

12TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on June 17, 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 D. Brown and J. Bryant and G. Barrett, G. Belch, C. Colvin, E. Conway, M. Davis, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, N. Hall, B. Henry, P. Kokkoros, G. Kotsifas, E. Lalande, J. Logan, T. MacBeth, A. MacLean, D. Menard, N. Musicco, C. Parker, L. Pompilii, J. Ramsay, C. Saunders, M. Tomazincic, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

1. That it BE NOTED that Councillor P. Hubert disclosed a pecuniary interest in clause 3 of this Report having to do with the request for expansion of the London Downtown Business Association Improvement Area, by indicating that he is the Executive Director of a social service agency that works in collaboration with the Downtown Business Improvement Association.

II. CONSENT ITEMS

2. 7th Report of the Advisory Committee on the Environment

Recommendation: That the 7th Report of the Advisory Committee on the Environment from its meeting held on June 4, 2014 BE RECEIVED.

Motion Passed

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

3. By-law CP-2 - London Downtown Business Association Improvement Area

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the City Clerk, the following actions be taken regarding the London Downtown Business Improvement Area request for expansion:

- a) the proposed by-law, as appended to the staff report dated June 17, 2014, being a by-law to amend By-law CP-2 "A by-law to provide for the Improvement Area to be known as the London Downtown Business Association Improvement Area and to establish a Board of Management therefor" BE APPROVED IN PRINCIPLE to:
 - i) expand the area designated as an improvement area;
 - ii) amend the board of management;
 - iii) amend certain procedures; and,
 - iv) amend the levy procedures and in particular the method for calculating the special charges to be levied against the rateable property in the business improvement area;
- b) the Civic Administration BE DIRECTED to proceed with issuing notices in accordance with section 210 of the Municipal Act, 2001 to every person who on the last returned assessment roll is assessed for rateable property that is in a prescribed business property class which is located in the proposed expanded improvement area; and,

- c) the Civic Administration BE DIRECTED to provide notice of the proposed amendments to the board of management, certain procedures and the levy procedures to the London Downtown Business Improvement Association Area Board of Management in accordance with the City's Public Notice Policy. (2014-C01)

Motion Passed

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

RECUSED: P. Hubert (1)

4. Properties located at 15790 and 15890 Robins Hill Road, 1010 and 1030 Wilton Grove Road, 2079 Huron Street, 2072 and 2080 Dundas Street, 1473 Dundas Street, 632, 646 and 652 Hale Street, 2536 and 2544 Colonel Talbot Road and 947 Longworth Road - Notice of Appeal to the Ontario Municipal Board (OZ-8271)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, in response to letters of appeal to the Ontario Municipal Board, dated April 22, 2014, submitted by Anna Maria Valastro, relating to Official Plan Amendments No. 568, 569, 570, 571 and 572, relating to the properties located at 15790 and 15890 Robins Hill Road, 1010 and 1030 Wilton Grove Road, 2079 Huron Street, 2072 and 2080 Dundas Street, 1473 Dundas Street and 632, 646 and 652 Hale Street and by Carol Wiebe, on behalf of South Winds Development Co. Inc., relating to Official Plan Amendment No. 576 and Zoning By-law No. Z.-1-142282, relating to the properties located at 2536 and 2544 Colonel Talbot Road and 947 Longworth Road, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2014-D14)

Motion Passed

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

5. Silverfox Crescent (Blocks 77, 79 and 81 in Plan 33M-622)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Prosperity Homes Limited, to exempt the following lands from Part Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 2014, to exempt part of Block 79 in Plan 33M-622 from the Part Lot Control provisions of subsection 50(5) of the said *Act*; it being pointed out that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-1(1)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum lot frontage of 5.5m per unit and minimum lot area of 210m²;
- b) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED, at a future Council meeting, to exempt Block 77, 81 and part of Block 79 in Plan 33M-622 from the Part Lot Control provisions of subsection 50(5) of the said *Act*; it being pointed out that these lands are subject to registered subdivision agreements and are zoned Residential R4 Special Provision (R4-1(1)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum lot frontage of 5.5m per unit and minimum lot area of 210m²;
- c) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control By-law for Block 77, 81 and Part of Block 79 in Plan 33M-622 as noted in clause b), above:

