

3RD REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on January 19, 2015, commencing at 4:02 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, H. Usher and M. Van Holst and G. Barrett, P. Christiaans, M. Corby, M. Davis, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, N. Hall, B. Henry, A. Macpherson, A. MacLean, D. Menard, D. Munteer, B. O'Hagan, J. Ramsay, C. Saunders, S. Spring, M. Tomazincic, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. Property located at 1452 Byron Baseline Road (H-8444)

Recommendation: That, on the recommendation of the Senior Planner, based on the application of Millstone Homes Ltd., relating to the property located at 1452 Byron Baseline Road, the proposed by-law, as appended to the staff report dated January 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 27, 2015, 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 R6 Special Provision (h*h-54*R6-2(7)) Zone TO a Residential R6 Special Provision (R6-2(7)) Zone to remove the "h" and "h-54" holding provisions. (2015-D14)

Motion Passed

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

3. Property located at 1820 Woodhull Road - Amendment to Special Provisions - Bournemouth Subdivision (39T-03511)

Recommendation: That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Farhi Holdings Corporation, for the subdivision of land over Part of Lot C, Gore Concession, (Geographic Township of Delaware), City of London, County of Middlesex, situated on the east side of Woodhull Road, north of Gideon Drive, municipally known as 1820 Woodhull Road:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Farhi Holdings Corporation for the Bournemouth Subdivision (39T-03511) BE AMENDED to include a clause to allow for an anticipated claim under the City Services Reserve Fund (CSRF) of \$38,194 associated with the oversizing of the watermain on Oxford Street (within the Urban Growth Boundary);
- b) the financing for this project BE APPROVED in accordance with the "Sources of Financing" appended to the staff report, dated January 19, 2015 as Appendix "A"; and,
- c) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended to the staff report, dated January 19, 2015 as Schedule "B". (2015-D12)

Motion Passed

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

NAYS: S. Turner (1)

4. General Orientation - Key Committee Matters – Planning

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

Motion Passed

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

5. Municipality of Thames Centre Official Plan Review

Recommendation: That, the Civic Administration BE REQUESTED to advise Middlesex County that Municipal Council reiterates the concerns previously expressed by the Civic Administration with respect to the amount of land that has been re-designated for future industrial development adjacent to the existing Donnybrook Industrial Area north of Highway 401, and recommending that a 20 year land supply is more appropriate than a potential 70 year land supply. (2015-D27)

Motion Passed

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

NAYS: J. Helmer (1)

6. Funding Agreement with the National Trails Coalition for Implementation of the Coves Environmentally Significant Area Master Plan

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the Funding Agreement with the National Trails Coalition, for the implementation of the Coves Environmentally Significant Area Master Plan, the proposed by-law, as appended to the staff report dated January 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 27, 2015, to:

- a) approve the Agreement in Schedule "A" to the by-law, as appended to the staff report dated January 19, 2015, between The Corporation of the City of London and the National Trails Coalition, to fund the implementation of trails in the Coves Environmentally Significant Area, in the City of London, in a form acceptable to the Managing Director, Planning and City Planner and the City Solicitor; and,
- b) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement noted in part a), above. (2015-L04A)

Motion Passed

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

7. Properties located at 51 and 99 Exeter Road - Notice of Appeal to the Ontario Municipal Board (OZ-8324)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, dated November 13, 2014, submitted by Barry R. Card, on behalf of Westbury International Corp. and The Decade Group, relating to Zoning By-law No. Z.-1-142352, as it relates to the properties located at 51 and 99 Exeter Road, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2015-D14)

Motion Passed

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

III. SCHEDULED ITEMS

8. Urban Design Manual

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the Draft Urban Design Manual, as appended to the staff report dated January 19, 2015, BE CIRCULATED to the London Development Institute, the Urban League, the London Homebuilders Association, London Area Planning Consultants, London area landscape architects and urban designers, the London Transit Commission, the Chamber of Commerce, all City of London Advisory Committees, the City's Utility Coordinating Committee and the Urban Design Peer Review Panel;

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. (2015-D32)

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)

Motion to include the London Chamber of Commerce and all City of London's Advisory Committee's to the circulation of the Urban Design Manual.

