

6TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on March 25, 2014, commencing at 4:05 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor J.L. Baechler (Chair) and Councillors D.G. Henderson, P. Hubert, B. Polhill and S.E. White and H. Lysynski (Secretary).

ALSO PRESENT: Mayor J.F. Fontana, Councillors D. Brown and M. Brown,

G. Barrett, P. Christiaans, A. Dunbar, M. Elmadhoon, J.M. Fleming, T. Grawey, B. Henry, P. Kokkoros, E. Lalande, T. MacBeth, A. MacLean, A. Macpherson, L. Maitland, D. Menard, D. Mounteer, N. Musicco, B. Page, M. Ribera, A. Riley, M. Tomazincic, B. Turcotte, A-B. Watson, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 4th Report of the Advisory Committee on the Environment

Recommendation: That the 4th Report of the Advisory Committee on the Environment from its meeting held on March 5, 2014 BE RECEIVED.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

3. Property located at 215 Fanshawe Park Road West (H-8291)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of 1749261 Ontario Inc. c/o Perry Sempecos, relating to the property located at 215 Fanshawe Park Road West, the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, 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 Restricted Office Special Provision (h-5*h-55*RO2 (24) Zone TO a Restricted Office Special Provision (RO2 (24)) Zone to remove the holding h-5 and h-55 provisions. (2014-D14)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

4. Property located at 2245 Callingham Drive (H-8216)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of Domus Developments (London) Inc., relating to the property located at 2245 Callingham Drive, the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, 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 R5/Residential R6 (h-53*R5-2/R6-4) Zone TO a Residential R5/Residential R6 (R5-2/R6-4) Zone to remove the holding h-53 provision. (2014-D14)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

5. Property located at 751 Fanshawe Park Road West - Draft Approved Plan - Vista Woods Estates Limited (39T-03505)

Recommendation: That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the request for extension and revisions to the Draft Plan of Subdivision application of Vista Woods Estates Inc., relating to the property located at 751 Fanshawe Park Road West:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the proposed revisions to the draft plan and the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Vista Woods Estates Inc. (File No. 39T-03505), prepared by Whitney Engineering Inc. (dated May 2013), as red-line amended, which shows 212 single detached residential lots, two (2) medium density residential blocks, two (2) park blocks, road widening and reserve blocks, served by seven (7) new streets and the extension of Eagletrace Drive SUBJECT TO the conditions appended to the associated staff report dated March 25, 2014, as Schedule "A"; and
- b) the financing for this project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the associated staff report dated March 25, 2014, as Schedule "B". (2014-D12)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

6. Entertainment on Outdoor Patios

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance & Chief Building Official, the Civic Administration BE DIRECTED to report back at a public participation meeting of the Planning and Environment Committee, on Tuesday May 13, 2014, with proposed amendments to the Zoning By-law to implement a pilot program permitting acoustic music on outdoor patios associated with restaurants or taverns, during reasonable hours. (2014-M02/C01)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

7. Property located at 930 Gainsborough Road

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the report, dated March 25, 2014, with respect to the Municipal Council's direction to staff to report back to the Planning Committee during the early stages of the development process with respect to the tree preservation plan on the Van Horik property located at 930 Gainsborough Road BE RECEIVED. (2014-E04)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

8. Building Division Monthly Report for February 2014

Recommendation: That the Building Division Monthly Report for February 2014 BE RECEIVED. (2014-D00)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

9. Blackfriars/Petersville Heritage Conservation District Draft Plan and Conservation Guidelines

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the Draft Plan and Conservation Guidelines for the Blackfriars/Petersville Heritage Conservation District, as appended to the staff report dated March 25, 2014, BE CIRCULATED to the public, landowners, agencies, the Blackfriars/Petersville Heritage Conservation District Steering Committee and the London Advisory Committee on Heritage for review and comment;

it being noted that prior to final approval of the Blackfriars/Petersville Heritage Conservation District Plan and Conservation Guidelines, another neighbourhood public information meeting will be held with the community to solicit input on the draft Plan and Conservation Guidelines; and,

it being further noted that a review of the Official Plan and Zoning By-law, specifically the Residential R2 zone variation, applied to properties within the study area, is underway to address issues related to intensification within areas that are susceptible to flood events. (2014-R01)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