- i) the applicant submit a draft reference plan to the Building Division for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;
 - ii) prior to the reference plan being deposited in the Land Registry Office, the Applicant submit to Development Services (Engineering), for review, a draft reference plan showing the proposed part lots are consistent with the subdivision servicing, site servicing, site plan, development agreement, subdivision agreement and conditions to the approval of this application;
 - iii) the applicant submits to the Development Planning Division a digital copy, together with a hard copy, of each reference plan to be deposited; it being noted that the digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the Land Registry Office;
 - v) the applicant shall obtain confirmation from the Development Planning Division that the assignment of municipal numbering has been completed, in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the Land Registry Office;
 - vi) the applicant shall submit to the City Engineer and the Director of Development Planning confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office; and,
 - vii) the subdivider be required to enter into any amending subdivision agreement with the City, if necessary;
- d) the applicant BE ADVISED that the cost of registration of these by-laws is to be borne by the applicant in accordance with City policy. (2014-C01/D25)

Motion Passed

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

6. Woodhull Subdivision - Request to Amend Special Provisions (39T-03511)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the Special Provisions for the subdivision agreement between The Corporation of the City of London and Farhi Holdings Corporation, for the subdivision of land over Part of Lot C, Gore Concession, (Geographic Township of Delaware), City of London, County of Middlesex, situated on the east side of Woodhull Road, north of Gideon Drive, municipally known as 1820 Woodhull Road, as approved by the Municipal Council on December 20, 2013, BE AMENDED to delete reference to the requirement for the installation of sprinkler systems. (2014-D12)

Motion Passed

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

7. Property located at 2035 Pennyroyal Street (H-8349)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of Forest Park (Fanshawe Ridge) Limited, relating to the property located at 2035 Pennyroyal Street, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 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*R5-3/R6-5) Zone TO a Residential R5/Residential R6 (R5-3/R6-5) 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)

8. Property located at 3399 Castle Rock Place (H-8333)

Recommendation: That, on the recommendation of the Planner II, Development Planning, based on the application of Rembrandt Developments (Fanshawe) Inc., relating to the property located at 3399 Castle Rock Place, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 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 (h-h-71-h-100-h-104-h-137-R5-4/R6-5) Zone TO a Holding Residential (h-137-R5-4/R6-5) Zone to remove the "h", "h-71", "h-100", and "h-104" holding provisions. (2014-D14)

Motion Passed

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

9. Property located at 77 Tecumseh Avenue West (H-8328)

Recommendation: That, on the recommendation of the Planner II, Development Planning, based on the application of Malcom Ross, c/o Shire Consulting Services, relating to the property located at 77 Tecumseh Avenue West, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 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 R8 Special Provision (h-149-R8-4(23)) Zone TO a Residential R8 Special Provision (R8-4(23)) Zone to remove the "h-149" holding provision. (2014-D14)

Motion Passed

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

10. Property located at 1040 Wharncliffe Road South - White Oaks Subdivision - Phase 3C (H-8233)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of Banman Developments Inc., relating to a portion of the property located at 1040 Wharncliffe Road South, the proposed by-law, as appended to the staff report dated June 24, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of a portion of 1040 Wharncliffe Road South FROM a Holding Residential R1 Special Provision (h*R1-3 (7)) Zone TO a Residential R1 Special Provision (R1-3 (7)) 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)

11. Property located at 665 Wonderland Road North (H-8352)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of ESAM Construction Limited, relating to the property located at 665 Wonderland Road North, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 665 Wonderland Road North FROM a Holding Associated Shopping Area Commercial (h-25*ASA3/ASA4/ASA8) Zone TO an Associated Shopping Area Commercial (ASA3/ASA4/ASA8) Zone to remove the holding "h-25" provision. (2014-D14)

Motion Passed

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

III. SCHEDULED ITEMS

12. Properties located at 192-196 and 193-197 Central Avenue and 200 Albert Street (Z-8336)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Richmond Block London Corp. and 1319745 Ontario Inc., relating to the properties located at 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street, the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to:

- a) change the zoning of the subject properties FROM a Residential R10/Office Residential (R10-4•H26/OR5•D303•H26) Zone and a Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office (h-5•R3-1/R4-1/R8-4/OC7/RO3) Zone and a Residential R10/Office Conversion (R10-3•H24/OC7) Zone TO a Residential R10/Office Residential/Temporary Use (R10-4•H26/OR5•D303•H26/T-_) Zone and a Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary Use (h-5•R3-1/R4-1/R8-4/OC7/RO3/T-_) Zone and a Residential R10/Office Conversion/Temporary Use (R10-3•H24/OC7/T-_) Zone;
- b) amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to delete Section 50.2 Temporary Use T-42;
- c) amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to delete Section 50.2 Temporary Use T-49; and,
- d) amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to delete Section 50.2 Temporary Use T-57;

it being noted that Temporary Use T-42, T-49, and T-57 have all expired;

it being pointed out that at the public participation meeting associated with this matter, an individual spoke; however, the individual did not wish to provide their name for the public record. (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. Residential Driveway Widths (Z-8316)

