

Planning and Environment Committee

Report

The 11th Meeting of the Planning and Environment Committee
June 18, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park
ABSENT: Mayor M. Brown
ALSO PRESENT: Councillor M. van Holst; I. Abushehada, M. Almusawi, A. Anderson, G. Bailey, G. Barrett, G. Belch, M. Campbell, J. Davies, A. Dunbar, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, P. Kokkoros, G. Kotsifas, A. Lockwood, H. Lysynski, H. McNeely, L. Mottram, B. O'Hagan, B. Page, M. Pease, L. Pompili, M. Ribera, S. Rowland, C. Saunders, J. Senese, J.-A. Spence, J. Stanford, M. Tomazincic, R. Turk, S. Wise and J. Yanchula

The meeting was called to order at 4:00 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor T. Park disclosed a pecuniary interest in clause 5.1 of this Report specifically relating to clause 3.2 of the 7th Report of the London Advisory Committee on Heritage, having to do with the properties located at 147-149 Wellington Street and 253-257 Grey Street, by indicating that her family owns property in the area.

2. Consent

Moved by: T. Park

Seconded by: A. Hopkins

That Items 2.1, 2.3, 2.4, 2.8 to 2.10, inclusive, BE APPROVED.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

2.1 5th Meeting of the Trees and Forests Advisory Committee

Moved by: T. Park

Seconded by: A. Hopkins

That the 5th Report of the Trees and Forests Advisory Committee, from its meeting held on May 23, 2018 BE RECEIVED for information.

Motion Passed

2.3 Application - Portion of 1284 and 1388 Sunningdale Road West - Removal of Holding Provision (h-100) (H-8800)

Moved by: T. Park

Seconded by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Planning, based on the application by Foxhollow North Kent Development

Inc., relating to the properties located at 1284 and 1388 Sunningdale Road West, the proposed by-law appended to the staff report dated June 18, 2018 BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 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-100*R1-3) Zone and Holding Residential R1 (h-100*R1-5) Zone TO a Residential R1 (R1-3) Zone and Residential R1 (R1-5) Zone and to remove the h-100 holding provisions. (2018-D09)

Motion Passed

- 2.4 Application - 608 Springbank Drive - Removal of Holding Provisions (h-5 and h-201) (H-8911)

Moved by: T. Park
Seconded by: A. Hopkins

That, on the recommendation of the Senior Planner, Development Planning, based on the application by 1551733 Ontario Limited, c/o York Development (London) Inc., relating to the property located at 608 Springbank Drive, the proposed by-law appended to the staff report dated June 18, 2018 BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 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 R9 Special Provision (h-5*h-201*R9-7(25)*H44) Zone TO a Residential R9 Special Provision (R9-7 (25)*H44) Zone and to remove the h-5 and h-201 holding provisions. (2018-D09)

Motion Passed

- 2.8 Ontario's Main Street Revitalization Initiative – Municipal Funding Agreement

Moved by: T. Park
Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Parks and Recreation, with the concurrence of the Managing Director, Planning and City Planner and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated June 18, 2018 BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to:

- a) approve the Municipal Funding Agreement appended to the staff report dated June 18, 2018 as Schedule 1 between The Corporation of the City of London and the Association of Municipalities of Ontario to receive funding under the Ontario Main Street Revitalization Initiative;
- b) authorize the Mayor and the City Clerk to execute the agreement approved in clause a) above;
- c) delegate authority to the Managing Director, Parks and Recreation, to allocate funding from this program to eligible projects aligned with Council-approved programs and plans in accordance with the eligibility criteria of the Municipal Funding Agreement, subject to future reporting to Municipal Council on the allocation of the funds;
- d) delegate authority to the Managing Director, Parks and Recreation, to authorize and approve such further and other documents (including amendments and reports) that may be required in furtherance of the agreement, and that do not require additional funding or are provided for

in the City's approved budget, and that do not increase the indebtedness of The Corporation of the City of London. (2018-D19)

Motion Passed

2.9 Local Planning Appeal Tribunal Transition Report

Moved by: T. Park
Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated June 18, 2018, entitled "Local Planning Appeal Tribunal Transition Report" BE RECEIVED for information. (2018-L01)

Motion Passed

2.10 2018 Watershed Report Card

Moved by: T. Park
Seconded by: A. Hopkins

That, the communication dated June 7, 2018, from E. VanHooren, General Manager/Secretary Treasurer, Kettle Creek Conservation Authority, with respect to the Kettle Creek Watershed 2018 Report Card BE RECEIVED for information. (2018-E13)

