

13TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on July 22 and 23, 2014, commencing at 4:05 PM, in the Council Chambers, Second Floor, London City Hall.

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

ALSO PRESENT: Mayor J.L. Baechler and Councillor H.L. Usher and G. Barrett, M. Davis, B. Debbert, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, B. Krichker, E. Lalande, A. MacLean, L. Maitland, N. Musicco, C. Parker, N. Pasato, J. Ramsay, M. Ribera, C. Saunders, C. Smith, M. Tomazincic, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 3rd Report of the Agricultural Advisory Committee

Recommendation: That the 3rd Report of the Agricultural Advisory Committee from its meeting held on June 18, 2014 BE RECEIVED.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

3. 7th Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 19, 2014 BE RECEIVED.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

4. Tax Grant Incentive Program for the property located at 637 Dundas Street

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE DIRECTED to process the grant application of 2204907 Ontario Inc., for the Tax Grant Incentive Program, relating to the property located at 637 Dundas Street, as retroactive to the date of issuance for the building permits for this property. (2014-F11A)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

5. Properties located at 218 Burnside Drive and 220-222 Burnside Drive (Z-8299)

Recommendation: That, based on the direction of the Municipal Council, the by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the properties located at 218 Burnside Drive and 220-222 Burnside Drive, FROM a Residential R2 (R2-2) Zone a Residential R2 Special Provision (R2-2(_)) Zone. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

6. Amendment to the City of London's Tree Conservation By-law, C.P.1466-249

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend the City of London's Tree Conservation By-law, being By-law No. C.P.1466-249, to allow the City Planner, or his/her written designate, to administer the by-law. (2014-C01)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

7. Southwest Area Secondary Plan - Official Plan Amendment No. 541 - Information Report (O-7609)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the report, dated July 22, 2014, with respect to the appeal to the Ontario Municipal Board, relating to By-law No. C.P.-1284-(st)-331, to approve Official Plan Amendment 541, the Southwest Area Secondary Plan, BE RECEIVED. (2014-D08)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

8. Property located at 2405 Concept Drive (formerly 2430 Bradley Avenue) (H-8181)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of the City of London, relating to the property located at 2405 Concept Drive (formerly 2430 Bradley Avenue), the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 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 Light Industrial Special Provision (h*h-11*h-18*LI2(9)) Zone TO a Light Industrial Special Provision (LI2(9)) Zone to remove the holding provisions. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

9. Property located at 705 Freeport Street (H-8215)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of The Ironstone Building Company Inc., relating to the property located at 705 Freeport Street, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 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 Special Provision (h*h-53*h-120*R5-7/R6-5 (10)) Zone TO a Residential R5/ Residential R6 Special Provision (h*h-53*h-120*R5-7/R6-5 (10)) Zone to remove the holding h*h-53*h-120 provisions. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

10. Properties located at 1968-1984 Waterlooak Drive (H-8153)

Recommendation: That, on the recommendation of the Senior Planner, Development Services and Planning Liaison, based on the application of Claybar Developments Inc., relating to the properties located at 1968-1984 Waterlooak Drive, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 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 (h*R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the h. holding provision from these lands. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

11. Property located at 675 Riverside Drive (H-8341)

Recommendation: That, on the recommendation of the Planner II, Development Planning, based on the application of Darren Gunn, relating to the property located at 675 Riverside Drive, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Neighbourhood Facility (h-139*NF) Zone TO a Neighbourhood Facility (NF) Zone to remove the "h-139" holding provision. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

12. Subdivision and Development Agreement Security Policy

Recommendation: That, on the recommendation of the Manager, Development Services and Engineering Liaison, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to repeal and replace Council Policy 19(18), entitled "Subdivisions and Development Security" with a new Council Policy 19(18), entitled "Subdivision & Development Agreement Security Policy". (2014-L04)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

13. Ballymote Woods Subdivision (Lots 88-94 in Plan 33M-631 and Lots 1-12 Plan 33M-632) (P-8205)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, to extend the exemption of 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 July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to extend the exemption of Lots 88-94 in Plan 33M-631 and Lots 1-12 Plan 33M-632 from the Part Lot Control provisions of subsection 50(5) of the said *Act*, for a period not to exceed two (2) years; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R1 (R1-5) Zone in Zoning By-law No. Z.-1, which permits single detached dwellings with a minimum lot frontage of 12m and minimum lot area of 415m², consistent with the accepted reference plan 33R-18227;
- b) the applicant BE ADVISED that the cost of registration of this by-law is to be borne by the applicant in accordance with City policy. (2014-D25)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

