

7TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on April 8, 2014, commencing at 4:02 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: Councillors W.J. Armstrong and J.P. Bryant and G. Barrett, M. Corby, M. Davis, B. Debbert, M. Elmadhoon, S. Galloway, T. Grawey, B. Henry, P. Kokkoros, G. Kotsifas, B. Krichker, I. Listar, A. Macpherson, A. MacLean, D. Menard, C. Parker, N. Pasato, M. Ribera, C. Saunders, C. Smith, M. Tomazincic, A-B. Watson and J. Yanchula.

I. CALL TO ORDER

1. That it BE NOTED that Councillor S.E. White disclosed a pecuniary interest in clause 13 of this Report having to do with the application of St. Leonard's Community Services, regarding the property located at 313 Clarke Road, specifically as it relates to discussions about children under the care of the Children's Aid Society, as the Children's Aid Society is her employer.

II. CONSENT ITEMS

2. 2nd Report of the Agricultural Advisory Committee

Recommendation: That the 2nd Report of the Agricultural Advisory Committee from its meeting held on March 19, 2014 BE RECEIVED.

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, J.L. Baechler (5)

3. Blackfriars/Petersville Official Plan/Zoning Study (OZ-8295)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Official Plan and Zoning By-law review undertaken by the City of London relating to the Blackfriars/Petersville Neighbourhood:

- a) the draft report, as appended to the staff report dated April 8, 2014, BE CIRCULATED to the public, landowners and agencies for review and comment; and,
- b) the City, in consultation with the Upper Thames River Conservation Authority, the Ministry of Natural Resources and the Ministry of Municipal Affairs and Housing, BE REQUESTED to initiate the process to designate the Blackfriars/Petersville area as a Special Policy Area consistent with the Provincial Policy Statement. (2014-D14)

Motion Passed

YEAS: J.F. Fontana, D.G. Henderson, B. Polhill, P. Hubert, J.L. Baechler (5)

III. SCHEDULED ITEMS

4. 4th Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That, the following actions be taken with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on March 20, 2014:

- a) the following actions be taken with respect to the Sifton Bog Monitoring Committee:
- i) the Civic Administration BE DIRECTED to reimplement the Sifton Bog Monitoring Committee;
 - ii) the Sifton Bog Monitoring Committee BE CHAIRED by the Managing Director, Planning and City Planner or his designate; it being noted that this will ensure that the monitoring of the health of this unique ecosystem will be ongoing and reported to the Planning and Environment Committee on a regular basis, not less than annually, and to allow informed management;
 - iii) the Sifton Bog Monitoring Committee membership BE REQUIRED to include a City of London Ecologist, a representative from Stormwater Management, a representative from the Environmental and Ecological Planning Advisory Committee, a representative from the Upper Thames River Conservation Authority and the Ministry of Environment and other such City representation and expertise as effective management should require;
 - iv) the Civic Administration BE DIRECTED to retain a consultant to initiate and sustain monitoring of the quality and quantity of surface water inflows, storage and drainage of the bog waters or to make such data public if it has been collected, as required in development conditions applicable to those properties north and east of the Sifton Bog; and,
 - v) the Civic Administration BE DIRECTED to retain a consultant to update the inventory of vegetation communities in Sifton Bog and to report on the changes that have occurred since completion of construction and subsequent to the existing report; it being noted that the most recent report was provided by Bradwill Consulting in 2012, which reported on conditions up to 2008;
- b) that clauses 2 to 11, inclusive, of the 4th Report of the EEPAC BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from C. Smart, EEPAC, with respect to these matters.

Motion Passed

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

5. 3rd Report of the Trees and Forests Advisory Committee

Recommendation: That, the following actions be taken with respect to Clause 1 of the 3rd Report of the Trees and Forests Advisory Committee (TFAC) from its meeting held on March 26, 2014:

- a) clause 1 of the 3rd Report of the TFAC BE REFERRED to a future meeting of the Planning and Environment Committee when the Urban Forest Strategy is being considered:

Clause 1 of the 3rd Report of the TFAC reads as follows:

- a) the Civic Administration BE REQUESTED to consider the feedback comments from the TFAC, with respect to the Urban Forest Strategy;
- b) the Municipal Council BE REQUESTED to adopt the proposed Urban Forest Strategy; it being noted that the ultimate success of the strategy will depend on the manner in which it is implemented, and that the TFAC would look forward to the opportunity to be engaged in the development of the Urban Forest Strategy implementation plan; and,