Motion Passed

2.2 Hamilton Road Area CIP Forgivable Loan Program

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

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the Hamilton Road Area Community Improvement Plan Forgivable Loan Program, the proposed by-law appended to the staff report dated June 18, 2018 BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to adopt a by-law to establish financial incentive programs, including forgivable loans, for the Hamilton Road Area Community Improvement Project area. (2018-D19)

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and T. Park

Nays: (1): S. Turner

Absent: (1): Mayor M. Brown

Motion Passed (4 to 1)

2.5 Capital Works Budget Cost Sharing for 164 Sherwood Forest Square

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the attached, revised, Source of Financing Report BE APPROVED with respect to the site plan development agreement between The Corporation of the City of London

and Futurelands Ltd., for the Capital Works Budget cost sharing of external works located at 164 Sherwood Forest Square. (2018-F05)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

2.6 Application - 1900 Kilgorman Way (H-8854)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by Harasym Homes Inc., relating to the lands located at 1900 Kilgorman Way, comprising Lot 9 Registered Plan No. 33M-682, the request to amend Zoning By-law Z.-1 to change the zoning of the lands FROM a Holding Residential R1 (h-37•R1-14) Zone TO a Residential R1 (R1-14), BE REFUSED for the following reasons:

a) based upon further review of the Minimum Distance Separation requirements, and in consultation with the Ministry of Agriculture, Food and Rural Affairs, the application to remove the holding “h-37” provision would not be appropriate or consistent with the Provincial Policy Statement, and policies of The London Plan and the Official Plan;

b) the condition for removing the holding provision has not been met as the subject lot is within the Minimum Distance Separation MDS1 setback of a neighbouring livestock facility; and,

c) M. Campbell, Zelinka Priamo Ltd., BE GRANTED delegation status at the June 18, 2018 Planning and Environment Committee meeting with respect to this matter. (2018-D09)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Moved by: J. Helmer

Seconded by: A. Hopkins

Motion to approve the delegation request.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

2.7 Notification to Tenants in the Planning Process

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, with the concurrence of the Managing Director, Planning and City Planner, the following actions be taken with respect to tenants notification for public consultation:

a) the staff report dated June 18, 2018 entitled "Notification to Tenants Regarding Planning Applications", BE RECEIVED for information;

b) the approach outlined in the above-noted staff report to provide notification to tenants BE ENDORSED; and,

c) the Civic Administration BE DIRECTED to initiate The London Plan and Official Plan amendments to address the *Smart Growth for Our Communities Act (Bill 73)* relating to tenants notification for public consultation. (2018-D09)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3. Scheduled Items

3.1 S. Ratz, Chair, Advisory Committee on the Environment - 7th Report of the Advisory Committee on the Environment

Moved by: T. Park

Seconded by: M. Cassidy

That, the following actions be taken with respect to the 7th Report of the Advisory Committee on the Environment from its meeting held on June 6, 2018:

a) the Managing Director, Environmental and Engineering Services & City Engineer BE REQUESTED to review the presentation appended to the 7th Report of the Advisory Committee on the Environment from C. Marsales, Senior Manager, Waste Management Service, City of Markham, with respect to the Markham Waste Diversion Strategy "Mission Green" and explore the feasibility of implementing a similar program in City of London facilities and report to the Civic Works Committee;

b) the Civic Administration BE REQUESTED to report to the Civic Works Committee, as soon as possible, on the undertaking of the following with respect to the "Toilets Are Not Garbage Cans" public awareness sticker initiative, coordinated by B. Orr, Sewer Outreach and Control Inspector:

i) requiring all bathroom stalls within City of London facilities to display the "Toilets Are Not Garbage Cans" sticker;

it being noted that the above-noted sticker previously approved for use by the City of London Communications Department, is currently displayed in some, but not all, City of London facility bathroom stalls and is being displayed, voluntarily, by many organizations, including retail stores, restaurants and schools;

ii) identifying to the Advisory Committee on the Environment (ACE) the key Civic Administration who would be responsible for implementing the above-noted action, so that the ACE may follow up on the progress of the implementation and in order to have a specific contact who can advise the ACE of the reasons why a sticker is not displayed in certain instances; and,

iii) reporting back to the ACE by September 7, 2018 with respect to the feasibility of requiring all facilities that receive City of London funding, including, but not limited to, Centennial Hall, the Covent Garden Market, Museum London, London Public Library locations, police and fire stations,

