

Planning and Environment Committee

Report

14th Meeting of the Planning and Environment Committee
September 27, 2021

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

ABSENT: S. Hillier

ALSO PRESENT: PRESENT: Deputy Mayor J. Morgan; H. Lysynski and K. Van
Lammeren

REMOTE ATTENDANCE: Councillors J. Helmer, M. Cassidy
and S. Turner; G. Barrett, M. Clark, M. Corby, S. Corman, M.
Feldberg, P. Kokkoros, G. Kotsifas, L. Livingstone, H. McNeely,
L. Mottram, B. Page, M. Pease, Venetia R., B. Westlake-Power
and P. Yeoman

The meeting was called to order at 4:00 PM, with Councillor P.
Squire in the Chair, Councillors A. Hopkins, 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

2.1 995 Fanshawe Park Road West - Request for Extension of Draft Plan
Approval (39T-05512)

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

That, on the recommendation of the Director, Planning and Development,
based on the application by Landea Developments Inc., relating to the
property located at 995 Fanshawe Park 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-05512,
SUBJECT TO the revised conditions contained in Schedule "A" 39T-
05512 of the staff report dated September 27, 2021. (2021-D09)

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and A. Hopkins

Absent: (2): S. Hillier, and E. Holder

Motion Passed (4 to 0)

3. Scheduled Items

3.1 1235 Fanshawe Park Road West (39CD-21510)

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

That, on the recommendation of the Director, Planning and Development,
the following actions be taken with respect to the application by Tyler
Peers, on behalf of Calloway REIT (Fox Hollow) Inc., relating to the
property located at 1235 Fanshawe Park Road West:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 1235 Fanshawe Park Road West; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 1235 Fanshawe Park Road West; it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to these matters:

- the staff presentation;
- a communication dated September 15, 2021, from M. and R. Circelli; and,
- a communication from L. Mills, Chairperson, Fox Hollow Senior Apartments Tenants' Association;

it being pointed out that at the public participation meeting associated with these matters, there were no public submissions regarding these matters. (2021-D09)

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and A. Hopkins

Absent: (2): S. Hillier, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and A. Hopkins

Absent: (2): S. Hillier, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Lewis

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and A. Hopkins

Absent: (2): S. Hillier, and E. Holder

Motion Passed (4 to 0)

3.2 1938 & 1964 Commissioners Road East (39T-19501/Z-9015)

Moved by: S. Lehman

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Sifton Properties Limited relating to the properties located at 1938 and 1964 Commissioners Road East:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Sifton Properties Limited, relating to lands located at 1938 and 1964 Commissioners Road East;

b) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by Sifton Properties Limited, prepared by Archibald, Gray & McKay Ltd. (Plan No. 8-L-5276), certified by Jason Wilband O.L.S., dated November 25, 2020, as red-line amended, which shows a total of 12 single detached residential lots, 5 single detached residential blocks, 4 medium density residential blocks, 2 future development blocks, 7 park blocks, 1 open space block, 6 open space buffer blocks, 1 road widening block, and 1 reserve block, served by 2 new streets, SUBJECT TO the conditions contained in Appendix 'A' appended to the staff report dated September 27, 2021;

c) the proposed by-law appended to the staff report dated September 27, 2021 as Appendix 'B' BE INTRODUCED at the Municipal Council meeting to be held on October 5, 2021 to amend The London Plan by adding a Specific Policy for the Neighbourhood Place Type and to add a portion of the subject lands to Map 7 – Specific Policy Areas, of The London Plan;

d) the proposed by-law appended to the staff report dated September 27, 2021 as Appendix 'C' BE INTRODUCED at the Municipal Council meeting to be held on October 5, 2021 to amend the 1989 Official Plan for a portion of lands located at 1938 & 1964 Commissioners Road East by changing the designation on Schedule A – Land Use FROM Low Density Residential TO Multi-family, Medium Density Residential; and,

