

Planning and Environment Committee

Report

5th Meeting of the Planning and Environment Committee
March 19, 2018

PRESENT: Concillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown

ALSO PRESENT: Councillors P. Hubert, J. Morgan, H.L. Usher and M. van Holst; I. Abushehada, J. Adema, A. Anderson, M. Campbell, M. Corby, A. Dunbar, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, P. Kokkoros, G. Kotsifas, A. Macpherson, H. McNeely, B. O'Hagan, M. Pease, L. Pompilii, V. Santos, C. Saunders, C. Smith, E. Soldo, S. Spring, M. Tomazincic, B. Westlake-Power, S. Wise, J. Yanchula and P. Yeoman

The meeting was called to order at 4:00 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 3.2 of this Report, having to do with the application by the London Health Science Centre with respect to the property located at 825 Commissioners Road East, by indicating that his wife's employer, ChildReach, operates a program at this location.

2. Consent

Moved by: T. Park
Seconded by: Mayor M. Brown

That Items 2.1 to 2.12 BE APPROVED.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

2.1 4th Report of the Advisory Committee on the Environment

Moved by: T. Park
Seconded by: Mayor M. Brown

That the 4th Report of the Advisory Committee on the Environment from its meeting held on March 7, 2018 BE RECEIVED.

Motion Passed

2.2 2nd Report of the Trees and Forest Advisory Committee

Moved by: T. Park
Seconded by: Mayor M. Brown

That the 2nd Report of the Trees and Forests Advisory Committee from its meeting held on February 28, 2018 BE RECEIVED.

Motion Passed

2.3 Sidewalk Patio Standards and Application Process

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Sidewalk Patio Standards and Application process:

- a) the staff report dated March 19, 2018 entitled "Sidewalk Patio - Standards and Application Process" BE RECEIVED for information; and,
- b) the Sidewalk Patio – Standards and Application Process document appended to the above-noted staff report as Appendix “A” BE RECEIVED; it being noted that review and approval of sidewalk patios will be implemented as an administrative practice. (2018-D19)

Motion Passed

2.4 Planning Application - 1040 Waterloo Street - Passage of By-law to Repeal Existing Designation and Pass New Designating By-law

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the by-law appended to the staff report dated March 19, 2018, to repeal the existing heritage designating by-law and to designate the property located at 1040 Waterloo Street to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*. (2018-R01)

Motion Passed

2.5 328 Hamilton Road

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner and the Managing Director, Environmental and Engineering Services and City Engineer, the report dated March 19, 2018, entitled “328 Hamilton Road”, with respect to the potential purchase of property located at 328 Hamilton Road BE RECEIVED for information. (2018-L07)

Motion Passed

2.6 Deferred Matter #4 - Variances Granted by the Committee of Adjustment

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Manager, Development Planning, the report dated March 19, 2018, entitled "Deferred Matter (Item 4) - Variances granted by the Committee of Adjustment - Information Report", relating to an overview of the nature of Minor Variance

Applications granted in 2015, 2016 and 2017 by the Committee of Adjustment BE RECEIVED for information. (2018-D19)

Motion Passed

2.7 Planning Application - 3493 Colonel Talbot (H-8756)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, based on the application by 2219008 Ontario Ltd. (York Developments), relating to a portion of the the property located at 3493 Colonel Talbot Road, the proposed by-law appended to the staff report dated March 19, 2018, BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018, 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 Special Provision (h.h-100. R1-8(5)) Zone TO a Residential R1 Special Provision (R1-8(5)) Zone, to remove the “h”, and “h-100” holding provisions that were put in place to ensure the orderly development of lands and the adequate provision of municipal services and to ensure there is adequate water service and appropriate access. (2018-D09)

Motion Passed

2.8 Planning Application -1245 Michael Street (H-8857)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, based on the application by Wastell Builders (London) Inc., relating to the property located at 1245 Michael Street, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R4 Special Provision (h•h-147•R4-4(2)) Zone TO a Residential R4 Special Provision (R4-4(2)) Zone to remove the h and h-147 holding provisions. (2018-D09)

Motion Passed

2.9 Planning Application - 770 Whetter Avenue (H-8873)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, based on the application by Homes Unlimited (London) Inc., relating to the property located at 770 Whetter Avenue, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R9 Special Provision (h•h-5•h-18•h-65•R9-1(2)•H15) Zone TO a Residential R9 Special Provision (R9-1(2)•H15) Zone to remove the h, h-5, h-18 and h-65 holding provisions. (2018-D09)

