

10TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on May 27, 2014, commencing at 4:01 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: Councillor B. Armstrong and G. Barrett, M. Corby, J.M. Fleming, T. Grawey, B. Henry, P. Kokkoros, G. Kotsifas, A. MacLean, L. Maitland, D. Menard, B. Page, M. Ribera, C. Saunders, E. Soldo, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 6th Report of the Advisory Committee on the Environment

Recommendation: That the 6th Report of the Advisory Committee on the Environment from its meeting held on May 7, 2014 BE RECEIVED.

Motion Passed

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

3. 6th Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 6th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on May 15, 2014 BE RECEIVED.

Motion Passed

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

4. Properties located at 1183, 1191, 1199 and 1205 Westdel Bourne (H-8347)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Thomson Mahoney Delorey, relating to the properties located at 1183, 1191, 1199 and 1205 Westdel Bourne, the proposed by-law, as appended to the staff report dated May 27, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 10, 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 R1 Special Provision (h-124•R1-11(15)) Zone TO a Residential R1 Special Provision (R1-11(15)) Zone. (2014-D14)

Motion Passed

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

5. Property located at 1128 Fanshawe Park Road West

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of Drewlo Holdings Inc., relating to the property located at 1128 Fanshawe Park Road West, the proposed by-law, as appended to the staff report dated May 27, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 10, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 1128 Fanshawe Park Road West FROM a Holding Residential R1 Special Provision (h•R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h•R1-4

(17)) Zone and a Holding Residential R1 Special Provision (h*R1-13 (3)) Zone TO a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-4 (17)) Zone and a Residential R1 Special Provision (R1-13 (3)) Zone to remove the h* holding provision. (2014-D14)

Motion Passed

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

6. Property located on the north side of Bradley Avenue between Jackson Road and Meadowgate Boulevard - Request for Extension of Draft Approval (39T-07508)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request for extension to the Draft Plan Approval application of Greengate Village Limited, relating to the property located on the north side of Bradley Avenue, between Jackson Road and Meadowgate Boulevard, legally described as Part of Lots 13 and 14, Concession 1 (geographic Township of Westminster) and Part of Asima Drive and Part of Block 116 and all of Lots 60 to 73, both inclusive, and all of Lots 113 and 114 on Plan 33M-533:

- a) the Approval Authority BE REQUESTED to approve a three (3) year extension to the Draft Plan Approval for the residential plan of subdivision File No. 39T-07508, as red-line amended, SUBJECT TO the revised conditions as appended to the staff report dated May 27, 2014, as Schedule "A" 39T-07508; and,
- b) the financing for the project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the associated staff report dated May 27, 2014, as Schedule "B" 39T-07508. (2014-D12)

Motion Passed

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

7. Special Provisions - Claybar Subdivision - Phase 3 (39T-04503-3)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Claybar Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, City of London, (County of Middlesex), situated on the north side of Tokala Trail, west of Aldersbrook Gate and north of Fanshawe Park Road West:

- a) the Special Provisions, as appended as Schedule "C" to the staff report dated May 27, 2014, to be contained in a Subdivision Agreement between The Corporation of the City of London and Claybar Developments Inc., for the Claybar (Phase 3) Subdivision (39T-04503-3) BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended as Schedule "B" to the staff report, dated May 27, 2014; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all related documents required to fulfill its conditions. (2014-D12)

Motion Passed

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

8. Special Provisions - White Oaks Subdivision - Phase 3C (39T-02502-3C)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Banman Developments (Legendary) Inc., for the subdivision of land over Lot 32, Concession 2, (Geographic Township of Westminster), now in the City of London, County of Middlesex:

- a) the Special Provisions, as appended as Schedule "C" to the staff report dated May 27, 2014, to be contained in a Subdivision Agreement between The Corporation of the City of London and for the Banman Developments (Legendary) Inc., for the (Phase 3C) Subdivision (39T-02502-3C) BE APPROVED;
- b) the financing for this report BE APPROVED in accordance with the "Related Costs and Revenues" appended as Schedule "B" to the staff report, dated May 27, 2014; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all related documents required to fulfill its conditions. (2014-D12)

Motion Passed

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

9. Building Division Monthly Report for April 2014

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

Motion Passed

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

III. SCHEDULED ITEMS

10. 6th Report of the London Advisory Committee on Heritage

Recommendation: The following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage from its meeting held on May 14, 2014:

- a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of M. Vogelsang requesting permission for a rear addition to the designated heritage property located at 799 Lorne Avenue BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed addition; it being further noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Vogelsang and P. Malloy-Smith, with respect to this matter;
- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of Christopher and Suneela Mayberry requesting permission for an addition, and an alteration to, the designated heritage property located at 5 Paddington Avenue BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed addition of solar panels and the use of steel as a roofing material and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible; it being further noted that the London Advisory Committee on Heritage (LACH) indicated that the colour of the solar panels framework should closely match the colour of the steel roof; it being also noted that the LACH heard a verbal delegation from Mr. Mayberry with respect to this matter;

- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of the City of London requesting permission for the removal of a designated structure located at 275 Thames Street BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed removal and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is consistent with the long term conservation of the structure; it being further noted that the London Advisory Committee on Heritage (LACH) has been consulted on this matter; it being also noted that the LACH reviewed and received a communication dated June 19, 2013, from M. Chan, Minister, Ministry of Tourism Culture and Sport, with respect to the City of London's efforts to protect 275 Thames Street from demolition;
- d) the City's Planning Approval Authority BE REQUESTED to meet with a representative of the London Advisory Committee on Heritage (LACH) to discuss the recommended responses to the Streamlined Approach to Archaeological Report Review (November 2012), and that the above-noted responses BE FORWARDED to the Ministry of Tourism, Culture and Sport, Culture Division, Programs and Services Branch, Archaeology Programs Unit;
- e) the following actions be taken with respect to the correspondence dated April 24, 2014, from S. Eden, Development Coordinator, York Development Group, with respect to the intent to demolish the property located at 491 Southdale Road West:
 - i) the Civic Administration BE ADVISED the London Advisory Committee on Heritage (LACH) expressed regret for the loss of a heritage resource located at 491 Southdale Road West, but does not recommend designation; and,
 - ii) the property owners BE REQUESTED to salvage the identified heritage features wherever possible;
- f) that clauses 6 to 13, inclusive, of the 6th Report of the LACH BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from W. Kinghorn, Chair, LACH, with respect to these matters.

Motion Passed

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

- 11. Properties located at 360 Crumlin Sideroad and 3301 and 3345 Gore Road (OZ-8188)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, and further to the direction of the Ontario Municipal Board, with respect to the lands located at 360 Crumlin Road, the following actions be taken with respect to the application of Chris Havaris, relating to the property located at 360 Crumlin Sideroad and the properties located at 3301 and 3345 Gore Road:

- a) the proposed by-law, as appended to the staff report dated May 27, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 10, 2014 to amend the Official Plan TO add a Specific Area Policy under Chapter 10.1.3 of the Official Plan;
- b) the proposed by-law , as appended to the staff report dated May 27, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 10, 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 an Agricultural (AG1) Zone TO Holding Agricultural Special Provision (h-AG1(_)) Zone (3345 Gore Road) and FROM a Residential R1 (R1-17) Zone TO a Residential R1 Special Provision (R1-16(_)) Zone (360 Crumlin Sideroad) and FROM an

Agricultural/Holding Open Space/Residential R1 (AG1/h-2•OS4/R1-17) Zone TO an Open Space (OS4) Zone (3301 Gore Road);

- c) consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 3301 Gore Road, BE INTERPRETED to be located within the Open Space Designation; and,
- d) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, C.P. 13*, as amended, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as:
 - i) the change in zone boundaries for the lands being dedicated to the City at 3301 Gore Road is minor in nature and mirrors the new lot boundaries which were created through a consent application for the purposes of parkland dedication; and,
 - ii) public uses, such as parks, are permitted in all zones therefore no new uses are being introduced;

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

12. Property located at 1565 North Routledge Park (Z-8338)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of City of London relating to the property located at 1565 North Routledge Park, the proposed by-law, as appended to the staff report dated May 27, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 10, 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 Light Industrial Special Provision (LI1(3)) Zone, TO a Light Industrial Special Provision (LI1(3)/LI3) 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: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, J.L. Baechler (5)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

13. Hyde Park Industrial Area (O-8340)

Recommendation: That, the application of the City of London, relating to properties in the Light Industrial designation located on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West, BE REFERRED back to the Civic Administration to recirculate the notice and to report back at a future public participation meeting of the Planning and Environment Committee;

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-D08)

Voting Record:

Motion to refer the matter back to staff to recirculate the notice and to bring the matter back at a future public participation meeting of the Planning and Environment Committee

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

Motion to reopen the public participation meeting.

Motion Passed

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

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. Properties located at 283 and 283/ South Street - Demolition Request

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, relating to the request for the demolition of the heritage structures located at 283 and 283/ South Street, the Chief Building Official BE ADVISED that Municipal Council does not intend to issue a notice of intent to designate this property under the *Ontario Heritage Act*; it being noted that the London Advisory Committee on Heritage has been consulted regarding this request to demolish;

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-P10D)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

15. Property located at 491 Southdale Road West - Demolition Request

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, relating to the request for the demolition of the property located at 491 Southdale Road West, the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of intent to designate the property located at 491 Southdale Road under Section 29 of the *Ontario Heritage Act*, it being noted that the London Advisory Committee on Heritage has been consulted with respect to this request for demolition;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-P10D)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

IV. ITEMS FOR DIRECTION

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

16. Property located at 69 Trevithen Street

Recommendation: That the Civic Administration BE REQUESTED to determine the feasibility of saving the trees on the property located at 69 Trevithen Street.

Motion Passed

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

VI. ADJOURNMENT

The meeting adjourned at 5:14 PM.