

**3RD REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on February 4, 2014, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Councillor J.L. Baechler (Chair) and Councillors P. Hubert and B. Polhill and H. Lysynski (Secretary).

**ABSENT:** Councillors D.G. Henderson and S.E. White.

**ALSO PRESENT:** Mayor J.F. Fontana, Councillor D. Brown, G. Barrett, M. Davis, J.M. Fleming, T. Grawey, B. Henry, P. Kokkoros, I. Listar, M. Ribera, C. Saunders, M. Tomazincic and A-B. Watson.

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**I. CALL TO ORDER**

1. That it BE NOTED that no pecuniary interests were disclosed.

**II. CONSENT ITEMS**

2. 2nd Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 2nd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on January 16, 2014 BE RECEIVED; it being noted that the Civic Administration has advised that the Tree Conservation By-law will not be circulated for public review by the end of the first quarter of this year.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

3. 1st Report of the Trees and Forests Advisory Committee

Recommendation: That the 1st Report of the Trees and Forests Advisory Committee from its meeting held on January 22, 2014 BE RECEIVED.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

4. Response to Land Use Planning and Appeal System Review for the Ministry of Municipal Affairs and Housing

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the response appended to the staff report dated February 4, 2014, BE ENDORSED; it being noted that the response has been submitted to the Ministry of Municipal Affairs and Housing in order to satisfy the Ministry's requested deadline; it being further noted that the City's final response, including any recommended amendments, will be confirmed in further correspondence following the Municipal Council meeting to be held on February 11, 2014. (2014-D02)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

5. Properties located at 3185 Jinnies Street, 3406 Jinnies Way and 3527 Singleton Avenue (H-8287)

Recommendation: That, on the recommendation of the Planner II, Development Planning, based on the application of Stantec Consulting, relating to a portion of the properties located at 3185 Jinnies Street, 3046 Jinnies Way and 3527 Singleton Avenue, the proposed by-law, as appended to the staff report dated February 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Residential R1 (h-82\*R1-5) Zone TO a Residential R1 (R1-5) Zone to remove the h-82 holding provision. (2014-D14B)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

6. Forest Hill (Phase 5) Subdivision (39T-10501)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part of Lot 11, Concession 6, (Geographic Township of London), City of London, County of Middlesex, situated on the north side of North Wenige Drive, municipally referred to as 1100 North Wenige Drive:

- a) the Special Provisions, as appended as Schedule 'C' to the staff report dated February 4, 2014, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the Forest Hill (Phase 5) Subdivision, (39T-10501), BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended as Schedule 'B' to the staff report, dated February 4, 2014; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2014-D12)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

7. Property located at 1602 Sunningdale Road West - Ontario Municipal Board Decision (39T-11503)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the report dated February 4, 2014, with respect to the withdrawal of the appeal to the Ontario Municipal Board, as submitted by Alan Patton, Patton Cormier & Associates, on behalf of Old Oak Properties, relating to the draft plan of subdivision located at 1602 Sunningdale Road West, BE RECEIVED. (2014-L01/2014-D12)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

8. Properties located at 255 South Carriage Road and 1331 Hyde Park Road - Ontario Municipal Board Decision (39T-08502)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the report dated February 4, 2014, with respect to the withdrawal of the appeal to the Ontario Municipal Board by Barry Card, on behalf of Sydenham Investments Inc., relating to draft plan of subdivision for the located at 255 South Carriage Road and 1331 Hyde Park Road, BE RECEIVED. (2014-L01/2014-D12)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

9. Building Division Monthly Report for December 2013

Recommendation: That the Building Division Monthly Report for the month of December 2013 BE RECEIVED. (2014-D00)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

**III. SCHEDULED ITEMS**

10. Properties located at 1920 and 1930 Blue Heron Drive (Z-8282)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Gymworld Inc., relating to the properties located at 1920 and 1930 Blue Heron Drive, the proposed by-law, as appended to the staff report dated February 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a holding Light Industrial Special Provision (h-17\*LI1(3)) Zone, which permits a range of uses including assembling, bakeries, fabricating, manufacturing, processing, research and development, warehousing, repair activities, printing and data processing industries, wholesale establishments, custom workshops, service trade and electronic product industries, support offices and commercial schools uses TO a holding Light Industrial Special Provision (h-17\*LI1(3)/LI3(\_)) Zone; it being noted that special provisions include a reduced side yard setback distance of 2.4m from the required 6.0m, a reduced front yard setback distance of 5.0m from the required 9.0m and a reduced parking ratio of 1 parking space per 30m<sup>2</sup> for commercial recreational uses from the required 1 parking space per 20m<sup>2</sup>;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14A)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

