)

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

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to portions of the properties located at 1031 and 1095 Upperpoint Avenue, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November

12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R4/R5/R6/R8 Special Provision (h\*h-54\*h-209\*R4-6(11)R5-7(9)/R6-5(61)/R8-4(35)), and Holding Residential R4/R5/R6/R9 Special Provision (h\*h-54\*h-209\*R4-6(11)R5-7(9)/R6-5(65)/R9-7(26)\*H40) Zone TO Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R8-4(35)) and Residential R4/R5/R6/R9 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R9-7(26)\*H40) Zone to remove the holding provisions for portions of these lands. (2019-D09)

**Motion Passed**

2.3 Application - 1031 and 1095 Upperpoint Avenue (P-9078)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, to exempt Blocks 132/133, Plan 33M-754 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 132/133, Plan 33M-754 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Holding Residential R4/R5/R6/R8 Special Provision (h\*h-54\*h-209\*R4-6(11)R5-7(9)/R6-5(65)/R8-4(35)) and Holding Residential R4/R5/R6/R9 Special Provision (h\*h-54\*h-209\*R4-6(11)R5-7(9)/R6-5(65)/R9-7(26)\*H40), which permits street townhouse dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Blocks 132/133, Plan 33M-754 as noted in clause a) above:
  - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
  - ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
  - iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
  - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
  - v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
  - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
  - vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

- viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title; and,
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question. (2019-D25)

**Motion Passed**

2.4 Application - 915 and 955 Upperpoint Avenue (H-9125)

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

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to a portion of the properties located at 915 and 955 Upperpoint Avenue, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R4/R5/R6/R8 Special Provision (h\*h-54\*h-209\*R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)) Zone TO a Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)) Zone to remove the holding provisions for portions of these lands to be developed as Street Townhouse Dwellings. (2019-D09)

**Motion Passed**

2.5 Application - 915 and 965 Upperpoint Avenue (P-9077)

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

That, the following actions be taken with respect to the application by Sifton Properties Limited, to exempt Blocks 134/135, Plan 33M-754 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 134/135, Plan 33M-754 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Holding Residential R4/R5/R6/R8 Special Provision (h\*h-54\*h-209\*R4-6(11)R5-7(9)/R6-5(65)/R8-3(5)) which permits street townhouse dwellings;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Blocks 134/135, Plan 33M-754 as noted in clause a) above:

- i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
- ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
- iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
- iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
- iv) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
- v) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
- vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title; and,
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question. (2019-D25)

**Motion Passed**

2.6 Application - 1830 Finley Crescent (P-9096)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Kenmore Homes (London) Inc., to exempt Block 98, Plan 33M-733 from Part-Lot Control:

a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 98, Plan 33M-733 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-4(4)) which permits street townhouse dwellings;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 98, Plan 33M-733 as noted in clause a) above:

i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;

ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;

iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;

v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;

vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;

x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;

- xii) the applicant shall provide a draft transfer of the easements to be registered on title;
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question; and,
- xiv) in accordance with condition v), the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1830 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict. (2019-D25)

**Motion Passed**

2.7 Application - 1860 Finley Crescent (P-9095)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Kenmore Homes (London) Inc., to exempt Block 97, Plan 33M-733 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 97, Plan 33M-733 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-4(4)) which permits street townhouse dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 97, Plan 33M-733 as noted in clause a) above:
  - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
  - ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
  - iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
  - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
  - v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
  - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
  - vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
  - viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be

further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;

x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;

xii) the applicant shall provide a draft transfer of the easements to be registered on title;

xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question; and,

xiv) in accordance with condition v), the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1860 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict. (2019-D25)

**Motion Passed**

2.8 Application - 200 Callaway Road (H-9126)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by 2682207 Ontario Limited, relating to the property located at 200 Callaway Road, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Residential R6 Special Provision/ Residential R7 Special Provision (h-5\*h-99\*h-100\*R6-5(23)/R7(11) Zone TO Residential R6 Special Provision/Residential R7 Special Provision (R6-5(23)/R7(11) Zone to remove the holding provisions. (2019-D09)

