

**20TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on November 4, 2014, commencing at 4:06 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 J.P. Bryant and G. Barrett, M. Corby, A. DeCicco, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, G. Kotsifas, E. Lalande, A. MacLean, A. Macpherson, L. McDougall, D. Menard, N. Musicco, J. Ramsay, M. Ribera, A. Riley, C. Saunders, S. Spring, M. Tomazincic and J. Yanchula.

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**I. CALL TO ORDER**

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

**II. CONSENT ITEMS**

2. 10th Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 10th Report of the Environment and Ecological Planning Advisory Committee from its meeting held on October 23, 2014, BE RECEIVED.

Motion Passed

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

3. 8th Report of the Trees and Forests Advisory Committee

Recommendation: That the 8th Report of the Trees and Forests Advisory Committee from its meeting held on October 22, 2014, BE RECEIVED.

Motion Passed

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

4. Delegated Authority for Heritage Alteration Permits

Recommendation: That, on the recommendation of Managing Director, Planning and City Planner, with the advice of the Heritage Planner and the London Advisory Committee on Heritage's Planning and Policy Sub-Committee, the delegation of authority to consent to, or grant, Heritage Alteration Permits for heritage designated properties BE CIRCULATED for comment; it being noted that a public participation meeting will be held at a future meeting of the Planning and Environment Committee. (2014-R01)

Motion Passed

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

5. Heritage Conservation District Work Plans and Prioritization

Recommendation: That, the report dated November 4, 2014, from the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Conservation District Work Plan and Prioritization, BE RECEIVED; it being noted that the Civic Administration intends to update the Heritage Places document to establish a list of areas to be considered for designation. (2014-R01)

## Motion Passed

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

6. Property located at 193 Clarke Road - Ontario Municipal Board Decision (Z-8143)

Recommendation: That, the Ontario Municipal Board decision relating to the appeal by Debbie Newman and Lynn Johnston, with respect to the Municipal Council decision to approve a Zoning By-law amendment, relating to the property located at 193 Clark Road, BE RECEIVED. (2014-D14)

## Motion Passed

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

7. Property located at 1671 Fanshawe Park Road East - Cedarhollow Subdivision - Phase 3 - Removal of Holding Provision (H-8334)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of Cedar Hollow Developments Limited, relating to the property located at 1671 Fanshawe Park Road East, the proposed by-law, appended to the staff report dated November 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 11, 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\*R1-3) Zone and a Holding Residential R1 (h\*R1-4) Zone by removing the "h" holding provision. (2014-D14)

## Motion Passed

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

8. Property located at 530 Sunningdale Road East - Powell Subdivision - Phase 3 - Removal of Holding Provision (H-8400)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application by 2047790 Ontario Limited relating to a portion of the property located at 530 Sunningdale Road East, the proposed by-law, appended to the staff report dated November 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 11, 2014, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Residential R1 (h\*R1-2) Zone, a Holding Residential R1 (h\*R1-3) Zone, a Holding Residential R1 Special Provision (h\*R1-3(7)) Zone, a Holding Residential R1/Neighbourhood Facility (h\*R1-2/NF) Zone, and a Holding Residential R1 Special Provision/Neighbourhood Facility (h\*R1-3(7)/NF) Zone TO a Residential R1 (R1-2) Zone, a Residential R1 (R1-3) Zone, a Residential R1 Special Provision (R1-3(7)) Zone, a Residential R1/Neighbourhood Facility (R1-2/NF) Zone, and a Residential R1 Special Provision/Neighbourhood Facility (R1-3(7)/NF) Zone to remove the holding (h) provision. (2014-D12)

## Motion Passed

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

9. Property located at 1235 Eagletrace Drive (formerly 751 Fanshawe Park Road West) - Vista Woods Estates Subdivision - Phase 1A - Special Provisions (39T-11505)

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 Vista Wood Estates Limited, for the subdivision of land over Block 94, Plan 33M-639, City of London, County of Middlesex, situated on the north side of Fanshawe Park Road West, west of Wonderland Road North, municipally known as 1235 Eagletrace Drive, (formerly 751 Fanshawe Park Road West):

- a) the Special Provisions, appended to the staff report dated November 4, 2014, as Schedule "C", to be contained in a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Limited for the Vista Woods Subdivision, Phase 1A (39T-11505) BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended to the staff report, dated November 4, 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)

10. Building Division Monthly Report for September 2014

Recommendation: That, the Building Division Monthly Report for September, 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