Motion Passed

2.10 Building Division Monthly Report for January 2018

Moved by: T. Park
Seconded by: Mayor M. Brown

That the Building Division Monthly Report for the month of January, 2018 BE RECEIVED for information. (2018-D04)

Motion Passed

2.11 Single Source Procurement (#18-10) for Mobiinspect: Partho's Mobile Application

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the following actions be taken with respect to mobilINSPECT, a mobile application from Partho Technologies Inc.:

- a) the price of \$104,231 (HST extra) negotiated with Partho Technologies Inc. for the provision of mobilINSPECT, BE ACCEPTED on a Single Source basis in accordance with sections 14.4 (d) and 14.4 (e) of the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for this purchase;
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract, statement of work or other documents, if required, to give effect to the above-noted recommendations;
- e) the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to:
 - i) authorize and approve an Agreement (Schedule "A" to the by-law) between The Corporation of the City of London and Partho Technologies Inc. ("Partho") for the purpose of using mobilINSPECT mobile application which shall provide useful business functions to the building inspectors through an easy to use and intuitive mobile application running on their smartphone; and,
 - ii) authorize the Mayor and the City Clerk to execute the Agreement authorized and approved in part i), above. (2018-P06)

Motion Passed

2.12 Annual Report on Building Permit Fees

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the staff report dated March 19, 2018 entitled "Annual Report on Building Permit Fees", with respect to building permit fees collected, the costs of administration and enforcement of the *Building Code Act* and regulations for the year 2017, BE RECEIVED for information purposes. (2018-P21)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Not to be heard before 4:00 PM - Planning Application - 50 Charterhouse Crescent (Z-8834)

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by Active Wellness Products Inc., relating to the property located at 50 Charterhouse Crescent, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial (LI1/LI3/LI7) Zone TO a Light Industrial (LI1/LI2/LI3/LI7) Zone;

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 reuse of the existing building is consistent with the Provincial Policy Statement 2014, and maintains the economic contributions of the light industrial employment lands;
- the proposed broadening of the industrial uses is appropriate for the subject site and conforms to the permitted uses in the Light Industrial designation and Light Industrial Place Type;
- the recommended amendment will ensure the continued operation and viability of the light industrial node for current and future uses; and,
- the dairy processing facility has demonstrated there will be no adverse impacts produced that would affect nearby sensitive uses through a compatibility assessment and Odour Evaluation Letter. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: M. Cassidy

Seconded by: T. Park

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.2 Public Participation Meeting - Not to be heard before 4:00 PM - Planning Application - 825 Commissioners Road East (Z-8860)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by London Health Science Centre, relating to the property located at 825 Commissioners Road East:

a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Regional Facility (RF) Zone TO a Holding Regional Facility Special Provision (h-(*)*h-(**)*RF(_)) Zone; and,

b) pursuant to section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law noted in part a) above, as the amendment is minor in nature;

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

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the Regional Facilities policies of the Official Plan and Institutional Place Type policies;
- the recommended amendment provides flexibility for the site to accommodate an appropriate range of uses to implement the future Westminster Ponds Centre; and,

- the recommended amendment will facilitate the severance of this site from the larger LHSC parcel. (2018-D09)

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent (1): S. Turner

Motion Passed (5 to 0)

Additional Votes:

Moved by: T. Park

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent (1): S. Turner

Motion Passed (5 to 0)

Moved by: J. Helmer

Seconded by: Mayor M. Brown

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent (1): S. Turner

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Not to be heard before 4:30 PM - Planning Application - 1176, 1200 and 1230 Hyde Park Road (O-8822)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Dave Tennant Urban Concepts relating to the properties located at 1176, 1200 and 1230 Hyde Park Road:

a) the revised, attached, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas; and,

b) the revised, attached, proposed by-law BE INTRODUCED at a future Council meeting, to amend The London Plan by changing the Place Type for a portion of the lands FROM Green Space TO Neighbourhoods; by ADDING a policy to Specific Policies for the Neighbourhoods Place Type; by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan and that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect;