- c) upon the final approval of the Urban Forest Strategy:
 - i) the Civic Administration BE REQUESTED to proceed with the first two years of implementation; and,
 - ii) the necessary staff resources and funding to successfully implement this strategy (which is critical to maintaining the livable quality and character of “London –The Forest City”) BE SECURED;

it being noted that the TFAC received the following delegations and communications with respect to this matter:

- a delegation from I. Listar, Manager, Urban Forestry;
- a delegation from T. Rutten, 903 Trafalgar Street;
- a delegation from J. Robertson;
- a communication, dated March 23, 2014, from R. Cory;
- a communication, dated March 25, 2014, from L. Neumann;
- a communication, dated March 22, 2014, from N. Hébert;
- a communication, dated March 26, 2014, from M. Temme;
- a communication, dated March 26, 2014, from G. Sinclair, Old South Community Organization;

it being noted that the Civic Administration is considering the recommendations of the TFAC from its meeting held on March 26, 2014, with respect to this matter;

- b) that clauses 2 to 5, inclusive, of the 3rd Report of the TFAC BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from A. Cantell, Vice Chair, TFAC, with respect to this matter.

Motion Passed

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

- 6. Amendments to Fees and Charges By-law A-47 - Planning Fees - Extension of a Draft Plan of Subdivision

Recommendation: That, on the recommendation of the City Clerk, on the advice of the Managing Director, Development & Compliance Services and Chief Building Official, the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 2014, to amend By-law No. A-47 entitled “A by-law to provide for Various Fees and Charges” in order to amend the fees related to applications for an extension of a draft plan of subdivision approval, by deleting the fee of \$3000.00;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2014-C01)

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)

7. City-Wide Changes to Vacant Land Condominium Policies (OZ-8288)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to policies and zoning on Vacant Land Condominiums:

- a) the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 2014, to amend the Official Plan to change Policy 19.15.4. Vacant Land Condominiums by deleting and replacing subsection iii) and iv) with the following:
 - iii) proposals for vacant land condominiums which will result in units above or below any other unit will not be supported;
 - iv) only one dwelling will be permitted per unit;
 - v) at the time of registration, structures cannot cross unit boundaries;
 - vi) the registration of a proposed development, as more than one vacant land condominium corporation may be permitted if the proposal is supportive of comprehensive development and planning goals. The minimum number of units to be included in each condominium corporation shall be more than adequate to allow for the reasonable, independent operation of the condominium corporation.;

- b) the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 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 By-law No. Z.-1 by deleting and replacing "UNIT IN A VACANT LAND CONDOMINIUM" with the following: "UNIT IN A VACANT LAND CONDOMINIUM" means a parcel of land within a vacant land condominium for the purpose of constructing one dwelling.";
 - ii) amend section 9.3 R5 Zone Regulations by adding the following sub-bullet:
 - "3) For the purposes of the R5 Zone variations, only one townhouse dwelling is permitted to be constructed on a unit in a Vacant Land Condominium.

No townhouse dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred.";
 - iii) amend section 10.3 R6 Zone Regulations by deleting sub bullet 2) and by replacing it with the following:
 - "2) Only one dwelling is permitted to be constructed on a unit in a Vacant Land Condominium.

No dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred, except for a single detached dwelling.

No attached dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred.”; and,

- c) subject to the approval of parts a) and b), above, the Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with respect to proposed policy guideline amendments that would permit a ‘two-step building permit process’ to implement the proposed changes to Vacant Land Condominiums;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission 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)

8. Property located on a portion of 240 Waterloo Street (Z-8317)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Caranci Consulting & Public Affairs, relating to the property located at 240 Waterloo Street:

- a) the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 2014 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject property FROM a Restricted Service Commercial (RSC1) Zone, TO a Business District Commercial Special Provision (BDC(_)) Zone; and,
- b) the Civic Administration BE DIRECTED to work with the London Advisory Committee on Heritage and the Owner to prepare a statement of cultural heritage value and interest for the property at 240 Waterloo Street and report back to the Planning and Environment Committee with respect to a possible Notice of Intent to Designate, at a future date;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission 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)

9. Properties located at 221-225 Queens Avenue (Z-8312)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Sifton Properties Ltd., relating to the properties located at 221-225 Queens Avenue:

- a) the proposed by-law, as appended to the revised staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 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 Downtown Area (h-3*DA2*D350) Zone TO a holding Downtown Area/ Temporary (h-3*DA2*D350/T-()) Zone; and
- b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a holding Downtown Area (h-3*DA2*D350) Zone TO a holding Downtown Area Special Provision (h-3*DA2()*D350) Zone BE REFUSED for the following reasons:
 - i) a permanent commercial surface parking lot within the downtown is not in keeping with the goals of the Provincial Policy Statement, 2005 for maintaining strong communities, a clean and healthy environment and a strong economy;
 - ii) the Official Plan discourages permanent surface level commercial parking lots within the Downtown Shopping Area;
 - iii) a permanent commercial surface parking lot at this location is not in keeping with the recommendations of the Downtown London Heritage Conservation District Plan, 2012;
 - iv) a permanent commercial surface parking lot at this location is not in keeping with strategies of SmartMoves 2030 Transportation Master Plan, 2013; and,
 - v) a permanent commercial surface parking lot at this location is not consistent with the Draft Downtown Master Plan;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission 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 made by Mayor J.F. Fontana and seconded by Councillor S.E. White to Approve reconsideration of item 9, as the recommendation did not reflect the provision of a revised by-law on the Added Agenda.

Motion Passed

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

10. Properties located at 486, 486B and 500 Clarke Road (Z-8309)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 780612 Ontario Ltd., relating to the properties located at 486, 486B and 500 Clarke Road, the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 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 Restricted Service Commercial Special Provision (RSC1(5)/RSC4/RSC5) Zone TO a Restricted Service Commercial Special Provision (RSC1(5)/RSC2/RSC3(_)/RSC4/RSC5) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission 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)

11. Property located at 2825 Tokala Trail (Z-8326)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of York Development (London) Inc., relating to the property located at 2825 Tokala Trail, the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 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 Neighbourhood Shopping Area Special Provision (h-120*NSA5(6)) Zone TO a Holding Neighbourhood Shopping Area Special Provision (h-(_)*h-120*NSA5(6)) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission 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)

12. Property located at 1550 Sunningdale Road West (Z-8079)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Mike Ansari, relating to the property located at 1550 Sunningdale Road West, the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 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 Residential (R1-16) Zone, which permits single detached lots with a minimum lot frontage of 50 metres and a minimum lot area of 4000 square metres TO a Holding Residential R1 (h-h-39-h-100-R1-3) Zone, which permits single detached lots with a minimum lot frontage of 10 metres and a minimum lot area of 300 square metres, subject to holding provisions to ensure that an agreement is executed by the applicant and the City prior to development, that the lotting pattern be established to the satisfaction of the City and that water looping and access is available to the satisfaction of the City Engineer and a Holding Residential R1 Special Provision (h-110-R1-10 ()) Zone, which permits single detached lots with a minimum lot frontage of 22 metres, a minimum lot area of 925 square metres, a minimum south side yard setback of 2.3 metres and a minimum east side yard setback of 7.0 metres subject to a holding provision to ensure that municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the City and a Holding Residential R5/R6(h-h-53-h-54-h-100-h-110-R5-6/R6-5) Zone, which permits cluster housing in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, townhouse dwellings, stacked townhouse dwellings and apartment buildings subject to holding provisions to ensure that a development agreement is executed by the applicant and the City prior to development, to encourage street-oriented development and to discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City, that a noise assessment report be submitted and noise attenuation measures as recommended be implemented to the satisfaction of the City, that access is adequately addressed through future planning applications to the satisfaction of the City and that water looping and access is available to the satisfaction of the City Engineer;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission 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)

13. Property located at 313 Clarke Road (OZ-8300)

Recommendation: That, the application of St. Leonard's Community Services, relating to the property located at 313 Clarke Road BE REFERRED back to the Civic Administration to report back at a future meeting of the Planning and Environment Committee, with respect to the following:

- a) a reduction of the maximum number of occupants to four or five, with the appropriate staffing levels;
- b) a further review of the amenity space; and,
- c) a further review of the number of parking spaces required;

it being noted that Councillor S.E. White removed herself from the meeting during the discussion of children under the care of the Children's Aid Society as the Children's Aid Society is her employer;

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

- a communication, dated March 27, 2014, from R. Knutson, Knutson Development Consultants Inc.; and,
- a communication, dated March 31, 2014, from L. Davis, Area Resident's Committee; (Secretary's Note: a petition signed by 105 individuals is available for viewing in the City Clerk's Office);

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, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (5)

NAYS: D.G. Henderson (1)

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: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (5)

14. Property located at 1836 Richmond Street (Z-8229)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Western University relating to the property located at 1836 Richmond Street:

- a) the proposed by-law, as appended to the staff report dated April 8, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 15, 2014, 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 (UR2) Zone TO a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-4•h-5•h-18•h-54•h-55•h-79•h-89•R5-7(*)/R7(*)/R8-4(*) Zone, an Open Space Special Provision (OS5(*)), an Open Space Special Provision (OS5(**)) Zone and an Urban Reserve Special Provision (UR2(*) Zone;

