

2ND REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on January 5, 2015, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Committee Members: Councillor P. Hubert (Chair) and Councillors M. Cassidy, J. Helmer, P. Squire and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Councillors A. Hopkins, V. Ridley, M. Salih and M. van Holst and G. Barrett, P. Christiaans, M. Davis, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, B. Henry, P. Kokkoros, G. Kotsifas, A. MacLean, D. Menard, D. Munteer, J. Ramsay, M. Ribera, C. Saunders, M. Tomazincic, S. Wise and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 1st Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 1st Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on December 11, 2014, BE RECEIVED.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

3. Building Division Monthly Report for November 2014

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

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

4. Property located on a portion of 120 Gideon Drive (OZ-8365)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Johnston Brothers (Bothwell) Ltd., relating to a portion of the property located at 120 Gideon Drive:

- a) the proposed by-law, as appended to the staff report dated January 5, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 13, 2015, to amend the Official Plan to change the designation of the proposed pit license area FROM an "Aggregate Resource Area" designation TO an "Extractive Industrial" designation on Schedule B-2 – Natural Resources and Natural Hazards, of the Official Plan; and,
- b) the proposed by-law, as appended to the staff report dated January 5, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 13, 2015, 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 proposed pit license area FROM an Agricultural (AG1) Zone, a Holding Agricultural (h-2•AG1) Zone and an Open Space (OS5) Zone TO a Holding Resource Extraction (h-()•EX) Zone and an Open Space (OS5) Zone. (2014-D14)

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

III. SCHEDULED ITEMS

5. Property located at 6421 Wellington Road South (Z-8424)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Archibald, Grey & McKay Ltd., relating to the property located at 6421 Wellington Road South, the proposed by-law, as appended to the staff report dated January 5, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 13, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Environmental Review (ER) Zone, an Agricultural (AG1) Zone and an Agricultural (AG2) Zone TO an Environmental Review (ER) Zone, an Agricultural Special Provision (AG1()) Zone and an Agricultural Special Provision (AG1(1)) Zone;

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

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

6. 1st Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 10, 2014:

- a) the following actions be taken with respect to the 12th Report of the London Advisory Committee on Heritage:
 - i) the transfer of \$2,557, the remainder of the LACH 2014 budget allocation, to the Cultural Office's "Downtown Interpretive Signage Project", BE APPROVED; and,
 - ii) it BE NOTED that the 12th Report of the London Advisory Committee on Heritage (LACH), from its meeting held on November 12, 2014, was received;
- 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 designated heritage property located at 176-178 Dundas Street, within the Downtown Heritage Conservation District, BE APPROVED; it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Manuel, Property Owner and applicant and M. Wasylo, with respect to this matter;

- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application requesting approval for an addition to the designated heritage property located at 165 Elmwood Avenue East (London Normal School), and other changes to the property, BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed addition and has advised that the impact of such an alteration on the heritage features of the property identified in the reasons for designation is acceptable; it being further noted that this recommendation relates to the heritage impact of the proposed use but does not relate to the ongoing site plan process or the Parks Planning process involving consultation with the community for the village green; it being also noted that the London Advisory Committee on Heritage reviewed and received the communication, as appended to the December 10, 2014, London Advisory Committee on Heritage Report, from K. Aravopoulos, Ontario Heritage Trust and heard a verbal delegation from M. Sawicki, P. Sapounzi and J. Devito, Supervisor, Facilities Design and Construction, with respect to this matter;
- d) the following actions be taken with respect to the Heritage Alteration Permit Application for the heritage designated property located at 797 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District:
 - i) the existing columns BE REPAIRED to match the original profile; and,
 - ii) at the discretion of the Heritage Planner, should the above-noted repair of the columns be deemed impractical, the recommendation dated December 10, 2014, from the Managing Director, Planning and City Planner, with respect to this matter, BE APPROVED;
- e) the Heritage Alteration Permit application for the heritage designated property located at 1576 Richmond Street BE REFERRED back to the Civic Administration for a legal review and further discussion with the applicant, relating to the proposed demolition of the greenhouse and any potential conflict with the Ontario Municipal Board decision relating to this matter and to report back at the next Planning and Environment Committee meeting;
- f) 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 heritage designated property located at 43-45 Palace Street, within the East Woodfield Heritage Conservation District, BE APPROVED; it being noted that the London Advisory Committee on Heritage requested that the centre peak gable be finished in stucco and the floor deck be completed in tongue and groove;
- g) 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 heritage designated property located at 596 Dufferin Avenue BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed window replacement and has advised that the impact of such alteration on the heritage features identified in the reasons for designation is negligible;
- h) the following actions be taken with respect to the list of "London Doorways", as appended to the December 10, 2014 London Advisory Committee Report, submitted by M. Whalley, President, Architectural Conservancy of Ontario (ACO), London Region:
 - i) the list BE REFERRED to the London Advisory Committee on Heritage Stewardship Sub-Committee for review; and,
 - ii) the buildings identified with "no protection" BE CONSIDERED for evaluation for listing and/or designation; and,
- i) clauses 1 to 3, 5 to 10, 17 and 19, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from W. Kinghorn, Chair, LACH, with respect to these matters.

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to refer clause 14 of the 1st Report of the London Advisory Committee on Heritage back to the Civic Administration for a legal review and further discussion with the applicant, on the proposed demolition of the greenhouse and any potential conflict(s) with the Ontario Municipal Board decision relating to this matter and to report back at the next Planning and Environment Committee meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

7. 1st Report of the Agricultural Advisory Committee

Recommendation: That the 1st Report of the Agricultural Advisory Committee (AAC) from its meeting held on December 17, 2014, BE RECEIVED; it being noted that the Planning and Environment Committee heard a verbal presentation from H. Fletcher, Chair, AAC, with respect to these matters.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

8. General Orientation - Key Committee Matters

Recommendation: That, the attached orientation from the Managing Director, Development and Compliance Services & Chief Building Official, BE RECEIVED.

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire, S. Turner (4)

9. General Orientation - Key Committee Matters

Recommendation: That, the attached orientation from the Managing Director, Planning and City Planner, BE RECEIVED.

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

IV. ITEMS FOR DIRECTION

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 7:06 PM.