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

- the recommended amendments are consistent with the 2014 Provincial Policy Statement, which encourages a range and mix of land uses and densities to support intensification and achieve efficient development patterns;
- the recommended amendment to the 1989 Official Plan meets one of the necessary criterion for a specific policy area, and would augment standard policies to permit the proposed development concept which more accurately reflects Council's vision and intent for the subject lands as expressed in The London Plan;
- the proposed development concept is generally consistent with the range of uses, intensity and form of development contemplated for the subject lands in The London Plan (prior to the construction of a new public street through the subject lands); and,
- the recommended amendment to The London Plan maintains the general intent of The London Plan; and, the recommended amendment to The London Plan to change a portion of the subject lands from the Green Space Place Type to the Neighbourhoods Place Type would continue to permit a Stormwater Management Facility as previously intended, but would also provide the flexibility to consider other land uses and potential development should stormwater management alternatives result from the final recommendations of the 2017 addendum to the Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule 'B' Municipal Class Environmental Assessment. (2018-D09)

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: M. Cassidy

Seconded by: T. Park

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.4 Public Participation Meeting - Not to be heard before 5:00 PM -
Wonderland Road Community Enterprise Corridor

Moved by: M. Cassidy

Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by The Corporation of the City of London, relating to the Wonderland Road Community Enterprise Corridor land use designation within the Southwest Area Secondary Plan, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend the Southwest Area Secondary Plan TO DELETE policy 20.5.6.1.v) a), which requires that commercial development within a portion of the Wonderland Road Community Enterprise Corridor designation south of Bradley Avenue not exceed 100,000 square metres in gross floor area;

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

- is consistent with the Provincial Policy Statement (2014);
- conforms to the vision and intent of the Southwest Area Secondary Plan; and,
- will facilitate contiguous development along Wonderland Road South that meets the intent of the Wonderland Road Community Enterprise Corridor designation. (2018-D09)

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Nays: (2): S. Turner, and T. Park

Motion Passed (4 to 2)

Additional Votes:

Moved by: M. Cassidy

Seconded by: Mayor M. Brown

Motion to open the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to grant Mrs. Ward, Ward Land Economists and Mr. R. Zelinka, Zelinka Priamo Ltd., an extension of their respective delegations beyond five minutes.

Motion Passed

Moved by: M. Cassidy
Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (6): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Motion Passed (6 to 0)

3.5 Public Participation Meeting - Not to be heard before 5:30 PM - Planning Application - Hamilton Road Area Community Improvement Plan (O-8866)

Moved by: A. Hopkins
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by The Corporation of the City of London, relating to a Community Improvement Plan for the Hamilton Road Area:

Adoption of the Community Improvement Plan

a) the proposed by-law appended to the staff report dated March 19, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to designate the lands generally defined as the CN railway tracks to the north, Highbury Avenue to the east, the Thames River to the south, Adelaide Street to the west, and also including all properties with frontage on Hamilton Road west of Adelaide Street, as well as 219-221 William Street as the Hamilton Road Area Community Improvement Project Area pursuant to Section 28 of the Planning Act and as provided for under Section 14.2.2 of the Official Plan;

b) the proposed by-law appended to the staff report dated March 19, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to adopt the Hamilton Road Area Community Improvement Plan to outline the strategies and framework used to stimulate community improvement in the Hamilton Road Area Community Improvement Project Area as designated in part a) above;

c) the Civic Administration BE DIRECTED to consider in any planning, design, and budgeting of future municipal capital investments in the Hamilton Road Area, the actions and initiatives included in the Hamilton Road Area Community Improvement Plan;

Official Plan Amendment

d) the proposed by-law amendment appended to the staff report dated March 19, 2018 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend the Official Plan by ADDING a new policy to Section 14.2.2 ii) to add the Hamilton Road Corridor Sub-Project Area to the list of commercial areas eligible for community improvement, as well as to amend Figure 14-1 to

recognize the entire Hamilton Road Corridor Sub-Project Area as a commercial area eligible for community improvement;

e) the proposed by-law amendment appended to the staff report dated March 19, 2018 as Appendix “E” BE INTRODUCED at a future Municipal Council meeting to amend the London Plan Map 8 (Community Improvement Project Areas) in Appendix 1 (Maps) to ADD the Hamilton Road Area Community Improvement Project Area (as designated in part a) above); and that three readings of this by-law BE WITHHELD until such time as the London Plan comes into full force and effect;

f) that forgivable loans similar to those provided in downtown and Old East Village BE APPROVED IN PRINCIPLE for the Hamilton Road Community Improvement Area, it being noted that the balance of the Community Investment Reserve Fund is sufficient to cover the estimated budget of \$118,000 for 2018 and 2019; and,

g) the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee with amendments to the Hamilton Road Community Improvement Area to implement forgivable loans;

it being noted that the Planning and Environment Committee reviewed and received the following communications:

- a communication from M. van Holst; and,
- a communication from the Hamilton Road Business Association;