11. 11th Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage (LACH) from its meeting held on October 8, 2014:

- a) the following actions be taken with respect to clause 7, relating to the Stewardship Sub-Committee Report:
  - i) the Stewardship Sub-Committee minutes from its October 2014 meeting BE RECEIVED;
  - ii) the Civic Administration BE ADVISED that the LACH does not object to the demolition of the building located at 420 Fanshawe Park Road East;
  - iii) notice of the Municipal Council's intention to designate the property located at 2770 Sheffield Place (formerly 1603 Hamilton Road) to be a cultural heritage value of interest BE GIVEN, for the reasons, appended to the LACH Report, under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18;
  - iv) the Mayor BE REQUESTED to communicate to Infrastructure Ontario the disappointment of the City of London with respect to the neglect of "Cottage #1" at 600 Sanatorium Road; and,
  - v) subject to the approval of part iv), above, the Honorable D. Matthews, Legislative Assembly of Ontario and the Honorable Michael Coteau, Minister of Tourism, Culture and Sport, BE COPIED on the correspondence;
- b) clauses 1 to 6, inclusive and clauses 8 to 13, inclusive, BE RECEIVED;

it being pointed out that the Planning and Environment Committee did not hear a verbal presentation from W. Kinghorn, Chair, LACH, with respect to the above-noted matters.

Motion Passed

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

12. Properties located at 2526 Oxford Street West and 600 Sanatorium Road - Request for Demolition

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, in consultation with the London Advisory Committee on Heritage, the following actions be taken with respect to the demolition requests for the properties located at 2526 Oxford Street West and 600 Sanatorium Road:

- a) the Chief Building Official BE ADVISED that the Municipal Council consents to the requests for the demolition of the properties located at 2526 Oxford Street West and 600 Sanatorium Road;
- b) Infrastructure Ontario BE ASKED to provide detailed documentation on these identified cultural heritage resources for future reference;
- c) Infrastructure Ontario BE ASKED to reclaim salvageable heritage materials from these properties for reuse elsewhere;
- d) Infrastructure Ontario BE REQUESTED to proceed with the request from the Municipal Council, in August 2014, relating to the property located at 2526 Oxford Street West, to provide interpretive signage related to the residence, its history and its relationship to the history of the local area;

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

- a communication, dated October 20, 2014, from J. and J. Forster, 111 Chalfont Crescent; and,
- a communication, dated October 23, 2014, from H. Charron-McGee, by e-mail;

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

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, 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)

13. Property located at 420 Fanshawe Park Road East - Demolition Request

Recommendation: That, the application relating to the proposed demolition of the property located at 420 Fanshawe Park Road East BE REFERRED back to the City Solicitor and Managing Director, Planning and City Planner to report back at a Special Meeting of the Planning and Environment Committee meeting to be held on Monday, November 10, 2014 at 4:00 PM, with respect to the following:

- a) the feasibility of preparing a Statement of Significance for the property;

- b) the ability to require the applicant to protect the trees on the property and to prepare a Tree Conservation Plan through the heritage designation process; and,
- c) the actions that can legally be undertaken to protect the trees on the property, if the structure(s) are to be demolished;

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

- a communication from N. Leak, by e-mail;
- a communication, dated October 28, 2014, from F. Solomon, 22 Donnybrook Road;
- a communication, dated October 30, 2014, from S. Roch, by e-mail; and,
- a communication, dated November 2, 2014, from L. Barbon, by e-mail;

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:

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 1470 Dundas Street (Z-8396)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Connorco Inc., relating to the property located at 1470 Dundas Street, the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on November 11, 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 Associated Shopping Area/Restricted Service Commercial (ASA5/RSC6) Zone TO an Associated Shopping Area/Restricted Service Commercial Special Provision (ASA1/ASA2/ASA5/RSC5( )RSC6)) Zone;

it being 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)

15. Coves ESA Conservation Master Plan

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Coves Environmentally Significant Area Conservation Master Plan:

- a) the Conservation Master Plan for the Coves Environmentally Significant Area (ESA), appended to the staff report dated November 4, 2014, BE ADOPTED as a Conservation Master Plan in accordance with Section 15.3.8. of the Official Plan;
- b) the Civic Administration BE DIRECTED to initiate an Official Plan amendment to add the Master Plan as a Guideline Document under Section 19.2.2. (ii) h) of the Official Plan, and to initiate an Official Plan amendment and related Zoning By-law amendment to implement the recommended changes to the ESA boundary, including amendments to Schedule A - Land Use and Schedule B - Natural Heritage Features;
- c) the Civic Administration BE REQUESTED to provide a presentation of the Coves Master Plan at a future meeting of the Planning and Environment Committee; and,
- d) the volunteer members of the Coves ESA Local Advisory Committee BE THANKED for their work in the preparation of the document;

