

Planning and Environment Committee Report

7th Meeting of the Planning and Environment Committee
March 28, 2022

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

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and J.W. Taylor

REMOTE ATTENDANCE: Councillors M. Cassidy and M. Hamou; L. Livingstone, I. Abushehada, J. Adema, O. Alchits, A. Anderson, G. Barrett, J. Bunn, M. Campbell, M. Corby, A. Curtis, K. Edwards, K. Gonyou, J. Kelemen, P. Kokkoros, T. Macbeth, J. MacKay, S. Mathers, H. McNeely, L. Mottram, N. Musicco, B. Page, N. Pasato, A. Pascual, M. Pease, M. Schulthess, B. Westlake-Power and M. Wu

The meeting was called to order at 4:00 PM, with Councillor S. Lehman 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: S. Lewis
Seconded by: E. Holder

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Planning and Environment Committee Agenda BE APPROVED, to provide for Item 4.2 in Stage 4, Items for Direction, to be considered after Stage 2, Consent Items.

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

Absent: (1): S. Turner

Motion Passed (5 to 0)

Moved by: S. Lewis
Seconded by: S. Hillier

That Items 2.1 to 2.5, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 2nd Report of the Advisory Committee on the Environment

Moved by: S. Lewis
Seconded by: S. Hillier

That the 2nd Report of the Advisory Committee on the Environment, from its meeting held on March 2, 2022, BE RECEIVED for information.

Motion Passed

2.2 585 Sovereign Road (H-9461)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application by Southwest Sun Property Corporation, relating to the property located at 585 Sovereign Road, the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, 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 Light Industrial LI2 and LI7 (h*h-148*LI2/LI7) Zone TO a Light Industrial LI2 and LI7 (LI2/LI7) Zone to remove the "h" and "h-148" holding provisions. (2022-D09)

Motion Passed

2.3 3024, 3001, 2970 and 2954 Turner Crescent (P-9464)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Development Services, based on the application by Greengate Village Limited, the proposed by-law appended to the staff report dated March 28, 2022 BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to exempt Block 50, 51, 52 and 53, Plan 33M-790 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P. 13*, for a period not exceeding three (3) years. (2022-D25)

Motion Passed

2.4 3161 and 3138 Turner Crescent (P-9463)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Development Services, based on the application by Greengate Village Limited, the proposed by-law appended to the staff report dated March 28, 2022 BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022, to exempt Block 48 and 49, Plan 33M-790 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P. 13*, for a period not exceeding three (3) years. (2022-D25)

Motion Passed

2.5 1960 Evans Boulevard (Summerside Subdivision) (H-9439)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application by The Ironstone Building Company, relating to lands located at 1960 Evans Boulevard, the proposed by-law appended to the staff report dated March 28, 2022, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 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 R6 Special Provision (h-1•R6-5(75)) Zone and a Holding Residential R6 (h-70•R6-5) Zone TO a Residential R6 Special Provision (R6-5(75)) Zone and a Residential R6 (R6-5) Zone to remove the h-1 and h-70 holding provisions. (2022-D09)

Motion Passed

3. Scheduled Items

3.1 1200 Commissioners Road East (Z-9468)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Pond Mills Square Realty Inc., relating to the property located at 1200 Commissioners Road East, the proposed by-law appended to the staff report dated March 28, 20220 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan, 2016 and the 1989 Official Plan), to change the zoning of the subject property FROM a Community Shopping Area Special Provision (CSA5(2)) Zone TO a Community Shopping Area Special Provision (CSA5(_)) Zone;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- S. Diaz, 17|21 Architects; and,
- E. Bryan;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Community Commercial Node designation; and,
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site. (2022-D09)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.2 3700 Colonel Talbot Road - Demolition Request for Heritage Listed Property

Moved by: S. Lewis
Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the buildings on the heritage listed property at 3700 Colonel Talbot Road:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the buildings on this property;
- b) the property at 3700 Colonel Talbot Road BE REMOVED from the Register of Cultural Heritage Resources; and,
- c) the property owner BE REQUESTED to commemorate the historic contributions of the Burch family in the future development of this property;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Hillier
Seconded by: S. Turner

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.3 910 Gainsborough Road (Z-9442)

Moved by: E. Holder
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 Crown Homes London, relating to the property located at 910 Gainsborough Road:

a) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-11) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