Tourism London, the London Convention Centre, Dearness Home, Kettle Creek Conservation Authority, Lower Thames Valley Conservation Authority and the Upper Thames River Conservation Authority, to display the above-noted sticker in all bathroom stalls;

it being noted that the Waste Sub-Committee report, appended to the agenda, was received;

c) J. Ramsay, Project Manager, Rapid Transit, BE ADVISED that M. Bloxam will represent the Advisory Committee on the Environment (ACE) on the Municipal Advisory Group related to Rapid Transit; it being noted that S. Hall will act as an alternate representative for the ACE on the Advisory Group; and,

d) clauses 1.1, 2.2, 2.3, 3.1 to 3.6, 5.1 and 5.2, BE RECEIVED.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3.2 Public Participation Meeting - Demolition Request for Heritage Listed Property - 2154 Richmond Street

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

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the heritage listed property located at 2154 Richmond Street:

- a) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of this property;
- b) 2154 Richmond Street BE REMOVED from the Register (Inventory of Heritage Resources);
- c) the property owner BE REQUESTED to commemorate the historic contributions of the McCormick-Brickenden-Greenway family in the future development of this property; and,
- d) the property owner BE REQUESTED to salvage any materials that have architectural value during the demolition process;

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 T. Park

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:
Moved by: M. Cassidy
Seconded by: T. Park

Motion to open the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Parkland Dedication By-law CP-9 Update

Moved by: M. Cassidy

Seconded by: T. Park

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken as a result of the Parkland Dedication Requirements, Policies and Procedures Review:

a) the proposed attached, revised, by-law BE INTRODUCED at the Municipal Council meeting on June 26, 2018 to amend By-law No. CP-9 entitled "A by-law to provide for the conveyance of land and cash in lieu thereof for park and other purposes." to implement changes to the parkland dedication requirements, effective September 1, 2018; and,

b) the proposed Council Policy amendments and additions BE REFERRED to the Managing Director, Planning and City Planner to report back to the Planning and Environment Committee with the necessary by-laws to amend existing Council policies and to implement new Council policies, as required, utilizing the current template and numbering protocol for Council policies as approved by the Municipal Council;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2018-E18)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: T. Park

Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: T. Park

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3.4 Public Participation Meeting - Application - 335-385 and 340-390 Saskatoon Street (OZ-8883)

Moved by: T. Park

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1616958 Ontario Inc., relating to the properties located at 335-385 and 340-390 Saskatoon Street:

a) the proposed by-law appended to the staff report dated June 18, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated June 18, 2018 as Appendix "B" BE INTRODUCED at a future Municipal Council meeting to amend The London Plan 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; and,

c) the proposed by-law appended to the staff report dated June 18, 2018 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above, to change the zoning of the subject property FROM a Residential R2/Light Industrial (R2-3/LI8) Zone TO a Holding Residential R2/Restricted Office Special Provision (h- •R2-3/RO(*)) Zone and a Holding Residential R2/Restricted Office Special Provision (h- •R2-3/RO(**)) 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 recommended amendments are consistent with the 2014 Provincial Policy Statement ("PPS") which directs municipalities to maintain suitable sites for employment uses and consider the needs of existing and future businesses. The recommended amendments are consistent with the PPS which promotes appropriate development standards to facilitate compact development in settlement areas;
- the recommended amendment conforms to the 1989 OP policies which list the necessary condition(s) for approval of Policies for Specific Areas, and would augment the general policies of the Low Density Residential ("LDR") designation to allow the continued use of the existing non-residential buildings on the subject lands for existing non-residential uses until the subject lands can redevelop for residential uses in accordance with the LDR designation;

- the recommended amendment conforms to The LP policies which list the necessary condition(s) for approval of Specific Area Policies, and would augment the general policies of the Neighbourhoods Place Type to allow the continued use of the existing non-residential buildings on the subject lands for existing non-residential uses until the subject lands can redevelop for residential uses in accordance with the Neighbourhoods Place Type;
- the recommended amendment to Zoning By-law Z.-1 will conform to the Official Plan and The LP as recommended to be amended. The recommended amendment to the Zoning By-law will permit the existing non-residential uses in the existing buildings; and limit the non-residential uses to their existing size to maintain an acceptable level of compatibility with the surrounding residential uses. The recommended amendment to the Zoning By-law will regularize and permit existing site conditions which do not meet the standard requirements of the requested zones, nor the standard parking requirements in the Zoning By-law. The existing site conditions can accommodate the existing non-residential use without serious adverse impacts for surrounding residential land uses; and,
- the recommended holding provisions will ensure compatibility between existing industrial uses on the subject lands and new residential uses. (2018-D09)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: T. Park

