

Planning and Environment Committee Report

4th Meeting of the Planning and Environment Committee
February 7, 2022

PRESENT: Councillors A. Hopkins (Chair), S. Lewis, S. Lehman, S. Turner, S. Hillier

ABSENT: Mayor E. Holder

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: Councillors M. van Holst and M. Hamou; L. Livingstone, J. Adema, G. Barrett, J. Bunn, M. Butlin, A. Curtis, L. Davies Snyder, K. Edwards, M. Feldberg, P. Kokkoros, J. Lee, T. Macbeth, H. McNeely, L. Mottram, B. Page, A. Pascual, M. Pease, M. Schulthess, M. Tomazincic and P. Yeoman

The meeting was called to order at 4:01 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

1. Disclosures of Pecuniary Interest

None.

2. Consent

Moved by: S. Lewis

Seconded by: S. Lehman

That Items 2.1 to 2.4, inclusive and 5.1, BE APPROVED.

Yeas: (5): A. Hopkins, S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 2021 Annual Development Report

Moved by: S. Lewis

Seconded by: S. Lehman

That the staff report dated February 7, 2022 entitled "2021 Annual Development Report" BE RECEIVED for information;

it being noted that the Planning and Environment Committee reviewed and received a communication dated February 3, 2022, from C. Butler, 863 Waterloo Street, with respect to this matter. (2022-A23)

Motion Passed

2.2 2624 Jackson Road and 1635 Commissioners Road East (H-9445)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Drewlo Holdings Inc., relating to lands located at 2624 Jackson Road and 1635 Commissioners Road East, the proposed by-law appended to the staff report dated February 7, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 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 (h•h-100•R1-4) Zone and a Holding Residential R1 Special Provision (h•h-100•R1-13(8)) Zone TO a Residential R1 (R1-4) Zone and a Residential R1 Special Provision (R1-13(8)) Zone to remove the h and h-100 holding provisions. (2022-D09)

Motion Passed

2.3 751 Fanshawe Park Road West (H-9448)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by MTE Consultants Inc., relating to portion of lands located southwest of corner of Sunningdale Road West and Wonderland Road North (formerly known as 751 Fanshawe Park Road West), the proposed by-law appended to the staff report dated February 7, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 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 (h•R1-4) Zone, a Holding Residential R5/R6 (h•R5-2/R6-4) and an Open Space (OS1) Zone TO a Residential R1 (R1-4) Zone, Holding Residential R5/R6 (h•R5-2/R6-4) and an Open Space (OS1) Zone to remove the h holding provision. (2022-D09)

Motion Passed

2.4 1750 Finley Crescent (P-9369)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application by Kenmore Homes (London) Inc., the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on February 15, 2022 to exempt Block 101, Plan 33M-733 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, for a period not exceeding three (3) years. (2022-D25)

Motion Passed

3. Scheduled Items

3.1 2624 Jackson Road and 1635 Commissioners Road East (Z-9449)

Moved by: S. Lehman
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, with respect to the application by Drewlo Holdings Inc., relating to lands located within the Parker Jackson Subdivision – Phase 1, known municipally as 2624 Jackson Road and 1635 Commissioners Road East, the proposed by-law appended to the staff report dated February 7, 2022 as Appendix ‘A’ BE INTRODUCED at the Municipal Council meeting to be held on February 15, 2022 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 (h•h-100•R1-4) Zone TO a Residential R1 (R1-3) Zone;

it being noted that no individuals spoke at the public participation meeting associated with these matters;

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

- the conditions for removing the holding (h & h-100) provisions have been met and the recommended amendment will allow development of single detached dwellings in compliance with the Zoning By-law;
- subdivision security has been posted with the City in accordance with City policy, and the Subdivision Agreement for Phase 1 has been executed by the applicant and the City; and,
- provision has been made for a looped watermain system to ensure adequate water service, as well as provision for a second public road access to the satisfaction of the City. (2022-D07)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lehman
Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Lehman
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 475 Grey Street (OZ-9406)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2810645 Ontario Inc., relating to the property located at 475 Grey Street:

a) the proposed by-law appended to the staff report dated February 7, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on February 15, 2022, to amend the 1989 Official Plan for the City of London Planning Area by ADDING a policy to Chapter 10, Policies for Specific Areas, to permit a maximum residential density of 96 units per hectare (UPH) in the form of stacked townhouses to align the 1989 Official Plan policies with the Neighbourhoods Place Type policies of The London Plan; and,

b) the proposed by-law appended to the staff report dated February 7, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on February 15, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R2 Zone TO a Residential R8 Special Provision (R8-4(_)) Zone;

it being noted that the Planning and Environment Committee reviewed and received a communication dated February 4, 2022 from S. Jones, by e-mail, with respect to this matter;

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;

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 (PPS), 2020, which encourages the regeneration of settlement areas, opportunities for intensification and redevelopment, and higher density residential development within transit supportive areas. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment to Zoning By-law Z.-1 conforms to the Residential Intensification policies and the Infill Housing and Conversion of Non-Residential Buildings policies of the 1989 Official Plan, and criteria for Policies for Specific Residential Areas which allow Council to address intensification opportunities through specific policies which provide additional guidance to the general Residential policies;
- the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of the Neighbourhoods Place Type policies of The London Plan and implements Key Directions of The London Plan;
- the re-use of the subject land supports Council's commitment to reducing and mitigating climate change by making efficient use of existing infrastructure and focusing intensification and growth in already developed areas; and,
- the subject lands are an appropriate location for residential infill and intensification in a stacked townhouse form. The recommended amendments are consistent with and appropriate for the site and surrounding context. (2022-D07)