14. Development Inspection Fee

Recommendation: That, on the recommendation of the Manager of Development Services and Engineering Liaison, a statutory public participation meeting BE HELD at a future Planning and Environment Committee meeting to receive comments and feedback from industry stakeholders with respect to proposed changes to the existing Development and Compliance Services Inspection fee within By-law A-47, Fees and Charges (May 6, 2014). (2014-F21)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

15. Building Division Monthly Report for May 2014

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

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

III. SCHEDULED ITEMS

16. 7th and 8th Reports of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 7th and 8th Reports of the London Advisory Committee on Heritage (LACH) from its meetings held on June 11, 2014 and July 9, 2014, respectively:

- a) on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of Greta Ton Swart requesting permission for changes to the windows of the designated heritage property located at 314 Grosvenor Street BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed window 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; it being further noted that the LACH reviewed and received a report dated June 11, 2014, from the Managing Director, Planning and City Planner and heard a verbal delegation from G. Swart, property owner, with respect to these matters;
- b) that clause 2 of the 7th Report of the LACH, relating to the proposed demolition of the property located at 646 Dingman Drive, BE REFERRED for consideration with clause 25 of the 13th Report of the Planning and Environment Committee;

Clause 2 reads as follows:

“That the following actions be taken with respect to the demolition of the building located at 646 Dingman Drive:

- a) the Civic Administration **BE ADVISED** that the London Advisory Committee on Heritage (LACH) does not object to the demolition of the building located at 646 Dingman Drive and do not recommend designation; and,
- b) the property owners **BE REQUESTED** to salvage any heritage materials for reuse.”;

- c) notice of the Municipal Council's intention to designate the property located at 1156 Dundas Street (McCormick's Factory) to be of cultural heritage value or interest BE GIVEN, for the revised reasons, as appended to the 7th Report of the London Advisory Committee on Heritage Report, under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;
- d) the revised report dated July 3, 2014, prepared by the LACH Planning and Policy Sub-Committee, with respect to comments relating to The London Plan, BE FORWARDED to the Civic Administration for consideration;
- e) that part a) of clause 2 of the 8th Report of the LACH BE REFERRED for consideration with clause 26 of the Planning and Environment Committee; it being noted that part a) of clause 2 reads as follows:

"the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held in June 2014:

- a) the Civic Administration BE ADVISED that the LACH reviewed the heritage attributes of the residential structure at 1057 Richmond Street and noted that the building was not worthy of designation, either for its historical or architectural attributes; it being noted that the LACH indicated that it objects to the demolition of a structural sound and functional listed property without a development proposal in place; and,"
- f) the notice of the Municipal Council's intention to designate the property located at 273 Regent Street to be of cultural heritage value or interest BE GIVEN for the revised reasons, as appended to the 8th Report of the LACH, under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*;
- g) the report dated July 9, 2014, from the Managing Director, Planning and City Planner, with respect to the Heritage Alteration Permit Application from the Ontario Dental Nurses Association for the designated property located at 869-871 Dundas Street BE DEFERRED to a future meeting of LACH, to allow the applicant/ representative to present further information with respect to these matters;
- h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application by the City of London, for the property located at 1017 Western Road (Grosvenor Lodge) BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed alteration and has advised that the impact of such an alteration on the heritage features identified in the reasons for designation is negligible;
- i) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the Heritage Alteration Application of T. Kingsmill, for the properties located at 126, 128, 130 and 132 Dundas Street and 129 Carling Street:
 - i) the heritage alteration application by T. Kingsmill for the above-noted properties BE APPROVED;
 - ii) prior to any demolition or construction activity, a detailed interior and exterior photo documentation of the existing buildings BE COMPLETED; and,
 - iii) a detailed conservation plan BE DEVELOPED AND SUBMITTED to the City's Heritage Planner to assist in the monitoring of the conservation of the front façade of 126, 128, 130 and 132 Dundas Street;

it being noted that the Heritage Planner has reviewed the proposal and has advised that the impact of such alteration on the heritage features identified in the reasons for designation is sympathetic to the identified heritage features and is supported by the Downtown Heritage