Motion to open the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Application - 809 Dundas Street (Z-8875)

Moved by: J. Helmer

Seconded by: T. Park

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of

Paramount Development (London) Inc., relating to the property located at 809 Dundas Street:

- a) the comments received from the public during the Public Engagement process appended to the staff report dated June 18, 2018, BE RECEIVED for information;
- b) Planning staff BE DIRECTED to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the *Planning Act, R.S.O 1990, c.P. 13*; and,
- c) the Civic Administration BE REQUESTED to include, as part of any recommended bonus zoning, the provision of a portion of the total units of the proposed building as affordable housing units;

it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application;

it being noted that the Planning and Environment Committee reviewed and received a communication dated June 14, 2018, from J. Thompson, Executive Director, LIFE*SPIN, with respect to this matter;

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. (2018-D09)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: T. Park

Motion to open the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3.6 Public Participation Meeting - Application - 1738, 1742, 1752 and 1756 Hamilton Road (39T-17502/OZ-8147)

Moved by: A. Hopkins

Seconded by: J. Helmer

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Thames Village Joint Venture Corporation, relating to the properties located at 1738, 1742, 1752 and 1756 Hamilton Road:

- a) the proposed by-law appended to the staff report dated June 18, 2018 as Appendix "A-1" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to amend the Official Plan to delete the "Secondary Collector" road classification on Schedule 'C' – Transportation Corridors map;
- b) the proposed by-law appended to the staff report dated June 18, 2018 as Appendix "A-2" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone, a holding Urban Reserve (h-2•UR4) Zone, a Residential R1 (R1-14) Zone, an Environmental Review (ER) Zone, an Open Space (OS4) Zone, and a holding Open Space (h-2•OS4) Zone TO:
 - i) a holding Residential R1 Special Provision (h•h-100•R1-3(*)) Zone to permit single detached dwellings on lots with a minimum lot frontage of 10 metres and a minimum lot area of 300 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings;
 - ii) a holding Residential R1 Special Provision (h•h-100•R1-3(**)) Zone with a special provision to permit the existing single detached dwelling with a minimum front yard depth of 1.5 metres;
 - iii) a holding Residential R4 Special Provision (h•h-100•R4-6()) Zone to permit street townhouse dwellings with a minimum lot area per unit of 145 square metres, together with a special provision for a minimum lot frontage of 7.0 metres, a minimum front and exterior side yard depth of 3.0 metres to a main building and 6.0 metres to a garage, and a minimum rear yard depth of 6.0 metres where access from the front yard to the rear yard of each unit is provided through the garage;
 - iv) a holding Residential R6 Special Provision (h•h-100•R6-5()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and a maximum height of 12 metres; together with a special provision for a minimum interior side and rear yard depth of 5.0 metres, and to permit open or covered but unenclosed decks or porches not exceeding one storey in height to project into the required yard no closer than 2.0 metres to a lot line adjacent an Open Space (OS5) Zone; and,
 - v) an Open Space (OS5) Zone to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;

it being noted that the following holding provisions have also been applied:

- (h) - to ensure orderly development and adequate provision of municipal services, the "h" symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; and,
 - h-100 – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available;
- c) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision by Thames Village Joint Venture Corporation:

- concerns with the address numbering;
- enquiring about a privacy fence;
- wondering if the homes will be one or two storeys;
- wondering about the townhouse style development behind large acreage properties;
- concerns with the loss of privacy;
- concerns with the creek bed that runs behind the property;

d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Thames Village Joint Venture Corporation (File No. 39T-17502) (Project No. OVE DP), dated September 20, 2017, as red-line amended, which shows a draft plan of subdivision consisting of 69 single detached residential lots, 2 cluster housing blocks, 1 street townhouse block, 7 open space blocks, 1 road widening block, 2 reserve blocks, 2 temporary turning circles, and 3 local streets; SUBJECT TO the conditions contained in Appendix "A-3" appended to the staff report dated June 18, 2018;

e) the Applicant BE ADVISED that Development Finance has summarized claims and revenues information appended to the staff report dated June 18, 2018 as Appendix "A-4"; and,

f) the Site Plan Approval Authority BE REQUESTED to consider privacy fencing where indicated in the final site plan approval;

