

Planning and Environment Committee

Report

The 2nd Meeting of the Planning and Environment Committee
January 18, 2021

PRESENT: Councillors P. Squire (Chair), S. Lewis, S. Lehman, A. Hopkins,
S. Hillier, Mayor E. Holder

ALSO PRESENT: H. Lysynski, M. Ribera and C. Saunders

Councillors J. Helmer and M. van Holst; I. Abushehada, J. Adema, A. Anderson, G. Barrett, H. Chapman, M. Corby, L. Davies-Snyder, M. Feldberg, P. Kavcic, G. Kotsifas, T. Macbeth, H. McNeely, S. Meksula, S. Miller, L. Mottram, B. O'Hagan, B. Page, M. Pease, J. Raycroft, M. Tomazincic, B. Westlake-Power, S. Wise and P. Yeoman

The meeting is called to order at 4:00 PM, with Councillor P. Squire in the Chair, Councillor S. Lewis present and all other Members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.2 and 2.3, inclusive, and Item 2.5 BE APPROVED.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

2.2 Application - 2700 Buroak Drive (H-9284)

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

That, on the recommendation of the Director, Development Services, based on the application by Foxhollow North Kent Developments Inc., relating to the property located at 2700 Buroak Drive, the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021 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 (h*h-54*h-71*h-95*h-100*R6-5) Zone TO a Residential R6 (R6-5) Zone and FROM a Holding Residential R6/R7/R8 (h*h-54*h-71*h-95*h-100*R6-5/R7*H15*D75/R8*H15*D75) Zone TO a Residential R6/R7/R8 (R6-5/R7*H15*D75/R8*H15*D75) Zone to remove the "h, h-54, h-71, h-95 and h-100" holding provisions.

Motion Passed

2.3 Application - 2261 Linkway Boulevard - Removal of Holding Provision (H-9242)

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

That, on the recommendation of the Director, Development Services, based on the application by Rembrandt Developments (Fanshawe) Inc., relating to lands located at 2261 Linkway Boulevard, legally described as Block 90 Plan 33M-768, the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021 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 (h-54•h-71•R6-5) Zone TO a Residential R6 (R6-5) Zone to remove the h-54 and h-71 holding provisions.

Motion Passed

2.5 Inclusionary Zoning Review: Terms of Reference

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

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Inclusionary Zoning review:

- a) the Terms of Reference for the Inclusionary Zoning Review, appended to the staff report dated January 18, 2021, BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to complete steps necessary to prepare the Draft Assessment Report, consistent with Provincial requirements; it being noted that a draft Assessment Report will be brought before a future meeting of the Planning and Environment Committee for Council's consideration.

Motion Passed

2.1 2019 State of the Downtown Report

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

That, on the recommendation of the Director, Planning and City Planner, the staff report dated January 18, 2021 entitled "2019 State of the Downtown Report" BE RECEIVED for information.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Vote:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to approve the following:

"The Civic Administration BE DIRECTED to submit future reports relating to the State of the Downtown to the Strategic Priorities and Polices Committee."

Yeas: (2): S. Lewis, and S. Lehman

Nays: (4): P. Squire, A. Hopkins, S. Hillier, and E. Holder

Motion Failed (2 to 4)

2.4 Application - 307 Fanshawe Park Road East (H-9255)

Moved by: E. Holder

Seconded by: S. Hillier

That, on the recommendation of the Director, Development Services, based on the application by 1423197 Ontario Inc. (Royal Premier Homes), relating to the property located at 307 Fanshawe Park Road East, the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021 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 R5 Special Provision (h-5*h-54*h-89*R5-7(10)) Zone TO Residential R5 Special Provision (R5-7(10)) Zone to remove the "h-5, h-54 and h-89" holding provisions.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3. Scheduled Items