e) the proposed by-law appended to the staff report dated September 27, 2021 as Appendix 'D' BE INTRODUCED at the Municipal Council meeting to be held on October 5, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in Parts c) and d) above), to change the zoning of the subject lands FROM an Urban Reserve UR4, Open Space OS4, and holding Open Space (h-2•OS4) Zones TO a holding Residential R1 Special Provision (h•h-100•R1-3(16)) Zone, a holding Residential R1 Special Provision (h•h-100•R1-3(*)) Zone, a holding Residential R1 Special Provision (h•R1-4(28)) Zone, a holding Residential R1/R4 Special Provision (h•h-100•R1-3(16)/R4-3(*)) Zone, a holding Residential R5/R6 Special Provision (h•h-54•h-71•h-100•R5-6(8)/R6-5(31)) Zone, a holding Residential R5/R6/R8 Special Provision (h•h-100•R5-5()/R6-5()/R8-3()) Zone, a holding Business District Commercial/ Office/Residential R8 Special Provision (h•h-54•h-100•h-128•BDC2(5)/OF5/R8-4(17)) Zone, an Open Space OS1 Zone, an Open Space OS1 Special Provision (OS1(3)) Zone, an Open Space OS5 Zone, and an Urban Reserve UR4 Special Provision (UR4(7) Zone;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to these matters;

it being pointed out that at the public participation meeting associated with these matters, there were no public submissions regarding these matters; it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed draft plan of subdivision and zoning amendment is consistent with the Provincial Policy Statement (PPS), 2020, as it achieves objectives for efficient and resilient development and land use patterns. It represents development of low and medium density forms of housing, including single detached dwelling lots, townhouse and cluster forms of

housing, and low-rise apartment buildings taking place within the City's urban growth area and within an area for which an area plan has been approved to guide future community development. It also achieves objectives for promoting compact form, contributes to the neighbourhood mix of housing and densities that allow for the efficient use of land, infrastructure and public service facilities, supports the use of public transit, and increases community connectivity;

- the proposed draft plan of subdivision and zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed draft plan of subdivision and zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential, Multi-Family, Medium Density Residential, and Open Space designations; and,
- the proposed draft plan of subdivision and zoning represents Phase 6 of the Victoria on the River residential subdivision. In terms of use, form and intensity the proposed subdivision plan is considered appropriate and in keeping with The London Plan, 1989 Official Plan, and the the Old Victoria Area Plan policies and design guidelines. (2021-D09)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, A. Hopkins, and E. Holder

Absent: (1): S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and A. Hopkins

Absent: (2): S. Hillier, and E. Holder

Motion Passed (4 to 0)

Moved by: A. Hopkins

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): P. Squire, S. Lewis, S. Lehman, A. Hopkins, and E. Holder

Absent: (1): S. Hillier

Motion Passed (5 to 0)

4. Items for Direction

4.1 2631 Hyde Park Road and 1521 Sunningdale Road West

Moved by: S. Lehman

Seconded by: S. Lewis

That, the following updated instructions be given to Civic Administration relating to the properties located at 2631 Hyde Park Road and 1521 Sunningdale Road West:

a) the Civic Administration BE REQUESTED to work with the Applicant to facilitate the necessary zoning by-law amendment(s) within the Kent Subdivision to allow for a new elementary school;

b) notwithstanding the recommendation of the Director, Development Services, with respect to the application by Auburn Developments Inc., relating to the property located at 2631 Hyde Park Road and 1521 Sunningdale Road West, the Civic Administration BE DIRECTED to bring back a proposed by-law to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Low Density Residential and Environmental Review designation and to amend The London Plan to change the Place Type of the subject lands FROM a Green Space place type TO a Neighbourhoods place type and Environmental Review place type to be considered at a future public participation meeting of the Planning and Environment Committee;

it being noted that the future development of the lands shall fully comply with the policies of the Neighbourhoods Place Type of The London Plan; and,

it being further noted that the costs of any temporary servicing required for these lands shall be at the full cost of the property owner;

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

- a communication dated September 8, 2021, from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board;
- a communication dated September 20, 2021, from Deputy Mayor J. Morgan;
- a communication dated September 13, 2021, from J. Sousa, Brown Beattie O'Donovan;
- a communication dated September 23, 2021, from A. Clark, Co-Chair, Sir Arthur Currie Public School Council / President, Sir Arthur Currie Home & School;
- a communication from S. Trosow, by e-mail; and,
- a communication dated September 23, 2021 from A. DeActis, by e-mail.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and E. Holder

Nays: (1): A. Hopkins

Absent: (1): S. Hillier

Motion Passed (4 to 1)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 5:33 PM.