

22ND REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 18, 2014, commencing at 4:05 PM, in the Council Chambers, Second Floor, London City Hall.

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

ALSO PRESENT: Acting Mayor J.P. Bryant and Councillor M. Brown and B. Debbert, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, B. Henry, P. Kokkoros, G. Kotsifas, E. Lalande, A. Macpherson, L. McDougall, S. Meksula, D. Menard, M. Pease, J. Ramsay, M. Ribera, A. Rozentals, S. Spring, M. Tomazincic, B. Westlake-Power and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 11th Report of the Advisory Committee on the Environment

Recommendation: That the 11th Report of the Advisory Committee on the Environment, from its meeting held on November 5, 2014, BE RECEIVED.

Motion Passed

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

3. Property located at 2070 Shore Road (H-8406)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application by Forest Park Homes, relating to lands located at 2070 Shore Road, the proposed by-law, as appended to the staff report dated November 18, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 25, 2014, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning FROM a holding Residential R5 Special Provision/Residential R6 Special Provision (h•R5-2(11)/R6-4(13)) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision (R5-2(11)/R6-4(13)) 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, J.P. Bryant (6)

III. SCHEDULED ITEMS

4. Property located at 2031 Pennyroyal Street (39CD-14513)

Recommendation: That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application by Forest Park (Fanshawe Ridge) Ltd., relating to the property located at 2031 Pennyroyal Street:

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

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

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

5. Properties located at 3550-3590 Singleton Avenue (39CD-14521)

Recommendation: That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application by Sifton Properties Limited, relating to the properties located at 3550 to 3590 Singleton Avenue:

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

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

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

6. Property located at 710 Proudfoot Lane (OZ-8423)

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 710 Proudfoot Lane:

- a) the proposed by-law, as appended to the staff report dated November 18, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 25, 2014, to amend the Official Plan to change the designation of the subject lands FROM Neighbourhood Commercial Node TO Office Area and BY ADDING a special policy to chapter 10.1.3 (Policies for Specific Areas) to permit commercial recreation establishment;
- b) the proposed by-law, as appended to the staff report dated November 18, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 25, 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 Neighbourhood Shopping Area (NSA1) Zone TO an Office Special Provision (OF2()) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) enhance pedestrian connections throughout the site, from the building entrance and to Proudfoot Lane, to provide for connectivity to the area for occupants of the proposed use;
 - ii) provide enhanced landscaping within the parking area to provide added amenity areas and an enhanced pedestrian environment; and,
 - iii) provide a weatherproof canopy over the proposed bicycle storage area either as an independent structure or as part of the building to encourage active transportation options;

it being noted that, as a result of a more detailed review of the conceptual site plan and to implement more landscaping treatment in the proposed parking area, a subsequent application for a minor variance will be submitted to seek a reduction in the required number of parking spaces;

it being further noted that matters related to transportation access and stormwater management, as noted by Development Engineering, shall be required through the Site Plan Approval process;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated November 5, 2014, from I. Abushehada, Manager, Development Engineering, with respect to these matters; and,

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, J.P. Bryant (6)

Motion to open the public participation meeting.

Motion Passed

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

7. Proposed Amendments to the Site Plan Control Area By-law

Recommendation: That, on the recommendation of the Manager of Development Services and Engineering Liaison, the proposed by-law to amend Schedule 1 of the Site Plan Control Area By-law C.P.-1455-541, as appended to the staff report dated November 18, 2014 and the revised introduction as appended to the Planning and Environment Committee Added Agenda, BE INTRODUCED at the Municipal Council meeting on November 25, 2014;

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, J.P. Bryant (6)

Motion to open the public participation meeting.