- b) the Site Plan Approval Authority BE REQUESTED to consider the following issues through the site plan process:
- i) a concept plan for the entire site, including urban design guidelines and principles as per the Placemaking Guidelines, to ensure that the property is developed in a logical and comprehensive fashion;
 - ii) locating buildings close to, and oriented towards, Richmond Street to create an active street edge and contribute to the character of the future transit node at Richmond Street and Fanshawe Park Road West;
 - iii) locating taller buildings adjacent to Richmond Street rather than internal to the site, to enclose the street and create a transition in height through the site;
 - iv) using a combination of setback, built form, building orientation and height for buildings at the north-west corner of the site to provide a sensitive transition from the existing residential development to the north to the new development on the subject site;
 - v) locating parking underground or in the side or rear yards of proposed buildings and away from Richmond Street or any other future street frontages, to screen the parking and provide active uses at the street edge. Where this is not possible, screen any parking that is visible from a public street with enhanced landscaping such as shrubs and/or low landscape walls;
 - vi) including convenient, safe and direct pedestrian connections from the public sidewalk to the building entrances, through the site and between buildings to facilitate pedestrian movement to and through the site;
 - vii) retaining the necessary topography and design the site to protect and enhance unobstructed view(s) of the Downtown skyline in order to create amenity for all future residents of the property;
 - viii) incorporating Gibbon's Lodge and any other historic features identified through the statement of cultural heritage value and interest for the property in a functional and meaningful way into the new development;
 - ix) incorporating trees identified in the required tree retention plan into the landscaping plans for new development in order to retain some of the existing vegetation; and,
 - x) preparing and implement to the satisfaction of the Managing Director of Environmental and Engineering Services and City Engineer, the recommendations of a hydrogeological and geotechnical report;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR2) Zone TO a Residential R5/Residential R7/Residential R8 Special Provision (R5-7()/R7()/R8-4() Zone, a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-__*R5-7()/R7()/R8-4() Zone, an Open Space Special Provision (OS5()) Zone and an Open Space Special Provision (OS5()) Zone, BE REFUSED for the following reasons:
- i) on the development lands, consideration of a 0.0 metre building setback from the ecological buffer is premature until a more detailed Environmental Impact Study is prepared by the developer, which is based on detailed development plans and includes recommendations and conclusions accepted by the City addressing building setbacks;
 - ii) on the development lands, it is appropriate to include a reduced front yard setback, (not requested by the applicant), in order to facilitate the placement of buildings close to the street in support of urban design principles;

- iii) on the development lands, it is appropriate to include holding provisions, (not requested by the applicant), to ensure that detailed geotechnical studies, public site plan approval, archaeological assessment, noise, traffic impact, tree preservation, storm/drainage and stormwater servicing are addressed prior to development, at the site plan approval stage;
 - iv) on the maximum ecological buffer, an alternative is recommended to the requested Residential Zones with a holding provision requiring the completion of an EIS which reviews detailed development plans and refines the exact boundaries of the Maximum Ecological Buffer. The recommended Urban Reserve Special Provision (UR2(*)) Zone provides impartiality on the ultimate outcome of a more detailed Environmental Impact Study, and provides an explanation of the expectations to be met before Residential and/or Open Space Zones are applied to the area to delineate the development limit;
 - v) it is appropriate to extend the minimum ecological buffer through the existing developed area on the property to prevent future development or site alteration in the area intended to protect the Environmentally Significant Area and Provincially Significant Wetland;
 - vi) it is appropriate to extend the maximum ecological buffer to the area between the minimum ecological buffer and the existing dwelling to prevent future development or site alteration in the area until the final development limit is determined; and,
 - vii) it is appropriate to include a limited range of non-residential uses, not requested by the applicant, as permitted uses within the existing buildings which have heritage significance, in order to facilitate their conservation;
- d) the Civic Administration BE DIRECTED to work with the London Advisory Committee on Heritage and the Owner to prepare a statement of cultural heritage value and interest for the property at 1836 Richmond Street;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated April 3, 2014, from S. Jarrett, Legal Counsel, Western University, 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)

IV. ITEMS FOR DIRECTION

15. Strategies for Reducing Bird Deaths as a Result of High-Rise Developments

Recommendation: That the communication, dated April 8, 2014, from Councillor J.P. Bryant, BE REFERRED to the Civic Administration for consideration and to report back at a future meeting of the Planning and Environment Committee. (2014-P14)

Motion Passed

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

16. Request to start the April 29, 2014 Planning and Environment Committee meeting at 5:30 PM

Recommendation: That, notwithstanding Section 24.11 of the Council Procedure By-law, the April 29, 2014 meeting of the Planning and Environment Committee commence at 5:30 PM.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 6:25 PM