

Planning and Environment Committee Report

The 4th Meeting of the Planning and Environment Committee
February 3, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins

ABSENT: S. Turner, A. Kayabaga, Mayor E. Holder

ALSO PRESENT: Councillor M. van Holst; J. Adema, A. Anderson, G. Barrett, M. Campbell, K. Edwards, M. Knieriem, P. Kokkoros, G. Kotsifas, H. Lysynski, H. McNeely, D. O'Brien, M. Pease, L. Pompilii, M. Ribera, C. Saunders, S. Tatavarti, M. Vivian, M. Wu 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: A. Hopkins

Seconded by: J. Helmer

That Items 2.2 to 2.4, inclusive, and 2.6 BE APPROVED.

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

Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

2.2 Application - 865 Kleinburg Drive (H-9136)

Moved by: A. Hopkins

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by 660 Sunningdale LP, relating to the property located at 865 Kleinburg Drive, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 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 Business District Commercial Special Provision/Temporary (h-h-100-h-173*BDC2(9)*H18*T-76) Zone TO a Business District Commercial Special Provision/Temporary (BDC2(9)*H18*T-76) Zone to remove the "h", "h-100" and "h-173" holding provisions. (2020-D09)

Motion Passed

2.3 Application - Exemption from Part-Lot Control - 1877 Sandy Somerville Lane-Block 1-33M-758 (P-9076)

Moved by: A. Hopkins
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to exempt Block 1, Plan 33M-758 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2020-P01)

Motion Passed

- 2.4 Application - Exemption from Part-Lot Control - 3316 Strawberry Walk and 2675 Asima Drive (P-9150)

Moved by: A. Hopkins
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Rockwood Homes, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to exempt Blocks 52 and 54, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2020-P01)

Motion Passed

- 2.6 Building Division Monthly Report for December 2019

Moved by: A. Hopkins
Seconded by: J. Helmer

That the Building Division Monthly Report for the month of December, 2019 BE RECEIVED for information. (2020-A23)

Motion Passed

- 2.1 Urban Design Peer Review Panel Terms of Reference

Moved by: J. Helmer
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, with the concurrence of the City Clerk, the following actions be taken with respect to the proposed amendments to the Terms of Reference for the Urban and Design Peer Review Panel:

a) the staff report dated February 3, 2020 entitled "Urban Design Peer Review Terms of Reference" BE RECEIVED for information;

b) the Urban Design Peer Review Panel Terms of Reference – April, 2008 appended to the staff report dated February 3, 2020 as Appendix "B" BE REPEALED; and,

c) the Urban Design Peer Review Panel Terms of Reference appended to the staff report dated February 3, 2020 as Appendix "A", BE APPROVED. (2020-D32)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

2.5 2019 Annual Development Report

Moved by: J. Helmer
Seconded by: A. Hopkins

That the Civic Administration BE DIRECTED to include in future Annual Development Reports the percentage of residential units located within the Built Area Boundary, as defined in the London Plan, to aid in tracking progress towards the 45% intensification target. (2020-A23)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

3. Scheduled Items

3.1 1st Report of the Environmental and Ecological Planning Advisory Committee

Moved by: J. Helmer
Seconded by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on January 16, 2020:

a) the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee:

i) S. Levin BE REQUESTED to attend the next meeting of the Planning and Environment Committee to update the Municipal Council on the actions that have been taken with respect to environmental considerations relating to studies and reports; and,

ii) it BE NOTED that the 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019, was received;

b) the Kilally South, East Basin Stormwater Environmental Assessment Working Group comments appended to the 1st Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration;

c) the expenditure of up to \$175.00 from the 2020 Environmental and Ecological Planning Advisory Committee (EEPAC) budget BE APPROVED to assist with the expenditure of a booth at the 2020 Go Wild Grow Wild event; it being noted that the cost of the booth is being shared between the EEPAC and the Animal Welfare Advisory Committee; and,

d) clauses 1.1, 1.2, 2.1 to 2.3, inclusive, 3.2 to 3.4, inclusive, 4.2, 5.1, 5.2, 5.4 and 5.5 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal presentation and received the attached map from S. Levin, Chair, EEPAC, with respect to the above-noted matters.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

3.2 464-466 Dufferin Avenue and 499 Maitland Street (OZ-9130)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Ian B. Johnstone Professional Corporation, relating to the property located at 464-466 Dufferin Avenue and 499 Maitland Street:

a) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend the Official Plan by ADDING a policy to section 10.1.3. – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type AND AMENDING Map 7 – Specific Policy Areas – of The London Plan by adding the subject site to Specific Policy Area 82;

c) the proposed by-law appended to the staff report dated February 3, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) and b) above), to change the zoning of the subject property FROM a Residential R3/Convenience Commercial (R3-2/CC) Zone TO a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) 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 conforms to the applicable in-force policies of The London Plan, including but not limited to the Specific Policies for the Near Campus Neighbourhood and the Woodfield Neighbourhood, and will facilitate the adaptive re-use of the existing heritage building;
- the recommended amendment conforms to the applicable in-force policies of the (1989) Official Plan which list the necessary condition(s) for approval of Policies for Specific Areas to enable the adaptive re-use of the existing heritage building for uses that are consistent with the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood; and,