**Motion Passed**

2.9 Application - 420, 440, 460 and 480 Callaway Road (H-9102)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Tricar Properties Limited, relating to the properties located at 420, 440, 460, and 480 Callaway Road, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Residential R9 Special Provision (h-53\*R9-7(27)) TO a Residential R9 Special Provision R9-7(27)) Zone to remove the holding provision. (2019-D09)

**Motion Passed**

2.11 Application - Draft Plan of Subdivision Approval - 3 Year Extension - 751 Fanshawe Park Road 39T-03505

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

That, on the recommendation of the Director, Development Services, based on the application by Vista Woods Estates Inc., relating to the property located on the west side of Wonderland Road North and south of Sunningdale Road West (751 Fanshawe Park Road West), the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Vista Woods Estates Ltd. (File No. 39T-03505), prepared by MTE (Drawing No.41794-134, dated June 2019) as redline amended, which shows 113 single detached residential lots, two medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive SUBJECT TO the conditions contained in Schedule "A" appended to the staff report dated November 4, 2019. (2019-D09)

**Motion Passed**

2.12 Application - Emily Carr South Subdivision - Special Provisions 39T-16508

Moved by: J. Helmer  
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 Goldfield Ltd., for the subdivision of land located at 3425 Emily Carr Lane (south portion), on the north side of the proposed Bradley Avenue extension, west of the Copperfield in Longwoods residential subdivision and south of Wharnccliffe Road:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Goldfield Ltd., for the Emily Carr South Subdivision (39T-16508) as appended to the staff report dated November 4, 2019, BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated November 4, 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 fulfill its conditions. (2019-D09)

**Motion Passed**

2.13 City Planning Two-Year Work Program

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

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated November 4, 2019 entitled "City Planning Two-Year Work Program" BE RECEIVED for information. (2019-A23)

**Motion Passed**



2.14 Minor Variance Applications Considered by the Committee of Adjustment 2018

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

That, on the recommendation of the Director, Development Services, the staff report dated November 4, 2019 entitled "Minor Variance Applications Considered by the Committee of Adjustment 2018 - Information Report" BE RECEIVED for information. (2019-D13)

**Motion Passed**

2.16 Building Division Monthly Report for September 2019

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

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

**Motion Passed**

2.10 Application - 2890 and 2898 Woodhull Road (H-9116)

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 by Peter and Louise McConnell, relating to lands located at 2890 and 2898 Woodhull Road:

a) the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands located at 2898 Woodhull Road FROM a Holding Agricultural (h-4•AG2) Zone TO an Agricultural (AG2) Zone to remove the h-4 holding provision; and,

b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject lands located at 2890 Woodhull Road FROM a Holding Agricultural (h-4•AG2) Zone TO an Agricultural (AG2) Zone to remove the h-4 holding provision, BE REFUSED for the following reason:

i) the condition for removing the holding provision has not been satisfied as a slope stability or geotechnical assessment has not been provided for the parcel at 2890 Woodhull Road, as required in accordance with the provisions of The London Plan, the City of London, and Upper Thames River Conservation Authority. (2019-D09)

Yeas: (5): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, and S. Turner  
Absent: (1): E. Holder

**Motion Passed (5 to 0)**

2.15 By-law Amendment Request - Downtown London Business Association Improvement Area

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the City Clerk, the proposed by-law appended to the staff report dated November 4, 2019, being a by-law to amend By-law CP-2, as amended, being "A by-law to provide for the Improvement Area to be known as the London Downtown Business Association Improvement Area and to establish a Board of Management therefor" by amending the Board Composition and clarifying quorum at a meeting BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019. (2019-C12)

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 Delegation - S. Levin, Chair, Environmental and Ecological Planning Advisory Committee - 12th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: J. Helmer

