

Planning and Environment Committee

Report

12th Meeting of the Planning and Environment Committee
August 30, 2021

PRESENT: Councillors P. Squire (Chair), S. Lewis, S. Lehman, A. Hopkins, S. Hillier, J. Morgan, Acting Mayor

ABSENT: Mayor E. Holder

ALSO PRESENT: PRESENT: Councillor M. Cassidy; H. Lysynski and J.W. Taylor

REMOTE ATTENDANCE: Councillor J. Helmer; J. Adema, G. Barrett, S. Corman, I. de Ceuster, K. Dawtrey, M. Fabro, S. Grady, P. Kokkoros, G. Kotsifas, H. McNeely, B. O'Hagan, M. Morris, B. Page, M. Schulthesis, B. Somers, J. Stanford, B. Westlake-Power and S. Wise

The meeting was called to order at 4:10 PM, with Councillor P. Squire in the Chair, Councillors S. Lehman and 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: S. Lewis

Seconded by: A. Hopkins

That Items 2.1, 2.3 to 2.7, inclusive, BE APPROVED.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

2.1 6th Report of the Advisory Committee on the Environment

Moved by: S. Lewis

Seconded by: A. Hopkins

That the 6th Report of the Advisory Committee on the Environment, from its meeting held on August 4, 2021, BE RECEIVED.

Motion Passed

2.3 Strategic Plan Variance Report

Moved by: S. Lewis

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and

Economic Development, the staff report dated August 30, 2021 entitled "Strategic Plan Variance Report" BE RECEIVED for information. (2021-C08)

Motion Passed

2.4 1196 Sunningdale Road West - Removal of Holding Provisions

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

That, on the recommendation of the Director, Planning and Development, based on the application by Landea Developments Inc., relating to the property located at 1196 Sunningdale Road West, the proposed by-law appended to the staff report dated August 30, 20201 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 14, 2021, 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*R1-4/R1-3(8)) Zone, TO a Residential R1 (R1-4/R1-3(8)) Zone to remove the "h" and "h-100" holding provisions. (2021-D09)

Motion Passed

2.5 1284 Sunningdale Road West - Request for Extension of Draft Plan Approval (39T-04510)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Auburn Developments Inc., relating to the property located at 1284 Sunningdale Road West, the Approval Authority BE REQUESTED to approve a three (3) year extension to Draft Plan Approval for the residential plan of subdivision File No. 39T-04510, SUBJECT TO the revised conditions contained in the staff report dated August 30, 2021 as Schedule "A" 39T-04510. (2021-D09)

Motion Passed

2.6 3557 Colonel Talbot Road - Removal of Holding Provisions

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

That, on the recommendation of the Director, Planning and Development, based on the application by 1423197 Ontario Inc. (Royal Premier Homes), relating to the property located at 3557 Colonel Talbot Road, the proposed by-law appended to the staff report dated August 30, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 14, 2021 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 R5 Special Provision (h-5*R5-6(14)) Zone TO a Residential R5 Special Provision (R5-6(14)) Zone to remove the "h-5" holding provision. (2021-D09)

Motion Passed

2.7 Building Division Monthly Report for May 2021

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

That the Building Division Monthly Report for May, 2021 BE RECEIVED for information. (2021-A23)

Motion Passed

2.2 Draft Masonville Secondary Plan

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

That, the following actions be taken with respect to the draft Masonville Secondary Plan:

- a) the draft Masonville Secondary Plan BE REVISED as follows:
 - i) any future redevelopment of 109 Fanshawe park Road should provide enhanced buffering, screening and landscaping along the western boundary of the site at Fawn Court; and,
 - ii) the pedestrian/cycling connection proposed at the eastern boundary of the Masonville Area Secondary Plan area to Fanshawe Park Road BE REMOVED in its entirety, as it would not lead to any destination place and may create Crime Prevention Through Environmental Design issues; and,
- b) the revised as noted in part a) above, draft Masonville Secondary Plan BE CIRCULATED for further public engagement with the community and stakeholders; it being noted that a public participation meeting will be held on October 18th, 2021 at the Planning and Environment Committee for the consideration of the Masonville Secondary Plan. (2021-D08)

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

3. Scheduled Items

3.1 6th Report of the Environmental and Ecological Planning Advisory Committee

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

That the following actions be taken with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee (EEPAC), from its meeting held on August 19, 2021:

- a) the following Climate Emergency Action Plan Working Group recommendations BE FORWARDED to the Civic Administration to report back at a future Strategic Priorities and Policy Committee meeting:
 - i) a special advisory committee should be created to actively participate in the Climate Emergency Action Plan development and implementation. The committee should consist of representation from the City's Climate Emergency Action Plan team, representatives from advisory committees including EEPAC, First Nations and politicians.