Conservation District's Principles, Goals and Objectives; it being further noted that the LACH received a copy of the Proposed Adaptive Reuse of Kingsmill Building by Kingsmill and Fanshawe College, and heard a presentation from T. Kingsmill, Property Owner, V. Cote, Trinity Consulting and L. Axford, AMEC, with respect to these matters;

- j) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application by T. Hill and P. Morgan, for the property located at 434 English Street BE APPROVED; it being noted that the Heritage Planner has reviewed the proposal and has advised that the impact of such alteration on the heritage features would see the restoration of heritage character to the residence; it being noted that the LACH heard a verbal report from T. Hill, property owner, with respect to these matters;
- k) the Civic Administration BE ASKED to request a Heritage Impact Assessment for the property located 510 Central Avenue, as the property is adjacent to the East Woodfield Heritage Conservation District; it being noted that the LACH reviewed and received a Notice dated June 12, 2014, from B. Debbert, Senior Planner, with respect to an application submitted by 2353034 Ontario Limited, relating to the properties located at 609 William Street and 510 Central Avenue;
- l) the LACH heard a verbal delegation from A. Beaton and M. Tovey, with respect to an update on the St. George-Grosvenor Heritage Conservation District and public meeting;
- m) that clauses 4 to 13, inclusive, of the 7th Report of the LACH BE RECEIVED; and,
- n) that clauses 9 to 16, inclusive, of the 8th 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, W.R. Monteith (5)

17. Amendments to the Parking Section of 4.19 of the Z-1 By-law and Amendments to the Site Plan Control Area By-law (Z-8331)

Recommendation: That, the report, addressing parking requirements for persons with disabilities in accordance with the *Accessibility for Ontarians with Disabilities Act*, BE REFERRED to the Civic Administration for review and to report back at a future meeting of the Planning and Environment Committee;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2014-D14)

Voting Record:

Motion to refer the Civic Administration's report back to Development Services and to the Legal Department, for further review and to report back at a future meeting of the Planning and Environment Committee.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

18. Proposed Boulevard Agreement at 1365 Dundas Street - Highbury Ford

Recommendation: That, on the recommendation of the Manager, Development Services and Engineering Liaison, the following actions be taken with respect to the proposed boulevard agreement for Highbury Ford, relating to the property located at 1365 Dundas Street:

- a) the form of the agreement, as appended to the staff report dated July 22, 2014, BE USED for the purpose of authorizing the use of widened land by 21303115 ONTARIO LIMITED (HIGHBURY FORD); and,
- b) the Mayor and Clerk BE AUTHORIZED to execute the above-noted agreement, as prepared by Development Services, for the use of the lands deeded to the City as a result of development on the abutting lands, under the authority of By-law A-1;

it being pointed out that there were no oral submissions made at the public participation meeting associated with these matters. (2014-D17)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

19. Hyde Park Industrial Area (O-8340)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application by the City of London, relating to properties designated Light Industrial on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Section 10 Policies for Specific Areas of the Official Plan to replace the existing text in section 10.1.3 lxxii), with new text which reflects the existing commercial/industrial mix of uses within the area;

it being noted that the Planning and Environment Committee reviewed and received a communication from A. and J. Kempinski, 1217 Gainsborough Road, with respect to these matters;

it being pointed out that there were no oral submissions made at the public participation meeting associated with these matters. (2014-D08)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

20. Property located at 3425 Roe Street (OZ-8360)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the Corporation of the City of London, relating to the property located at 3425 Roe Street:

- a) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend the Official Plan TO add a Specific Area Policy under Chapter 10.1.3 of the Official Plan to permit the expansion of a self-storage establishment; it being noted that an application for Site Plan Approval was received by the City prior to Council adopting new policies related to self-storage establishments; and,
- b) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning of the subject property FROM a Holding Light Industrial (LI2/h-23*LI3/LI4) Zone and Light Industrial Special Provision (LI2/LI6(3)/LI7) Zone TO a Holding Light Industrial Special Provision (LI2(_)/h-23*LI3/LI4) Zone and a Light Industrial Special Provision (LI2(_)/LI6(3)/LI7) Zone;