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-E20)

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 130 Thompson Road (OZ-8404)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2359617 Ontario Ltd., relating to the property located at 130 Thompson Road:

- a) the proposed by-law, appended to the staff report dated November 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 11, 2014, to amend the Official Plan to change the designation of the subject lands FROM Light Industrial TO Multi-Family, Medium Density Residential;

- b) the proposed by-law, appended to the staff report dated November 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 11, 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 Convenience Commercial (CC) Zone TO a Restricted Office Special Provision (RO2(\_)) 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)

17. Property located at 6667 Wonderland Road South (Z-8402)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Archibald, Gray and McKay Ltd, relating to the property located at 6667 Wonderland Road South, the proposed by-law, as appended to the staff report dated November 4, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 11, 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 Agricultural (AG2) Zone TO an Agricultural Special Provision (AG2(4)) Zone and an Agricultural Special Provision (AG2( )) 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)

Open the public participation meeting.

Motion Passed

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

Close the public participation meeting.

Motion Passed

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

## 18. Property located at 1452 Byron Baseline Road (39CD-14512)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Kirkness Consulting Inc., on behalf of Millstone Homes Ltd., relating to the property located at 1452 Byron Baseline:

- a) 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 of draft plan of vacant land condominium; and,
- b) the Approval Authority BE REQUESTED to utilize, if possible, one agreement, in place of a separate development agreement and condominium agreement, to address the development of this site;

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-D12)

Voting Record:

Motion Passed

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

Open the public participation meeting.

Motion Passed

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

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

## 19. 10th Report of the Advisory Committee on the Environment

Recommendation: That, the following actions be taken with respect to the 10th Report of the Advisory Committee on the Environment (ACE) from its meeting held on October 1, 2014:

- a) the following actions be taken with respect to clause 3, relating to the Climate Change Forum held in Ottawa, April 2014, and attended by D. Szoller:
  - i) the Middlesex-London Health Unit BE REQUESTED to provide an update with respect to the London Climate Change Adaptation Task Force at a future Advisory Committee on the Environment meeting;
  - ii) the Civic Administration BE REQUESTED to provide an update with respect to the City of London Emergency Preparedness Strategy at a future Advisory Committee on the Environment meeting; and,
  - iii) the Civic Administration BE REQUESTED to provide an update with respect to the City of London Climate Change Strategy at a future Advisory Committee on the Environment meeting;

it being noted that the ACE received a verbal update from D. Szoller, ACE, with respect to this matter;



- b) the following action be taken with respect to clause 3, relating to the an information event with respect to the Plight of the Pollinators:
  - i) the hosting of an information event with respect to the Plight of the Pollinators: Making London Pollinator Friendly, on Monday, November 24, 2014, 7:00 – 8:30 pm at Wolfe Hall, London Central Library, BE APPROVED; it being noted that the projected total budget is \$750.00 and the ACE has sufficient funds in its budget for these expenditures;
- c) the following action be taken with respect to clause 9, relating to the Let's Talk Transit - London Transit Routes and Services Review:
  - i) the submission, appended to the ACE Report, prepared by D. Szoller with respect to the Let's Talk Transit – London Transit Routes and Services Review being undertaken by Dillon Consulting, BE APPROVED and SUBMITTED; it being noted that D. Szoller attended the stakeholder input session and the ACE members were encouraged to submit comments to D. Szoller with respect to this matter;
- d) clauses 1 and 2, inclusive, clauses 4 to 7, inclusive and clauses 10 to 12, inclusive, BE RECEIVED.

Motion Passed

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

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

**VI. CONFIDENTIAL**

*(Confidential Appendix to the 20th Report of the Planning and Environment Committee enclosed for Members only.)*

The Planning and Environment Committee convened in camera from 5:55 PM to 5:55 PM, after having passed a motion to do so, with respect to the following matter:

- C-1 A matter pertaining to a personal matter about identifiable individuals, including municipal or local board employees, relating to the 2015 Mayor's New Year's Honour List.

**VII. ADJOURNMENT**

The meeting adjourned at 5:56 PM.