Motion Passed

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

8. Properties located at 445-447-449 Dundas Street - Demolition Request

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 property located at 445, 447 and 449 Dundas Street:

- a) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of this property and does not intend to issue a notice of intent to designate the property under *Section 29* of the *Ontario Heritage Act*; and,
- b) the property BE REMOVED from the *City of London Inventory of Heritage Resources*;

it being noted that the applicant has indicated that he does not intend to demolish the building prior to receiving site plan approval for the proposed new, replacement building;

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, J.P. Bryant (6)

Motion to open the public participation meeting.

Motion Passed

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

9. Properties located at 321 Central Avenue and 581 Waterloo Street - Demolition Requests (OZ-8371)

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 application by B.J. Hardick, relating to the properties located at 321 Central Avenue and 581 Waterloo Street:

- a) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the heritage designated buildings on the above-noted properties;
- b) the consent noted in part a), above, BE CONDITIONAL upon the issuance of a site plan agreement and/or building permit approved by the Zoning by-law amendment;
- c) the applicant BE REQUIRED to submit detailed documentation, including photographs, of the buildings prior to their removal;
- d) the applicant BE REQUIRED to assist with the reclamation and reuse of salvageable heritage materials, for use within the redevelopment proposed for 585 Waterloo Street or elsewhere in the Woodfield community; and,
- e) the applicant BE REQUESTED to consider the provision of an interpretive commemoration of the former Supertest Station located at 585 Waterloo within the context of a redevelopment proposed for the site;

it being noted that the Planning and Environment Committee reviewed and received a communication from B. Moon, 485 Dufferin Avenue, with respect to this matter;

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, J.P. Bryant (6)

Motion to open the public participation meeting.

Motion Passed

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

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

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2353034 Ontario Limited, relating to the properties located at 510 Central Avenue and 609 William Street:

- a) the proposed by-law, as appended to the staff report dated November 18, 2014, BE INTRODUCED at the Municipal Council meeting to be held on November 25, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone TO a Holding Residential R3 Special Provision (h-5•h-__•R3-2(__)) Zone and a Holding Residential R9 Special Provision/Restricted Office Special Provision (h-__•R9-3(__)•H15/RO1(__)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider, through the site plan approval process, a building design that is generally consistent with the conceptual front elevation, as appended to the staff report dated November 18, 2014 and subject to possible design modifications consistent with the following design principles:
- i) to ensure the building is compatible and in keeping with the character of the existing buildings in the neighbourhood:
 - A) designing the proposed building's Central Avenue façade with an appropriate width for the building to be in keeping with existing massing rhythm found along the street; a step-back may be implemented into the building façade to address a wider building form;
 - B) incorporating articulation in the proposed roof, such as but not limited to: gables, step backs, varied heights, etc., in order break up the massing of the roof;
 - C) incorporating a porch which is in harmony with the scale, massing and design considerations of the building;
 - D) providing window style(s) and sizes that are in keeping with the architectural style proposed for the building as well as being consistent with the existing buildings in the neighbourhood in order to ensure architectural continuity;
 - E) ensuring the building massing respects the one storey cottage to the east, including the possible further reduction in height of the east roof line;
 - F) including a high level of architectural detail in the Central Avenue façade, such as, gables, wood trim detailing, triangular knee brackets, barge boards, window sills, keystones, stone and brick detailing, etc., in order to be in keeping with the majority of the existing buildings in the neighbourhood; and,
 - G) incorporating brick cladding on the majority of the proposed building in order to ensure a high quality finish in keeping with the existing buildings in the neighbourhood;
 - ii) ensure appropriate consideration is given to detailed site design issues identified by the surrounding property owners by:
 - A) providing for one-way on-site traffic circulation with the entrance on Central Avenue and the exit on William Street;
 - B) maximizing safety where possible, to mitigate potential for conflict between the abutting driveways at 609 William Street and 518 Central Avenue;
 - C) locating any outdoor garbage storage facilities away from existing dwellings and outdoor amenity areas on adjacent properties;
 - D) maintaining the tree on the Central Avenue boulevard;
 - E) maintaining the maple tree to the rear of 518 Central Avenue;
 - F) accurately locating new privacy fencing on the property line behind existing dwellings on Central Avenue, if site plan approval in accordance with Section 41 of the *Planning Act*, R.S.O., 1990, is required for 609 William Street;
 - G) providing safe lighting of the parking area while respecting possible lighting impacts on neighbouring properties;
 - H) reserving off-site parking at 609 William Street for residential use by the occupants of 510 Central Avenue;

