

Planning and Environment Committee Report

The 6th Meeting of the Planning and Environment Committee
March 9, 2020

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

ABSENT: A. Kayabaga, Mayor E. Holder

ALSO PRESENT: Councillors M. van Holst and P. Van Meerbergen; J. Adema, M. Campbell, G. Dales, L. Dent, M. Feldberg, D. Hahn, P. Kokkoros, C. Lowery, H. Lysynski, H. McNeely, B. O'Hagan, B. Page, M. Pease, L. Pompilii, M. Ribera, A. Rozentals, C. Saunders, M. Tomazincic, M. Vivian, S. Wise 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: S. Turner

That Items 2.1 to 2.5, inclusive, BE APPROVED.

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

Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

2.1 Application - 146 and 184 Exeter Road - Richardson Subdivision Phase 2 39T-15501 - Phase 2

Moved by: A. Hopkins

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 Lots 34 and 35, Concession 2, (former Township of Westminster), situated on the north side of Exeter Road, east of Wonderland Road South, municipally known as 146 and 184 Exeter 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 Richardson Subdivision Phase 2 (39T-15501) appended to the staff report dated March 9, 2020 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 March 9, 2020 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 March 9, 2020 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. (2020-D09)

Motion Passed

2.2 Application - 391 South Street (H-9153)

Moved by: A. Hopkins
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Medallion Developments Inc., relating to the property located at 391 South Street, the proposed by-law appended to the staff report dated March 9, 2020 BE INTRODUCED at the Municipal Council meeting to be held on March 24, 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 Residential R9 Special Provision Bonus (h-218*R9-3(15).H30.B-51) Zone and a holding Residential R8 Special Provision Bonus (h-218*R8-4(42).B-51) Zone TO Residential R9 Special Provision Bonus (R9-3(15).H30.B-51) and Residential R8 Special Provision Bonus (R8-4(42).B-51) Zone to remove the "h-218" holding provision. (2020-D09)

Motion Passed

2.3 Annual Report on Building Permit Fees

Moved by: A. Hopkins
Seconded by: S. Turner

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the staff report dated March 9, 2020 entitled "Annual Report on Building Permit Fees" outlining the fees collected, the costs of administration and enforcement of the *Building Code Act* and regulations for the year 2019, BE RECEIVED for information. (2020-F21)

Motion Passed

2.4 Application - 8076 Longwoods Road (H-9080)

Moved by: A. Hopkins
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by London Quality Meat, relating to the property located at 8076 Longwoods Road, the proposed by-law appended to the staff report dated March 9, 2020 BE INTRODUCED at the Municipal Council meeting to be held on March 24, 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 Agricultural Commercial Special Provision (h-5*h-18*h-210*AGC2(1)) Zone TO an Agricultural Commercial Special Provision (AGC2(1)) Zone. (2020-D09)

Motion Passed

2.5 Building Division Monthly Report for January 2020

Moved by: A. Hopkins
Seconded by: S. Turner

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

Motion Passed

3. Scheduled Items

3.1 Application - 2701 Hyde Park Road (Z-9152)

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

That, on the recommendation of the Director, Development Services, based on the application by Paul and Marie Mischczak, relating to the property located at 2701 Hyde Park Road, the proposed by-law appended to the staff report dated March 9, 2020 BE INTRODUCED at the Municipal Council meeting to be held on March 24, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Agricultural (AG1) Zone TO an Agricultural Special Provision (AG1(*)) Zone and an Agricultural Special Provision (AG1(**)) 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 proposed amendment is consistent with the Provincial Policy Statement, 2014;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to, the Farmland Place Type; and,
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to, Agriculture designation. (2020-D09)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Moved by: A. Hopkins
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

3.2 699 Village Green Avenue (Z-9134)

Moved by: S. Turner
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 2193302 Ontario Inc., relating to the property located at 699 Village Green Avenue, the proposed by-law appended to the staff report dated March 9, 2020 BE INTRODUCED at the Municipal Council meeting to be held on March 24, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property BY AMENDING the Convenience Commercial Special Provision (CC(11)) 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 in-force and effect policies of The London Plan;
- the recommended amendment is in conformity with the in-force and effect policies of the 1989 Official Plan; and,
- the recommended amendment facilitates reuse of an existing convenience commercial building with compatible uses. (2020-D09)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Moved by: A. Hopkins
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

