

4TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on February 2, 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: Mayor M. Brown and Councillors T. Park, M. Salih, H. Usher and M. Van Holst and J. Adema, G. Barrett, J. Braam, P. Christiaans, E. Conway, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, N. Hall, B. Henry, K. Killen, P. Kokkoros, G. Kotsifas, E. Lalande, I. Listar, A. Macpherson, A. MacLean, D. Menard, C. Parker, J. Ramsay, M. Ribera, C. Saunders, C. Smith, E. Soldo, M. Tomazincic, A.B. Watson, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 2nd Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That, the 2nd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on January 15, 2015, BE RECEIVED.

Motion Passed

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

3. Properties located at 3550 and 3590 Singleton Avenue (H-8322)

Recommendation: That, on the recommendation of the Planner II, Development Services, based on the application of Nu Age Homes Inc., c/o Land Development Solutions Engineering Inc., relating to the properties located at 3550 and 3590 Singleton Avenue, the proposed by-law, as appended to the staff report dated February 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on February 9, 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 R5/R6 (h-h-54-h-71-h-100-h-134-R5-4/R6-5) Zone TO a Holding Residential R5/R6 (h-134*R5-4/R6-5) Zone to remove the "h", "h-54", "h-71" and "h-100" holding provisions. (2015-D09)

Motion Passed

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

4. Development Charges Grant Program for Downtown and Old East Village Community Improvement Plan (CIP) Areas

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Development Charges Grant Program for the Downtown and the Old East Village Community Improvement Plan areas:

- a) the Program Guidelines, as appended to the staff report dated February 2, 2015, BE CIRCULATED for public review and comment;

- b) a public participation meeting BE SCHEDULED at the Planning and Environment Committee meeting to be held on March 2, 2015 to consider proposed program guidelines related to a Development Charges Program for the Downtown and Old East Village Community Improvement Areas, as appended to the staff report dated February 2, 2015, as Appendix "B"; and,
- c) the Civic Administration BE DIRECTED to report the results of the March 2, 2015 public participation meeting, as directed in part b), above, and the final proposed program guidelines at a future Planning and Environment Committee meeting; it being noted that the program guidelines provide for the following:
 - i) the program is slated to expire on August 4, 2019 consistent with its status under the Development Charges By-law;
 - ii) the program will be reviewed by the Municipal Council at least two (2) years prior to the August 4, 2019 expiry date;
 - iii) the proposed CIP program guidelines being tabled provides no substantive differences from the existing program; and,
 - iv) the approval of the CIP program facilitates the transfer of the program from the Development Charges By-law to the CIP program, in accordance with the previous Municipal Council direction; and,
- d) the Civic Administration BE DIRECTED to monitor development proposals and Development Charge Grants issued for the Downtown and the Old East Village and to report back, at a future meeting of the Planning and Environment Committee, the findings of the monitoring program, including potential recommendations for changes to the Grant program parameters. (2014-F11A/F21)

Motion Passed

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

III. SCHEDULED ITEMS

5. Proposed Amendments to the Site Plan By-law

Recommendation: That, on the recommendation of the Manager of Development Services and Engineering Liaison, the proposed changes to Schedule 1 of Site Plan Control Area By-law C.P.-1455-541, as appended to the staff report dated February 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on February 9, 2015, to amend Site Plan Control Area By-law C.P.-1455-541;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2015-C01)

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. Property located at 1671 Fanshawe Park Road West (TZ-8438)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by Organic Choice Bagging Company, relating to the property located at 1671 Fanshawe Park Road West, the proposed by-law, as appended to the staff report dated February 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on February 9, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by:

- a) DELETING Section 50.2 Temporary Use T-58 in its entirety; and,
- b) REPLACING Section 50.2 Temporary Use T-58 to allow for a temporary outdoor self-storage establishment for a time period of no more than three years from the date of passing of the by-law;

it being noted that the net effect of the proposed by-law is to extend the existing temporary use and to remove the requirement for a permanent self-storage facility on the front portion of the subject lands;

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-D09)

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)

7. Properties located at 2155 and 2253 Richmond Street (Z-8440)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Auburn Development Inc., relating to a portion of the properties located at 2155 and 2253 Richmond Street, (draft plan 39T-04513), the proposed by-law, as appended to the staff report dated February 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on February 9, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 (h*h-100*h-114*R1-4) Zone, a Holding Residential R1 (h*h-100*R1-4) Zone and a Residential R1 (R1-4) Zone, which permits single detached dwellings on lots with a minimum lot frontage of 12 metres, minimum lot area of 360 square metres and maximum height of 9 metres TO a Holding Residential R1 (h*h-100*h-114*R1-5) Zone, a Holding Residential R1 (h*h-100*R1-5) Zone and a Residential R1 (R1-5) Zone, which permits single detached dwellings on lots with a minimum lot frontage of 12 metres, a minimum lot area of 415 square metres and a maximum height of 10.5 metres;

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-D09)

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)

8. 2nd Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on January 14, 2015:

- a) the following actions be taken with respect to the London Advisory Committee on Heritage (LACH) Terms of Reference:
 - i) the Municipal Council BE ADVISED that the LACH supports the proposed amendments to its Terms of Reference, as per the revised red-lined document, as appended to the 2nd Report of the LACH;
 - ii) the City Clerk BE DIRECTED to amend the LACH Terms of Reference in accordance with part i), above; and,
 - iii) the staff report, dated January 14, 2015, from the Managing Director, Planning and City Planner, with respect to this matter, BE RECEIVED;
- b) clauses 1 to 6 and 8, 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.

