

**6TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on March 2, 2015, commencing at 4:02 PM in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** 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 B. Armstrong, A. Hopkins, J. Morgan, T. Park, V. Ridley, M. Salih, H. Usher, M. van Holst and J. Zaifman and G. Barrett, G. Belch, P. Christiaans, M. Corby, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, M. Hayward, G. Kotsifas, T. MacBeth, A. MacLean, A. Macpherson, S. Meksula, D. Menard, D. Munteer, N. Pasato, D. Popadic, J. Ramsay, M. Ribera, C. Saunders, C. Smith, M. Tomazincic, B. Warner, A-B Watson, J. Yanchula and A. Zuidema.

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**I. CALL TO ORDER**

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

**II. CONSENT ITEMS**

2. 3rd Report of the Environmental and Ecological Planning Advisory Committee

Recommendation: That the 3rd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on February 19, 2015, BE RECEIVED.

Motion Passed

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

3. 3rd Report of the Advisory Committee on the Environment

Recommendation: That the 3rd Report of the Advisory Committee on the Environment from its meeting held on February 4, 2015, BE RECEIVED.

Motion Passed

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

4. "Our Move Forward" London's Downtown Plan

Recommendation: That, "Our Move Forward" London's Downtown Plan, BE REFERRED to the Civic Administration to report back at the April 7, 2015, Planning and Environment Committee meeting to permit the Civic Administration to further refine the document. (2015-D08)

Motion Passed

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

NAYS: J. Helmer, S. Turner (2)

5. Property located at 2054 Adelaide Street North - Appeal of Official Plan and Zoning By-law Amendments to the Ontario Municipal Board (OZ-7921)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken in response to the letters of appeal to the Ontario Municipal Board, dated October 15, 2014, as submitted by Peter Sergautis (Sherway Limited), relating to the Official Plan and Zoning By-law No. Z.-1 amendments, relating to the property located at 2054 Adelaide Street North:

- a) 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; and,
- b) the City Solicitor BE DIRECTED to provide legal and planning representation at the Ontario Municipal Board hearing in support of the Municipal Council's position;

it being noted that the Planning and Environment Committee reviewed and received a communication dated February 26, 2015, from P. Sergautis, President, Sherway Limited, with respect to this matter. (2015-D09/L01)

Motion Passed

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

### III. SCHEDULED ITEMS

#### 6. Property located at 8477 Longwoods Road (Z-8111)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Adriano & Francesca Monopoli, relating to the property located at 8477 Longwoods Road, the proposed by-law, as appended to the staff report dated March 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 10, 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 Agricultural (AG1) Zone TO a Holding Residential R1 (h-\_) \*R1-14) Zone and an Agricultural Special Provision (AG1(\_)) Zone;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (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. Property located at 3446 Gore Road (Z-8428)

Recommendation: That, on the recommendation of the Planner II, Development Services, with respect to the application of Kirkness Consulting Inc., relating to the property located at 3446 Gore Road, the proposed by-law, as appended to the staff report dated March 2, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 10, 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 Agricultural (AG1) Zone TO an Agricultural Special Provision (AG1(1)) Zone for the severed parcel and an Agricultural Special Provision (AG1( )) Zone for the retained parcel;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (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. Property located at 2040 Shore Road (39CD-14522)

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 2040 Shore Road:

- 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 relating to the property located at 2040 Shore Road; 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. (2015-D07)

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)

9. 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 Downtown and Old East Village Community Improvement Plan (CIP) Areas:

- a) the Civic Administration BE DIRECTED to report back at a future meeting of the Planning Environment Committee with respect to the following:

- i) recommended amendments to the Downtown and Old East Village Community Improvement Plans to provide for the Development Charge Grant program; and,
- ii) the final Development Charge Grant program guidelines;

it being noted that comments received from community stakeholders at the March 2, 2015 Planning and Environment Committee Public Participation Meeting will be reflected in changes to the draft program guidelines, where warranted; and,

- b) pursuant to Section 28(5) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN and no further public participation meetings BE HELD;

it being pointed out that the attached, revised, Appendix A was provided at the Planning and Environment Committee meeting;

it being noted that the Managing Director, Planning and City Planner will provide a report outlining the framework to evaluate the outcomes and identify the various milestones at a future meeting of the Planning and Environment Committee;

it being further noted that the Planning and Environment Committee reviewed and received a communication dated February 27, 2015, from G. Thompson, President, Urban League of London, with respect to this matter;

it being further 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-F21/F11A)

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)

#### 10. 3rd Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on February 11, 2015:

- a) the following actions be taken with respect to the London Advisory Committee (LACH) Stewardship Sub-Committee:
  - i) Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 1266 Riverside Drive (The Cedars) to be of cultural heritage value and interest BE GIVEN, for the attached reasons; it being noted that the LACH heard verbal delegations from G. Bikas, Drewlo Holdings Inc. and B. Lambe, with respect to this matter;
  - ii) the matter of the proposed designation for the property located at 131 Wellington Road BE REFERRED to the Stewardship Sub-Committee, for review; and,

