

18TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on October 7, 2014, commencing at 4:02 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 J. Martin (Acting Secretary).

ALSO PRESENT: Mayor J. Baechler and Councillors M. Brown and J.P. Bryant and G. Barrett, P. Christiaans, C. Colvin, S. Datars Bere, M. Davis, B. Debbert, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, N. Hall, B. Henry, P. Kokkoros, G. Kotsifas, E. Lalande, A. MacLean, A. Macpherson, B. Martinez, S. Mathers, B. Mercier, N. Pasato, J. Ramsay, B. Turcotte, M. Tomazincic, B. Westlake-Power and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

Recommendation: That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. 9th Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 9th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on September 18, 2014, BE RECEIVED.

Motion Passed

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

3. 4th Report of the Agricultural Advisory Committee

Recommendation: That the 4th Report of the Agricultural Advisory Committee from its meeting held on September 17, 2014, BE RECEIVED.

Motion Passed

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

4. 7th Report of the Trees and Forests Advisory Committee

Recommendation: That the 7th Report of the Trees and Forests Advisory Committee from its meeting held on September 24, 2014, BE RECEIVED.

Motion Passed

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

5. A Statistical Portrait of London - Community & Neighbourhood Profiles

Recommendation: That the report dated October 7, 2014, from the Managing Director, Planning and City Planner, with respect to a statistical portrait of London's community and neighbourhood profiles, BE RECEIVED. (2014-D19)

Motion Passed

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

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

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Greenhills Shopping Centres Ltd. (Greenhills) relating to the property located at 51 and 99 Exeter Road:

- a) the proposed by-law, appended to the staff report dated October 7, 2014, **BE INTRODUCED** at the Municipal Council meeting to be held on October 14, 2014, to amend the Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Urban Reserve (UR6) Zone, **TO** a Holding Associated Shopping Area Special Provision (h-17•h-18•h-(*)•h-(**)*•h-(***)•h-(****)*•h-(*****)•ASA8(_)) Zone, an Open Space (OS1) Zone, and an Environmental Review (ER) Zone;
- b) the Site Plan Approval Authority **BE REQUESTED** to implement the following design issues through the site plan process:
 - i) preparation of a sustainability/green development report shall be required to identify how the applicant has endeavoured to incorporate any, or all, of the sustainable design principles identified in Section 20.5.3.2.ii) of the Southwest Area Secondary Plan (SWAP);
 - ii) the organizing structure for development shall be based on a modified grid system of internal driveways or local streets to provide for a pedestrian oriented character and to easily accommodate future redevelopment and reformatting of commercial areas to more intense mixed-use communities;
 - iii) internal driveways or local street connections should be established perpendicular to Wonderland Road South and Exeter Road for the full width of the development blocks, including through future mixed-use phases, to reinforce the organizing grid structure;
 - iv) internal driveways should be designed with sufficient rights-of-way to accommodate the future upgrading and conveyance of such areas to the City of London as public streets and should be designed as local streets to include wide sidewalks, landscaping, street trees, on-street parking in dedicated aisles and accessible and enhanced crossings at intersections where possible;
 - v) commercial development shall occur in a “main street” format where retail and commercial uses are oriented toward the street, whether in standalone buildings or on the ground floor of mixed-use buildings to enhance and animate the pedestrian experience;
 - vi) ensure that continuous walkways are constructed between buildings as well as direct walkways connecting buildings to the sidewalk to provide for continuous pedestrian connections across the site;
 - vii) building heights and forms should relate to the width and hierarchy of the streets and/or internal driveways they front, where possible, in order to provide for a sense of enclosure;
 - viii) the amount of parking area abutting the street, particularly Wonderland Road South and Exeter Road, should be minimized and the amount of built form at the street maximized in order to implement the “main street” intent of the Southwest Area Secondary Plan Urban Design policies to create an attractive pedestrian oriented environment;
 - ix) where commercial uses abut a public street:
 - the principal public entrance shall provide direct access to the public sidewalk;
 - the primary entrances, windows and signage shall face the street;
 - buildings facing the street shall incorporate awnings, canopies, arcades or front porches to provide weather protection; and,
 - buildings should maintain a consistent setback along the street;

