

8TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on March 23, 2015, commencing at 4:03 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: Councillors A. Hopkins, J. Morgan, V. Ridley, M. Salih, H.L. Usher, M. van Holst and J. Zaifman and G. Barrett, E. Conway, A. DeCicco, C. Dziedzic, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, M. Johnson, G. Kotsifas, I. Listar, T. MacBeth, J. MacKay, A. MacLean, A. Macpherson, D. Menard, L. Mottram, J. Ramsay, C. Saunders, C. Smith, E. Soldo, S. Spring, M. Tomazincic, B. Turcotte, A-B Watson, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

1. That it BE NOTED that Councillor J. Helmer disclosed a pecuniary interest in clause 12 of this Report, having to do with the improvements to the public engagement in planning process as it relates to increased mailing of planning notices, by indicating that his spouse is employed by Canada Post.

II. CONSENT ITEMS

2. 2nd Report of the Trees and Forests Advisory Committee

That the 2nd Report of the Trees and Forests Committee from its meeting held on February 25, 2015, BE RECEIVED.

Motion Passed

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

3. Million Tree Challenge Status Update

That, the report dated March 23, 2015, from the Managing Director, Planning and City Planner, with respect to the Million Tree Challenge, as a fulfilment of the yearly update for the Million Tree Challenge, BE RECEIVED. (2015-E04)

Motion Passed

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

4. Extension of Draft Plan of Subdivision Approval (39T-02502)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Draft Plan of Subdivision application by Banman Developments (Legendary) Inc., for the property located at 1040 Wharnccliffe Road South (File No. 39-02502):

- a) the Approval Authority BE ADVISED that the Municipal Council supports a one (1) year extension of draft approval for a portion of the draft approved plan 39T-02502, not yet registered, submitted by Legend Developments Ltd., certified by Murray Fraser, FKS Surveying Ltd., on June 24, 2003, Drawing No. c-draftplan-sk3, which shows a balance of 87 single detached residential lots and three (3) future development blocks, served by one (1) secondary collector road and three (3) local streets SUBJECT TO the previously imposed conditions; and
- b) the "Estimated Claims and Revenues Report", appended as Appendix "B" to the associated staff report, dated March 23, 2015, BE APPROVED. (2015-D12)

Motion Passed

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

5. Annual Report on Building Permit Fees

That, the report dated March 23, 2015, from the Managing Director, Development and Compliance Services & Chief Building Official, with respect to the 2014 building permit fees collected, the costs incurred in the administration and enforcement of the *Building Code Act* and its regulations, BE RECEIVED. (2014-F21)

Motion Passed

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

6. Building Division Monthly Report for January 2015

That, the Building Division Monthly Report for January 2015, BE RECEIVED. (2015-A23)

Motion Passed

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

III. SCHEDULED ITEMS

7. Fibre-Optic Connection Grant Pilot Program for Downtown London

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the City Manager and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Fibre-Optic Connection Grant Pilot Program for Downtown London:

- a) the proposed by-law, as appended to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to adopt the Fibre Optic Connection Grant Program for Downtown London; and,
- b) the Fibre Optic Connection Grant Program BE SUBJECT TO confirmation, in writing, of the funding contribution from Downtown London/MainStreet London and the London Economic Development Corporation;

it being further pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2015-L04/F11)

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. Properties located 1925 Culver Drive and 585, 587 and 589 Clarke Road (Z-8437)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Mary Slegers, relating to the properties located at 1925 Culver Drive and 585, 587 and 589 Clarke Road, the proposed by-law, as appended to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM a Restricted Service Commercial (RSC1/RSC3/RSC4) Zone TO a Restricted Service Commercial Special Provision (RSC1/RSC3(*)/RSC4) Zone for the lands located at 1925 Culver Drive and a Restricted Service Commercial Special Provision (RSC1/RSC3(**)/RSC4) Zone for the lands located at 585, 587, and 589 Clarke Road;

it being further 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)

9. Property located at 2081 Wallingford Avenue (SP14-038425)

That, the following actions be taken with respect to the amended site plan application of Rembrandt Developments (London) Inc., with respect to the property located at 2081 Wallingford Avenue:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the Approval Authority's recommendation to refuse the Site Plan application of Rembrandt Developments (London) Ltd., relating to the property located at 2081 Wallingford Avenue, for an amendment to the site plan to allow for the installation of a 2.4 m (8 foot) high privacy fence along the west side of this development; it being noted that the Municipal Council is amenable to an intermittent privacy fence having a maximum height of 1.8 m (6 foot); and,
- b) no further public notice BE GIVEN with respect to this matter, 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-D11)

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 for no further public meetings to be held.