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

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

21. Property located at 4585 Blakie Road (OZ-8361)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of The Corporation of the City of London, relating to the property located at 4585 Blakie Road:

- a) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend the Official Plan TO add a Specific Area Policy under Chapter 10.1.3 of the Official Plan to permit the development of a self-

storage establishment; it being noted that an application for Site Plan Approval was received by the City prior to Council adopting new policies related to self-storage establishments;

- b) consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 4585 Blakie Road, BE INTERPRETED to be located within the Light Industrial designation; and,
- c) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning of the subject property FROM a Light Industrial (LI2) Zone TO a Light Industrial Special Provision (LI2(_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, 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, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

22. Property located at 5279 Colonel Talbot Road (Z-8342)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Bruce Davies, relating to the property located at 5279 Colonel Talbot Road, the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-14) Zone TO a Residential R1 Special Provision (R1-14()) Zone;

it being pointed out that at the public participation meeting associated with these matters, 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, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

23. Properties located at 1922-1930 Mallard Road and surrounding properties zoned Open Space (OS4) (OZ-8306)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Official Plan/Zoning By-law Review undertaken by the City of London, relating to the property located at 1922-1930 Mallard Road and a number of surrounding properties zoned OS4:

- a) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Light Industrial and Auto-Orientated Commercial Corridor designation and FROM a Light Industrial designation TO an Open Space designation on Schedule A (Land Use) to reduce the extent of the Maximum Hazard Line on Schedule B1 (Natural Heritage Features); and, reduce the extent of the Regulatory Flood Line on Schedule B2 (Natural Resources and Natural Hazards); and,
- b) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to DELETE the General Industrial (M1) and Light Industrial (M2) Zones in By-law No. 5000 (Former London Township) which currently apply to the site, remove the sites from the By-law and amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to apply Holding Restricted Service Commercial (h-17.RSC1/RSC5); Holding Light Industrial Special Provision (h-17.LI1(3)), Light Industrial Special Provision (LI1(8)) Zones and Open Space (OS1 and OS4) Zones;

it being pointed out that at the public participation meeting associated with these matters, 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, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

24. Property located at 930 Gainsborough Road (39T-13505/Z-8308)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Steve Teske, relating to the property located at 930 Gainsborough Road:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to

these matters, issues were raised with respect to the tree preservation of the woodlot and the traffic capacity of the internal road on Coronation Drive;

- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Steve Teske (File No. 39T-13505) as redline revised, prepared by AGM Land Surveyors, certified by Bruce Baker, OLS, which shows 61 single detached residential lots, 1 park block and two walkway blocks served by two new local streets, SUBJECT TO the conditions contained in Appendix "B", as appended to the staff report dated July 22, 2014;
- c) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 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 Residential R5/Residential R6 /Residential R8 (h-34*h-57*h-78*R5-4/R6-4/R8-2) Zone which permits cluster residential in the form of single, semi, duplex, townhouse, stacked townhouse, apartments, senior citizen apartments and continuum of care facilities to a maximum density of 50 units per hectare and 13m in height, and a Holding Residential R1 Special Provision (h-57*h-78*h-79*R1-3 (5)) Zone which permits single detached dwellings TO an Open Space (OS4) Zone which permits public or private parks and conservation lands; a Holding Residential R5/Residential R6 /Residential R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone which permits cluster residential in the form of single, semi, duplex, townhouse, stacked townhouse, apartments, senior citizen apartments and continuum of care facilities to a maximum density of 50 units per hectare and 13m in height, with holding provisions to ensure a development agreement is entered into with the City, to encourage street orientation and discourage noise attenuation barriers, and to ensure the provision of a looped water system and a second public access when more than 80 units are developed; and, a Holding Residential R1 Special Provision (h*h-100*R1-3 (5)) Zone which permits single detached dwellings with holding provision to ensure a development agreement is entered into with the City and to ensure the provision of a looped water system and a second public access when more than 80 units are developed; and, the proposed amendment intends to remove the Holding Provisions h-57*h-78*h-79 that were required to ensure adequate sanitary treatment capacity at the Oxford Pollution Control Plan, ensure sanitary, storm, water services and access is available to the satisfaction of the City Engineer, and that a Tree Retention Report be submitted to the satisfaction of the City have all been addressed and are no longer required; and,
- d) the "Estimated Claims and Revenues Report", provided as Appendix 'A' to the associated staff report, dated July 22, 2014 BE APPROVED;

it being pointed out that at the public participation meeting associated with these matters, 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, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