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 also noted that the Municipal Council approves this application for the following reason:

- throughout a two-year community engagement process, the Hamilton Road Area has been shown to meet the test for community improvement as defined under the Planning Act. Further, the adoption of the Community Improvement Plan and the approval of the requested Official Plan Amendment is consistent with the Provincial Policy Statement and is supported by the policies in both the existing Official Plan and the London Plan. (2018-D09)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: M. Cassidy
Seconded by: Mayor M. Brown

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: A. Hopkins
Seconded by: Mayor M. Brown

f) that forgivable loans similar to those provided in downtown and Old East Village BE APPROVED IN PRINCIPLE for the Hamilton Road Community Improvement Area, it being noted that the balance of the Community Investment Reserve Fund is sufficient to cover the estimated budget of \$118,000 for 2018 and 2019;

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Nays: (1): S. Turner

Absent (1): T. Park

Motion Passed (4 to 1)

3.6 Public Participation Meeting - Not to be heard before 6:00 PM - Planning Application - 504 English Street - Demolition Request and Heritage Alteration Permit Application

Moved by: Mayor M. Brown
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 19, 2018 as Appendix D, subject to the following terms and conditions:

a) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;

b) the property owner demonstrate, to the satisfaction of the Heritage Planner, that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;

c) the property owner be requested to salvage any elements of the existing building that may be suitable for reuse;

d) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,

e) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

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. (2018-R01)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

3.7 Public Participation Meeting - Not to be heard before 6:00 PM - Planning Application - 491 English Street - Demolition Request and Heritage Alteration Permit Application

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 19, 2018 as Appendix D, subject to the following terms and conditions:

a) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;

b) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,

c) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2018-R01)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

4. Items for Direction

4.1 3rd Report of the Environmental and Ecological Planning Advisory Committee

Moved by: J. Helmer

Seconded by: M. Cassidy

That the following actions be taken with respect to the 3rd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on February 15, 2018:

a) a Working Group consisting of S. Levin, B. Krichker, S. Sivakumar and C. Therrien BE ESTABLISHED to review the Environmental Impact Statement for the Rapid Transit Project;

it being noted that the Environmental and Ecological Planning Advisory Committee (EEPAC) received the presentation appended to the 3rd Report of the EEPAC from J. Ramsay, Project Director, Rapid Transit and E. Fitzpatrick, WSP, with respect to this matter;

b) the Issues for Investigation Working Group comments appended to the 3rd Report of the EEPAC BE APPROVED and BE INCORPORATED into the 2018 Environmental and Ecological Planning Advisory Committee's Work Plan;

it being noted that the EEPAC received the presentation appended to the 3rd Report of the EEPAC from C. Therrien, with respect to research objectives and methods for pet interference in Environmentally Significant Areas (ESA), particularly the Medway Valley Heritage Forest ESA;

c) the following matters BE INCORPORATED into the 2018 Environmental and Ecological Planning Advisory Committee Work Plan:

- dogs off leash in Environmentally Significant Areas;
 - the possible impacts of manufactured surfaces on trails;
- and,
- the creation of informal trails;

d) the Green Standards for Light Pollution and Bird-Friendly Development brochure appended to the 3rd Report of the EEPAC BE FORWARDED to Corporate Communications for approval; and,

e) clauses 1 to 3, 5 and 6, BE RECEIVED.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

4.2 Planning Application - 499 Sophia Crescent (H-8791)

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Planning, based on the application of West Coronation Developments Limited, relating to the property located at 499 Sophia Crescent the following actions be taken:

a) the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 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 R5/R6/R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone TO a

Holding Residential R5/R6/R8 (h-100*R5-4/R6-4/R8-2) Zone, to remove the h. and h-34 holding provisions;

b) the request to change the zoning of the subject properties located at 499 Sophia Crescent FROM a Holding Residential R5/R6/R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone TO Residential R5/R6/R8 (R5-4/R6-4/R8-2) Zone, to remove the h-100 holding provision BE REFERRED back to the Civic Administration for further consideration and to report back at a future Planning and Environment meeting; and,

c) through the preparation of the 2019 Development Charges Background Study staff BE DIRECTED to review opportunities to include a project to complete the road connection for Coronation Drive south of Gainsborough Drive. (2018-D09)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: Mayor M. Brown
Seconded by: A. Hopkins

That M. Palumbo BE GRANTED delegation status.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