Motion Passed

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

9. Properties located at 305, 309 and 315 Southdale Road West (OZ-8320)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Tricar Developments Inc., relating to the property located at 305, 309 and 315 Southdale Road West:

- a) the proposed by-law, as appended to the staff report dated January 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 27, 2015, to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Multi-Family, Medium Density Residential designation;
- b) consistent with Policy 19.1.1. of the Official Plan, the southern portion of the existing Multi-Family, Medium Density Residential designation, as shown on Schedule A – Land Use of the Official Plan, BE INTERPRETED to follow the newly defined Zoning line;
- c) consistent with Policy 19.1.1. of the Official Plan, the southern portion of the existing Multi-Family, Medium Density Residential designation, as shown on Schedule 5 – Southwest Area Plan, BE INTERPRETED to follow the newly defined Zoning line;

- d) consistent with Policy 19.1.1. of the Official Plan, the Maximum Hazard Line, as shown on Schedule B1 – Natural Heritage Features and the Regulatory Floodline shown on Schedule B2 – Natural Resources and Natural Hazards, of the Official Plan BE INTERPRETED to follow the newly defined regulatory flood line (250 year flood limit);
- e) the proposed by-law, as appended to the staff report dated January 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 27, 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 subject property FROM an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, an Open Space (OS4) Zone, a Holding Residential R5 (h*R5-4)) Zone and a Residential R5/Residential R9 (R5-4/R9-7*H40) Zone TO a Residential R5 Special Provision (R5-4(*)) Zone and FROM a Residential R5/Residential R9 (R5-4/R9-7*H40) Zone TO Residential R5 Special Provision/Residential R9 (R5-4(**)/R9-7*H40) Zone;
- f) 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 this is technical in nature and is internal to the site with no impact on abutting lands; and,
- g) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
- ensure that all street-facing facades are oriented toward the street and incorporate aesthetic features and architectural detail; in particular any unit facades adjacent to Singleton Avenue frontage should be oriented towards the street and treated architecturally as the front of the unit to help address the public interface with the building;
 - locate visitor parking away from street frontages in order to screen large surface parking areas from the street;
 - include a network of sidewalks both east-west and north-south in the interior of the site, including walkways at the end of the window street along Southdale Road extending to the City sidewalk, in order to improve walkability through the site;
 - avoid including a fence along the Southdale Road and Singleton Avenue frontage. If a fence is necessary ensure it is a low rise (1.2m) wrought iron fence with openings or gates for pedestrian connectivity;
 - include landscaping along the east side of the subject property, except for those portions that front onto Singleton Avenue or Southdale Road;

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. (2015-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)

Motion to include landscaping along the east side of the subject property, except for those portions that front onto Singleton Avenue or Southdale Road, in part g) of the recommendation.

Motion Passed

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

10. Property located at 3680 Wonderland Road South (Z-8431)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Westbury International (1991) Corp., relating to the property located at 3680 Wonderland Road South, a decision on the application to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO an Associated Shopping Area Commercial Special Provision (ASA8(_)) Zone, BE DEFERRED until such time as the appeal of Zoning By-law Z.-1-142352 has been resolved by the Ontario Municipal Board;

it being noted that a hearing date for this appeal has not yet been scheduled and the appellant could appeal this matter to the Ontario Municipal Board based on no decision being made within 120 days of acceptance of a complete application;

it being further noted that the Planning and Environment Committee reviewed and received a communication, dated January 16, 2015, from J.W. Harbell, Stikeman Elliott, with respect to this matter;

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. (2015-D14)

Voting Record:

Motion Passed

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

NAYS: P. Hubert (1)

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)

11. General Orientation - Key Committee Matters - Development Services

Recommendation: That, the orientation presentation from the Manager, Development Services and Planning Liaison, BE RECEIVED.

Motion Passed

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

12. Property located at 1576 Richmond Street

Recommendation: That, the Heritage Alteration Permit Application for the removal of the greenhouse on the property located at 1576 Richmond Street BE CONDITIONALLY APPROVED subject to the amendment of the Ontario Municipal Board decision PL140510 to confirm exclusion of the conservatory/greenhouse from the building form and location of the heritage building;

it being noted that the Planning and Environment Committee heard a delegation from M. Doornbosch, Zelinka Priamo Limited, on behalf of the applicant, with respect to this matter. (2015-R01)

Motion Passed

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

NAYS: M. Cassidy (1)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL

(Confidential Appendix to the 3rd Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 4:17 PM to 4:50 PM, after having passed a motion to do so, with respect to the following matter:

C-1 A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the property municipally known as 1576 Richmond Street.

The Planning and Environment Committee convened in camera from 6:50 PM to 7:05 PM, after having passed a motion to do so, with respect to the following matter:

C-2 (ADDED) A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the property municipally known as 3680 Wonderland Road South.

VII. ADJOURNMENT

The meeting adjourned at 8:46 PM.