

# Planning and Environment Committee

## Report

5th Meeting of the Planning and Environment Committee  
March 20, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillor J. Pribil; M. Corby, J. Dann, K. Gonyou, M. Greguol, S. Mathers, H. McNeely, B. O'Hagan, M. Pease and J.W. Taylor

Remote attendance: Councillor E. Pelozza; S. Corman, K. Dawtrey, M. Hynes, K. Killen, P. Kokkoros and A. Spahiu

The meeting is called to order at 4:00 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: A. Hopkins

Seconded by: S. Franke

That Items 2.1 to 2.5, inclusive, BE APPROVED.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

#### 2.1 Building Division Monthly Report - January 2023

Moved by: A. Hopkins

Seconded by: S. Franke

That the Building Division Monthly report for January, 2023 BE RECEIVED for information. (2022-A23)

**Motion Passed**

#### 2.2 3rd Report of the Ecological Community Advisory Committee

Moved by: A. Hopkins

Seconded by: S. Franke

That the 3rd Report of the Ecological Community Advisory Committee, from its meeting held on February 16, 2023 BE RECEIVED for information. (2023-C04)

**Motion Passed**

2.3 4th Report of the Community Advisory Committee on Planning

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

That the 4th Report of the Community Advisory Committee on Planning, from its meeting held on March 8, 2023, BE RECEIVED for information. (2023-C04)

**Motion Passed**

2.4 Wellington Corridor Secondary Plan - Terms of Reference

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

That, on the recommendation of the Director, Planning and Development, the Wellington Corridor Secondary Plan Terms of Reference, appended to the staff report dated March 20, 2023 as Appendix "A" BE ENDORSED. (2023-T05)

**Motion Passed**

2.5 19 Blackfriars Street - Heritage Alteration Permit Application (HAP23-011-L)

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

That, 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 to replace the siding on the dwelling located at 19 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED. (2023-R01)

**Motion Passed**

2.6 864 Hellmuth Avenue - Heritage Alteration Permit Application (HAP22-081-L)

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

That, notwithstanding the previous 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 to pave a portion of the front yard for parking on the heritage designated property at 864 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED as submitted in Appendix C with the following terms and conditions:

- a) consideration be given to the use of permeable pavers for the paving material to reduce the landscape impact of the new driveway; and,
- b) landscaping be planted adjacent to the driveway to visually screen the parking area, consistent with the parking policies and guidelines included within the Bishop Hellmuth Heritage Conservation District Plan;

it being noted that the proposed portable, temporary accessibility ramp does not require a Building Permit or Heritage Alteration Permit. (2023-R01)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to approve the staff recommendation with a revised part a):

"a) the applicant be required to use a permeable option, such as gravel or permeable pavers, for the paving material to reduce the environmental and heritage landscape impact of the new driveway; and,"

Yeas: (2): A. Hopkins , and S. Franke

Nays: (3): S. Lehman, S. Lewis, and S. Hillier

Absent: (1): Mayor J. Morgan

**Motion Failed (2 to 3)**

**3. Scheduled Items**

**3.1 455 Highbury Avenue North (Z-9564)**

Moved by: S. Lewis

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Highbury Self Storage Equities Limited, relating to the property located at 455 Highbury Avenue North, the proposed by-law appended to the staff report dated March 20, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 4, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) to change the zoning of the subject property FROM a General Industrial (GI1) Zone TO a Light Industrial Special Provision (LI1(\_)) Zone;

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

- T. Brydges, Zelinka Priamo Ltd.;

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;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Light Industrial Place Type;
- the recommended amendment would facilitate the reuse of an otherwise underutilized industrial warehouse within an existing area that already facilitates industrial uses; and,
- the proposed amendment will assist in transitioning the area to lighter industrial uses which are appropriate for the existing mixed-use landscape. (2023-D14)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

3.2 247 Halls Mill Road - Demolition Request to Remove Heritage Attributes

Moved by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the request to remove heritage attributes from the property at 247 Halls Mill Road, pursuant to Section 34(1) of the *Ontario Heritage Act*, BE APPROVED subject to the following terms and conditions:

- a) the use of machinery be prohibited in the demolition or removal of the accessory building's debris;
- b) the existing brick and rubble stone foundation shall be retained and be protected *in situ* until Municipal Council decision following receipt of the recommendation of the Conservation Review Board; and,
- c) the removal of the debris be completed in accordance with the demolition plan on file with The Corporation of the City of London;

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

- J. McLeod; and,
- D. Park. (2023-R01)

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

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

Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 5:08 PM.