Seconded by: S. Turner

That, the following actions be taken with respect to the 11th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on October 17, 2019:

a) a Working Group BE ESTABLISHED consisting of R. Trudeau (lead), I. Arturo, A. Bilson Darko and S. Hall with respect to the Bryon Gravel Pit Secondary Plan; it being noted that the Environmental and Ecological Planning Advisory Committee heard the presentation from B. Page, Senior Planner, appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee, with respect to this matter;

b) the following actions be taken with respect to the proposed "You, Your Dog and ESAs" brochure:

i) the "You, Your Dog and ESAs" brochure appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee BE APPROVED for printing and circulation; it being noted that two of the photographs will be replaced prior to printing; and,

ii) it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from T. Lystar, Chair, Animal Welfare Advisory Committee, with respect to the proposed changes to the above-noted brochure;

c) the following actions be taken with respect to the White-Oak Dingman Secondary Plan Draft Lands Status Report and the White OakDingman Environmental Assessment:

i) the White-Oak Dingman Secondary Plan Draft Lands Status Report Working Group comments BE FORWARDED to the Civic Administration for consideration; and,

ii) it BE NOTED that a Notice of Public Information Centre #2 relating to the Dingman Drive East of Wellington Road to Highway 401 and Area Intersections Municipal Class Environmental Assessment, was received;

it being further noted that the Environmental and Ecological Planning Advisory Committee received the maps from S. Levin appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee;

d) clauses 1.1, 2.3, 3.1, 5.1 to 5.4, inclusive, BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a delegation and received the attached submission from S. Levin, Chair, Environmental and Ecological Planning Advisory Committee, with respect to these matters.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

- 3.2 Delegation - R. Sidhu, Executive Director, Argyle Business Improvement Area (BIA) - Comprehensive Community Regeneration Study Request - Argyle BIA and Surrounding Area

Moved by: J. Helmer

Seconded by: P. Squire

That the Managing Director, Planning and City Planner, BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with respect to the results of a Comprehensive Community Regeneration Study of the Argyle Business Improvement Area and surrounding areas; it being noted that the Planning and Environment Committee reviewed and received a communication dated October 25, 2019, from R. Sidhu, Executive Director, Argyle Business Improvement Area, with respect to this matter. (2019-D09)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

- 3.3 Public Participation Meeting - Application - 1875 Wharnccliffe Road South (OZ-9073)

Moved by: P. Squire

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Wharnccliffe Enterprise Centre Inc., relating to the property located at 1875 Wharnccliffe Road South:

a) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend the (1989) Official Plan to:

i) add a policy to Section 10.1.3 – “Policies for Specific Areas” to permit existing industrial uses in existing buildings; and,

ii) add a policy in Section 20.5.9 - “Bostwick Residential Neighbourhood” to the Southwest Area Secondary Plan to permit existing industrial uses in existing buildings;

b) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend The London Plan by adding a policy in Section 20.5.9 - “Bostwick Residential Neighbourhood” to the Southwest Area Secondary Plan to permit existing industrial uses in existing buildings; and,

c) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b) above), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and Temporary (T-52) Zone TO a Holding Light Industrial Special Provision (h-17\*LI8( )) Zone;

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 reasons:

- the recommended amendments are consistent with the 2014 Provincial Policy Statement (“PPS”) which directs municipalities to maintain suitable sites for employment uses and consider the needs of existing and future businesses;
- the recommended amendment conforms to the in-force policies of the (1989) Official Plan including but not limited to the policies of Chapter 10 which list the necessary condition(s) for approval of Policies for Specific Areas to allow the continued use of the site for existing industrial uses until the subject lands can redevelop for residential uses in accordance with the Multi-Family, Medium Density Residential designation;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Southwest Area Secondary Plan which permits special policies for specific areas, and the proposed special policy would allow the continued use of existing industrial uses until the subject lands can redevelop for residential uses in accordance with the Neighbourhoods Place Type; and,
- the recommended amendment to Zoning By-law Z.-1 will conform to the (1989) Official Plan and The London Plan as recommended to be amended. The recommended amendment to the Zoning By-law will permit the existing industrial uses in the existing buildings with existing outdoor storage, and limit any expansions or new industrial uses to locate on site. The zoning will ensure the uses continue to maintain an acceptable level of compatibility with the surrounding area. The recommended amendment to the Zoning By-law will regularize and permit existing site conditions which can accommodate the existing uses to continue without serious adverse impacts for surrounding residential land uses. (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: P. Squire