III. SCHEDULED ITEMS

10. 4th Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 4th Report of the London Advisory Committee on Heritage (LACH) from its meeting held on March 12, 2014:

- a) the building located at 1266 Riverside Drive BE ADDED to the Inventory of Heritage Resources, as a Priority 1 listing, based on its design values and historic contextual associations; it being noted that the LACH reviewed and received the minutes of the Stewardship Sub-Committee, from its meeting held on February 26, 2014; and,
- b) that clauses 2 to 8, inclusive, of the 4th Report of the LACH BE RECEIVED;

it being pointed out that the Planning and Environment Committee heard verbal presentations from W. Kinghorn, Chair, LACH, B. Lamb, Avalanche Search Marketing Inc. and G. Bikas, Manager, Land Development, Drewlo and reviewed and received the attached communication from G. Bikas, with respect to the property located at 1266 Riverside Drive.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

11. Property located at 1796 Adelaide Street North (Z-8301)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Willow Bridge Homes Ltd., relating to the property located at 1796 Adelaide Street North:

- a) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 1, 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 Residential R1 (R1-14) Zone TO a Neighbourhood Facility Special Provision (NF1(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, the design features recommended below:

- negotiable grades for pedestrians and vehicles with particular attention paid to grade level access from the barrier free parking stalls to the facility's main floor to ensure accessibility throughout the site;
- ensure the porte-cochere (front entry canopy) is to a height that allows for access by vans, para-transit vehicles and other such vehicles to enhance accessibility to the main entrance;
- rework the projecting west elevation's windows and stone base in keeping with the shape of the windows and the height of the stone base proposed to the building's east and south elevations in order to enhance the aesthetics of the front the building which face Adelaide Street;
- ensure a safe, direct and convenient concrete pedestrian connection exists between the building entrance and the city sidewalk in order to enhance pedestrian connectivity;
- ensure all pedestrian walkways proposed throughout the site are 1.5 metre (1.8 metre width where the walkway is adjacent to parking in order to account for vehicle overhang) and allow for maximum maneuverability;
- the garbage collection area should be located behind the proposed building in order for this function to be screened from the street;
- the Adelaide Street frontage (west elevation) should include large windows in order to create an active frontage; and,
- several gables or dormers should be included within the design in order to break up the massing of the roof;

- c) 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 as the revised site plan allows for parking and landscaped open space regulations which are more in keeping with the requirements of Zoning By-law and the change to the special provisions is minor in nature and maintains the same form of development that had been previously discussed between the applicant and members of the community;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to adopt the revised recommendation and proposed by-law.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

12. Properties located at 2348, 2356, 2362, 2370 and 2378 Meadowlands Way; 2337, 2345, 2353, 2361, 2369, 2373, 2387 and 2395 Humerside Common; 137, 143, 149, 161, 177, 195, 209, 215, 223, 231, 239, 247, 255, 261, 267, 275, 283 and 297 Bradwell Chase and 2079, 2085 and 2093 Pelkey Road (Z-8319)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Norquay Sunningdale Land Corp., relating to the properties located at:

- a) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the properties located at 2348 Meadowlands Way, 2356 Meadowlands Way, 2362 Meadowlands Way, 2370 Meadowlands Way and 2378 Meadowlands Way, 2337 Humerside Common, 2345 Humerside Common, 2353 Humerside Common, 2361 Humerside Common, 2369 Humerside Common, 2373 Humerside Common, 2387 Humerside Common and 2395 Humerside Common, 223 Bradwell Chase, 231 Bradwell Chase, 239 Bradwell Chase, 247 Bradwell Chase, 255 Bradwell Chase, 261 Bradwell Chase, 267 Bradwell Chase, 275 Bradwell Chase and 283 Bradwell Chase FROM a Residential R1 (R1-6) Zone TO Residential R1 Special Provision (R1-6(4)) Zone;
- b) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the property located at 297 Bradwell Chase FROM a Holding Residential R1 (h-82•h-94•R1-6) Zone TO a Holding Residential R1 Special Provision (h-82•h-94•R1-6(4)) Zone;
- c) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the properties located at 137 Bradwell Chase, 143 Bradwell Chase, 149 Bradwell Chase, 161 Bradwell Chase, 177 Bradwell Chase, 195 Bradwell Chase, 209 Bradwell Chase and 215 Bradwell Chase, 2079 Pelkey Road, 2085 Pelkey Road and 2093 Pelkey Road FROM a Residential R1 (R1-6) Zone TO a Residential R1 Special Provision (R1-6(*)) Zone; and,
- d) 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 as the revised recommendation in minor in nature;

it being pointed out that the Planning and Environment Committee reviewed and received a communication, dated March 13, 2014, from G. Priamo, Zelinka Priamo Ltd., with respect to this matter;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to approve the amended by-law.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

13. City-Wide Official Plan/Zoning By-law Review - City of London (OZ-8219)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken as a result of the City-wide Official Plan/Zoning By-law review of the non-industrial uses in industrial areas in the City of London:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend the Official Plan to:
 - i) add a policy to restrict non-supportive, non-industrial uses under Section 7.1.1 of the Industrial Objectives;
 - ii) remove private clubs and commercial recreation establishments as permitted uses from Section 7.2.2 of the General Industrial designation;
 - iii) add restrictions to the location of secondary uses in Section 7.3.2 of the Light Industrial designation; and,
 - iv) add policies to Section 7.6 of the Planning Impact Analysis to require the consideration of the impact of non-industrial uses on the potential of industrial development and to limit the location of sensitive land uses in industrial areas;

- b) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to:
 - i) amend Section 2 (Definitions) to replace the existing definition for "Church" with a new definition for "Place of Worship";
 - ii) amend Section 2 (Definitions), Section 3 (Zones and Symbols), Section 4 (General Provisions), Section 12 (Residential R8 Zone), Section 20 (Downtown Area (DA) Zone), Section 25 (Business District Commercial (BDC) Zone), Section 26 (Arterial Commercial (AC) Zone), Section 31 (Regional Facility (RF) Zone), Section 32 (Community Facility (CF) Zone), and Section 33 (Neighbourhood Facility (NF) Zone) to replace "Church" with "Place of Worship";
 - iii) add new regulations to the Light Industrial (LI) and General Industrial (GI) zones to restrict the location of non-industrial uses;
 - iv) add new regulations to limit the size of ancillary retail uses and determine access points in the Light Industrial (LI) and General Industrial (GI) zones; and,
 - v) remove private clubs and commercial recreation establishments as permitted uses in the GI1 zone variation;

- c) the Civic Administration BE DIRECTED to initiate a Zoning By-law amendment to add the Light Industrial (LI3) zone variation to the property located at 1565 North Routledge Park;

it being noted that 1565 North Routledge Park, 1920 Blue Heron Drive and 1930 Blue Heron Drive have been added to the list of exempted properties previously identified; and,

it being further noted that the property located at 457 Southdale Road West is being addressed as part of a site-specific Zoning By-law Amendment (Z-8314);

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

14. Property located at 457 Southdale Road West (Z-8314)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of the City of London, relating to the property located at 457 Southdale Road West, the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 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 Commercial Recreation (CR1) Zone, which permits commercial recreation establishments, golf courses, private clubs, private outdoor recreation clubs, private parks, recreational buildings, recreational golf courses, amusement parks, commercial outdoor recreation facilities and go-cart tracks TO a Holding Commercial Recreation Special Provision (h-()•CR1()) Zone, to permit a Place of Worship as an additional permitted use with an additional special provision to limit height to 18.5m;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