Recommendation: That, on the recommendation of the Manager, Zoning and Public Property Compliance, the following actions be taken with respect to the application to amend the Zoning By-law, relating to driveway and parking area widths for single, semi-detached, duplex or converted two unit dwellings and for street orientated townhouse dwellings in a cluster form and street townhouses:

- a) the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to:
 - i) amend Zoning By-law No Z-1, (in conformity with the Official Plan), to delete Section 4.19.6) (a) (h) (Access and Driveways to Parking Areas and Spaces) and replace it with new text which regulates driveway and parking area widths for single, semi-detached, duplex or converted two unit dwellings; and,
 - ii) amend Zoning By-law No Z-1, (in conformity with the Official Plan), to Amend Section 4.19.6) (Access and Driveways to Parking Areas and Spaces) by adding () to regulate driveway and parking area widths for street orientated townhouse dwellings in a cluster form and street townhouses;

- b) the Civic Administration BE DIRECTED to work with the Development Industry and the London Home Builders Association to implement measures and processes to assist with the installation of driveways that meet all municipal by-laws, which includes, but is not limited to the following:
 - i) the development of Provision(s) within the Subdivision Agreement Packages that ensures that Developers / Owners shall inform all purchasers of residential lots by way of Purchase and Sale and/or Lease Agreements that installation of a driveway shall meet current municipal by-law regulation and that it is dependent upon and the responsibility of subsequent owners to ensure that the driveway satisfy municipal by-law regulations;
 - ii) the Subdivider shall be responsible for providing an information package containing all current municipal by-law regulations relating to driveway widths, location, coverage, treatment and installation in all Purchase and Sale and/or Lease Agreements and may further consider holding a security deposit from the lot purchaser that ensures that driveways installed prior to assumption meet current municipal by-law regulation; it being noted that the responsibility for ensuring compliance to municipal by-laws remains with the Subdivider, prior to assumption and the release of securities, or action to achieve compliance is under their control;
 - iii) exploring opportunities with the London Home Builders Association to enhance information/homeowner packages;
 - iv) adding a Schedule outlining parking regulations in the Subdivision Agreements;
 - v) ensuring lay-by parking aisles in new subdivisions maximize opportunities for on-street parking;
 - vi) improving Implementation strategies for Parking Plan submissions approved as Subdivision Agreements/Packages for small lot subdivisions;
 - vii) exploring the option of requiring a separate permit for driveway installations, as part of new home construction; and,
 - viii) reviewing a possible move to barrier curbs in portion of subdivisions to better delineate corners and parking lay aisles in order to deal with winter maintenance (sod damage issues) and overall roadway safety.”;

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-D09)

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)

14. Properties located at 83, 85 and 89 Ridout Street South (Z-8330)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Tricar Developments Inc., relating to the properties located at 83, 85 and 89 Ridout Street South:

- a) the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 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 R3/Office Conversion (R3-1/OC4) Zone and a Neighbourhood Facility (NF) Zone TO a Residential R9 Special Provision (R9-3(*))*H14 Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider, 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, as appended to the staff report as Schedule "1", as well as the design features recommended below:
 - i) ensure that the street-facing facade provides a high level of architectural design, including articulation, material changes, masonry detail and fenestration to enhance the existing streetscape;
 - ii) architectural style and materials should complement the existing buildings in the community, while being appropriate for a mid-rise building form to facilitate compatibility with the existing neighbourhood;
 - iii) provide enclosed garbage storage facility, as the City of London Site Plan Control By-law requires garbage containers to be located within the building and wheeled out to a point located with easy access;
 - iv) the unit doors on the ground floor should be differentiated so that they appear as front doors instead of patio doors; it being noted that a single door with large windows is preferable; and,
 - v) the architectural treatment of the vehicle entrance underpass should be resolved so that the cut through does not appear as an afterthought; it being noted that this may be achieved in one or more of the following ways, amongst others:
 - extending the balconies across the entire floating portion of the building to make this mass appear as a separate element;
 - introducing a material change or building articulation where the floating portion meets the main building mass;