- the recommended amendment is consistent with the East Woodfield Heritage Conservation District Guidelines. (2020-D09)

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

Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: J. Helmer
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

3.3 Public Participation Meeting - Not to be heard before 4:00 PM -
Application - 6682 Fisher Lane (TZ-9132)

Moved by: J. Helmer
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Joe Marche and Monique Rodriguez, relating to the property located at 6682 Fisher Lane, the proposed by-law appended to the staff report dated February 3, 2020 BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-77) Zone for a period of time not exceeding two (2) years;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2020-D09)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

3.4 Public Participation Meeting - Not to be heard before 4:00 PM - Victoria Park Secondary Plan (O-8978)

Moved by: A. Hopkins
Seconded by: J. Helmer

That, the following actions be taken with respect to the Victoria Park Secondary Plan:

a) the Victoria Park Secondary Plan BE REFERRED back to the Civic Administration for further public consultation and consideration, with a report back to a future meeting of the Planning and Environment Committee, with the report back to include consideration to include, but not be limited to, the following matters:

- i) permitted heights and the relationship with the proposed 45 degree angular plane;
- ii) housing affordability within the proposed Secondary Plan;
- iii) sound mitigation from noise generated from festivals held at Victoria Park; and,
- iv) other issues raised by the public during the public participation meeting held on this matter;

b) the Civic Administration BE REQUESTED to provide 3D modelling of different permitted heights and related shadow impacts with the report back;

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. (2020-D09)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

4. Items for Direction

- 4.1 Councillor A. Hopkins - Review of Bill 108 at it relates to Conservation Authorities

Moved by: A. Hopkins
Seconded by: J. Helmer

That in response to the consultation being undertaken with respect to the *Conservation Authorities Act*, the Minister of Environment, Conservation and Parks BE ADVISED that the Municipal Council supports the protection of people, property and safe development with a watershed approach to the programs offered by all Conservation Authorities in the London area; it being noted that the Planning and Environment Committee reviewed and received a communication from Councillor A. Hopkins with respect to this matter. (2020-E18)

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

5. Deferred Matters/Additional Business

None.

4. Items for Direction

- 4.2 1st Report of the Agricultural Advisory Committee

Moved by: A. Hopkins
Seconded by: J. Helmer

That, the following actions be taken with respect to the 1st Report of the Agricultural Advisory Committee, from its meeting held on January 15, 2020:

- a) the attached 2020 Work Plan for the Agricultural Advisory Committee BE APPROVED; and,
- b) clauses 1.1, 1.2, 2.1, 2.2, 3.1 to 3.3, inclusive, and 5.1 BE RECEIVED for information.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

- 4.3 1st Report of the Trees and Forests Advisory Committee

Moved by: J. Helmer
Seconded by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on January 22, 2020:

- a) the following actions be taken with respect to the Education Sub-Committee update:

- i) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the Urban Forest Strategy Communication Plan, when said document becomes publicly available, for the committee's review and feedback; and,
- ii) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with a copy of the proposed changes to Chapter 12 of the Design Specifications and Requirements Manual and any standard contract documents, when said documents become publicly available, for the committee's review and feedback;

b) clause 5.1 BE RECEIVED for information; it being noted that clause 5.1 reads as follows:

"That the following actions be taken with respect to the City Budget as it relates to climate emergency initiatives:

- a) in light of the global climate emergency and its expected impacts on London's urban forest and the lives of its citizens, the Civic Administration BE REQUESTED to make initiatives to reduce greenhouse gas emissions an absolute priority;

it being noted that this should include, as part of the ongoing budget process, fully funding related business cases, including Business Case #1 (60% Waste Diversion Action Plan), Business Case #5A (Climate Emergency Declaration – Plan), and Business Case #5B (Climate Emergency Declaration – Implementation); and,

- b) the Civic Administration BE ENCOURAGED to adopt, as a part of its climate change planning, an explicit principle that our community will not fail to do less than its fair share of emission reductions, and that fears that other communities or nations will fail to do their part will not be accepted as a justification for London to not do its own."; and,

- c) clauses 1.1, 1.2, 2.1, 3.1, and 4.2 BE RECEIVED for information.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Absent: (3): S. Turner, A. Kayabaga, and E. Holder

Motion Passed (3 to 0)

6. Confidential

Moved by: A. Hopkins
Seconded by: J. Helmer

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

6.1 Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning

Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Motion Passed

The Planning and Environment Committee convenes, In Closed Session, from 7:25 PM to 8:00 PM.

7. Adjournment

The meeting adjourned at 8:01 PM.