15. Properties located at 73, 77, 81 and 91 Southdale Road East and 3021 and 3033 White Oak Road (Z-8305)

Recommendation: That, on the recommendation of the Manager, Development Planning, based on the application of City of London, relating to the properties located at 73 Southdale Road East, 77 Southdale Road East, 81 Southdale Road East and 91 Southdale Road East, 3021 White Oak Road and 3033 White Oak, the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, 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 Neighbourhood Shopping Area Special Provision (h*h-11*h-63*h*103*NSA4(6)) Zone, which permits commercial uses that serve the needs of the adjacent residential areas and to permit automobile sales and service uses TO a Holding Neighbourhood Shopping Area Special Provision (h-__*NSA4(6)) Zone; it being noted that it is proposed that the h*h-11*h-63*h*103 holding provisions be consolidated into one (1) new holding provision which will allow for the development of an automobile sales and service establishment as an interim use;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

16. Properties located at 2250 Blackwater Road and 660 and 670 Garibaldi Avenue (Z-8190)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Drewco Development Corporation, relating to the properties located at:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the properties located at 2250 Blackwater Road and 660 Garibaldi Avenue FROM a Residential R6 Special Provision/Residential R7 (R6-5(5)/R7•D35•H12) Zone TO a Residential R6 Special Provision/Residential R7 (R6-5(*)/ R7• D63•H12) Zone;
- b) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the property located at 670 Garibaldi Avenue FROM a Residential R6 Special Provision/Residential R7 (R6-5(5)/R7•D35•H12) Zone TO a Residential R6 Special Provision Bonus/Residential R7 (R6-5(**)•B-(_/R7•D75•H18) Zone with a bonus zone to permit a maximum height of 21 metres and 99 units per hectare which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
 - i) a 6-storey apartment building design that is aesthetically pleasing, functional and pedestrian supportive which, with minor variations at the City's discretion matches the conceptual plan appended to the staff report dated March 25, 2014 as Schedule "1", as well as the design features recommended below:
 - exterior construction materials including brick facade and articulation as shown in Schedule "1" of the staff report dated March 25, 2014;

- a minimum of one (1) level of below grade parking with a minimum of 100 vehicular parking spaces;
 - berm and dense landscaping along the Garibaldi Avenue frontage, south of the location of the Civic Space, to maximize privacy between the proposed parking area on the subject lands and the abutting residential properties to the west;
 - minimal yard depths from the apartment building to Adelaide Street North to allow the maximum achievable yard depth possible from the apartment building to Garibaldi Avenue;
 - pedestrian connections from the subject property to the abutting commercial lands, existing sidewalks and future municipal pathway;
 - dedication of a portion of land, with an area of approximately 500 square metres, to be used as a Civic Space abutting the pedestrian pathway with a frontage on Garibaldi Avenue; it being noted that the total land area of this Civic Space may be in combination with the lands at 660 Garibaldi Avenue;
 - the Civic Space shall be improved to the satisfaction of the Managing Director, Planning and City Planner, at no cost to the City of London prior to dedication;
- c) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, the development of the subject site in a manner that is substantially consistent with the Site Plan and Elevation Drawing appended to the staff report dated March 25, 2014 as Schedule "1" to:
- ensure exterior lighting provided on the apartment buildings is directed to minimize its impact on abutting landowners;
 - encourage the provision of non-glare lighting fixtures throughout the development, including parking areas and open spaces to minimize the effect on neighbouring lands;
 - provide a combination of berm and tree plantings at a minimum of 4.6 metres in height and of adequate width to allow for the planting of mature coniferous trees in a staggered pattern to create a tree-line that creates a visual buffer from the neighbouring properties which front on Garibaldi Avenue to Buildings 1 and 2;
 - provide a berm at a minimum height of 1.5 metres, with landscaping, to create a visual buffer from the neighbouring properties which front on Garibaldi Avenue to Building 3;
 - encourage the provision of benches, picnic tables and refuse receptacles in the green space between Garibaldi Avenue and the parking area for Building 3, as well as in the green space between Building 1 and Building 2, which parallel Sunningdale Road East, to maximize the potential of these areas to serve as outdoor amenity space;
 - a possible introduction of small ponds or bio-swales into the landscaped open space to provide naturalized vegetation features which will also assist in site drainage;
 - meander the proposed non-vehicular pathway between 600 and 670 Garibaldi Avenue to provide visual variety and modulate wheeled travel speed between the residential development and commercial lands to the northeast;
 - provide a pool/exercise pavilion to be located southeast corner of 660 Garibaldi Avenue to coincide with the location of the Civic Space;
 - confirm siting and configuration of land to be dedicated to The Corporation of the City of London to improve and enlarge the entrance of the pathway block between Garibaldi Avenue and Adelaide Street. This includes considerations of the final Civic Space design, pathway connection location and other development issues such as servicing, easements, access, fencing, monuments which may not be reflected in the concept

