

Planning and Environment Committee

Report

6th Meeting of the Planning and Environment Committee
April 3, 2018

PRESENT: Concillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, Mayor M. Brown
ABSENT: T. Park
ALSO PRESENT: Councillor M. van Holst; I. Abushehada, G. Barrett, M. Corby, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, P. Kokkoros, G. Kotsifas, T. Macbeth, J. MacKay, A. Macpherson, H. McNeely, M. Pease, L. Pompilii, C. Saunders, J. Smolarek, S. Spring, M. Tomazincic and P. Yeoman.

1. Disclosures of Pecuniary Interest

None.

2. Consent

Moved by: Mayor M. Brown

Seconded by: J. Helmer

That Items 2.1 to 2.5, inclusive, BE APPROVED.

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

Absent (1): T. Park

Motion Passed (5 to 0)

2.1 The City of London Urban Agriculture Steering Committee

Moved by: Mayor M. Brown

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated April 3, 2018, entitled "The City of London Urban Agriculture Steering Committee" BE RECEIVED for information. (2018-E11)

Motion Passed

2.2 Passage of Designating By-law - 163 Oxford Street East

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 by-law appended to the staff report dated April 3, 2018 to designate the property located at 163 Oxford Street East to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on April 10, 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

2.3 Passage of Designating By-law - 440 Grey Street

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 by-law appended to the staff report dated April 3, 2018 to designate the property located at 440 Grey Street to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on April 10, 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

2.4 Application - 1013, 1133, 1170 and 1250 Meadowlark Ridge (P-8727)

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

That, on the recommendation of the Senior Planner, Development Services, with respect to the application by Rembrandt Meadowlilly Inc., the proposed by-law appended to the staff report dated April 3, 2018 BE INTRODUCED at the Municipal Council meeting to be held on April 10, 2018 to exempt Parts of Blocks 1, 3, 4 and 13, Registered Plan 33M-603 from the Part Lot Control provisions of subsection 50(5) of the *Planning Act*, for a period not to exceed two (2) years. (2018-D25)

Motion Passed

2.5 8076 Longwoods Road (Z-8735)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated April 3, 2018, entitled "Mike Abualhayja, 8076 Longwoods Road" with respect to the decision by the Ontario Municipal Board, relating to an appeal by Jacqueline Caranci, concerning the property located at 8076 Longwoods Road BE RECEIVED for information. (2018-D09)

Motion Passed

3. Scheduled Items

3.1 S. Levin and A. Boyer - 4th Report of the Environmental and Ecological Planning Advisory Committee

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

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 15, 2018:

- a) the following actions be taken with respect to the Victoria Bridge Environmental Assessment:
 - i) the detailed design BE REVIEWED by one of the City of London's Ecologist Planners; and,
 - ii) an Environmental Study Report BE REQUIRED in the Request for Proposal;

it being noted that the Environmental and Ecological Planning Advisory Committee received a presentation appended to the 4th Report of the Environmental and Ecological Planning Advisory Committee from S. Shannon, Technologist II, Transportation Planning and Design and S. Muscat, AECOM, with respect to this matter;

- b) the revised You, Your Dog and Environmentally Significant Areas brochure BE REFERRED back to the Working Group for further amendments and to report back at the next Environmental and Ecological Planning Advisory Committee meeting;
- c) clause 4.2 of the 4th Report BE AMENDED by deleting the clause in its entirety and replacing it with the following:

“the fourth draft of the Green Standards for Light Pollution and Bird-Friendly Development BE REFERRED to the Manager, Development Services, to review and to prepare a version for the Municipal Council's consideration; it being noted that three Advisory Committees have made this recommendation; it being further noted that Section 4.1 of the Guidelines contemplates a light curfew for London; the specific times have been left blank; a suggested light curfew would be from 1:00 AM to 7:00 AM.”;

- d) the fourth draft of the Green Standards for Light Pollution and Bird-Friendly Development BE REFERRED to all City of London Advisory Committees for their consideration; and,
- e) clauses 1.1, 2.1, 3.1, 3.2, 3.3 and 6.1 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)

3.2 Public Participation Meeting - Application - 1039, 1041, 1043, 1045 and 1047 Dundas Street (Z-8862)

Moved by: M. Cassidy
 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 of London Affordable Housing Foundation, relating to the property located at 1039, 1041, 1043, 1045, 1047 Dundas Street:

a) the proposed by-law appended to the staff report dated April 3, 2018 BE INTRODUCED at the Municipal Council meeting to be held on April 10, 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 Business District Commercial (BDC) Zone TO a Business District Commercial Bonus (BDC*B(_)) Zone, subject to the completion of a development agreement, to facilitate the development of a high quality, multi-storey, mixed-use building with a maximum of 41 dwelling units (205 units per hectare) which substantively implements the Site Plan and Elevations appended to the staff report dated April 3, 2018 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

the building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design;

ii) Provision of Affordable Housing

the development provides 41 dwelling units (205 units per hectare), consisting of 32 one bedroom units and 9 barrier free one bedroom units for affordable housing;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) appropriately mitigate potential CPTED issues through site design alternatives, specifically along the interior side yards and vehicular entrance; and,

ii) enhance the landscape strip along the rear property line to include buffer plantings (trees) adjacent to residential properties;

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 City of London Official Plan policies and Rapid Transit Corridor Place Type policies in The London Plan;

. the recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development; and,

. the bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide for an affordable housing and quality design standard. (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: 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)

Moved by: A. Hopkins

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)

3.3 Not to be heard before 4:30 PM - S. Franke - 2nd Report of the Agricultural Advisory Committee

Moved by: A. Hopkins

Seconded by: Mayor M. Brown

That the following actions be taken with respect to the 2nd Report of the Agriculture Advisory Committee from its meeting held on March 21, 2018:

a) Clause 5.1 BE AMENDED by deleting the clause in its entirety and replacing it with the following:

“the Mayor BE REQUESTED to write a letter to The Honourable Jeff Leal, Minister of Agriculture, Food and Rural Affairs, seeking information as to when further public consultation opportunities related to the *Bees Act* may occur, taking into consideration the release of Ontario’s Pollinator Health Action Plan.”; and,

b) clauses 1.1 and 3.1 to 3.4 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. Items for Direction

4.1 Neighbourhood School Strategy - Evaluation and Acquisition of Surplus School Sites

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

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken regarding the evaluation and acquisition of school sites identified as surplus to School Boards' needs:

- a) the staff report dated April 3, 2018 entitled "The Corporation of the City of London, Neighbourhood School Strategy – Evaluation and Acquisition of Surplus School Sites" BE RECEIVED for information;

- b) the above-noted report BE CIRCULATED to the Thames Valley District School Board, the London District Catholic School Board, the Urban League and the Child and Youth Network for their review and comment, prior to the final report being brought before a future meeting of Planning and Environment Committee; and;

- c) the draft Surplus School Sites Evaluation and Acquisition Policy appended to the staff report dated April 3, 2018 BE CONSIDERED at a future meeting of the Planning and Environment Committee following the public consultation as outlined in part b), above. (2018-L07)

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

None.

6. Adjournment

The meeting adjourned at 6:02 PM.