- x) consider wrapping the sides of any large format commercial buildings with smaller store fronts in order to prevent large blank walls. Alternatively, windows, architectural details and articulation shall be provided on building elevations where they are exposed to the public realm;
 - xi) ensure building footprints and development blocks are sized appropriately to allow comfortable pedestrian circulation around buildings;
 - xii) pedestrian cut through connections should be considered at intersections and other prominent locations in order to provide convenient access to the streets and front entrances of stores from rear parking lots;
 - xiii) landscaped islands, bump-outs and enhanced hardscape treatments should be integrated throughout the site. Pedestrian areas such as bicycle parking areas, internal street right-of-ways and open spaces should be of a high quality design with a focus on coordinated pedestrian amenities including street furniture and public art to enhance and reinforce the pedestrian experience;
 - xiv) tree planting should be maximized throughout the development in accordance with 20.5.3.6 iii) of SWAP; and,
 - xv) provide integrated pedestrian connections across the site, including between any preliminary phases of development and future phases of development as well as adjacent properties and public streets to ensure a high level of connectivity;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Urban Reserve (UR6) Zone, **TO** an Associated Shopping Area Special Provision (ASA8(_)) Zone and an Open Space (OS1) Zone, **BE REFUSED** for the following reasons:
- i) the requested amendment would allow for commercial development beyond the maximum commercial gross floor area (GFA) of 100,000m² for the Wonderland Road Community Enterprise Corridor Designation outlined in Section 20.5.6.1 v) of the Southwest Area Secondary Plan;
 - ii) the requested amendment does not include sufficient holding provisions to ensure the orderly development of the subject lands;
 - iii) the requested amendment contemplates the application of an Associated Shopping Area Special Provision (ASA8(_)) Zone within 50 metres of the Pincombe Drain which is identified as a Significant Stream Corridor on Schedule B1 of the Official Plan. The policies of the Official Plan preclude the application of the proposed ASA8(_) Zone in such areas in the absence of the submission of detailed EIS;
 - iv) the requested amendment includes special regulations which would allow for 4-storey residential housing forms whereas the Wonderland Road Community Enterprise Corridor Designation policies outlined in Section 20.5.6.1 vii) state that building heights for residential development shall not be less than 6 storeys;
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the prescribed notification requirements have previously been met, a statutory public participation meeting was held on July 22, 2014, and no changes to the by-law have been proposed; and,
- e) **IT BEING NOTED THAT** a comprehensive planning evaluation with respect to the recommended amendments outlined in clauses (a) to (c) above is provided in the July 22, 2014 Staff Report to the Planning and Environment Committee;

it being noted that the Planning and Environment Committee communications from J. Paul and D.W. Stewart, Stantec Consulting Ltd., and heard a brief verbal presentation from T. Pierce, Smart Centres, on behalf of Greenhills, with respect to this matter. (2014-D14)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, S.E. White, W.R. Monteith (4)

NAYS: P. Hubert (1)

7. Property located at 1576 Richmond Street

Recommendation: That the Report dated October 7, 2014, from the Managing Director, Development and Compliance Services and Chief Building Official, in response to the letter of appeal to the Ontario Municipal Board dated June 3, 2014, and submitted by 1865589 Ontario Ltd., and the letter of appeal to the Ontario Municipal Board dated August 11, 2014, and submitted by Marlo Lacey relating to the minor variance applications concerning 1576 Richmond Street, BE RECEIVED for information; it being noted that the Civic Administration has reviewed the position of the City to support the applications and that no further action is required. (2014-D13)

Motion Passed

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

8. Properties located at 3718, 3766 and 3812 Dingman Drive and 437 Exeter Road (39T-06504)

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the draft approval extension request for the Plan of Subdivision application of Tradewinds Properties Limited and 1071730 Ontario Inc. relating to the properties located at 3718, 3766 and 3812 Dingman Drive and 437 Exeter Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-056504 prepared by Callon Dietz, certified by Jeremy Matthews OLS, File No. 614-03001, Drawing No. DP-08, dated May 17, 2010, as red-line amended, which shows a total of 19 light industrial blocks, one road widening block and several reserve blocks, served by an extension of Blakie Road, an extension of Chalkstone Drive and 3 new internal roads., SUBJECT TO the revised conditions contained in the attached Appendix "39T-06504-1";
- b) the Applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information, as appended to the staff report dated October 7, 2014 , as Appendix "A"; and,
- c) the Approval Authority BE REQUESTED to withdraw Draft Approval, if the Official Plan amendment to change the designation of the subject lands from "Light Industrial" to "Urban Reserve Community Growth" (City of London file O-8362) comes into force and effect. (2014-D12)

Motion Passed

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

9. Properties located at 55 and 60 Chalkstone Drive (39T-06508)

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to a draft approval extension request for the Plan of Subdivision application of Gus Rahim and Areka Kazazian, relating to the property located at 55 and 60 Chalkstone Drive:

- a) the Approval Authority BE ADVISED that Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-06508 prepared by Robert D. Stirling, FKS, Drawing No. DP-04, dated October 12, 2006, as red-line amended, which shows a total of 20 industrial lots, served by the extension of Chalkstone Drive and the extension of Blakie Road, SUBJECT TO the revised conditions contained

as appended in the staff report dated October 7, 2014 as Appendix “39T-06508-1”;

- b) the Applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information, as appended to the staff report dated October 7, 2014 , as Appendix “A”; and,
- c) the Approval Authority BE REQUESTED to withdraw Draft Approval, if the Official Plan amendment to change the designation of the subject lands from “Light Industrial” to “Urban Reserve Community Growth” (City of London file O-8362) comes into force and effect. (2014-D12)

Motion Passed

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

- 10. Properties located at 3854 Dingman Drive and 4112-4432 White Oak Road
- Request for Extension of Draft Plan (39T-05513)

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to a draft approval extension request for the Plan of Subdivision application of Bluestone Properties Inc. relating to the properties located at 3854 Dingman Drive and 4112-4432 White Oak Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-05513 prepared by Holstead & Redmond, certified by David Bianchi OLS, file no. 1614-03218 drawing no. DP-9, dated April 3, 2010, as red-line amended, which shows a 18 light industrial blocks, 1 open space block and several road widening and reserve blocks, serviced by an extension of Blakie Road and 4 new internal roads, SUBJECT TO a redline amendment to the plan to remove the stormwater management block and SUBJECT TO the revised conditions contained in the attached Appendix “39T-05513-1”;
- b) the Applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information, as appended to the staff report dated October 7, 2014 , as Appendix “A”; and,
- c) the Approval Authority BE REQUESTED to withdraw Draft Approval, if the Official Plan amendment to change the designation of the subject lands from “Light Industrial” to “Urban Reserve Community Growth” (City of London file O-8362) comes into force and effect. (2014-D12)

Motion Passed

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

III. SCHEDULED ITEMS

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

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to addressing parking requirements for persons with disabilities in accordance with the Accessibility for Ontarians with Disabilities Act:

- a) the proposed by-law, as appended to the staff report dated October 7, 2014, as Schedule "A", BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, in conformity with the Official Plan to amend Section 4.19 to add provisions for parking spaces for persons with disabilities including: sizes of parking spaces, access aisles, and a means to calculate the number of parking spaces for persons with disabilities in Section 4.19 of By-law Z-1; and,

- b) the proposed by-law, as appended to the staff report dated October 7, 2014 as Schedule "B", **BE INTRODUCED** at the Municipal Council meeting to be held on October 14, 2014, to amend the Site Plan Control Area By-law to include sizes of parking spaces for persons with disabilities and signage for parking spaces for persons with disabilities;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-C01)

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)

12. Old Victoria Hospital Lands Zoning Study (Z-8344)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the zoning by-law review initiated by the City of London in response to Council's direction following approval of the Old Victoria Hospital Lands Secondary Plan:

- a) the proposed zoning by-law amendment, appended to the staff report dated October 7, 2014, as Appendix "A" **BE RECEIVED** for information and public feedback; it being noted that the proposed zoning would:
 - i) change the zoning applicable to lands roughly bounded by the Thames River to the south, Maitland Street to the east, Hill Street to the north and Waterloo Street to the west, as shown on the attached map compromising part of Key Map No. A107, **FROM** a Residential R3 (R3-1), Holding Residential R7/Residential R9/Regional Facility (h-5.R7.D150.H12/R9-3.H12/RF and h-5.R7.D150.H30/R9-7.H30/RF), Residential R3/Residential R7/Residential R9 (R3-1/R7.D150.H24/R9-7.H24), Holding Residential R9/Regional Facility (h-5.R9-7.H30/RF) and Open Space (OS4) Zones **TO** a Holding Residential R8 Special Provision Bonus (h- _R8-4(*).B-_) Zone, a Holding Residential R8 Special Provision Bonus (h- _R8-4(**).B-_) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision Bonus (h-_.R4-6(_)/R8-4(***)B-_) Zone, a Holding Residential R9 Special Provision Bonus (h-_.R9-3(_).B-_) Zone and Open Space (OS1 and OS4) Zones;
 - ii) introduce a new holding zone to ensure that development is consistent with the vision for development described in the Old Victoria Hospital Lands Secondary Plan; and,
 - iii) introduce new bonusing clauses to permit increases in height and density in return for facilities, services or matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan; and,
- (b) the Civic Administration **BE DIRECTED** to review and record public, agency and other feedback received with respect to the proposed zoning by-law amendment from the public meeting, public liaison process and the Request for Proposals (RFP) process for the City-owned Old Victoria Hospital lands, and to revise the zoning by-law amendment as necessary

prior to a statutory public meeting before the Planning and Environment Committee in 2015;