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 reason:

- the proposed Thames Village Joint Venture Corp. Draft Plan of Subdivision, Official Plan and Zoning By-law amendments are consistent with The London Plan, the City's Official Plan, the Old Victoria Area Plan, and the Provincial Policy Statement. The recommended red-lined draft plan and conditions of draft approval will create a residential subdivision compatible with adjacent lands, provide good connectivity and opportunities for a multi-use trail system, and appropriate protection and enhancement of natural heritage resources. The recommended Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments represent good land use planning and an appropriate form of development. (2018-D09)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (3): S. Turner, M. Cassidy, and J. Helmer

Absent: (3): A. Hopkins, T. Park, and Mayor M. Brown

Motion Passed (3 to 0)

Moved by: A. Hopkins
Seconded by: T. Park

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

3.7 Public Participation Meeting - Application - 1742 Hamilton Road (39CD-17501)

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

That, on the recommendation of the Senior Planner, Development Services, with respect to the application of Thames Village Joint Venture Corporation, relating to the property located at 1742 Hamilton Road, 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;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2018-D07)

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

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

Motion Passed (4 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: M. Cassidy
Seconded by: A. Hopkins

Motion to close 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)

3.8 Public Participation Meeting - Application - 420 Fanshawe Park Road East (SPA18-024)

Moved by: M. Cassidy

Seconded by: T. Park

That, on the recommendation of the Manger, Development Planning, the following actions be taken with respect to the application of Westdell Development Corporation, relating to the property located at 420 Fanshawe Park Road East:

- a) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a four (4) storey apartment building with a total of one hundred and forty-two (142) residential units;
- the extent of the tree removal on the property;
 - request for an increased amount of screening on the hedgerow on Donnybrook;
 - landscaping concerns;
 - requesting that trees not able to be planted on the subject property be planted in Virginia Park;
 - significant groundwater levels;
 - subsurface water movement on the site and surrounding properties causing basement flooding;
 - an increase of traffic and parking along adjacent streets;
 - traffic being allowed to turn onto the site from Fanshawe Park Road;
 - timing of the bore hole drilling as it was done in January 2018;
 - construction access to the subject site not be granted from Donnybrook Road and surrounding streets;
 - construction vehicles be retained on the subject site;
 - concerns with the loss of the vegetation existing on the site currently;
 - geotechnical report concerns as there is a significant number of flooding basements on Donnybrook Road;
 - clarification of one level or two levels of underground parking;
 - concern with right in and right out only access causing more traffic along Donnybrook Road, which is a narrow road;
 - fence height and material; not reasonable for the east and west sides of the properties;
 - west side will have a garage door close to the neighbouring property;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application with the following conditions:
- a quiet operator and a quiet door;
 - tree compensation plan;
 - construction traffic management plan;
 - parking garage sound mitigation measures;
 - pre-consultation placement of fencing;
 - pre and post construction consideration of traffic calming;

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. (2018-D11)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: M. Cassidy

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: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

4. Items for Direction

4.1 Tree Protection By-law C.P. -1515-228 Amendments and Implementation Update

Moved by: T. Park

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 City of London Tree Protection By-law C.P.-1515-228:

a) the staff report dated June 18, 2018, entitled "The City of London Tree Protection By-law C.P.-1515-228 Amendments and Implementation Update" BE RECEIVED for information;

b) the proposed amendments to the current by-law BE REFERRED to the Trees & Forest Advisory Committee for review and comment; and,

c) the proposed by-law BE REFERRED to a public participation meeting to be held by the Planning and Environment Committee on September 24, 2018 for the purpose of seeking public input and comments on amendments to the current by-law. (2018-E18)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

4.2 The Dundas Place Manager Purchase of Service Agreement

Moved by: T. Park

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Dundas Place Manager Purchase of Service Agreement:

- a) the proposed by-law appended to the staff report dated June 18, 2018 BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2018 to authorize a Purchase of Service Agreement between MainStreet London Revitalization Organization and The Corporation of the City of London for the provision of certain services related to the management of Dundas Place; and,
- b) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement noted in a) above. (2018-L04A)