Yeas: (5): A. Hopkins, S. Lewis, S. Lehman, S. Turner, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 346, 370 and 392 South Street & 351, 373 and 385 Hill Street

Moved by: S. Turner

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Vision SoHo Alliance, relating to the properties located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street:

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 a property located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street; and,

b) the Approval Authority BE ADVISED that the Municipal Council has no issues with respect to the Site Plan Approval application and the Municipal Council supports the Site Plan Approval application relating to the property located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street;

it being noted 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, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

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

- the proposed Vacant Land Condominium is consistent with the Provincial Policy Statement, which directs new development to designated growth areas and areas adjacent to existing development;
- the proposed Vacant Land Condominium conforms to the in-force policies of The London Plan including but not limited to Our Tools, Key Directions, and the Neighbourhoods Place Type policies; and,

- the proposed Vacant Land Condominium conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, High Density Residential Designation and will implement an appropriate form of residential development for the site. (2022-D07)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 Inclusionary Zoning

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 Inclusionary Zoning review:

- a) the preliminary findings of the Inclusionary Zoning Review attached hereto as Appendix "C" BE RECEIVED for information; and
- b) the Ministry of Municipal Affairs and Housing BE REQUESTED to consider the City of London Assessment Report evaluating the potential for, and feasibility of, Inclusionary Zoning on a city-wide basis, incorporating lands outside of the Protected Major Transit Station Areas (PMTSAs) as Inclusionary Zoning eligibility areas;

it being noted that the Minister may prescribe the City of London through *Planning Act, R.S.O. 1990, c .P. 13*, section 16(4) so that the area where Inclusionary Zoning may potentially be applied incorporates lands outside of the designated PMTSAs;

it being further noted that the request is clause b) above is to broaden the review of the potential new tool of Inclusionary Zoning;

it being also noted that the Planning and Environment Committee reviewed and received the following with respect to these matters:

- the staff presentation;
- the consultants' presentation;
- a communication dated February 2, 2022, from Mike Wallace, Executive Director, London Development Institute; and,
- a communication dated February 3, 2022, from Jared Zaifman, CEO, London Home Builders' Association;

it being pointed out that the Planning and Environment Committee heard verbal delegations from the following with respect to these matters:

- Mike Wallace, Executive Director, London Development Institute; and,
- Jared Zaifman, CEO, London Home Builders' Association. (2022-D14)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to grant delegation status to M. Wallace, Executive Director, London Development Institute and J. Zaifman, CEO, London Home Builders' Association, with respect to this matter.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) December 2021 Building Division Monthly Report

Moved by: S. Lewis

Seconded by: S. Lehman

That the Building Division Monthly Report for December 2021 BE RECEIVED for information. (2022-A23)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 5:55 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 475 Grey Street (OZ-9406)

- Matt Campbell, Zelinka Priamo Ltd.: Good afternoon Madam Chair, it's Matt Campbell from Zelinka Priamo. Can you hear me okay? Wonderful. Thank you very much and thanks for the opportunity to speak today. We're very excited to bring this application to Planning Committee. Our firm has been working on this particular property for upwards of four years or so now and it's great to see an application come before Planning Committee for the reuse of this site. As Laurel mentioned, it is a thirty-six-unit development in two buildings, two and a half storey stacked townhouse. This is a form of housing that is somewhat new to London; we've done a few what we call triple stacked townhouses and as you'll find in the by-law, there is a specific definition for this. This is simply because there isn't a standard definition that addresses three units. I don't have a whole lot to add to the discussion at this time other than to comment on the CN Rail issue. Just to be clear, the recommendation from the Canadian Railway Federation is a fifteen-meter setback, which we will exceed that. We are working with CN and a Structural Engineer for designing a berm and retaining wall combination so we can potentially maximize the number of parking spaces on this property and make the site function in accordance with all of the guidelines that are being applicable in this case. I do know that there was a comment from the public that's on the Added Agenda, making reference to trees and the notion of providing or contributing to the city's overall canopy coverage. We are intending to provide as many trees as feasible on this site, particularly on the east side where we're doing this berm structure that's required to mitigate against the railway so there's opportunities all over the site to provide a number of large canopy shade trees which we will be looking at through the site plan approval process. I do want to note that staff have been great to work with through this process. I know that everyone these days is under a lot of stress, a lot of workload and we're certainly thankful for the opportunity to work with staff and if I can say, I think Laurel's done a great job with this one so far and we thank her for her work. If there's any questions from the Committee, I'm happy to answer as well as we have the developer and the architect on the call today as well so we can answer any questions that you might have. Thank you very much and I'm looking forward to the Committee's recommendation on this one.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 346, 370 and 392 South Street, 351, 373 and 385 Hill Street

- Harry Froussios, Zelinka Priamo Ltd.: Good afternoon Chair and Members of the Committee. It's Harry Froussios from Zelinka Priamo speaking to you this afternoon on behalf of Vision SoHo Alliance and also in attendance with me this afternoon is Laura Gurr from Cohen Highley Lawyers. She actually has done most of the work on this one and will be able to answer any questions, any technical questions, that you may have on this application. I did want to thank Alison and staff for bringing this application forward this afternoon in a very timely manner. We've been working very well with staff. As you are aware, we were in front of Planning Committee back in November of last year requesting amendments to the Official Plan and Zoning By-law as well as site plan approval for this development and at that point in time we'd established the site-specific policies to allow the vacant land condo process to proceed to where we are this afternoon. Really, we're here just to answer any questions you may have Madam Chair and we look forward to moving forward with this exciting application. Thank you.