- and,
- i) providing for appropriate on-site parking arrangements;
 - ii) ensure Canadian Pacific Railway requirements are met; it being noted that Canadian Pacific Railway has indicated that it will not require a noise study but requested that its standard warning clause for development within 300 metres of the railway be included in the development agreement;
 - c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Residential R9 (R9-3•H15) Zone TO a Residential R8 Special Provision (R8-1(_)) Zone and Residential R9 Special Provision/Restricted Office Special Provision (R9-3(_)*H15/RO1(_)) Zone BE REFUSED for the following reasons:
 - i) a Residential R3 Special Provision (R3-2(_)) Zone is recommended instead of the Residential R8 Special Provision (R8-1(_)) Zone, to achieve the same development proposal;
 - ii) holding provisions are recommended in addition to the requested zoning to ensure that the public site plan approval process is followed and to ensure that appropriate arrangements are made for off-site parking for the residential uses at 510 Central Avenue, on the adjacent property at 609 William Street;
 - iii) the full range of office uses requested by way of special provisions are being recommended within the standard Restricted Office (RO1) Zone and a special provision to permit these uses is not required;
 - iv) the requested retail store use has been refined by providing for specific inclusions and exclusions from the standard definition; and,
 - v) special provisions other than lot frontage and north interior side yard at 609 William Street should be considered when a new development proposal is available for review;

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

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White (4)

NAYS: W.R. Monteith, J.P. Bryant (2)

Motion to open the public participation meeting.

Motion Passed

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

Motion to limit Central Avenue boulevard parking to one space on the west side of the property.

Motion Failed

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

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

11. Standard Subdivision Agreement Template - Updated General Provisions

Recommendation: That, on the recommendation of the Manager of Development Services and Engineering Liaison, the following actions be taken with respect to proposed modifications to the General Provisions section of the Standard Subdivision Agreement Template:

- a) the amended General Provisions, as appended to the staff report dated November 18, 2014, BE APPROVED for inclusion in the Standard Subdivision Agreement Template;
- b) Development Services BE AUTHORIZED to amend the Subdivision Agreement Template and subdivision agreements, as required from time to time, in consultation with the Legal Services, to make minor modifications and incorporate administrative changes that are required to implement updated City policies, practices, by-laws and organizational structure;
- c) the Civic Administration BE ADVISED that any recommended amendments to the Subdivision Agreement Template and subdivision agreements which have a direct impact on City business practices and/or a direct impact on City budgets, shall be brought before the appropriate Standing Committee for consideration and approval;
- d) the Civic Administration BE REQUESTED to review and report back to a future Planning and Environment Committee meeting, the subdivision agreement provisions related to:
 - i) the timing for School Boards to decide upon reserved school blocks within plans of subdivision, in conjunction with the Thames Valley Liaison Committee; and,
 - ii) the timing for installation parks within plans of subdivisions;
- e) the Civic Administration BE REQUESTED to inform incoming Council Members of subdivision agreement provisions containing obligations with deferred timing;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-L04/D12)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

12. Property located at 161 Windermere Road (39CD-14501/Z-8167)

Recommendation: That the application of Tridon Group Ltd., relating to the property located at 161 Windermere Road, BE REFERRED back to the Civic Administration, to address the following concerns raised at the public participation meeting and to report back at a future meeting of the Planning and Environment Committee:

- a) whether or not the surface water seeps have been properly identified;