25. Request for Demolition – Property located at 646 Dingman Drive

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Officer BE ADVISED that the Municipal Council does not intend to issue a notice of designation under the Ontario Heritage Act for the property located at 646 Dingman Drive; it being noted that the London Advisory Committee on Heritage has been consulted on these matters;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made oral submission in connection therewith. (2014-P10)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

26. Request for Demolition – Property located at 1057 Richmond Street

Recommendation: That, the request by the owners, for the demolition of the building located at 1057 Richmond Street, BE REFERRED back to the Civic Administration for further consultation and to report back at a future meeting of the Planning and Environment Committee;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-P10D)

Voting Record:

Refer the demolition application back to the Civic Administration for further consultation and report back at a future Planning and Environment Committee meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

27. Property located at 660 Sunningdale Road East (39T-09501/OZ-7638)

Recommendation: That, the Draft Plan of Subdivision, Official Plan amendment and Zoning By-law amendment applications relating to the property located at 660 Sunningdale Road East, located on the northwest corner of Sunningdale Road East and Adelaide Street North (legally described as the South Half of Lot 13, Concession 6, (Geographic Township of London)) BE REFERRED to a special meeting of the Planning and Environment Committee to be held on Monday, July 28, 2014 at 3:00 PM;

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

Voting Record:

Motion to refer the application to a special Planning and Environment Committee meeting to be held on Monday, July 28 at 3:00 PM

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

Motion to table the discussion of the application until staff is able to come back with a revised recommendation

Motion Passed

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

28. Properties located at 225 and 229 Greenwood Avenue (Z-8289)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Sal and Mike Circelli, relating to the properties located at 225 and 229 Greenwood Avenue:

- a) the proposed by-law, as appended to the staff report dated July 22, 2014, BE INTRODUCED at the Municipal Council meeting to be held on July 29, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 225 and 229 Greenwood Avenue FROM a Residential R3 (R3-2) Zone TO a Residential R5 Special Provision (R5-7()) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider, through the site plan approval process, the development of 225 and 229 Greenwood Avenue in a manner that is generally consistent with the conceptual site plan and elevations appended as Appendix "B" to the staff report dated July 22, 2014, as well as the design features recommended below:

- i) provide more articulation of the street-facing facades of the buildings in order for them to appear as fronts;
- ii) where the internal program of buildings makes it necessary to have windows at varying heights, the external treatment of the buildings should use material, recesses and projections, and other architectural detail to resolve those variations in an aesthetically pleasing manner;
- iii) enhanced landscaping should be provided along the front of the property in order to screen the private amenity spaces (side yards), connect the buildings to the site and frame the primary entrances;
- iv) consider including internal walkways in the site design to provide safe and convenient access to the public sidewalk for residents; and,
- v) fencing is discouraged along any portion of the front yard; it being noted that if fencing is to be included, it should be a wrought iron or other decorative fence, no higher than 1 metre, to retain a visual connection to the site;

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

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

29. Property located at 2118 Richmond Street (OZ-7890)

Recommendation: That, the Planning and Environment Committee was unable to reach a majority decision with respect to the application of 1705820 Ontario Limited (York Developments) relating to the property located at 2118 Richmond Street, and pursuant to Section 18.6 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition. (The report of the Managing Director, Planning and City Planner, dated July 22, 2014, is attached for reference);

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

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

Motion to refer the application back to the Civic Administration to review the application within the context of medium density policies and regulations of a density no greater than 75 units per hectare and within the context of the Community Plan in consultation with the applicant and the community.

Motion Failed

YEAS: P. Hubert, W.R. Monteith, J.L. Baechler (3)

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

Motion to approve the staff recommendation.