3.3 Residential Boulevard Parking Application - 279 Regent Street (B-9154)

Moved by: A. Hopkins
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Neil Shaw, (“the Applicant”) relating to the property located at 279 Regent Street:

- a) the City Clerk’s Office BE DIRECTED to prepare a Residential Boulevard Parking Agreement to permit one (1) boulevard parking space; and,
- b) the written objection submitted by the Applicant on January 9, 2020 from the decision of the London Boulevard Parking Committee dated January 6, 2020 refusing the Application for Residential Boulevard Parking for the provision of two (2) boulevard parking spaces BE DISMISSED for the following reasons:
 - i) the requested expansion of the existing parking area located in the City-owned boulevard does not conform to the general intent and purpose of the ’89 Official Plan and The London Plan with respect to minimizing impacts on the streetscape and minimizing the amount of parking so that the parking is adequate for the intended use of the property;
 - ii) the requested number of boulevard parking spaces is not consistent with Municipal Council’s Residential Front Yard and Boulevard Parking Policy that contemplates a maximum of one (1) boulevard parking space per legal dwelling unit; and,
 - iii) the requested expansion of the existing parking area located in the City-owned boulevard is not in keeping with the scale and form of parking on surrounding properties;

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. (2020-D09)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, 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): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

3.4 1674 Hyde Park Road and Part of 1712 Hyde Park Road (Z-9109)

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1674 Hyde Park Inc., relating to the property located at 1674 Hyde Park Road and Part of 1712 Hyde Park Road:

a) the proposed by-law appended to the staff report dated March 9, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 24, 2020 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 Business District Commercial (h-17*BDC) Zone TO a Holding Business District Commercial Special Provision (h-18*BDC(_)) Zone;

it being noted that the following site plan matters pertaining to 1674 Hyde Park Road and part of 1712 Hyde Park Road have been raised during the consultation process:

- i) providing for appropriate scale, rhythm, materials and fenestration;
- ii) providing ground floor commercial space with transparent glazing and principal entrances close to and facing Hyde Park Road creating an active edge;
- iii) incorporating the majority of parking in the rear yard, away from Hyde Park Road and North Routledge Park street frontages;
- iv) design of the space between the existing building and the City sidewalk along Hyde Park Road and between the proposed building and the curb along North Routledge Park to visually integrate and connect the existing building with the proposed building and create a pedestrian friendly environment; and,
- v) parking lot layout including accommodation of appropriate driveway alignments across North Routledge Park for future development applications;

b) 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:

- i) the applicant has agreed to technical changes in the approach to zoning regulations to control the parking required for the site, and;
- ii) the recommended zoning has the same effect as the proposed Zoning By-law amendment circulated in the Revised Notice of Application and the Public Meeting Notice;

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 zoning amendment is consistent with the Provincial Policy Statement, 2014, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Main Street Commercial Corridor designation;

- the proposed amendment conforms to the in-force policies of The London Plan;
- the recommended zoning amendment allows development that is consistent with the Hyde Park Community Plan and Urban Design Guidelines which encourages pedestrian and street-oriented forms of development at this location; and,
- the subject lands represent an appropriate location for mixed-use residential intensification, and the recommended amendment would permit development at an intensity that is appropriate for the site and surrounding neighbourhood while providing appropriate regulations to control the building height and intensity, distribution of uses within the development, and location of the new building on the site. (2020-D09)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
 Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: A. Hopkins
 Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
 Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Moved by: A. Hopkins
 Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
 Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

3.5 84-86 St. George and 175-197 Ann Street (OZ-9127)

Moved by: A. Hopkins
 Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of St. George and Ann Block Limited, relating to the property located at 84 – 86 St. George Street and 175 – 197 Ann Street:

- a) the comments received from the public during the public engagement process appended to the staff report dated March 9, 2020 as Appendix “A” BE RECEIVED for information; and,
- b) Development Services Staff BE DIRECTED to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the *Planning Act, R.S.O 1990 C.P. 13*;

it being noted that the Civic Administration will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the Staff evaluation of the subject application;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2020-D09)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

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

Motion to grant the delegation by Mr. A. Soufan, York Developments an additional three minutes to speak to the application pertaining to the properties located at 84-86 St. George Street and 175-197 Ann Street.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

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

Motion to grant Ms. A-M. Valastro an additional minute to speak to the application pertaining to the properties located at 84-86 St. George Street and 175-197 Ann Street.

