

# Planning and Environment Committee

## Report

The 8th Meeting of the Planning and Environment Committee  
May 25, 2020

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

ALSO PRESENT: H. Lysynski, C. Saunders and S. Spring.

Remote Attendance: Councillors E. Pelosa and S. Hillier; A. Anderson, G. Barrett, M. Campbell, M. Feldberg, P. Kokkoros, G. Kotsifas, L. Pompilii, M. Tomazincic, B. Westlake-Power and P. Yeoman

The meeting is called to order at 4:19 PM, with Councillor M. Cassidy in the Chair and Councillor S. Turner present; it being noted that the following Members were in remote attendance: Mayor E. Holder; Councillors J. Helmer, A. Hopkins and A. Kayabaga.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: A. Kayabaga

Seconded by: E. Holder

That Items 2.1 to 2.5, inclusive, and 2.7 and 2.8, inclusive, BE APPROVED.

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

**Motion Passed (6 to 0)**

#### 2.1 Application - 1510 Fanshawe Park Road East (H-9187)

Moved by: A. Kayabaga

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Peter Hamstra, relating to the property located at 1510 Fanshawe Park Road East, the proposed by-law appended to the staff report dated May 25, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 2, 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 Community Facility (h\*CF1/CF3) Zone TO a Community Facility (CF1/CF3) Zone to remove the "h" holding provision.

**Motion Passed**

2.2 Exception to Delegated Authority for Consent

Moved by: A. Kayabaga  
Seconded by: E. Holder

That on the recommendation of the Director, Development Services, the proposed by-law appended to the staff report dated May 25, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 2, 2020 to amend By-law CP-23 entitled the "Committee of Adjustment and Consent Authority By-law" to delegate the Consent Authority under section 53 of the *Planning Act, 1990* to the Director, Development Services during the declared emergency under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act, 1990* until December 1, 2020.

**Motion Passed**

2.3 Application - 184 Exeter Road - Removal of Holding Provisions (H-9168)

Moved by: A. Kayabaga  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Southbridge Health Care G.P. Inc., relating to the property located at 184 Exeter Road, the proposed by-law appended to the staff report dated May 25, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 2, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning for a portion of 184 Exeter Road FROM a Holding Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (h\*h-100\*h-198\*R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone TO a Holding Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (h-100.R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone to remove the "h" and "h-198" holding provisions.

**Motion Passed**

2.4 Application - Exemption from Part-lot Control - 2673 Asima Drive and 3313 Strawberry Walk (P-9191)

Moved by: A. Kayabaga  
Seconded by: E. Holder

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 May 25, 2020 BE INTRODUCED at the Municipal Council meeting on June 2, 2020 to exempt Blocks 50 and 51, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(7) of the *Planning Act*, for a period not exceeding three (3) years.

**Motion Passed**

- 2.5 Application - 1258 and 1388 Sunningdale Road West - Removal of Holding Provisions (H-9169)

Moved by: A. Kayabaga

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Foxhollow North Kent Developments Inc., relating to the properties located at 1258 and 1388 Sunningdale Road West, the proposed by-law appended to the staff report dated May 25, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 2, 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 Residential R1 (h\*h-100\*R1-3) Zone TO Residential R1 (R1-3) Zone to remove the “h” and h-100” holding provisions.

**Motion Passed**

- 2.7 Application - 3425 Emily Carr Lane (H-9149)

Moved by: A. Kayabaga

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2557727 Ontario Inc., relating to the property located at 3425 Emily Carr Lane, the proposed by-law appended to the staff report dated May 25, 2020 BE INTRODUCED at the Municipal Council meeting to be held on June 2, 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 R1 Special Provision (h-94\*R1-3(7)) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone to remove the “h-94” holding provision.

**Motion Passed**

- 2.8 Building Division Monthly Report for March 2020

Moved by: A. Kayabaga

Seconded by: E. Holder

That the Building Division Monthly Report for the month of March, 2020 BE RECEIVED for information.

**Motion Passed**

- 2.6 Application - 130, 136, 146 and 164 Pond Mills Road - Pond Mills Subdivision Special Provisions 39T-12501

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 entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the subdivision of land over Lot 1, Lot 7 and Lot 8 Registered Plan No. 284(C) and Part of Lot 17 and Lot 18 Broken Front Concession B (Geographic Township of Westminster) and Part of Block 73 Plan 33M-269 in the City of London, County of Middlesex; situated on the east of Pond Mills Road, south of the Thames River, and west of

Shelborne Place, municipally known as 130, 136, 146 and 164 Pond Mills Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the Pond Mills Subdivision (39T-12501) appended to the staff report dated May 25, 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 May 25, 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 May 25, 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.

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

**Motion Passed (6 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

Moved by: J. Helmer

Seconded by: S. Turner

That, the following actions be taken with respect to the Deferred Matters List:

- a) Item 4 BE AMENDED to read Q4 2020;
- b) the Civic Administration BE REQUESTED to update the Expected Reply Dates and to report back at a future Planning and Environment Committee meeting; and,
- c) the Managing Director, Development and Compliance Services & Chief Building Official and the Managing Director, Planning and City Planner, BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

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

**Motion Passed (6 to 0)**

**6. Adjournment**

The meeting adjourned at 4:37 PM.