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)**

3.4 Public Participation Meeting - Application - 2497-2591 Bradley Avenue (OZ-8679)

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

That, on the recommendation of the Director, Development Services, with respect to the application by the The Corporation of the City of London, relating to the properties located at 2497-2591 Bradley Avenue:

a) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend the Official Plan by adding a "Special Policy" to Chapter 10 – Policies for Specific Areas – of the Official Plan to permit commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility; and,

b) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 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 properties FROM an Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17\*LI6(6)) TO a Light Industrial Special Provision (LI1/LI2/LI6(\_)) Zone, a holding Light Industrial Special Provision (h-18\*LI1/LI2/LI6(\_)) Zone and an Open Space (OS1) Zone;

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 recommended amendments are consistent with the policies of the Provincial Policy Statement, 2014, which promote healthy, liveable and safe communities by encouraging efficient development and land use

patterns and by accommodating an appropriate range and mix of land uses to meet current and projected needs of the Municipality;

- the recommended amendment is consistent with the City of London 1989 Official Plan policies and the in-force policies of The London Plan including, but not limited to, the Light Industrial Place Type policies. The recommended amendments will allow for light industrial uses. Overall, the proposed uses will serve the intended function of the existing Light Industrial designation as outlined in the London Plan and the 1989 Official Plan while providing for additional economic opportunities in a manner which respects the intended form and character of the area through conformity with the Airport Road South Business Park Urban Design Guidelines;
- the proposed Zoning By-law Z.-1 amendment conforms to the City of London 1989 Official Plan policies and the in force policies of The London Plan including but not limited to the policies of the Light Industrial Place Type, conforms to the Airport Road South Area Plan, and provides for uses that are appropriate to develop on this site; and,
- a holding provision has been recommended on a portion of the subject lands to ensure all archaeological reports are cleared by the Ministry of Tourism, Culture and Sport. (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: M. Cassidy

Seconded by: S. Turner

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)**

### 3.5 Public Participation Meeting - 3427 Paulpeel Avenue (Z-9094)

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Banman Developments Inc., relating to the property located at 3427 Paulpeel Avenue, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 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 Urban Reserve (UR4) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone;

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 recommended Zoning By-law amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment to Zoning By-law Z.-1 conforms to the 1989 Official Plan including but not limited to the policies of the Multi-Family, Medium Density Residential designation, and The London Plan including but not limited to the policies of the Neighbourhood Place Type, and provides for an appropriate development of the site;
- the recommended amendment will ensure that the seven (7) single detached dwelling lots are all contained with a similar Zone permitting single detached dwellings; and,
- the recommended amendment represents good land use planning. (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: P. Squire

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: M. Cassidy

Seconded by: J. Helmer

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)**

3.6 Public Participation Meeting - Application - 3260 Singleton Avenue 39CD-19513

Moved by: J. Helmer

Seconded by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Ltd., relating to the property located at 3260 Singleton Avenue:

a) the Approval Authority BE ADVISED that no issues were raised by the public at the public meeting with respect to the application by Sifton Properties Limited, for Draft Plan of Vacant Land Condominium relating to the property located on a portion of 3260 Singleton Avenue; and,

b) the Approval Authority BE ADVISED that no issues were raised by the public at the public meeting with respect to the Site Plan Approval application by Sifton Properties Limited, relating to the property located on a portion of 3260 Singleton Avenue;

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/D07)

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: 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: (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**

None.

#### **5. Deferred Matters/Additional Business**

##### **5.1 Environmental Considerations Relating to Studies and Reports**

Moved by: S. Turner

Seconded by: A. Hopkins

That, the following actions be taken with respect to environmental considerations relating to studies and reports:

a) the Civic Administration BE REQUESTED to review and report back at a future Planning and Environment Committee meeting on best practices and legal limitations for performing Subject Land Status reports



and Environmental Impact Studies on lands that are under private ownership and that are owned by multiple parties and, in particular, where one or more of the property owners refuse staff entry onto their lands;

b) the Environmental and Ecological Planning Advisory Committee BE REQUESTED to perform an environmental scan of practices in other municipalities related to the above-noted evaluations; and,

c) the Civic Administration BE REQUESTED to review the plan for Meadowlark habitat on a comprehensive ecological systems basis, so that Secondary Plans and Planning Applications can address habitat requirements in accordance with this larger context.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

## **6. Adjournment**

The meeting adjourned at 5:09 PM.