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)

Motion Passed

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

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

13. Property located at 946 Longworth Road (Z-8293)

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the application of Highland Ridge Land Corporation relating to the property located at 946 Longworth Road, the proposed by-law, as appended to the staff report dated October 7, 2014, BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM an Open Space (OS4) Zone which permits conservation lands and works, golf courses without structures, private and public parks without structures, sports fields without structures, and the cultivation or use of land for agricultural/horticultural purposes, TO a Holding Residential R1 (h-____*R1-8) Zone to permit single detached dwellings with a minimum lot area of 600 m2 and a minimum lot frontage of 15 m;

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, W.R. Monteith (5)

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

14. Properties located at 1643, 1649 and 1653 Richmond Street (OZ-8310)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Richmond Medical Centre Inc. relating to the properties located at 1643, 1649 and 1653 Richmond Street:

a) the proposed revised by-law, attached hereto as Appendix "A", BE

INTRODUCED at the Municipal Council meeting to be held on October 14, 2014 to amend the Official Plan to change the designation of the subject lands FROM 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 the Official Plan to guide the future development of the lands; it being noted that the residential and convenience commercial uses referenced in Clause c) of the OPA in Appendix A were approved by Council on January 28, 2014;

- b) the proposed by-law as appended to the staff report as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on October 14, 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 Residential R5 Special Provision/Residential R6 Special Provision (h-5?R5-2(12)/R6-4(14)) Zone, TO Holding Residential R9 Special Provision (h-5?h-55?h-(*)?R9-7(*)) Zone and a Holding Residential R9 Special Provision (h-5?h-(*)?R9-7(*)) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) ensure all exterior signage is incorporated into the design of the building and restrict standalone exterior signage in order to maintain the residential character of the proposed building at 1653 Richmond Street to the extent possible;
 - ii) the construction of a curbed exit barrier, signage or other impediments at the site access along Hillview Boulevard to restrict left turn movements out of the site; and,
- d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN with respect to the proposed by-law as a public meeting was held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law and the amendments reflect the requests of those individuals who spoke at the Public Participation Meeting held regarding this matter;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation 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, J. 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. Baechler (6)

15. Property located at 175 Fanshawe Park Road West (Z-8397)

Recommendation: That the following actions be taken with respect to the property located at 175 Fanshawe Park Road West:

- a) on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1841483 Ontario Inc. (Copia Developments) relating to the above-noted property the by-law appended to the staff report dated October 7, 2014

BE INTRODUCED at the Municipal Council meeting to be held on October 14, 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 R5 (R5-3) Zone TO a Restricted Office Special Provision (RO2(__)) Zone;

- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) orient the proposed building towards Fanshawe Park Road in order to ensure that the principle entrance into the proposed building is facing the street;
 - ii) include a continuous walkway from the City sidewalk to the proposed building's principle entrance to provide a convenient and direct pedestrian access;
 - iii) locate the building close to the street edge in order to enclose the street and create an active frontage along Fanshawe Park Road; and,
 - iv) if parking in front of the building is necessary for the proposed use, it should be limited to one row and treated as a parking forecourt (using alternate paving materials and no curbs) and screened from the street using a combination of landscaping and low masonry walls; and,
- c) the Chair of the Planning and Environment Committee (PEC) and Managing Director, Planning and City Planner BE DIRECTED to respond in writing to K. Gu, 18 Derwent Road, indicating the PEC's displeasure and objection to the content of the submission related to this matter, and providing an explanation of the public and transparent planning process;

it being pointed out that at the public participation meeting associated with this matter D. Whittaker, 285 McGarrell Dr. Unit #2, made the attached 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, J. Baechler (6)

16. Property located at 7 Annadale Drive (Z-8334)

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 City of London relating to the property located at 7 Annadale Drive:

- a) the proposed by-law as appended to the staff report dated October 7, 2014 BE INTRODUCED at the Municipal Council meeting to be held on October 14th, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 7 Annadale Drive FROM a Neighbourhood Facility (NF) Zone TO a Holding Open Space (h-18*OS1) Zone, a Holding Residential R1 Special Provision (h-18*R1-5(__)) Zone, a Residential R1 Special Provision (R1-5(__)) Zone and a Holding Residential R6 Special Provision (h-5*h-18*R6-3(__)) Zone;
- b) the Site Plan, Subdivision, and Consent Approval Authorities, BE