Yeas: (3): M. Cassidy, J. Helmer, and A. Hopkins
Nays: (1): S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (3 to 1)

4. Items for Direction

4.1 2nd Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Turner

Seconded by: J. Helmer

That, the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on February 20, 2020:

- a) the Kilbourne Road Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration;
- b) the following actions be taken with respect to the “You, Your Dog and ESAs” brochure:
 - i) pursuant to section 13.4 of the Council Procedural By-law, Item 3.1 of the 19th Report of the Planning and Environment Committee related to the 12th Report of the Environmental and Ecological Planning Advisory Committee, adopted by Municipal Council at the meeting held on November 12, 2019 with respect to the approval of the “Your, Your Dog and ESAs” brochure BE RECONSIDERED; and,
 - ii) the revised “You, Your Dog and Nature” brochure appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee BE APPROVED;
- c) the attached 2020 Environmental and Ecological Planning Advisory Committee Work Plan BE APPROVED; and,
- d) clauses 1.1, 3.1 to 3.3, inclusive, and 5.2, BE RECEIVED for information.

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

Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

4.2 2nd Report of the Trees and Forests Advisory Committee

Moved by: S. Turner

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 2nd Report of the Trees and Forests Advisory Committee, from its meeting held on February 26, 2020:

- a) the following actions be taken with respect to the Education and Outreach sub-committee:
 - i) the Civic Administration BE REQUESTED to implement the committee's recommendations appended to the 2nd Report of the Trees and Forests Advisory Committee in order to better promote tree-related educational materials and information in advance of the Spring 2020 planting season; and,
 - ii) the information and recommendations, as appended to pages 23-30 of the Trees and Forests Advisory Committee (TFAC) agenda, BE FORWARDED to the Civic Administration for adoption/action where appropriate, and that the Civic Administration BE INVITED to a future meeting of the TFAC to provide feedback on these recommendations;

b) the attached 2020 Trees and Forests Advisory Committee Work Plan BE APPROVED;

c) the Civic Administration BE INVITED to a future meeting of the Trees and Forests Advisory Committee to present a status update on the Green Roof By-law currently in development;

d) a representative from London Hydro BE INVITED to a future meeting of the Trees and Forests Advisory Committee to discuss the issue of tree planting/maintenance near hydro lines in greater detail; and,

e) clauses 1.1, 2.1, 3.1, 3.2, 5.3 and 5.4 BE RECEIVED for information.

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

Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) 4th Report of the Advisory Committee on the Environment

Moved by: S. Turner

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 4th Report of the Advisory Committee on the Environment, from its meeting held on March 4, 2020:

a) the following actions be taken with respect to the presentations appended to the 4th Report of the Advisory Committee on the Environment from the Council of Canadians, the Blue Community Project and A. Rozentals, Division Manager, Water Engineering with respect to the City of London becoming a Blue Community:

i) the Civic Administration BE REQUESTED to review the above-noted presentations with respect to actions required for the City of London to become a Blue Community;

ii) the above-noted presentations and the documents appended to the agenda from the Council of Canadians and the Blue Community Project, with respect to this matter, BE RECEIVED; and,

iii) the Civic Administration BE REQUESTED to look into selling reusable water bottles at public events in the city (e.g. SunFest and Rib Fest) as well as at all public facilities (e.g. concession stands at arenas) and at vendors outlets at public events

b) the following actions be taken with respect to the Advisory Committee on the Environment (ACE) comments on the City of London Multi-Year Budget:

i) the document, as appended to the agenda, outlining the comments made on behalf of the ACE at the Strategic Priorities and Policy Committee Public Participation Meeting for the City of London Multi-Year Budget, held on February 13, 2020, BE RECEIVED; and,

ii) A. Dunbar, Manager III, Financial Planning and Policy BE INVITED to attend a future ACE meeting and give an update on the City of London Multi-Year Budget; and,

c) clauses 1.1, 3.1 to 3.3, inclusive, 5.1 to 5.3, inclusive and 5.5 BE RECEIVED for information.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and S. Turner
Absent: (2): A. Kayabaga, and E. Holder

Motion Passed (4 to 0)

6. Adjournment

The meeting adjourned at 6:40 PM.