- plan appended to the staff report dated March 25, 2014 as Schedule "1";
- to maintain a drainage swale during and post construction to ensure the conveyance of surface drainage;
 - if seeking the bonus zone, install an enclosed below grade parking structure to avoid the visual impact of surface parking; and,
 - include rights in and rights out access onto Sunningdale Road;
- d) 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 as the change in building height is minor in nature and maintains the same form of development that had been previously discussed between the applicant and members of the community; the change in building height is the result of a grade change and not to a physical increase in the building height; and, consideration of the recommended building heights was the basis on which the Revised Notice of Application and Notice of Public Meeting were given;

it being noted that a portion of land fronting Garibaldi Avenue shall be improved and dedicated, at the discretion of the Managing Director, Planning and City Planner, to the City to be used by the public for the purposes of a Civic Space at no cost to the City of London;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to add part xii) to clause c).

xii) include "rights in, rights out" on Sunningdale Road

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

17. Property located at 1140 Southdale Road West (Z-8302/O-8303)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the applications of The City of London and HLH Investments Limited, relating to the property located at 1140 Southdale Road West:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend the Official Plan to change the designation of the subject lands FROM Low Density Residential TO Neighbourhood Commercial Node;

- b) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, 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 Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone TO a Neighbourhood Shopping Area Special Provision ((NSA1/NSA2/NSA5(*)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, the development of the subject site in a manner that is consistent with the Site Plan and Elevation Drawings appended to the staff report dated March 25, 2014 as Schedule "1", as well as the design features recommended below:
- the use of a material other than the chain link above the retaining wall along the west property line, such as board on board fence or wrought iron;
 - ensure that cap materials and finishes are consistent around the building to provide for visual interest;
 - move the parking spaces and sidewalk at the west side of the building such that parking spaces align with the edge of the drive aisle and provide landscaping in the resultant space at the building face to facilitate pedestrian movement within the site and commercial uses;
 - the use of transparent glazing on building facades that address the street is strongly encouraged to activate the street frontages;
 - consider decreasing the height and reducing the massing of the stone elements at the piers and above the signage to create a better proportion between the corner signage element and building;
 - site lighting appropriate to the scale of the proposed facilities and use should be utilized; it being noted that energy efficiency and white light is encouraged; the latter for security and aesthetic reasons. Ensure illumination is directed down and restrict light spill to adjacent properties;
 - the use of permeable concrete and asphalt for storm water infiltration;
 - ensure that any rooftop mechanical units are screened from view to enhance the building elevations;
 - a door with transparent glazing to be included on the Boler Road façade to provide direct pedestrian access from the sidewalk into the easterly commercial unit; and,
 - a door with transparent glazing be considered at the southwest corner of the commercial plaza to provide direct pedestrian access from Southdale Road West;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Open PPM