Motion Passed

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

9. Boulevard Tree Protection By-law Revision

Recommendation: That, the following actions be taken with respect to the proposed amendments to Boulevard Tree Protection By-law P.-69:

- a) the proposed amendments to Boulevard Tree Protection By-law P.-69 BE REFERRED back to the Civic Administration for consideration of the comments made at the public participation meeting held with respect to this matter and to report back at a future meeting of the Planning and Environment Committee; it being noted that the Planning and Environment Committee reviewed and received a report from the Managing Director, Planning and City Planner, with respect to this matter; and,
- b) 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 a public participation meeting has been held 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-E04)

Voting Record:

Motion Passed

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

Motion to the refer proposed amendments to Boulevard Tree Protection By-law P.-69 back to the Civic Administration for consideration of the comments made at the public participation meeting held with respect to this matter and to ask the Civic Administration to report back at a future meeting of the Planning and Environment Committee and that no further notice be given with respect to the proposed by-law as a public participation meeting has been held relating to this matter.

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)

10. "Our Move Forward" London's Downtown Plan (O-8385)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to Our Move Forward: London's Downtown Plan:

- a) Our Move Forward: London's Downtown Plan BE ADOPTED as a Guideline Document pursuant to section 19.2.2 of the Official Plan as Municipal Council's strategy for future public and private investment in London's Downtown; and,
- b) the proposed by-law, as appended to the staff report dated February 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on February 9, 2015, to amend section 19.2.2 ii) of the Official Plan to add the Our Move Forward: London's Downtown Plan to the list of guideline documents;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated January 28, 2015, from J. MacDonald, CEO and General Manager, Downtown London, 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-D08)

Voting Record:

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

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: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

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

Recommendation: That, the following actions be taken with respect to the 2nd Report of the Advisory Committee on the Environment, from its meeting held on January 13, 2015:

- a) the following actions be taken with respect to reducing pesticide use and protecting pollinator health:
 - i) the recommendation for G. Sass, Advisory Committee on the Environment (ACE), to make a submission, on behalf of the ACE, with respect to Province of Ontario's Pollinator Health Discussion Paper on reducing pesticide use and protecting pollinator health, BE REFERRED to the Civic Administration to report back at the February 17, 2015 Planning and Environment Committee meeting; and,
 - ii) it BE NOTED that the ACE reviewed and received the staff report dated July 20, 2009, from J. Stanford, Director, Environment Programs and Solid Waste, with respect to an update on the Boulevard Naturalization Policy;
- b) clauses 1 to 5 and 7 to 9, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from D. Szoller, Chair, ACE, with respect to these matters.

Voting Record:

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

Motion to refer part a) of clause 6 of the 2nd Report of the Advisory Committee on the Environment to the Civic Administration to provide a recommendation to the next Planning and Environment Committee meeting.

Motion Passed

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

NAYS: S. Turner (1)

12. General Orientation - Key Committee Matters - Development Services

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

Motion Passed

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

13. General Orientation - Key Committee Matters – Planning

That, the attached orientation presentation from the Manager, Long Range Planning and Research, BE RECEIVED.

Motion Passed

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

IV. ITEMS FOR DIRECTION

14. Old East Village Community Incentive Plan's Tax Grant Program

Recommendation: That, notwithstanding the Old East Village Community Improvement Plan Tax Grant Program, the request for an exemption to the Program Incentive Guidelines by Dr. N. Hogg, Hogg Oral and Maxillofacial Surgeon, BE APPROVED by the Municipal Council as an exception; it being noted that Dr. N. Hogg has appealed his property tax assessment to the Municipal Property Assessment Corporation and, subject to the eligibility criteria of the Program, his application will be held in abeyance until the appeal is resolved;

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

- a communication, dated January 15, 2015, from Dr. N. Hogg, Hogg Oral and Maxillofacial Surgeon; and,
- a communication, dated January 20, 2015, from S. Merritt, Manager, Old East Village BIA. (2015-F11A)

Motion Passed

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

15. North London Housing Concerns

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to housing concerns in North London:

- a) the Managing Director, Planning and City Planner's report, dated February 2, 2015, BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to prepare a Terms of Reference, in consultation with community stakeholders, for a review of the Great Near Campus Neighbourhood Strategy, focusing on the identification of next steps and actions to implement the Strategy and the successes and challenges in the Near Campus Neighbourhoods area;

it being noted that the Planning and Environment Committee received the attached presentation and heard a verbal delegation from P. Beechey, 1033 Waterloo Street, with respect to these matters. (2015-D08)

Voting Record:

Motion Passed

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

Motion to grant Mr. P. Beechey delegation status relating to this matter.

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire (3)

NAYS: P. Hubert, S. Turner (2)

16. Hamilton Road Area Community Improvement Plan

Recommendation: That, the communication from Councillor M. Van Holst, with respect to the request for a Community Improvement Plan for the Hamilton Road area, BE REFERRED to the Civic Administration for incorporation into the Planning Departments Work Plan and Budget and to report back at a future Planning and Environment Committee meeting. (2015-D19)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL

(Confidential Appendix to the 4th Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 8:34 PM to 8:52 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 North London housing concerns.

VII. ADJOURNMENT

The meeting adjourned at 9:43 PM.