1) Engineering

i) ensure stormwater runoff and drainage is contained on site

2) Urban Design/Landscaping

i) consider appropriate measures to further mitigate privacy impacts on abutting townhouse units to the east, including the provision of transom windows and additional plantings;

ii) enhanced design of Unit 1 to establish a pedestrian-friendly streetscape

iii) include a walkway that extends across the front of the units and connects to the public sidewalk on Gainsborough Road;

iv) locate any surface parking area away from Gainsborough Road and provide additional screening and landscaping;

v) include all requirements of the Site Plan Control By-Law in the site design, in particular as it relates to parking (landscape islands, parking setbacks) and garbage pick-up (location);

vi) take into consideration any existing significant mature trees on the site and along property boundaries;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- A. Sloan, Stantec Consulting;
- P. Golab;
- T. McDonald, MCC #800 - 1571 Coronation Drive; and,
- T. Morton, 33 - 1571 Coronation Drive;

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

- the requested amendment is consistent with the policies of the Provincial Policy Statement, 2020 that encourage efficient development and land use patterns;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Neighbourhood Place Type policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation;
- the requested amendment conforms to the Residential Intensification policies of The London Plan and the 1989 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained;
- the subject lands represent an appropriate location for Residential Intensification, within the Built-Area Boundary, along a higher-order street at the periphery of an existing neighbourhood;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.4 2520-2544 Advanced Avenue, 2475-2555 Bonder Road and Other Properties - Innovation Park Phase IV (Z-9454)

Moved by: E. Holder
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 The Corporation of the City of London, relating to the property located at 2520-2544 Advanced Avenue, 2475-255 Bonder Road and 2560-2580 Boyd

Court:

a) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by ADDING new definitions to Section 2 (Definitions) and by AMENDING the Light Industrial Special Provision (LI2(23)) Zone; and,

b) the proposed by-law appended to the staff report dated March 28, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 12, 2022 to amend the Airport Road South Business Park Urban Design Guidelines by AMENDING Section 5.1.1 (Guidelines for Building Design), Subsection 3. to permit increased height limits; it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020. It will contribute to the effective and efficient uses of land, and will promote economic development and competitiveness and community investment-readiness by allowing for an expanded range of permitted uses and increased heights for a more vertical form of development that will provide greater flexibility to support business attraction and retention within Innovation Park Phase IV and reduce potential obstacles for industrial development and the need for additional planning approvals;
- the recommended amendment conforms to the in-force policies of The London Plan, that contemplate a broad range of industrial uses that are unlikely to impose impacts as permitted uses on lands in the Light Industrial Place Type and in Innovation Parks. Permitted uses in Innovation Parks are to incorporate knowledge-based functions with industrial production. Industrial uses are encouraged to utilize land efficiently and limit the extent of their nuisance emissions; and the intensity of development is to be appropriate for individual sites;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, that contemplate a broad range of industrial uses that are unlikely to impose impacts as permitted uses on lands in the Light Industrial designation. Industrial uses are encouraged to utilize land efficiently and limit the extent of their nuisance emissions; and the intensity of development is to be appropriate for individual sites; and,
- the expanded range of permitted uses proposed include industries that involve advance or emerging activities or products in Science, Technology, Engineering or Mathematics. The expanded range of permitted uses continue to direct more traditional industrial uses to other areas intended to accommodate a wider range of industrial uses. With respect to the specific policy area, the expanded range of permitted uses and increased height is compatible with the vision of a high-quality, well-designed prestige innovation park subject to enhanced yard depths and adherence to urban design guidelines. Together with the recommended amendment to the Airport Road South Business Park Urban Design Guidelines, the increased height proposed conforms to intensity of development contemplated The London Plan and the 1989 Official Plan. (2022-D09)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Hillier
Seconded by: S. Turner

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.5 4th Report of the Environmental and Ecological Planning Advisory Committee

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

That, the following actions be taken with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on March 17, 2022:

- a) the Working Group report relating to the property located at 1160 Wharnccliffe Road South BE REFERRED to the Civic Administration for consideration;
- b) the Working Group report relating to the Huron Watermain Environmental Impact Study BE REFERRED to the Civic Administration for consideration;
- c) the following actions be taken with respect to the Notice of Planning Application for a revised draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments dated March 2, 2022, relating to the property located at 7098-7118 Kilbourne Road:
 - i) a Working Group BE ESTABLISHED consisting of S. Levin (lead), L. Banks and I. Whiteside; and,
 - ii) the Environmental and Ecological Planning Advisory Committee Working Group comments BE FORWARDED to the Civic Administration for consideration;
- d) the Civic Administration BE DIRECTED to provide advisory committee members with information and clarity about process for the transition of the existing EEPAC and the incoming ECAC ;
- e) clauses 1.1, 2.1, 2.2, 3.3, 4.2 and 4.3 BE RECEIVED for information.

