

8TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on April 29, 2014, commencing at 5:33 PM, in the Council Chambers, Second Floor, London City Hall.

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

ABSENT: Councillor J.L. Baechler.

ALSO PRESENT: Councillor J.P. Bryant and G. Barrett, M. Corby, J.M. Fleming, T. Grawey, N. Hall, P. Kokkoros, G. Kotsifas, B. Krichker, A. MacLean, D. Menard, C. Parker, L. Pompilli, M. Ribera, C. Saunders, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 5th Report of the Advisory Committee on the Environment

Recommendation: That the 5th Report of the Advisory Committee on the Environment from its meeting held on April 2, 2014 BE RECEIVED.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

3. Property located at 193 Clarke Road - Notice of Appeal to the Ontario Municipal Board (Z-8143)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the Ontario Municipal Board BE ADVISED, in response to a letter of appeal to Zoning By-law No. Z.-1-142259 for the property located at 193 Clarke Road, that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it; it being noted that a letter of appeal dated February 24, 2014, submitted by Debbie Newman and Lynn Johnston, was received for information regarding this matter. (2014-L01/D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

4. Properties located at 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649 and 1653 Richmond Street - Notice of Appeal to the Ontario Municipal Board (OZ-7965)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the Ontario Municipal Board BE ADVISED, in response to letters of appeal to Official Plan Amendment No. 564 and Zoning By-laws Z.-1-142261, Z.-1-142262, Z.-1-142263, and Z.-1-142264 for the properties located at 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649 and 1653 Richmond Street, that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it; it being noted that the follow letters of appeal were received for information regarding this matter:

- a) a communication dated February 27, 2014, submitted by McKenzie Lake Lawyers, LLP, on behalf of Richmond Medical Centre Inc.; and,
- b) a communication submitted by Cercelli Law, on behalf of Anthony Cercelli. (2014-L01/D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

5. Property located at 29 Dunkirk Place

Recommendation: That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the application of Robert Arntfield and Arntfield Medicine Professional Corporation, relating to the property located at 29 Dunkirk Place:

- a) the proposed by-law, as appended to the staff report dated April 29, 2014, BE INTRODUCED at the Municipal Council meeting to be held on May 6, 2014, to deem part of Lots 28 and 33, and all of Lots 29, 30, 31 and 32 in Registered Plan of Subdivision No. 448(C) not to be in a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;
- b) the City Clerk BE DIRECTED to provide notice of the by-law passing and undertake registration of the Deeming By-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and
- c) the applicant BE REQUIRED to pay for any costs incurred to register the deeming by-law at the land registry office. (2014-C01)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

6. Residential Driveway Widths (Z-8316)

Recommendation: That, on the recommendation of the Manager, Development Services and Planning Liaison, the Civic Administration BE DIRECTED to report back at a public participation meeting of the Planning and Environment Committee on proposed amendments to the Zoning By-law to introduce new regulations relating to driveway and parking area widths for single, semi-detached, duplex or converted two unit dwellings, for street orientated townhouse dwellings in a cluster form and street townhouses; it being noted that the subject report and draft amendments will be circulated to The Urban League of London, the London Home Builders Association, the London Development Institute and others for input and comment. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

7. Annual Report on Building Permit Fees

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the report, dated April 29, 2014, with respect to the building permit fees collected and the costs of the administration and enforcement of the *Building Code Act* and regulations for the year 2013 BE RECEIVED. (2014-P10)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

8. Building Division Monthly Report for March 2014

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

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

III. SCHEDULED ITEMS

9. 5th Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on April 9, 2014:

- a) NO ACTION BE TAKEN with respect to the Heritage Alteration Permit Application relating to the property located at 465 Waterloo Street, as the applicant has withdrawn the application;
- b) on the recommendation of the Managing Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of Farhi Holdings Inc., requesting permission for an alteration to the designated heritage property located at 151 Dundas Street BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed signage alteration and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation, is negligible;
- c) on the recommendation of the Managing Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of M. Duffy / V. Zoccano, (2044583 Ontario Ltd.), requesting permission for a second structure to be erected on the designated heritage property located at 390 Princess Avenue BE APPROVED, subject to the following conditions:
 - i) prior to the issuance of a building permit for the proposed second building, professional architectural drawings, consistent with Appendix 2, implementing Schedule A, By-Law Z-1-122150, for the new structure, be provided and approved for a building permit; and,
 - ii) the drawings, noted in i), above, be to the satisfaction of the City Planner;

it being noted that the Heritage Planner has reviewed the proposed apartment building and has advised that the impact of the requested additional structure on the heritage features of the streetscape is consistent with the Conservation Guidelines for the West Woodfield Heritage Conservation District;