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Close PPM

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

18. Property located at 1444 Adelaide Street North (OZ-8297)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Vireo Health Facility Ltd, relating to a property located at 1444 Adelaide Street North:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend the Official Plan to change the designation of the subject lands FROM a Low Density Residential designation TO a Multi-Family Medium Density Residential designation;
- b) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, 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 (R2-2) Zone TO a Restricted Office Special Provision (RO1(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to implement the following items through the site plan process:
 - the relocation of the building to front onto Adelaide Street North to create a street wall which is oriented toward the corridor while parking is to be accommodated in the back of the property away from the prominent street corner;
 - the existing trees located at the southwest corner of the property should be retained to facilitate a landscaped buffer at the gateway of the residential neighbourhood along Glenora Drive;
 - parking areas should be screened from Glenora Drive and Adelaide Street North with enhanced landscaping to create a soft interface between this office use and the existing residential neighbourhood and the location of the driveway off of Glenora Drive to support safe circulation of pedestrian and vehicular traffic;
 - a paved walkway should be provided from the building to the public sidewalk in order to provide direct and convenient access; it being noted that the Adelaide Street North façade should appear as the primary façade and the Glenora Drive elevation should have a similar level of detail and appear as a secondary façade in order to facilitate the appropriate building orientation; it being further noted that a reduction in the amount of glazing on the south façade is acceptable to mitigate the effects of too much sun entering certain rooms of the building; it being also noted that the windows should be more balanced or their location should respond to articulation on the building façade; and,
 - ensure that the siting/construction of the proposed office building is consistent with the conceptual site plan and elevations appended to the staff report dated March 25, 2014 as Appendix C;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated March 18, 2014, from A. Chamberlaine, 24 Glenview Crescent, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

19. Draft Community Improvement Plan for Industrial Land Uses and Official Plan Amendment (O-8318)

Recommendation: That, on the recommendation of the Managing Director, Planning & City Planner, the following actions be taken with respect to a Community Improvement Plan for Industrial Land Uses:

- a) the draft report, as appended to the staff report dated March 25, 2014, prepared by RCI Consultants, regarding a Community Improvement Plan for Industrial Land Uses and proposed community improvement programs BE CIRCULATED to Provincial ministries, stakeholders and the public for review and comment;
- b) the proposed Official Plan Amendment, as appended to the staff report dated March 25, 2014, to establish community improvement policies to encourage industrial development and redevelopment and the preparation of a city-wide Community Improvement Plan for Industrial Land Uses BE CIRCULATED for public review and comment; and,
- c) a public participation meeting BE SCHEDULED at the Planning and Environment Committee meeting to be held on May 27, 2014, to adopt the Community Improvement Plan for Industrial Land Uses and to amend the Official Plan to add new policy to Chapter 14 – Community Improvement Policies;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated March 21, 2014, from L. Langdon, London Home Builders' Association, with respect to this matter. (2014-D19/D08)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, P. Hubert, J.L. Baechler (4)

NAYS: B. Polhill, S.E. White (2)

20. Development Charges Grant Program for Downtown, Old East Village and SoHo CIP Areas

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Development Charges Grant Program for the Downtown, Old East Village and SOHO Community Improvement Areas:

- a) the program guidelines, as appended to the staff report dated March 25, 2014, BE CIRCULATED for public review and comment;
- b) a public participation meeting BE SCHEDULED before the Planning and Environment Committee on April 29, 2014 to consider proposed program guidelines related to a Development Charges Program for the Downtown, Old East Village and SoHo Community Improvement Project Areas; and,
- c) if a new Development Charges Grant Program is established to implement the Downtown Community Improvement Plan, the Civic Administration BE DIRECTED to give the Rygar Corporation Inc. project, located on the west side of Talbot Street, north of Fullarton Street and south of Dufferin Avenue, a development charges grant that is equivalent

to 100% of the residential development charge that is applicable to that project at the time that the building permit(s) is issued, so long as that permit(s) is issued by December 31, 2019; it being noted that this would maintain the effect of the 100% residential Development Charge exemption that is currently available within the Downtown Area boundary under the current Development Charges By-law;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated February 24, 2014, from J. Rodgers, Rygar Corporation Inc., with respect to this matter. (2014-F21/F11B)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, S.E. White, J.L. Baechler (5)