The committee structure will facilitate continuous, long-term consultation with key stakeholders and involvement of expertise available to the City through its advisory committees;

- ii) the impacts of climate change to the Natural Heritage System should be prioritized and considered holistically, not as an add-on to anthropocentric objectives; plans to protect and enhance the Natural Heritage System under climate change conditions should be explicitly included in the Climate Emergency Action Plan;
- iii) the Natural Heritage System should be fully harnessed as part of the City's approach to climate change mitigation, such as the sequestration of carbon by existing green spaces including wetlands, prairies, meadows, forests and mature woodlots, etc. (not only via tree plantings), management of stormwater under extreme weather events and vegetative cover to provide evapotranspiration, reduced temperatures and reductions in runoff and flooding;
- iv) to recognize the potential utility of the Natural Heritage System for climate change mitigation, we must better understand current baseline conditions. To begin, EEPAC recommends that the City assemble and present existing baseline data to EEPAC to support the quantification of carbon sequestration by the Natural Heritage System, as well as inventory of the amounts and quality of wetlands, woodlots and other natural lands currently remaining within the City of London. Only with baseline data can an effective and successful Climate Emergency Action Plan with specific targets and accountability be achieved. Using this baseline data, the impacts of climate change on the Natural Heritage System should be modeled under various warming scenarios (e.g., using Global Circulation Models). Further, models could be used to predict the extent to which local climate change effects can be mitigated by Natural Heritage features (e.g., quantifying carbon sequestration and stormwater absorption by green spaces);
- v) a framework should be developed to systematically monitor the impacts of climate change on the Natural Heritage System over time, with checkpoints to assess whether the City is on track to meet its climate targets and determine if further measures are warranted; and,
- vi) the role of EEPAC in the further development and implementation of the Climate Emergency Action Plan should be clarified. EEPAC wishes to remain involved in consulting with and supporting the City on the implications of the Climate Emergency;

b) clauses 1.1, 2.1, 3.1, 5.1 to 5.3, inclusive, BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from S. Levin, Chair, EEPAC, relating to these matters.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

3.2 496 Dundas Street

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

That, on the recommendation of the Director, Planning and Development, with respect to the application by Amiraco Properties Inc., relating to the

property located at 496 Dundas Street, the proposed by-law appended to the staff report dated August 30, 20201 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 14, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Office

Residential/Business District Commercial (OR*D250*H46/BDC) Zone TO a Business District Commercial Special Provision (BDC(_)*D530*H57) 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 noted that the Planning and Environment Committee reviewed and received a staff presentation with respect to this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment to Zoning By-law Z.-1 is consistent with the Provincial Policy Statement (PPS) which encourages the following: promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types; promoting the vitality and regeneration of settlement areas; supporting transit-supportive development and active transportation; promoting energy efficiency and minimizing negative impacts to air quality and climate change; promoting intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety; and, conserving built heritage resources and cultural heritage landscapes;
- the recommended amendment to Zoning By-law Z.-1 conforms to the Main Street Commercial Corridor policies of the 1989 Official Plan; the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of the London Plan, including but not limited to the Key Directions and the Urban Corridor Place Type policies;
- the recommended amendment to Zoning By-law Z.-1 supports the in-force policies of the City Design polices of the London Plan as the project design aligns with the intent of character, streetscape, public space, site layout and building form policies of the Plan;
- the recommended amendment to Zoning By-law Z.-1 conforms with the policy direction and site-specific permissions in the Old East Village Dundas Street Corridor Secondary Plan; and,
- the subject lands are well-suited for the proposed mixed-use development, given its size, location within a commercial corridor, and its proximity to arterial roads, public transit, active transportation routes and community amenities. Overall, the proposed development would support diversification, intensification and the vitality of the Dundas Street corridor. (2021-D09)

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

4. Items for Direction

4.1 6th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 6th Report of the Trees and Forests Advisory Committee from its meeting held on July 28, 2021:

- a) the following actions be taken with respect to the Education and Outreach Sub-Committee update:
 - i) the documents appended to the 6th Report of the Trees and Forests Advisory Committee from the Education and Outreach Sub-Committee BE FORWARDED to the Civic Administration; and,
 - ii) the above-noted documents BE RECEIVED for information;
- b) clauses 1.1, 2.1 and 2.2, inclusive, 4.1 to 4.4, inclusive, BE RECEIVED for information.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

4.2 8th Report of the London Advisory Committee on Heritage

Moved by: A. Hopkins

Seconded by: J. Morgan, Acting Mayor

That the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage, from its meeting held on August 11, 2021:

- a) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the removal and replacement of the windows on the heritage designated properties at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village- Old South Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- the installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the property located at 46 Bruce Street:

- i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of the associated staff report; and,
- ii) should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 46 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

c) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the heritage designated property located at 228-230 Dundas Street, in the Downtown Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the development is consistent with the submitted plans as shown in the drawings included with the Heritage Alteration Permit application;
- the work is completed on the exterior of the addition by end of year 2021; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage is supportive of the adaptive reuse of the building for residential purposes; and,

d) clauses 1.1, 2.1 and 2.2, inclusive, 3.1, 4.4 and 4.5, inclusive, BE RECEIVED for information.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: S. Lehman
Seconded by: S. Lewis

That the Deputy City Manager, Planning and Economic Development, BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Yea: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan, Acting Mayor

Absent: (1): E. Holder

Motion Passed (6 to 0)

6. Adjournment

The meeting adjourned at 5:30 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 496 Dundas Street

- Councillor Squire: I know there was a presentation from staff on the Added Agenda so I would just ask staff to proceed. Thank you very much. Is the applicant present?
- Scott Allen, MHBC Planning: Good afternoon Mr. Chair, it's Scott Allen from MHBC Planning.
- Councillor Squire: Go ahead.
- Scott Allen, MHBC Planning: Thank you. We're acting on behalf of the applicant and with me today are several members of our project team who are available to answer any questions. At this time, we would like to express our support for the findings and recommendations of the Development Services report as presented by Mr. de Ceuster, in particular, we agree that the findings of this redevelopment proposal represents appropriate intensification and promotes a compact urban form and that we agree that the intended high rise tower with broadened housing choice can enhance the overall vitality of the Dundas Street corridor. Additionally we agree that the design elements of this plan align with the direction set out in the City's Official Plan and the Dundas Secondary Plan and we also agree that the project should be integrated effectively with the local development context. The findings of the Planning Analysis presented in the staff report also reflects commentary reflected in the MHBC Planning and Design report submitted as part of this application. In closing Mr. Chair, we'd like to thank City staff for their attention to this application with approval of the proposed Zoning By-law Amendment, the applicant intends to proceed with the detailed design phase of the project and progress the proposal through the site plan approval process. Thank you for your consideration and we'll gladly answer any questions the Committee members may have.
- Councillor Squire: Thank you very much. Are there any technical questions for either staff or the applicant? There being none, oh, I'm sorry Councillor Lehman, once again I never look left.
- Councillor Lehman: Thank you Chair. Through you to staff, can staff confirm for me that the first floor will be commercial with this rezoning request?
- Isaac de Ceuster, Planner I: Thank you for the question, through you Mr. Chair. I can confirm that the ground floor will consist of both commercial space and residential units. Thank you.
- Councillor Squire: Nothing further than we will go to public comments. Is there any members of the public? In the Committee Room, great. Go ahead.
- Patrick Rumsey: Yes. Good afternoon. My name is Patrick Rumsey. R U M S E Y. I do live within close proximity of the proposed high rise . I'd like to say at the outset I've never been a tenant of York Developments and I've never done any business with them but I wanted to come today, I have walked past that empty unit for several years now and I noticed the application and I noticed the information in The London Free Press and I'm here to support the development. I think it would be an improvement to our neighbourhood. With concerns to parking, I know the City have spent a great deal of money not only with the buses but also with the bike lanes and I don't think the developer should be held to ten or fifteen years ago when we had all these large parking lots. That's pretty much it. From what I've heard and what I can tell in the neighbourhood, it's supported and they appreciate York Developments

stepping forward and taking it from a vacant facility that has seen some vandalism lately and I hope it proceeds according to plan.

- Councillor Squire: Thank you very much.
- Patrick Rumsey: Appreciate your time.
- Councillor Squire: Appreciate the for your comments.
- Patrick Rumsey: Thank you.
- Councillor Squire: Any other public comments? There appears not to be any. Thank you very much. I just need a motion to close the public participation meeting.