- d) that clauses 4 to 8, inclusive, of the 5th Report of the LACH BE RECEIVED;

it being noted that PEC heard a verbal presentation from Wes Kinghorn, Chair, LACH, with respect to these matters.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

10. Blackfriars/Petersville Heritage Conservation District Plan and Conservation Guidelines and Official Plan Amendments to Implement District (OZ-8295)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the creation of a Blackfriars/Petersville Heritage Conservation District:

- a) the proposed by-law, as appended to the revised staff report dated April 29, 2014, BE INTRODUCED at the Municipal Council meeting to be held on May 6, 2014, to designate the Blackfriars/Petersville Heritage Conservation District (Schedule "1") under Section 41.(1) of the *Ontario Heritage Act* and adopt the Blackfriars/Petersville Heritage Conservation District Plan (Schedule "2") under Section 41.1 (1) of the *Ontario Heritage Act*;

- b) the proposed by-law, as appended to the revised staff report dated April 29, 2014, BE INTRODUCED at the Municipal Council meeting to be held on May 6, 2014, to amend Section 13.3.5 (Implementation- Heritage Conservation District Plans) and Section 13.3.8 (Specific Heritage Conservation Districts) of the Official Plan to identify, add a character statement and add policies to include the Blackfriars/Petersville Heritage Conservation District and amend Chapter 13 (Properties of Cultural Heritage Value or Interest Policies) to add a new Figure 13-7 which all provide justification for establishment of the District and identify important heritage attributes worthy of retention within the boundaries of the District, and to adopt the Blackfriars/Petersville West Guideline Document pursuant to Section 19.2.2 of the Official Plan and add it to the list of Guideline Documents in Section 19.2.2. (ii) to evaluate future development on lands west of Wharncliffe Road North within the study area but not included in the heritage conservation district; and,
- c) the properties identified in Section 3.1 of the Blackfriars/Petersville West Guideline Document to be listed in the City of London Inventory of Heritage Resources (the Register) BE REFERRED to the London Advisory Committee on Heritage for consideration of inclusion in the Register;

it being noted that the revisions to the by-laws are minor in nature and no further public notice is required;

it being further noted that the Planning and Environment Committee reviewed and received a communication, dated April 28, 2014, from J. McCarthy, 16 Moir Street, 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/D08)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: B. Polhill, P. Hubert, S.E. White (3)

Motion to close the public participation meeting.

Motion Passed

YEAS: B. Polhill, P. Hubert, S.E. White (3)

Motion to amend Schedule 1 and Figure 13.7.

Motion Passed

YEAS: B. Polhill, P. Hubert, S.E. White (3)

IV. ITEMS FOR DIRECTION

- 11. Request to start the May 13, 2014 Planning and Environment Committee meeting at 4:30 PM

Recommendation: That, notwithstanding Section 24.11 of the Council Procedure By-law, the May 13, 2014 meeting of the Planning and Environment Committee commence at 4:30 PM.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. CONFIDENTIAL

(Confidential Appendix to the 8th Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 6:56 PM to 7:04 PM, after having passed a motion to do so, with respect to the following matter:

C-1 (ADDED) A matter pertaining to litigation or potential litigation with respect to the appeal of Lafarge to the Ontario Municipal Board, Case No. PL100732 concerning conditions of consent approval for the property municipally known as 2538 Sunningdale Road; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the appeal of Lafarge to the Ontario Municipal Board, Case No. PL100732 with respect to a condition of consent approval for the property municipally known as 2538 Sunningdale Road.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

VII. ADJOURNMENT

The meeting adjourned at 7:06 PM