- b) the outstanding approval requirement, from the Ministry of Natural Resources, relating to the Queensnake;
- c) the concerns relating to erosion;
- d) the adequateness of the proposed stormwater management system;
- e) the adequateness of the sanitary sewer services;
- f) land use planning concerns;
- g) land title issues;
- h) water drainage issues; and,
- i) the concerns expressed by the City of London Environmental and Ecological Planning Advisory Committee;

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

- a communication from Dr. L.C. Grace and Dr. M. Grace, 151 Windermere Road (*Secretary's Note: a petition signed by 120 individuals is on file in the City Clerk's Office*);
- a communication, dated November 12, 2014, from J. Christian, 80 Bloomfield Drive; and,
- a communication, dated November 12, 2014, from W. Pol, Pol Associates Inc.;

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

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

IV. ITEMS FOR DIRECTION

13. 12th Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 12th Report of the London Advisory Committee on Heritage from its meeting held on November 12, 2014:

- a) the following actions be taken with respect to the building located at 445/447/449 Dundas Street:
 - i) the Civic Administration BE ADVISED that based on the evaluation of the architectural, historical and contextual value of the subject land, the London Advisory Committee on Heritage (LACH) does not recommend designation of the property under the *Ontario Heritage Act*; and,

- ii) the property owners BE REQUESTED to make efforts to salvage all architectural materials for reuse; it being noted the LACH further requests that the detailing of the second floor be incorporated into the design of the façade of any future construction;

it being noted that the LACH heard a verbal delegation from D. Schinkelshoek, Melchers Construction, with respect to this matter;

- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application for the property located at 845 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE APPROVED; it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. De Wilde, Property Owner, with respect to this matter;
- c) the following actions be taken with respect to the London Advisory Committee on Heritage (LACH) Stewardship Sub-Committee:
 - i) consideration of designation of the property located at 1266 Riverside Drive BE REFERRED back to the Stewardship Sub-Committee for further evaluation, with respect to new information provided at the LACH meeting held on November 12, 2014, to include consideration of designation as part of the Cultural Heritage Landscape; it being noted that the LACH heard a verbal delegation from B. Lambe and B. Bikas, Drewlo Holdings, with respect to this matter;
 - ii) the Heritage Alteration Application Permit related to the property located at 434 English BE DEFERRED to a future meeting of the LACH in order to allow the applicants time to reassess the proposed alteration design; it being noted that the LACH reviewed and received a communication from D. Menard, Heritage Planner, with respect to a further report from the Stewardship Sub-Committee, and heard a verbal delegation from T. Hill and P. Morgan, Property Owners, with respect to this matter; and,
 - iii) it BE NOTED that the Stewardship Sub-Committee minutes from its meeting held in November 2014, were received;
- d) the following actions be taken with respect to the City of London cultural interpretive signage:
 - i) on the recommendation of the City Manager, the following actions be taken with respect to the City of London cultural interpretive signage, the City of London Culture Office BE AUTHORIZED, under the City of London's Sign and Canopy By-law, to oversee the City's Cultural Interpretive Signage Program, which may include locating signage attached to standalone poles on road allowances; and,
 - iii) the transfer of \$4,000 from the London Advisory Committee on Heritage (LACH) 2014 budget allocation to the Arts, Culture and Heritage Advisory and Funding Budget BE APPROVED, for the creation of a City of London heritage interpretive sign for the Burrige Block, located at 103-105 King Street;

it being noted that the LACH heard a verbal delegation from R. Armistead, Manager, Culture and Municipal Policy, with respect to this matter;

- e) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application to alter a heritage designated property located at 345-351 Talbot Street, within the Downtown Heritage Conservation District, BE APPROVED SUBJECT TO the use of Spectis moulding, cornice profile MD1252, as appended to the 12th Report of the London Advisory Committee on Heritage, to be painted; it being noted that the LACH heard a verbal delegation from D. Schinkelshoek, Melchers Construction, with respect to this matter; and,

f) clauses 1 and 2, clauses 5 to 8 and clauses 11 and 12, BE RECEIVED.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 8:56 PM.