- and/or,
lowering the height of the underpass by extending the masonry downwards and incorporating additional finishing details;
- c) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change in the interior side yard (south) special provision is minor in nature;

it being pointed out that the Planning and Environment Committee reviewed and received communications, dated March 30 and June 11, 2014, respectively, from D. Hutchinson, 171 Bruce Street, with respect to this matter;

it being further 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)

15. Property located at 96 Ridout Street South (Z-8332)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Tricar Developments Inc., relating to the property located at 96 Ridout Street South:

- a) the proposed, revised, attached by-law, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 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 Community Facility (CF3) Zone TO a Residential R9 Bonus (R9-7•B(_)) Zone, which will facilitate a development design that includes a 22-storey (73m tall) apartment building, with a 3-storey podium base accommodating eight apartment units and structured parking, with the Ridout Street street-facing façade designed to appear as “stacked townhouses” and 183 residential units in the apartment tower from floors 4 to 22, which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
- i) a building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the Site Plan, Roof Top Terrace Plan, and Elevation Drawings, as appended to the staff report as Schedule “1” and includes an architecturally differentiated base, middle and top:
- with the base consisting of the portion of the façades between the ground floor and the top of the 3rd floor positioned toward the front lot line along Ridout Street, generally in line with the established street wall, incorporating architectural detail which creates a

- prominence on the Ridout Street frontage, including apartment units which appear as “stacked townhouses” along the street-facing façade, with entrances to each “stacked townhouse” unit provided directly to the street; including architectural elements projecting above pedestrian entrances at street level and above-grade structured parking which is screened with a variation in materials and colours, with specific architectural detail provided to pronounce the primary building entrance along the northern building facade to accentuate the entrance;
- with the middle portion consisting of the portion of the façades between the top of the base and the top of the 20th floor, including two separate columns of glazed window-wall on both the north and south facades and, one column on both the east and west facades, employing balcony design which creates articulation and variation in the facades, includes substantial tower step-backs at the 4th floor, with an outdoor terrace on the 4th floor which includes a combination of soft landscaping, passive amenity space, communal gardens, and vegetated green roofing;
 - with the top consisting of the portion of the façades above the top of the 20th floor, employing building step-backs on the 21st floor to provide for outdoor terraces, employing further step-backs above the 21st floor to articulate the top of the building, using window-wall columns to break up the visual massing of the facades, using attractive materials and architectural details to screen all mechanical elements located above the 22nd floor, using high-quality building materials and incorporating decorative lighting elements to create an aesthetically pleasing cap;
 - locating waste and recycling facilities within the proposed building screened from views of adjacent properties; and,
 - providing barrier-free access to all floors (to the extent feasible to facilitate access and use);
- b) the Site Plan Approval Authority BE REQUESTED to consider the implementation of the design features recommended in part a), above, through the Site Plan approval process, as well as consider, where possible:
- i) ensuring that the Ridout Street entrance to the apartment tower is pronounced and appears as a primary entrance, including the provision of doors that appear to be front doors instead of patio doors;
 - ii) allowing for the refinement to the design of the entrances/porch areas of the stacked townhouse units in order to achieve a more cohesive design approach;
 - iii) allowing for the refinement to the design of the top or ‘cap’ of the building integrating the mechanical penthouse into an architectural feature that will add interest to the skyline;
 - iv) the use of glazed accent windows to the unrelieved podium/parking garage elevations. This will provide relief and animation to the north, east and south façades; and,
 - v) the retention of the existing tree in front of the proposed townhouses;
- c) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change in the proposed height of the building is minor in nature;

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)

16. Properties located at 250, 268, 270 and 272 Springbank Drive (OZ-8279)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Rand Developments Inc. (2355440 Ontario Inc.), relating to the properties located at 250, 268, 270 and 272 Springbank Drive:

- a) the Municipal Council BE ADVISED that this Official Plan and Zoning By-law amendment application (OZ-8279) has been appealed to the Ontario Municipal Board by Alan Patton of Patton, Cormier & Associates LLP on behalf of the applicant on the basis of non-decision by Council within 180 days;
- b) the Ontario Municipal Board BE ADVISED that the Municipal Council recommends that the Official Plan BE AMENDED, as appended to the staff report dated June 17, 2014, to change the designation of the lands on Schedule "A" – Land Use – FROM an Auto-Oriented Commercial Corridor designation and a Low Density Residential designation TO a Multi-Family, Medium Density Residential designation; and, to add a "Special Policy" to Section 3.5 – Policies for Specific Residential Areas – to guide the future development of the subject lands;
- c) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the request to amend the Official Plan to change the designation of the subject lands FROM an Auto-Oriented Commercial Corridor designation and a Low Density Residential designation TO a Multi-Family, High-Density Residential designation BE REFUSED for the following reasons:
 - i) the Municipal Council has made land available to accommodate an appropriate range and mix of land uses within the municipality, including opportunities to provide for high-rise residential development in a manner which is integrated and harmonious with its surroundings in many appropriately designated large Multi-Family, High Density Residential areas, including areas along the Springbank Drive Corridor, in conformity with the policies of the PPS;
 - ii) the subject site is inconsistent with the location criteria of the Multi-Family, High Density Residential designation;
 - iii) the subject site is not of a suitable size to accommodate the high density housing forms proposed through this application in a manner which provides adequate transition and buffering measures to protect adjacent low density residential uses; and,
 - iv) the requested amendment for the Multi-Family, High Density Residential designation introduces potential for high-rise built form adjacent to the Coves Environmentally Significant Area. The physical context of the surroundings including the topography of the site being perched upon a plateau facing the Thames Valley Corridor and the low-rise character of surrounding development provides an unsuitable context for high-rise apartment buildings;

- d) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the request to amend the Official Plan to add a “Special Policy” to Section 10 – Policies for Specific Areas – to guide the future development of the subject lands BE REFUSED for the following reasons:
- i) the requested amendment should not be considered in absence of the approval of the foregoing amendment;
 - ii) the intent of the requested policy is to permit a broader range of uses than normally permitted within the Multi-Family, High Density Residential designation including office uses and commercial uses up to 2,000m² within the first 3-storeys of apartment buildings. These land use permissions have generally been incorporated into the Official Plan amendment recommended in clause b) above; and,
 - iii) in specific areas where it is appropriate to address development opportunities, and constraints through specific policies that provide additional guidance to the policies contained in the various residential land use designations, such specific policies should be included within Section 3.5 – Policies for Specific Residential Areas – of the Official Plan as recommended in clause b), above;
- e) the Ontario Municipal Board BE ADVISED that Municipal Council RECOMMENDS that the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Arterial Commercial Special Provision (AC(2)) Zone and an Open Space (OS1) Zone, TO a Residential R9 Special Provision Bonus (R9-7()•B()) Zone and an Open Space (OS4) Zone, BE REFUSED for the following reasons:
- i) the height and density increases proposed by way of bonus zoning are dependent on the lands being designated Multi Family, High-Density Residential Designation (MFHDR) which is not appropriate for the site;
 - ii) the proposed development does not take into account surrounding land uses in terms of height and scale, presents an extreme in bulk between the existing built fabric of adjacent properties, and is not in keeping with the low-rise open space character of this portion of Springbank Drive;
 - iii) the range and extent of special zoning regulations required to facilitate the proposed form of development including reduced standards for landscaped open space, increased building coverage and reduced side yard setbacks are indicative of over-intensification;
 - iv) the requested amendment results in a net density of 286 units per hectare whereas Official Plan policies normally limit densities in the MFHDR designation outside of Central London to 150 units per hectare;
 - v) the requested amendment does not satisfy the criteria for instances where Council may consider height and density increase beyond what is normally permitted in the MFHDR designation (150 units per hectare) including a requirement that the proposed development exceed the prevailing standards established in the Urban Design principles of Section 11 of the Official Plan;
 - vi) sanitary servicing capacity does not currently exist to accommodate the increased sewage flows anticipated through the proposed redevelopment and the potential solution to this issue remains unresolved;
 - vii) the proposed form of development includes a parking structure which protrudes from grade level excessively along the eastern portion of the site adjacent to the Coves; and,
 - viii) the proposed form of development does not meet the Urban Design principles of Chapter 11 of the Official Plan and, as such, does not satisfy the criteria for bonus zoning outlined in Section 19.4.4 of the Official Plan;

- f) the Ontario Municipal Board BE ADVISED that Municipal Council RECOMMENDS that the request to amend the Zoning By-law No. Z.-1, to add a definition for “Retirement Suite” to Section 2 (Definitions), to add parking requirements for “Retirement Suites” to Section 4.19 (Parking), and to add special density considerations for “Retirement Suites” to Section 3.4 (Density “D”); BE REFUSED for the following reasons:
- i) the requested amendments are intended to be considered on a site specific basis and should not be considered in absence of the approval of the foregoing amendments;
 - ii) the intent of the requested amendment is to allow for reduced density and parking considerations for a specified form of senior’s housing. Exceptions to density limits may be made without amendment to the Official Plan through bonus zoning for developments which are designated and occupied for senior citizen’s housing; and,
 - iii) site-specific special Official Plan policies have been incorporated into the recommend Official Plan amendments, as appended to the staff report dated June 17, 2014 as Appendix “B” to recognize the propensity for senior’s housing on this site and contemplate density bonuses in return for the provision of such housing;