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

Motion Passed (6 to 0)

3.6 517, 521 and 525 Fanshawe Park Road East (O-9426/Z-9427)

Moved by: S. Turner

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Royal Premier Homes, relating to the property located at 517, 521 and 525 Fanshawe Park Road East and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

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

- the staff presentation;
 - a communication dated March 17, 2022 from A. Ackland, by e-mail;
 - a communication dated March 18, 2022 from G. Ackland, by e-mail;
 - a communication from D. Thompson and R. Kilgour, by e-mail;
 - a communication dated March 21, 2022 from P. Thomas, by e-mail;
 - a communication dated March 21, 2022 from B. and J. Arndt, by e-mail;
 - a communication dated March 21, 2022 from J. and J. Orchard, by e-mail;
 - a communication dated March 19, 2022 from S. Taylor, by e-mail;
 - a communication dated March 21, 2022 from S. Chalmers, by e-mail;
 - a communication from J. and T. Roszel, by e-mail;
 - a communication dated March 15, 2022 from T. Morton, by e-mail;
- and,
- a communication dated March 22, 2022 from A. Ackland, by e-mail;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- K. Crowley, Planner, Zelinka Priamo Ltd.;
- M. Peeters, Ron Koudys Landscape Architect;
- T. Morton;
- G. Prentice, 521 Fanshawe Park Road East;
- J. Roszel, 1496 Geary Avenue;
- J. Orchard;
- K. Malone, 1515 Geary Avenue;
- E. Dickson;
- J. Arndt, 1495 Geary Avenue;
- S. Versloot;
- M. Tangredi;
- M. Koncan;
- E. Franke, 47 Hammond Crescent;
- D. Ronson, 1531 Stoneybrook Crescent;
- J. McKee;
- S. Wu, 1536 Geary Avenue;
- G. Ackland, 1532 Geary Avenue;
- A. Surantakos;
- S. Goodbrand;
- V. Brooks, 518 Fanshawe Park Road East; and,
- A. Ackland, 1532 Geary Avenue. (2022-D09)

Additional Votes:

Moved by: A. Hopkins

Seconded by: E. Holder

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: A. Hopkins

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lehman, S. Turner and S. Hillier

Motion Passed (6 to 0)

4. Items for Direction

4.1 3rd Report of the London Advisory Committee on Heritage

Moved by: S. Turner

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage from its meeting held on March 9, 2022:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the conclusions of the Revised Heritage Impact Assessment (HIA), dated November 4, 2021, from MHBC Planning, related to the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street and the LACH reiterates its previous comments, from the October 14, 2020 LACH report, related to retaining and designating the properties located at 197 and 183 Ann Street; it being noted that the LACH prefers part 4 of section 9.1.2 of the above-noted HIA, entitled “Reduce density and retain former Kent Brewery and adjacent 183 Ann Street”;
- b) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research and conclusions of the Legacy Village Heritage Impact Assessment (HIA), dated January 31, 2022, from Stantec Consulting Ltd., with respect to the property located at 850 Highbury Avenue North and supports the format of a more detailed HIA that conserves the Cultural Heritage Resources and Cultural Heritage Landscapes (buildings and surroundings on the property);
- c) on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the buildings on the heritage listed property located at 3700 Colonel Talbot Road:
 - i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the buildings on this property;
 - ii) the property located at 3700 Colonel Talbot Road BE REMOVED from the Register of Cultural Heritage Resources; and,
 - iii) the property owner BE REQUESTED to commemorate the historic contributions of the Burch family in the future development of this property; and,

d) clauses 1.1, 3.1, 3.4, 4.1 and 5.2, BE RECEIVED for information.

Yeas: (4): A. Hopkins , S. Lehman, S. Turner, and S. Hillier

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

Motion Passed (4 to 0)

4.2 Proposed Outdoor Patio Capacity Limit Extension - Councillors Fyfe-Millar and Lewis

Moved by: S. Lewis

Seconded by: S. Turner

That Civic Administration BE DIRECTED to investigate options to amend the current capacity restrictions for outdoor patios associated with a restaurant or tavern to allow greater flexibility for restaurateurs in meeting their AGCO capacity limits and report back with options for Council's consideration;

it being pointed out that the Planning and Environment Committee received a communication dated March 25, 2022 from A.M. Valastro, by e-mail, with respect to this matter.

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Confidential (Enclosed for Members Only)

Moved by: S. Turner

Seconded by: A. Hopkins

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (4): A. Hopkins , S. Lehman, S. Turner, and S. Hillier

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

Motion Passed (4 to 0)

The Planning and Environment Committee convenes, in Closed Session, from 8:49 PM to 9:42 PM.

7. Adjournment

The meeting adjourned at 9:44 PM.