3.1 Application - 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street and 389, 391, 393 Hewitt Street

Moved by: E. Holder

Seconded by: S. Lewis

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by East Village Holdings Limited, relating to the properties located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street:

a) the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties BY AMENDING the Bonus (B-32) Zone, and to change the zoning of the subject property FROM a Business District Commercial Special Provision Bonus (BDC(24)*D160*H36*B-32) Zone and a Business District Commercial Special Provision (BDC(19)*D250*H46) Zone TO a holding Business District Commercial Special Provision Bonus (h*BDC(24)*D160*H36*B-32) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate a high quality mixed-use commercial/residential apartment building, with a maximum height of 24 storeys (82m), and a maximum density of 750 units per hectare for the overall site, which substantively implements the Site Plan and Elevations appended to the staff report dated January 18, 2021 as Schedule "1" for phase 3 to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

- A) an active commercial ground floor design that divides the floor space along Dundas Street into multiple bays with separate and direct entrances to the sidewalk;
- B) a minimum floor to ceiling height of 4.5m (15 ft) for the ground floor that is greater than the height of all other individual storeys, to activate the street and create a vibrant pedestrian realm;
- C) the provision of a portion of the fifth floor roof as a landscaped outdoor amenity areas for residents;
- D) a minimum step-back of 25m (82 ft) of the tower portion of the building from Dundas Street above the sixth storey;
- E) a slim tower floor plate of less than 1,075m² (11,571sq ft) for floors 7-24 to minimize the overall mass, visual impact and sunlight disruption of the tower;
- F) utilize changes in colour and material to visually break up the massing of the tower; and,
- G) utilize building step-backs above the 22nd storey to define the building cap and completely conceal the mechanical and elevator penthouse within the overall architectural design;

ii) Provision of a minimum of 393 parking spaces within two levels of underground parking and structured parking within the podium;

iii) Provision of Affordable Housing

the provision of affordable housing shall consist of:

- A) a total of thirteen (13) residential dwelling units provided as nine (9) one bedroom units, and four (4) two-bedroom units;
- B) two of the residential dwelling units shall be provided as accessible units, which may be the one or two bedroom units, or a combination thereof;
- C) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- D) the duration of affordability shall be set at 30 years from the point of initial occupancy;

b) the Approval Authority BE ADVISED that the following issues were raised during the public participation meeting with respect to the application by East Village Holdings Limited, relating to the properties located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street:

- i) the proposed number of affordable housing units should be increased;
- ii) thirty rent geared to income units should be provided for a period of one hundred years instead of the proposed thirteen affordable housing units at eighty percent market rate for thirty years;
- iii) the rationale for the bonus zoning needs to be further clarified;
- iv) lack of greenspace proposed to be provided for the residents;
- v) lack of trees being provided for on the proposed development;

- vi) the negative impact of the shadows from the proposed building will have on neighbouring properties;
- vii) the proposed density is too high;
- viii) the proposed height of the building is too high;
- ix) concerns with location of garbage bins;
- x) concerns about the proposed reduced side yard setback;
- x) concerns with the current maintenance of the interior and exterior of the existing building owned by the same Corporation; and,
- xi) the walkway that was to be built between the building owned by the same Corporation and Dundas Street should be provided for;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication from C. BakerBriden; and,
- the staff presentation;

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, 2020 which promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents, and by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment conforms to the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan that promotes the continued revitalization of the area;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the objectives of the Old East Village Main Street Commercial Corridor policies which encourages redevelopment in The Village Annex segments of the Main Street Commercial Corridor;
- the recommended amendment will facilitate an enhanced form of development in accordance with the Old East Village Commercial Corridor Urban Design Manual which includes an architecturally defined base, middle and top with the base serving to frame the pedestrian realm at a human-scale; and,
- the recommended amendment is appropriate for the site and surrounding context and will assist with the continued improvement and revitalization of the broader Old East Village.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lewis

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

4. Items for Direction

- 4.1 R. Pinheiro, Chairman, Hamilton Road Business Improvement Area - Request for Amendment to our Hamilton Road Business Improvement Area By-laws

Moved by: S. Lehman

Seconded by: S. Lewis

That the City Clerk BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the proposed amendments to the Hamilton Road Business Improvement Area By-law as requested by the Hamilton Road Business Improvement Area Board of Management as outlined in the communication dated December 15, 2020 from R. Pinheiro, Chairman, Hamilton Road Business Improvement Area.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 6:08 PM.