- iii) it BE NOTED that the Stewardship Sub-Committee minutes from its meeting held in January 28, 2015, were 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 to alter the heritage designated property located at 878 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, to construct a garage according to the plans appended to the staff report dated February 4, 2015, BE APPROVED;
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of 1873649 Ontario Ltd. (J. Fyfe-Millar), requesting permission for window alterations to the designated heritage property located at 387 Clarence Street BE APPROVED SUBJECT TO the condition that the final window models chosen be similar to what is described in the application and to the satisfaction of the Heritage Planner; 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 of the property identified in the reasons for designation is acceptable; it being further noted that the London Advisory Committee on Heritage received a report dated February 11, 2015, from the Managing Director, Planning and City Planner, and heard a verbal delegation from J. Fyfe-Millar, Applicant, with respect to this matter;
- d) the matter of de-designation of the property located at 77 Price Street BE REFERRED to the Stewardship Sub-committee for review; it being noted that the London Advisory Committee on Heritage heard a verbal report from D. Menard, Heritage Planner, with respect to this matter;
- e) the communication dated January 7, 2015, from M. Whalley, President, Architectural Conservancy Ontario, London Region, with respect to the neglect of the properties located at 479 to 489 Talbot Street BE REFERRED to the Stewardship Sub-Committee for review;
- f) clauses 1 to 6, 11, 12 and 14, BE RECEIVED; and,
- g) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the London Advisory Committee on Heritage recommendation to the Municipal Council to issue a Notice of Intention to Designate the property located at 1266 Riverside Drive, under Part IV of the *Ontario Heritage Act* BE SUPPORTED;

it being noted that the Planning and Environment Committee reviewed and received communications dated February 26, 2015 and February 23, 2015, from G. Bikas, Manager, Land Development, Drewlo Holdings Inc. and B. Lamb, Avalanche Search Marketing Inc., respectively, with respect to 1266 Riverside Drive; and,

it being further noted that the Planning and Environment Committee heard verbal presentations from W. Kinghorn, Chair, LACH and G. Bikas, Manager, Land Development, Drewlo Holdings Inc., with respect to 166 Riverside Drive. (2015-R01)

Motion Passed

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

(Secretary's Note: The Planning and Environment Committee recessed at 6:16 PM and reconvened at 7:53 PM.)

11. Heritage Building Retention - Old Victoria Hospital Lands

Recommendation: That, the following actions be taken with respect to the Old Victoria Hospital lands:

- a) the Civic Administration BE DIRECTED to report back at a special meeting of the Planning and Environment Committee, to be held on Monday, March 9, 2015 at 2:00 PM, relating to the Old Victoria Hospital lands to allow additional time for the review and consideration of the information provided with respect to this matter; and,
- b) the 4th Report of the London Advisory Committee on Heritage, from its special meeting held on February 25, 2015, BE RECEIVED;

it being further 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;

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

- a communication dated February 26, 2015, from M. Whalley, ACO London Region;
- a communication from S. Bentley, Heritage London Foundation;
- a communication from S. Miller, By E-mail;
- a communication dated February 26, 2015 from S. Gregory, Growing Concern Child Care Centre;
- the London Advisory Committee on Heritage Stewardship Sub-committee Report;
- a communication from C. McLeod, SoHo Community Association; and,
- a communication dated February 27, 2015 from N.Z. Tausky, Heritage Consultant.

Voting Record:

Motion Passed

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

Motion to table the 4th Report of the London Advisory Committee on Heritage

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

Motion to close the public participation meeting.

Motion Passed

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

Motion to receive the 4th Report of the LACH.

Motion Passed

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

Motion to refer the matter of the Victoria Hospital lands to a special meeting of the Planning and Environment Committee to be held at 2:00 PM on Monday, March 9, 2015, to allow additional time for review and consideration.

Motion Passed

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

#### **IV. ITEMS FOR DIRECTION**

12. Property located at 161 Windermere Road (Z-8167)

Recommendation: That, the application of Susan Dejong c/oTridon Group Ltd., relating to the property located at 161 Windermere Road, BE REFERRED to the April 7, 2015 Planning and Environment Committee meeting for consideration; it being noted that the Planning and Environment Committee will hear delegations from the Agent for the Applicant and the Agent for the Community at the above-noted meeting. (2015-D09/L01)

Voting Record:

Motion Passed

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

Motion to refer the Staff Report to the April 7, 2015 Planning and Environment Committee meeting; it being noted that the PEC will hear delegations from the Agent for the Applicant and the Agent for the Community at that meeting.

Motion Passed

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

13. Commercial Corridor Along Commissioners Road East

Recommendation: That, the communication dated February 26, 2015, from Councillor J. Zaifman, with respect to the request to review the Commercial corridor along Commissioners Road East, BE REFERRED to the Civic Administration for incorporation into the Planning Departments Work Plan and to report back at a future Planning and Environment Committee meeting.

Motion Passed

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

#### **V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

#### **VI. CONFIDENTIAL**

*The Planning and Environment Committee did not go into Confidential session relating to a matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the decommissioning of City owned lands known as the South Street Campus currently leased and occupied by London Health Sciences Centre; instructions and directions to officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; commercial and financial information supplied in confidence pertaining to the proposed or pending acquisition or disposition the disclosure of which could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial information relating to the proposed*

*or pending acquisition or disposition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed or pending acquisition or disposition; and for the purpose of a vote for giving directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality.*

## **VII. ADJOURNMENT**

The meeting adjourned at 9:41 PM.