REQUESTED to consider implementing the following design matters through the Site Plan Approval process:

- i) development of the site which, with variations at the discretion of the Managing Director, Planning and City Planner, is generally in keeping with the conceptual site plan and conceptual entrance plan as appended to the staff report dated October 7, 2014;
- ii) cluster dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and a high level of detail on these facades and the secondary entrances oriented toward the interior of the site;
- iii) residential R1 dwellings adjacent to the public open space shall be oriented toward the public open space and have their primary entrances front onto the park and the secondary entrances front onto the public street. Both the park-facing and the street-facing facades of these dwellings shall have a high level of architectural detail;
- iv) single detached dwellings and townhouses adjacent to the public open space shall have a consistent setback from this property line in order to create a continuous building line along the park;
- v) any new fencing provided along the park boundary shall be minimized, made of decorative material and integrated with landscaping to present a positive interface to the park. Enhanced landscaping elements shall be incorporated into the development to provide for additional buffering between the new townhouses and rear yards of properties fronting Friars Way; and,
- vi) the design and orientation of lighting standards shall be addressed through the public site plan process to ensure safety while minimizing impacts on adjacent existing properties;

it being noted that future matters shall be addressed through a future consent or subdivision application include the deregistration of the existing registered plan prior to the sale of the subject lands;

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

- a report dated October 7, 2014 from the Managing Director, Planning and City Planner;
- a communication dated September 22, 2014 from R. Duench, Oasis Auto Complete Systems Limited;
- a communication dated September 25, 2014 from J. & R. Walton, 10 Friars Way; and,
- a communication dated September 28, 2014 from S. Levin, Orchard Park/Sherwood Forest Ratepayers;

it being further pointed out that there were no oral submissions made at the public participation meeting associated with this matter; (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)

17. Property Located at 50 King Street (Z-8372)

Recommendation: That the application by the Corporation of the County of Middlesex relating to the property located at 50 King Street BE REFERRED back to Civic Administration for further review and work and discussion with the area residents and the applicant, and to incorporate additional details into the application, with a report back at a future meeting of the Planning and Environment Committee; it being noted that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a Report dated October 7, 2014 from the Managing Director, Planning and City Planner;
- a communication from Dr. J. Berry & Dr. D.B. Berry; and,
- a communication from B. Tomassini;

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.

Voting Record:

Motion Passed

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

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

YEAS: B. Polhill, P. Hubert, S.E. White, W.R. Monteith (4)

NAYS: D.G. Henderson (1)

18. Properties located at 510 Central Avenue and 609 William Street (Z-8141)

Recommendation: That the application of 2353034 Ontario Limited, relating to the property located at 510 Central Avenue and 608 William Street BE REFERRED back to Civic Administration for the preparation of the necessary by-laws to incorporate: a permitted retail use, addressing parking concerns, allow for two driveways on the site and address various site plan issues, as requested, with such by-laws to be considered at a Special Meeting of the Planning and Environment Committee to be held prior to the Municipal Council meeting to be held October 14, 2014; it being noted that previous consultation had contemplated the retail use;

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

- a revised recommendation and by-law from the Managing Director, Planning and City Planner;
- a communication from B. & A. Francis, 503 Central Avenue;
- a communication from P. Hinde, Tridon Group; and,
- a communication from B. Lansink, 503 Colborne Street;

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, S.E. White, W.R. Monteith (4)

A motion to continue beyond the hour of 11:00 PM.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, S.E. White, W.R. Monteith (4)

Motion to open public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, S.E. White, W.R. Monteith (4)

Motion to close public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, S.E. White, W.R. Monteith (4)

IV. ITEMS FOR DIRECTION

19. Bonusing Regulations

Recommendation: That the attached presentation from the Managing Director, Planning and City Planner, with respect to the application of bonusing regulations, BE RECEIVED.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

20. Property located at 1040 Coronation Drive (H-8376)

Recommendation: That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, based on the application of The Tricar Group relating to the property located at 1040 Coronation Drive, the proposed by-law, as appended to the staff report dated October 7, 2014, BE INTRODUCED at the Municipal Council meeting to be held on October 14, 2014 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1040 Coronation Drive FROM a Holding Residential R5 Special Provision (h-89*h-90*h-91*h-166*R5-4 (15)) Zone TO a Residential R5 Special Provision (R5-4 (15)) Zone to remove the holding “h-89, h-90, h-91 and h-166” provisions. (2014-

Motion Passed

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

VI. ADJOURNMENT

The meeting adjourned at 11:47 PM.