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

4.3 Subdivision Application Procedure - 3080 Bostwick Road; 3700 Colonel Talbot Road and 3645 Bostwick Road

Moved by: T. Park

Seconded by: A. Hopkins

That the following actions be taken with respect to the communication dated June 7, 2018, from A. Soufan, President, York Developments, with respect to the subdivision application procedure for the properties located at 3080 Bostwick Road, 3700 Colonel Talbot Road and 3645 Bostwick Road:

- a) the Civic Administration BE AUTHORIZED to accept and process applications by York Developments for the properties located at 3080 Bostwick Road, 3700 Colonel Talbot Road and 3645 Bostwick Road; it being noted that these applications may require amendments to the Southwest Area Plan and that these applications are to be processed through the normal channels and in due course will return to Planning and Environment Committee and Council for consideration; and,
- b) the Civic Administration BE DIRECTED to accept and process planning applications related to residential growth within the Southwest Area Plan and bring completed applications forward to Municipal Council for review and direction. (2018-D12)

Motion Passed

Moved by: T. Park

Seconded by: A. Hopkins

Motion to part a) which reads as follows:

"a) the Civic Administration BE AUTHORIZED to accept and process applications by York Developments for the properties located at 3080 Bostwick Road, 3700 Colonel Talbot Road and 3645 Bostwick Road; it being noted that these applications may require amendments to the Southwest Area Plan and that these applications are to be processed through the normal channels and in due course will return to Planning and Environment Committee and Council for consideration; and,"

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

Absent: (1): Mayor M. Brown

Motion Passed (5 to 0)

Amendment:

Moved by: T. Park

Seconded by: A. Hopkins

Motion to approve part b), which reads as follows:

"b) the Civic Administration BE DIRECTED to accept and process planning applications related to residential growth within the Southwest Area Plan and bring completed applications forward to Municipal Council for review and direction."

Yeas: (3): A. Hopkins, M. Cassidy, and T. Park

Nays: (2): S. Turner, and J. Helmer

Absent: (1): Mayor M. Brown

Motion Passed (3 to 2)

5. Deferred Matters/Additional Business

5.1 (ADDED) 7th Report of the London Advisory Committee on Heritage

Moved by: J. Helmer

Seconded by: A. Hopkins

That, the following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage from its meeting held on June 13, 2018:

a) on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for demolition of the heritage listed property located at 2154 Richmond Street:

i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property;

ii) 2154 Richmond Street BE REMOVED from the Register (Inventory of Heritage Resources);

iii) the property owner BE REQUESTED to commemorate the historic contributions of the McCormick-Brickenden-Greenway family in the future development of this property; and,

iv) the property owner BE REQUESTED to salvage any materials that have architectural value during the demolition process;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, as well as the verbal delegation from P. Hinde, Tridon Group, with respect to this matter, were received;

b) M. Corby, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage does not support the conclusions of the Heritage Impact Statement, dated April 2018, with respect to the property located at 147 Wellington Street, for the following reasons:

- the lack of compatibility and sympathy with the adjacent heritage listed and designated properties with respect to setback, material and design, particularly as it relates to the property located at 143 Wellington Street;
- it does not encourage active commercial uses at grade in order to continue to support the historically commercial streetscape; and,
- it does not properly consider the potential cultural heritage value of the on-site building at 147-149 Wellington Street;

c) P. Lupton, Environmental Service Engineer, City of London and N. Martin, AECOM Canada, BE ADVISED that the London Advisory Committee on Heritage requests the assurance that Cultural Heritage Resources are considered as part of the Environmental Assessment process as it relates to the City of London Long Term Water Storage Municipal Class Environmental Assessment, which should include Stage 1 Archaeological Assessment and a Cultural Heritage Screening Report; and,

d) clauses 1.1, 2.2 to 2.4, 3.1, 3.3, 3.5, 5.1 and 5.2, BE RECEIVED.

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

Recuse: (1): T. Park

Absent: (1): Mayor M. Brown

Motion Passed (4 to 0)

6. Confidential

6.1 (ADDED) Personal Matters/Identifiable Individual/Litigation/Potential Litigation/Solicitor-Client Privileged Advice

Moved by: A. Hopkins

Seconded by: T. Park

The Planning and Environment Committee convened in Committee, In Closed Session, from 9:50 PM to 10:33 PM, with respect to the following matter:

6.1 A matter pertaining to personal matters about an identifiable individual, including municipal or local board employees; Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

7. Adjournment

The meeting adjourned at 10:34 PM