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, P. Hubert, S.E. White, J.L. Baechler (4)

NAYS: B. Polhill (1)

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)

17. Industrial Land Review: Urban Growth Boundary for Future Industrial Growth (O-8014)

Recommendation: That, the Industrial Land Review of the Urban Growth Boundary for future industrial growth BE REFERRED to a future meeting of the Planning and Environment Committee for further consideration; it being noted that the Committee members expressed a desire to have additional opportunity to review the details contained in the report before deliberating on the matter;

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

- a communication, dated June 5, 2014, from B.R. Card;
- a communication, dated June 4, 2014, from W. Hill, 2168 Bradley Avenue;
- a communication, dated June 9, 2014, from D. Mihlik, Project Planner, Spriet Associates; and,
- the attached communication, dated April 22, 2014, from K. McClure, Planner, MSO-West, Ministry of Municipal Affairs and Housing;

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-D08)

Voting Record:

Motion to refer the application back to the Civic Administration.

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)

18. Old Victoria Hospital Lands Secondary Plan and Associated Official Plan Amendments - Old Victoria Hospital Lands Zoning Study (O-8158/Z-8344)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Old Victoria Hospital Lands on South Street and lands surrounding the former hospital:

- a) the Old Victoria Hospital Lands Secondary Plan BE ADOPTED; it being noted that the Plan includes the attached amendment to page 413 of the June 17, 2014 Planning and Environment Committee Agenda;
- b) the proposed by-law, as appended to the staff report dated June 17, 2014, BE INTRODUCED at the Municipal Council meeting to be held on June 24, 2014, to amend the Official Plan to;
 - i) amend Chapter 20 - Secondary Plans, by adding "Old Victoria Hospital Lands Secondary Plan" to the list of Secondary Plans adopted by Council in Section 20.2 i) of the Official Plan for the City of London;
 - ii) amend Chapter 20 – Secondary Plans, by adding Section 20.6 – Old Victoria Hospital Lands Secondary Plan, to the Official Plan for the City of London;
 - iii) amend Schedule B1 – Natural Heritage Features, to delineate the "Woodland" and "Significant Stream Corridor" identified in the SoHo Redevelopment Environmental Impact Study; and,
 - iv) to add the naming and delineation of the "Old Victoria Hospital Lands" to Schedule "D" – Planning Areas;

it being noted that the final decisions relating to the protection of the heritage buildings within the Old Victoria Hospital Lands Secondary Plan will be addressed through separate processes, including the evaluation of adaptive reuse viability through the request for proposals process and consultation with the London Advisory Committee on Heritage; and,

- c) the Civic Administration BE DIRECTED to initiate the required Zoning By-law amendments to implement the Old Victoria Hospital Lands Secondary Plan which will come back to a future public participation meeting at a future meeting of the Planning and Environment Committee;

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)

IV. ITEMS FOR DIRECTION

19. 5th Report of the Trees and Forests Advisory Committee

Recommendation: That, the following actions be taken with respect to the 5th Report of the Trees and Forests Advisory Committee from its meeting held on May 28, 2014:

- a) the Civic Administration BE REQUESTED to investigate the cutting down of two (2) trees, as part of the Wastewater Infrastructure Project, in the Rowntree Neighbourhood, that were supposed to be preserved, as stated in the communication dated May 5, 2014 from C. Morningstar, with a report back to the Trees and Forests Advisory Committee (TFAC) and follow up with the resident, as appropriate; it being noted that the TFAC reviewed and received a communication dated May 28, 2014 from J. Martin, Secretary, Advisory Committee on the Environment, with respect to this matter; and,
- b) that clauses 2 to 8, inclusive, BE RECEIVED.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. CONFIDENTIAL

(Confidential Appendix to the 12th Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 4:57 PM to 5:12 PM, after having passed a motion to do so, with respect to the following matters:

- C-1 A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to, prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed

acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition.

- C-2 (ADDED) A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, as it relates to the Old Victoria Hospital Lands Secondary Plan and Association Official Plan Amendments and the Old Victoria Hospital Lands Zoning Study.

Motion Passed

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

VII. ADJOURNMENT

The meeting adjourned at 10:04 PM.