Motion Failed

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

NAYS: P. Hubert, W.R. Monteith, J.L. Baechler (3)

30. Properties located at 51 and 99 Exeter Road (OZ-8324)

Recommendation: That, the application of Greenhills Shopping Centres Ltd. (Greenhills), relating to the property located at 51 and 99 Exeter Road, BE REFERRED back to the Civic Administration to provide a legal opinion to a future meeting of the Planning and Environment Committee with respect to the allocation of the remaining 20,000 square metres of commercial gross floor area; it being noted that delegation status will be granted to property owners at that meeting in the area;

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

- a communication dated July 18, 2014, from S.A. Zakem, Aird & Berlis;
- a communication dated July 18, 2014, from K. Walkey, Senior Planner, Stantec Consulting Ltd.; and,
- a communication dated July 18, 2014, from J. Paul, Managing Principal, Stantec Consulting Ltd.;

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

Voting Record:

Motion to refer the application back to the Civic Administration to bring back a legal opinion to a future meeting of the Planning and Environment Committee with respect to the allocation of the remaining 20,000 square metres of commercial gross floor area; it being noted that delegation status will be granted to property owners at that meeting in the area.

Motion Passed

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

Motion to go past 11:00 PM

Motion Passed

YEAS: D.G. Henderson, B. Polhill, S.E. White, W.R. Monteith, J.L. Baechler (5)

NAYS: P. Hubert (1)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

Motion to refer the application back to the Civic Administration to consider an equitable solution and report back to a future PEC meeting

Motion Failed

YEAS: D.G. Henderson, S.E. White (2)

NAYS: B. Polhill, P. Hubert, W.R. Monteith, J.L. Baechler (4)

IV. ITEMS FOR DIRECTION

31. 6th Report of the Trees and Forests Advisory Committee

Recommendation: That, the following action be taken with respect to the 6th Report of the Trees and Forests Advisory Committee from its meeting held on June 25, 2014:

- a) the following actions be taken with respect to the Urban Forest Strategy:
 - i) the Municipal Council BE URGED to adopt the Urban Forest Strategy and Implementation Plan;
 - l) in light of the complexities involved in determining how best to meet any given canopy targets, and in the event that the above-noted Strategy and Plan is adopted, sufficient staff and resources BE ALLOCATED to:
 - A) determine how best to meet the Municipal Council requested increase in canopy targets; and,
 - B) determine what financing would be necessary to achieve the above-noted increase in canopy targets;

it being noted that the Trees and Forests Advisory Committee (TFAC) heard a verbal update from I. Listar, Manager, Urban Forestry, with respect to these matters; and,

- b) clauses 2 to 8 inclusive, of the 6th Report of the Trees and Forests Advisory Committee, BE RECEIVED.

Motion Passed

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

32. Request for Heritage Conservation District Status for the Neighbourhood of St. George-Grosvenor

Recommendation: That, the communication dated July 11, 2014, from Kevin Langs, Alasdair Beaton and Mark Tovey, St. George-Grosvenor Community Association, requesting Heritage Conservation Status for the St. George-Grosvenor neighbourhood BE REFERRED to the Civic Administration for consideration and to report back with a Work Plan consisting of:

- a) a list of all of the potential Heritage Conservation Districts;
- b) the timing;
- c) the cost to implement the individual Heritage Conservation Districts; and,
- d) the status of the work that has been undertaken by the community towards a Heritage Conservation District. (2014-R01)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

33. Election of Vice-Chair for the term ending November 30, 2014

Recommendation: That Councillor S.E. White BE ELECTED as the Vice Chair of the Planning and Environment Committee for the term ending November 30, 2014.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

VI. CONFIDENTIAL

(Confidential Appendix to the 13th Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 12:11 AM to 12:17 AM, after having passed a motion to do so, with respect to the following matter:

- C-1 A matter pertaining to litigation affecting the municipality, specifically an outstanding motion by AAR-CON Enterprises Corporation and Sifton Properties Limited to the Ontario Municipal Board, File No. PL030543, for an Order extending draft plan approval for a further 3 years; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose relating to a proposed motion before the Ontario Municipal Board.

Motion Passed

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

VII. ADJOURNMENT

The meeting adjourned at 12:19 AM.