21. Property located at 3100 Colonel Talbot Road (39T-13504/Z-8243)

Recommendation: That, on the recommendation of the Senior Planner, Development Planning the following actions be taken with respect to the application of Speyside East Corporation, relating to the property located at 3100 Colonel Talbot Road:

- a) the Approval Authority BE REQUESTED to approve the draft plan of residential subdivision, submitted by Speyside East Corporation (File No. 39T-13504), prepared by Whitney Engineering Inc., certified by Jason Wilhard O.L.S.), which shows 34 single detached dwelling lots, one (1) medium density residential block and one (1) new internal road that will align with Settlement Trail SUBJECT TO the conditions appended to the staff report dated March 25, 2014, as Appendix "39T-13504";
- b) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the draft plan of subdivision of Speyside East Corporation relating to the property located at 3100 Colonel Talbot Road;
- c) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), FROM a Holding Residential R2 Special Provision/ Residential R4 Special Provision/Community Facility (h-30.R2-1(13)/R4-3(1)/CF3) Zone TO a Holding Residential R1 (h.R1-5) Zone, to permit single detached dwellings, a Holding Residential R5/Residential R6/Community Facility (h.h-53.h-56.h-91.R5-2/R6-4/CF3) Zone, to permit cluster housing and community facilities and a Community Facility (CF3) Zone to recognize an existing EMS Station; it being noted that holding provisions have been applied to ensure the uses will develop in an orderly manner with full municipal services, to encourage street-oriented development and discourage noise attenuation walls and to ensure urban design is addressed at site plan and the recommended objectives have been achieved;
- d) the Site Plan Approval Authority BE REQUESTED to implement the following Urban Design principles through the site plan approval process for Block 35:
 - i) locate the built form along both Colonel Talbot Road and Street 'A' and orient the primary entrances into the building(s) towards the streets. This may be achieved in several configurations such as: stacked townhouses, back to back townhouses, or a double row of townhouses with rear lane access garages. Locating the built form along the street edge and orienting the entrances towards the street will create an active frontage, improving both the pedestrian realm and the visual experience along Colonel Talbot Road;
 - ii) include architectural details such as windows, doors, projections, and high quality materials on the façade(s) facing Raleigh Boulevard as this elevation faces the main entryway into the Talbot Village community; and,

- iii) locate parking either internally to buildings (garages) or within the interior side yard (next to the EMS Station); it being noted that, alternatively, if parking must be located along a street frontage it is preferred that it is located along the Street 'A' frontage;
- e) the financing for this project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the associated staff report dated March 25, 2014, as Schedule "B";

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14/D12)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

22. Property located at 447 Old Wonderland Road (Z-8228)

Recommendation: That, the application of 2376563 Ontario Ltd, relating to the property located at 447 Old Wonderland Road BE REFERRED back to the Civic Administration to undertake the following:

- a) increase the width of the landscaping;
- b) reduce the size of the building; and,
- c) meet with the applicant, the community and the Ward Councillor to discuss wider landscaped strips on certain portions of the site, landscaping with substantial trees and determine how much parking will be provided;

it being noted that the Planning and Environment Committee reviewed and received a petition signed by approximately 3,708 individuals, from M. Read, Old Wonderland and Area Community Association, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, S.E. White (4)

NAYS: P. Hubert, J.L. Baechler (2)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to refuse the application for concerns relating to groundwater issues, stability, traffic concerns and the incompatibility of the application with the neighbourhood.