11. Property located at 77 Tecumseh Avenue West (Z-8274)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Homes Unlimited Inc., relating to the property located at 77 Tecumseh Avenue West:

- a) the proposed by-law, as appended to the staff report dated February 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on February 11, 2014, 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 R8 Special Provision (h-5•h-149•R8-4(21)) Zone, which permits a maximum of 22 residential dwelling units in the public school building, as it existed at the time of passing the by-law, subject to holding provisions which require a public site plan review and confirmation of stormwater management servicing capacity TO a Holding Residential R8 Special Provision (h-149•R8-4(\_)) Zone, to permit a maximum of 22 residential dwelling units in a purpose designed 2-storey apartment building with a reduced exterior yard setback of 6.4m subject to a holding provision to ensure sufficient stormwater capacity is available and a Residential R1 Special Provision (R1-3(4)) Zone, which permits single detached residential dwellings with special provisions to allow for reduced front, exterior and interior yard setbacks;
- b) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, development of the subject property which is consistent with the Site Plan and Elevation Drawings, as appended as Appendix 'B' to the staff report dated February 4, 2014, particularly with regard to the following:
- i) the positioning of the building at the street corner across from the public park to create a defined street edge on Tecumseh Avenue West and Winston Avenue;
  - ii) employing built form and architectural treatments that are sympathetic to the existing residential dwellings in the neighbourhood to create a compatible form of development;
  - iii) including the various recesses and protrusions along the building facade that mimic the rhythm of existing residential development;
  - iv) varying materials, colours and architectural detail on the individual facades to add further interest to the streetscape;
  - v) minimizing the appearance of blank walls by incorporating a combination of architectural articulation, windows, doors, canopies, porches and/or other creative techniques into building facades that are visible from the public streets;
  - vi) providing a low landscape wall and enhanced planting to screen the parking lot along the Tecumseh Avenue West property line; and,
  - vii) visually integrating the building into the landscape, through a combination of foundation planting beds, paving, sitting areas, landscape walls and/or other suitable landscape elements or treatments, particularly to the north and west of the proposed building;

it being noted that the Planning and Environment Committee reviewed and received a communication dated November 20, 2013, from K. Wood, 27 Forbes Street, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Arnon Kaplansky, 599 Maitland Street – indicating that the first report, dated April 9, 2013, recommended 28 affordable housing units plus 10 single-family dwellings; noting that there was a second report provided on April 30, 2013; enquiring as to whether there was any change in the planning principle to change the number of units; indicating that, on page 127 of the Agenda, the last line of paragraph two in the staff report reads “which are consistent with the existing lot fabric established through Registered Plan 488”; advising that the Plan was registered in 1914; and, enquiring as to whether or not the Planners are trying to do what they did in 1914 or are they trying to intensify the use in the Core areas.
- Derrick McBurney, 4 – 466 South Street – objecting to the misconception of the type of people that move into affordable housing units.

- Greg Playford, on behalf of the applicant - expressing support for the staff recommendation; noting that the process took longer than they had anticipated; reiterating that they are happy with the outcome; and, believing that it will be a very attractive addition to the affordable housing stock in London. (2014-D14A)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

#### **IV. ITEMS FOR DIRECTION**

##### 12. Boundary Expansion Request and By-law Amendment

Recommendation: That the communication dated January 21, 2014, from the London Downtown Business Association Improvement Area, with respect to a boundary expansion request and a review of the current Downtown Business Improvement Area By-law (CP-2) BE REFERRED to the Civic Administration for consideration and to report back at a future meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a communication, dated January 21, 2014, from R.T. Usher, Board Chair, London Downtown Business Association and J. MacDonald, Executive Director, Downtown London; and,
- a communication, dated December 10, 2013, from D. Winkler, Richmond Row. (2014-D19/2014D14A)

Motion Passed

YEAS: J.F. Fontana, B. Polhill, P. Hubert, J.L. Baechler (4)

#### **V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

#### **VI. ADJOURNMENT**

The meeting adjourned at 4:34 PM