

16TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on September 9, 2014, commencing at 4:10 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: Councillor D. Brown and G. Barrett, P. Christiaans, C. Colvin, M. Corby, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, M. Johnson, P. Kokkoros, G. Kotsifas, E. Lalande, A. MacLean, S. Meksula, D. Menard, N. Pasato, J. Ramsay, C. Saunders, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. Properties located at 360 Crumlin Sideroad and 3301 and 3345 Gore Road - Notice of Appeal to the Ontario Municipal Board (OZ-8188)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, dated July 8, 2014, submitted by Barry R. Card, on behalf of the Crumlin Sports Association, relating to Official Plan and Zoning By-law Amendment application No. OZ-8188, as it relates to the properties located at 360 Crumlin Sideroad and 3301 and 3345 Gore 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, W.R. Monteith (5)

3. Properties located at 1195 Fanshawe Park Road West and 2151 Dalmagarry Road (H-8388)

Recommendation: That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of MHBC Planning, relating to the properties located at 1195 Fanshawe Park Road West and 2151 Dalmagarry Road, the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 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 Shopping Area Special Provision (h-120*h-171*NSA5 (6)) Zone TO an Neighbourhood Shopping Area Special Provision (NSA5 (6)) Zone to remove the holding "h-120 and h-171" provisions. (2014-D14)

Motion Passed

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

4. Property located at 1057 Richmond Street

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner and the London Advisory Committee on Heritage, 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 1057 Richmond Street. (2014-P10D)

Motion Passed

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

5. Victoria on the River Subdivision - Phase 1 (formerly 1603 Hamilton Road) (H-8403)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to the Victoria on the River Subdivision, Phase 1, (formerly known as 1603 Hamilton Road), the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of Lots 1 through 8, Lots 12 through 19 and Lots 21 through 59, inclusive, within Registered Plan No. 33M-672 FROM a holding Residential R1 (h•h100•R1-4) Zone TO a holding Residential R1 (h-100•R1-4) Zone to remove the holding (h) provision. (2014-D14)

Motion Passed

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

6. Property located at 1959 Wharncliffe Road South (Foxwood Crossing - Phase 2) - Request for Extension - Draft Plan (39T-07507)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request for extension and revisions to the Draft Plan of Subdivision application of 1640209 Ontario Limited, relating to the property located at 1959 Wharncliffe Road South:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the proposed revisions to the draft plan and the request for a three (3) year extension of the draft approval for draft approved plan 39T-07507, prepared by AGM Surveys, certified by Bruce S. Baker, OLS, drawing no. DP-3, dated September 4, 2007, as red-line amended, which shows a total of 52 single detached residential lots and 1 walkway block, served by 2 new local streets and 3 street extensions (Westpoint Heights, Savoy Street and Westwick Walk) SUBJECT TO the revised conditions appended to the staff report dated September 9, 2014, as Appendix "39T-07507-1"; and,
- b) the financing for this project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the staff report dated September 9, 2014, as Appendix "A". (2014-D12)

Motion Passed

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

7. Properties located at 181 and 199 Commissioners Road East - Highland Green Subdivision - Extension to Draft Plan of Subdivision Approval (39T-08501)

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 of Subdivision application of Highland Green London Inc., File No. 39-08501, for the properties located at 181 and 199 Commissioners Road East:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the request for a one (1) year extension to draft approved plan 39T-08501, submitted by Highland Green London Inc., prepared by ENG Plus, (Project No. 06.257), certified by J. Andrew Smith, OLS, on December 18, 2007, as red line amended, which shows 27 single detached residential lots served by an extension of Edwin Drive and an extension of Carnegie Lane SUBJECT TO the previously imposed conditions; and,

- b) the financing for the project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the staff report dated September 9, 2014, as Schedule "B". (2014-D12)

Motion Passed

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

- 8. Property located at 1070 Gainsborough Road (H-8398)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application by Dan Schinkelshoek, relating to the property located at 1070 Gainsborough Road, the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 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 Business District Commercial (h-17*BDC) Zone TO a Business District Commercial (BDC) Zone to remove the holding "h-17" provision. (2014-D14)

Motion Passed

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

- 9. Property located at 1139 Fanshawe Park Road West (H-8337)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Claybar Developments Inc., relating to the property located at 1139 Fanshawe Park Road West:

- a) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2013, 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. h-100. R1-3) Zone, a Holding Residential R1 Special Provision (h. h-100. R1-3 (8)) Zone, a Holding Residential R1 (h. h-100. R1-4) Zone, a Holding Residential R1/ Residential R4 (h. h-100. R1-13/R4-3) Zone and a Holding Residential R6/ Neighbourhood Facility (h. h-71. h-95. h-100. h-109. R6-3/NF1) Zone TO a Residential R1 (R1-3) Zone, a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 (R1-4) Zone, a Residential R1/ Residential R4 (R1-13/R4-3) Zone and a Holding Residential R6/ Neighbourhood Facility (h-71. h-95. h-109. R6-3/NF1) Zone to remove the h. and h-100 holding provisions from certain portions of these lands; and,
- b) the application to change the zoning of a portion 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 BE DEFERRED until such time as the temporary stormwater management pond outlet channel located within this parcel is decommissioned. (2014-D14)

Motion Passed

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

- 10. Property located at 312 Sunningdale Road West - Request for Extension of Draft Approval (39T-10502)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request for extension of the Draft Plan of Subdivision application of Corlon Properties Inc., for the property located at 312 Sunningdale Road West:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the request for a one (1) year extension to the draft plan of subdivision, submitted by Corlon Properties Inc., (File No. 39T-10502), prepared by Jeremy C.E. Matthews OLS, (Drawing No. DP1, dated February 2, 2011),

which shows 172 single detached residential lots, one (1) medium density residential block, two (2) open space blocks, one (1) park block, one (1) SWM block, road widening and reserve blocks, all served by seven (7) new streets, SUBJECT TO the original conditions; and,

- b) the financing for the project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the staff report dated September 9, 2014, as Appendix "A". (2014-D12)

Motion Passed

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

11. Cedarhollow Subdivision - Phase 3 (39T-03518)

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 Cedarhollow Developments Inc., for the subdivision of land over Part of Lots 9, 10 and 11, Registered Plan No. 120(C), City of London, County of Middlesex, situated on the east side of Highbury Avenue North, south of Fanshawe Park Road East, known municipally as 1671 Fanshawe Park Road East:

- a) the Special Provisions, as appended to the staff report dated September 9, 2014, as Schedule "C", to be contained in a Subdivision Agreement between The Corporation of the City of London and Cedarhollow Developments Inc. for the Cedarhollow Subdivision (39T-03518-3) BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended to the staff report, dated September 9, 2014 as Schedule "B"; 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, W.R. Monteith (5)

12. Powell-Uplands North Subdivision - Phase 3 (39T-05510)

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 2047790 Ontario Inc., for the subdivision of lands over Part of Lot 14, Concession 6, (Geographic Township of London), City of London, County of Middlesex, situated on the north side Sunningdale Road East, between Richmond Street and Adelaide Street North, municipally known as 530 Sunningdale Road East:

- a) the Special Provisions, as appended to the staff report dated September 9, 2014, as Schedule "D", to be contained in a Subdivision Agreement between The Corporation of the City of London and 2047790 Ontario Inc. for the Uplands North Subdivision, (39T-05510-3) BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Source of Financing Report" appended to the staff report, dated September 9, 2014 as Schedule "A";
- c) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended to the staff report, dated September 9, 2014 as Schedule "B"; and,
- d) 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, W.R. Monteith (5)

III. SCHEDULED ITEMS

13. Property located at 312 Oxford Street East

Recommendation: That, the written objection submitted by Halina Marcinowski on July 2, 2014 from the decision of the City of London Residential Boulevard Parking Committee dated June 16, 2014 to refuse an application made by Halina Marcinowski for an agreement to establish residential boulevard parking at 312 Oxford Street East in the City of London, BE REFERRED back to the Civic Administration to allow an opportunity for both parties to discuss the matter further, to determine if an amicable solution can be reached and to report back at a future meeting of the Planning and Environment Committee, the results of the discussion;

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-D17)

Voting Record:

Motion to refer the decision of the City of London Residential Boulevard Parking Committee back to staff to allow the parties to meet to determine whether or not they can come to an amicable solution and 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)

14. Property located at 720 Proudfoot Lane (OZ-8375)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of ESAM Construction Limited, relating to the property located at 720 Proudfoot Lane:

- a) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend the Official Plan to change the designation of the subject lands by amending a site-specific special policy area to add a restaurant as a permitted use within the existing building in an Open Space designation; and,
- b) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to amend the Commercial Recreation Special Provision (CR(1)) Zone by adding a new use and regulations to the existing special provision 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)

15. Wortley Village - Old South Heritage Conservation District

Recommendation: That, 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 creation of a Heritage Conservation District for the Wortley Village-Old South neighbourhood:

- a) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to:
 - i) designate the Wortley Village-Old South Heritage Conservation District, pursuant to Part V (Section 41.(1)) of the *Ontario Heritage Act* (Schedule "1"); and,
 - ii) adopt the Wortley Village Heritage Conservation District Plan and Guidelines (Schedule "2") pursuant to Section 41.1(1) of the *Ontario Heritage Act*; and,
- b) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to:
 - i) amend Section 13.3.5 - Implementation-Heritage Conservation District Plans;
 - ii) add Figure 13-__;
 - iii) amend Section 13.3.8 - Specific Heritage Conservation Districts to add a character statement and policies for the Wortley Village-Old South Heritage Conservation District;
 - iv) amend Chapter 13 - Properties of Cultural Heritage Value or Interest to add a new Figure 13-__ to identify the boundaries of the Wortley Village-Old South Heritage Conservation District; and,
 - v) amend Section 19.2.2 - Guideline Documents to add the Wortley Road-Old South Heritage Conservation District Plan + Guidelines to the list of guideline documents;

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

- a communication from W.H. and M.P. McAllister;
- a communication dated September 7, 2014, from J. Congdon, 30 Byron Avenue East; and,
- a communication dated September 6, 2014, from J. Smit, 31 Beaconsfield Avenue;

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-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)

16. Property located at 915 Queens Avenue

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the request by Tony De Vincenzo, to demolish the designated heritage property located at 915 Queens Avenue BE APPROVED; it being noted that the London Advisory Committee on Heritage has been consulted on this matter; it being further noted that, prior to any new development on this site, concept or elevation drawings be provided consistent with the Old East Village Heritage Conservation District Guidelines;

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

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)

17. Property located at 2054 Adelaide Street North (39T-11502/OZ-7921)

Recommendation: That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications by 1705825 Ontario Limited, relating to the property located at 2054 Adelaide Street North:

- a) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend the Official Plan to change the designation on Schedule "A" – Land Use FROM Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review TO Low Density Residential, Multi-Family, Medium Density Residential, and Open Space and to add a secondary collector to Schedule C;

- b) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 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 lands FROM an Environmental Review (ER) Zone, and an Urban Reserve (UR3) Zone TO a:
- i) Holding Residential R1 Special Provision (h. h-100•R1-4(*)) Zone, to permit single detached dwellings with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road and a reduced interior side yard setback of 1.2 metres (3.0 metres without a garage);
 - ii) Holding Residential R1 Special Provision (h. h-100•R1-4(**)) Zone, to permit single detached dwellings with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road, a reduced interior side yard setback of 1.2 metres (3.0 metres without a garage), and a 20 metre setback from the oil pipeline;
 - iii) Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-__•R5-2(*)/R6-1(*)) Zone, to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare (R5) and to permit cluster single detached dwellings at a height of 10.5 metres and a maximum density of 15 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road;
 - iv) Holding Residential R5 Special Provision/R6 Special Provision h. h-100.h-__•R5-2(**)/R6-1(**)) Zone, to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare (R5) and to permit cluster single detached dwellings at a height of 10.5 metres and a maximum density of 15 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road, and a 20 metre setback from the oil pipeline;
 - v) Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(*)/R6-5(*)) Zone to permit cluster townhouses and stacked townhouses at a maximum height of 12 m and a maximum density of 40 units per hectare (R5) and to permit cluster single detached, semi-detached or duplex dwellings at a height of 12 m and a maximum density of 35 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metre to the house and 5.5 metre to the garage from a collector or local road;
 - vi) Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(**)/R6-5(**)) Zone, to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare (R5) and to permit cluster single detached, semi-detached or duplex dwellings at a height of 10.5 metres and a maximum density of 30 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road and a 20 metre setback from the oil pipeline;
 - vii) an Open Space (OS1) Zone to permit conservation lands and works, public and private parks and public and private golf courses; and,
 - viii) an Open Space (OS5) Zone to permit conservation land and works;

it being pointed out that the following holding provisions have also been applied:

- (h) - to ensure that there is orderly development through the execution of a subdivision agreement;
 - (h-100) - to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available; and,
 - (h-___) – to ensure that development will not affect the adjacent significant natural heritage features, the h-___ shall not be deleted until the recommendations from the final Environmental Impact Study, water balance report, final Stormwater Management Report, hydrogeological study and a geotechnical study have been accepted and implemented into the development agreements for the site, to the satisfaction of the City of London;
- c) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the application for draft plan of subdivision of 1705825 Ontario Limited, relating to the property located at 2054 Adelaide Street North;
- d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by 1705825 Ontario Limited, (File No. 39T-11502), prepared by Zelinka Priamo Ltd., drawing No. SRG/LON/11-01, as red-line amended, which shows 15 low density blocks, 2 medium density blocks, 3 open space blocks, and several 0.3 metre reserves and road widenings, all served by 1 new secondary collector and 4 new local streets, SUBJECT TO the conditions as appended to the staff report dated September 9, 2014, as Appendix "C" and the adopted Official Plan amendment coming into effect; and,
- e) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended to the staff report, dated September 9, 2014 as Appendix "D";

it being pointed out that there were no oral submissions made at the public participation meeting associated with these matters. (2014-D12/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)

18. Lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain (O-8362)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by The City of London, relating to the lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain:

- a) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to:
- i) amend Schedule A, Land Use, of the Official Plan, to change the designation of the subject lands FROM a Light Industrial designation and a General Industrial designation TO a Transitional Industrial designation, an Urban Reserve Community Growth designation, an Open Space designation and an Environmental Review designation, to facilitate the conversion of the lands from industrial to non-industrial uses; and,
 - ii) amend the Official Plan to BY ADDING a new policy Section 7.5, Transitional Industrial, to guide the future development of the subject area;
- b) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to:
- i) amend Schedule 2, Multi-Use Pathways and Parks, Schedule 4, Southwest Area Land Use Plan, Schedule 11, South Longwoods Residential Neighbourhood Land Use Designations, Schedule 13, North Longwoods Residential Neighbourhood Land Use Designations, Schedule 15, Dingman Industrial Land Use Designations, and Schedule 16, Brockley Industrial Land Use Designations, of the Southwest Area Secondary Plan to change the designation of the subject lands FROM an Industrial designation TO a Transitional Industrial designation, an Urban Reserve Community Growth designation, an Open Space and Environmental Review designation, to facilitate the conversion of the lands from industrial to non-industrial uses; and,
 - ii) amend the Southwest Area Secondary Plan BY ADDING new policies in Section 20.5.13, Dingman Industrial Neighbourhood, to guide the future development of the subject area;
- c) as a result of the redesignation of the Industrial lands in the White Oak/Dingman Drive area and with respect to the previous financing of services to that area, the Civic Administration BE AUTHORIZED to:
- i) use the Development Charges Stormwater Management Reserve Fund to affect a capital budget adjustment to refinance the previous purchase of the land for the Old Oak SWM facility serving the area; it being noted that this will result in the recovery of approximately \$900,000 previously invested by the taxpayer and transfer the funding obligation of this expenditure to the DC SWM reserve fund;
 - ii) assign "Contingency Facility A", included in the 2014 Development Charges Study, to provide stormwater servicing for the former Old Oak SWM Facility, with construction timing of the facility to be established through the 2016 Growth Management Implementation Strategy Update;
 - iii) amend the capital budget to remove the previously approved unspent budget for construction of the Old Oak SWM pond (ES2485) until the construction timing is determined through the GMIS process, at which time the budget for construction and design should be reestablished with DC funding; and,
 - iv) take no further action with respect to previous cost allocations for recent past investments in sanitary and water infrastructure serving the broader southern area of the City, including the subject lands being redesignated;
- d) the Civic Administration BE DIRECTED to report back with a proposed Terms of Reference and timeline for the preparation of a Secondary Plan at a future meeting of the Planning and Environment Committee and to submit a Business Case for this matter as part of the 2015 Budget process; and,

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-D08)

Voting Record:

Motion to approve the staff recommendation, with the inclusion of:

the Civic Administration BE REQUESTED to report back with a business plan for the 2015 Budget; and,

the Civic Administration BE REQUESTED to report back with a time line for the secondary plan terms of reference to be implemented.

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. Property located at 2151 Dalmagarry Road and 1195 Fanshawe Park Road West (Z-8387)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of MHBC Planning, relating to the properties located at 2151 Dalmagarry Road and 1195 Fanshawe Park Road West:

- a) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to:
 - i) change the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision (NSA5(6)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone; and,
 - ii) DELETE section number 23.4(e)(6) in its entirety;
- b) the Site Plan Approval Authority BE REQUESTED to consider implementing, through the site plan approval process, the design features recommended below:
 - i) incorporate a combination of primary entrances, canopies, vision glazing, display cases and a high level of architectural detail on all street-facing facades to create a street-oriented development focused on pedestrian circulation and amenity;
 - ii) screen parking areas by a combination of landscaping and landscape walls and provide convenient and safe pedestrian circulation through the site in order to provide an enjoyable pedestrian experience; and,
 - iii) do not allow for the placement of attenuation fencing along the north boundary and maintain open pedestrian access between the sites to create a positive relationship between the subject site and the future mixed-use residential site to the north;

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)

IV. ITEMS FOR DIRECTION

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 6:30 PM.