Motion Failed

YEAS: J.F. Fontana, P. Hubert, J.L. Baechler (3)

NAYS: D.G. Henderson, B. Polhill, S.E. White (3)

23. Property located at 545 Fanshawe Park Road West (OZ-8286)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of MHBC Planning Urban Design and Landscape Architecture, relating to the property located at 545 Fanshawe Park Road West:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend the Official Plan to change the designation of the subject lands FROM a 'Multi-Family, Medium Density Residential' designation TO a 'Multi-Family, High Density Residential' designation;
- b) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, 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 Community Facility Special Provision (CF3(3)) Zone and an Open Space (OS4) Zone TO a Holding Residential R9 Special Provision Bonus (h-11•h-55•h-(*)•h-(**)*R9-7()•B(*) Zone and an Open Space (OS4) Zone with a Bonus Zone which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
 - i) a development design which includes two point tower forms with a common podium in the form of two-storey townhouses comprised of:
 - a maximum of 235 residential dwelling units within the two point tower forms (Tower A: 115 units; Tower B: 120 units);
 - a maximum of 15 residential dwelling units within the two-storey townhouses (Tower A: 7 units; Tower B: 8 units);
 - building orientation toward the Fanshawe Park Road West corridor;
 - building elevations that have been divided into a series of modulated components that are defined by complementary changes in articulation and cladding materials;
 - a variation of building materials and the use of cornices that define the major changes in cladding materials on the elevations;
 - the inclusion of a base, middle and cap with a base consisting of a two-storey townhouse form, a middle that consists of 14-storeys above the base for Tower 'A' and 13-storeys above the base for Tower 'B', and a one-storey cap above the middle;
 - a mix of underground and surface parking spaces that are located in the rear yard;
 - enhanced landscaping features including a centralized park feature and an outdoor amenity area integrating the existing open space setting;

- ground floor and second floor private amenity space; and,
 - rooftop patios;
- c) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, with minor variations at the City's discretion, the development of the subject site in a manner that is consistent with the Site Plan and Elevation Drawings appended to the staff report dated March 25, 2014 as Schedule "1", as well as the design features recommended below:
- develop the edge treatment by enlarging the terraced gardens along the entire Fanshawe Park frontage incorporating the proposed staircases as shown on the existing plan in order to create an urban edge condition between the building face and public sidewalk;
 - include options such as fencing, landscaping and the location of parking for the edge treatment which abuts the Open Space in order to create a positive relationship between this site and the Open Space;
 - consider a courtyard space at the central drive by eliminating the centre lane and incorporating a water feature or public art, along with a high level of planting to improve the public realm;
 - ensure a high level of planting between the public sidewalk and the parallel pathway at the podium. Consider planters that are not as symmetrical in response to the topography to strengthen the landscaped open space;
 - consider adding another pedestrian connection, or shifting the proposed connection to the public sidewalk at the southwest corner of the site, to relate more to the likely pedestrian activity to the adjacent commercial development;
 - encourage the use of the sloping topography as an opportunity to develop a natural podium and consider multiple steps and the possibility of sunken courtyards for the townhomes and creating a positive interface of the site with the ravine to benefit from the natural topography;
 - consider façade enhancements and fencing for the townhome at the south-east corner to articulate the east elevation;
 - consider high quality building materials that are consistent with the high quality of the design to enhance the building design and ensure its long term durability;
 - consider the provision of a green roof to enhance the amenity space at the podium roof and to reduce the heat island effect on this site; and,
 - to improve the storm water management generated from this development, consider using permeable paving materials wherever possible and cost-effective;

it being noted that the shadow impact will be shared and pedestrian safety will be considered;

it being further noted that the Planning and Environment Committee reviewed and received a communication, dated March 13, 2014, from C. Creighton, Land Use Planner, Upper Thames River Conservation Authority, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith.

Voting Record:

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (6)

IV. ITEMS FOR DIRECTION

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 10:50 PM