4.3 Old East Village Business Improvement Area (BIA) Request for Boundary Expansion

Moved by: J. Helmer
Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE DIRECTED to take the necessary steps in 2018 to expand the boundary of the Old East Village Business Improvement Area in response to the communication dated December 19, 2016 from Jennifer Pastorius, Manager, Old East Village Business Improvement Area appended to the staff report dated March 19, 2018. (2018-D09)

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 PEC Deferred List

Moved by: M. Cassidy
Seconded by: A. Hopkins

That the Managing Director, Planning and City Planner and the Managing Director, Development and Compliance Services & Chief Building Official BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5.2 (ADDED) Not to be heard before 6:00 PM - D. Dudek, Chair of the London Advisory Committee on Heritage - 4th Report of the London Advisory Committee on Heritage

Moved by: A. Hopkins

Seconded by: M. Cassidy

That the following actions be taken with respect to the 4th Report of the London Advisory Committee on Heritage from its meeting held on March 14, 2018:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to erect a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,

ii) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner and the handout appended to the 4th Report of the London Advisory Committee on Heritage from D. Lansink, were received with respect to this matter;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;

- ii) the property owner demonstrate, to the satisfaction of the Heritage Planner, that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;
- iii) the property owner be requested to salvage any elements of the existing building that may be suitable for reuse;
- iv) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- v) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

- i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- ii) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- iii) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the London Advisory Committee on Heritage requests that the City of London not use chain link fence along the north façade of the subject property;

it being further noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner was received with respect to this matter;

d) the Cultural Heritage Evaluation Report for the property located at 3544 Dingman Drive, dated March 2018, from AECOM, BE REFERRED to the Stewardship Sub-Committee to review the Statement of Cultural Heritage Value or Interest and report back to the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH recommends that the cultural heritage resource at 3544 Dingman Drive be designated and be incorporated into the future expansion of the Dingman Creek Pumping Station;

it being further noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from M. Greguol, AECOM was received;

e) the following actions be taken with respect to the Notice of application dated February 21, 2018, from S. Wise, Planner II, related to the application by Paramount Developments (London) Inc., with respect to the property located at 809 Dundas Street:

i) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research contained in the Heritage Impact Statement dated January 2018, prepared by Zelinka Priamo Ltd. for the adjacent property located at 795 Dundas Street; and,

ii) the LACH recommends that the property located at 432 Rectory Street BE ADDED to the Register (Inventory of Heritage Resources) for physical/design and historical/associative reasons;

f) M. Knieriem, Planner II, BE REQUESTED to attend the April meeting of the London Advisory Committee on Heritage to provide clarification with respect to the Notice of application dated March 7, 2018, related to an application by the City of London with respect to City-wide - Low-density residential zones (R1, R2, R3) within the Primary Transit Area;

g) the delegation request from G. Hodder related to the Fugitive Slave Chapel Preservation Project BE APPROVED for the April 2018 meeting of the London Advisory Committee on Heritage;

h) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on February 28, 2018:

i) further cultural heritage work BE COMPLETED for the revised list of properties appended to the 4th Report of the London Advisory Committee on Heritage, including Cultural Heritage Evaluation Reports (CHER) and/or Heritage Impact Assessments (HIA), with respect to the Draft Cultural Heritage Screening Report – London Bus Rapid Transit System;

ii) the Terms of Reference for HIAs and CHERs BE PREPARED;

iii) the properties requiring further cultural heritage review that are not yet listed on the Register (Inventory of Heritage Resources) BE ADDED to the Register;

iv) further review BE UNDERTAKEN to identify specific properties that may be affected within the Downtown Heritage Conservation District, West Woodfield Heritage Conservation District and Blackfriars/Petersville Heritage Conservation District to identify where property-specific HIAs may be required; and,

v) the remainder of the Stewardship Sub-Committee report BE RECEIVED;

i) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application

under Section 42 of the Ontario Heritage Act to alter the porch of the building located at 200 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED, subject to the following terms and conditions being met:

- i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- ii) all exposed wood be painted;
- iii) square spindles, set between a top and bottom rail, be installed as the guard;
- iv) the top rail of the guard be aligned with the height of the capstone of the cast concrete plinths; and,
- v) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

j) the following actions be taken with respect to the London Advisory Committee on Heritage (LACH) Work Plans:

- i) the 2018 Work Plan for the LACH appended to the 4th Report of the LACH BE APPROVED; and,
- ii) the 2017 LACH Work Plan appended to the 4th Report of the LACH BE RECEIVED; and,
- k) clauses 1.1, 3.1 and 5.2 BE RECEIVED.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown
Absent (1): T. Park

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 9:34 PM.