Motion Passed

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

10. Properties located at 895 and 905 Sarnia Road North Portion (39T-14501/Z-8395)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application by 905 Sarnia Road Inc., relating to the properties located at 895 and 905 Sarnia 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 subdivision of 905 Sarnia Road Inc., relating to the properties located at 895 and 905 Sarnia Road;
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, as submitted by 905 Sarnia Road Inc. (File No. 39T-11503, prepared by Whitney Engineering Inc., certified by Rob Sterling, OLS, as redline revised, which shows 97 single detached lots, 17 single detached part blocks, 3 city park blocks (Block 116,117 and 118), 2 local public streets (extension of Sandbar Street, and new Street "A"), and 1 secondary collector Street (extension of Lawson Road), SUBJECT TO the conditions contained in Appendix "39T-14501", as appended to the staff report dated March 23, 2015;
- c) the proposed, revised, by-law, as appended to the Planning and Environment Committee Added Agenda dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 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 Urban Reserve (h-2*UR3) Zone, an Urban Reserve (UR3) Zone, which permits uses such as existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities, kennels, private outdoor recreation clubs and riding stables and an Environmental Review (ER) Zone, which intends the lands to remain in a natural condition until their significance is determined through the completion of more detailed environmental studies, and that an agreement be entered into specifying appropriate development conditions and boundaries TO:
 - Holding Residential R1 Special Provision (h.*h-100*R1-3 (8)) Zone to permit single detached dwellings on lots with a special provision to include a minimum main building setback of 3.0 metres and a minimum frontage of 11.0 metres, subject to holding provisions requiring the developer to enter into a subdivision agreement with the City and to ensure that there is water looping and a second public access when more than 80 units are developed;
 - Holding Residential R1 Special Provision (h.*h-82*h-100*R1-3(8)) Zone to permit single detached dwellings on lots with a special provision to include a minimum main building setback of 3.0

- metres and a minimum frontage of 11.0 metres, subject to holding provisions requiring, in addition to the requirements listed above, that part blocks have to be consolidated with adjacent lands;
- Holding Residential R1 Special Provision (h.*h-82*h-100*R1-13(3)) Zone, to permit single detached dwellings on lots with a minimum frontage of 9 metres and a special provision to include a minimum main building setback of 3.0 metres, subject to holding provisions requiring the developer to enter into a subdivision agreement with the City, that part blocks have to be consolidated with adjacent lands and to ensure that there is water looping and a second public access when more than 80 units are developed;
 - Holding Residential R1 Special Provision (h.*h-65*h-100*R1-3(*)) Zone, to permit single detached dwellings on lots with a special provision to include a minimum main building setback of 3.0 metres, a minimum frontage of 11.0 metres and a minimum setback from any dwelling unit to the CP Rail right of way of 30 metres, subject to holding provisions requiring the developer to enter into a subdivision agreement with the City, that all noise and vibration mitigation measures are implemented as required in a noise and vibration study assessment reports acceptable to the City of London and to ensure that there is water looping and a second public access when more than 80 units are developed;
 - Holding Open Space (h.*h-65*h-82*OS1)) Zone, to permit a city park subject to holding provisions requiring the developer to enter into a subdivision agreement with the City, that all noise and vibration mitigation measures are implemented as required in a noise and vibration study assessment reports acceptable to the City of London and that part blocks have to be consolidated with adjacent lands;
 - Holding Open Space (h*OS5) Zone, to permit a limited range of uses such as conservation lands and works and passive recreation including multi use pathways; and,
 - amend Section 4.21 of Road Allowance Requirements – Specific Roads of the Z.-1 By-law to add Lawson Road as Secondary Collector Road from Coronation Drive to Wychwood Park;

- d) the “Estimated Claims and Revenues Report”, provided as Appendix “B” to the associated staff report, dated March 23, 2015, BE APPROVED; and,
- e) the Civic Administration BE DIRECTED to engage CP Rail in the process to preserve the existing CP Rail Bridge so that it may be used as a City of London multi-use pedestrian pathway;

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)

11. Lands south of Exeter Road, North of Dingman Drive, east of White Oak Road and west of the Marr Drain - Recommended Urban Growth Boundary Expansion for Future Industrial Growth (O-8014/O-8362)

That, the following actions be taken with respect to the lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain and the recommended Urban Growth Boundary expansion for future industrial growth:

- a) that, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by the City of London, relating to the lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain:
- i) the proposed by-law, as appended as Appendix "A" to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015 to:
- I) amend Schedule "A" - Land Use, of the Official Plan, to change the designation of the subject lands FROM a "Light Industrial" designation and a "General Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation, an "Open Space" designation and an "Environmental Review" designation; and,
 - II) amend the Official Plan BY ADDING a new policy Section 7.5 (Transitional Industrial) and Section 7.6 (Commercial Industrial);
- ii) the proposed by-law, as appended as Appendix "B" to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015 to:
- I) amend Schedule 2 - Multi-Use Pathways and Parks of the Southwest Area Secondary Plan, in accordance with clause a), above, to change the designation of the subject lands FROM an "Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation and an "Open Space" and "Environmental Review" designation;
 - II) amend Schedule 4 - Southwest Area Land Use Plan of the Southwest Area Secondary Plan, in accordance with clause a), above, to change the designation of the subject lands FROM an "Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation and an "Open Space" and "Environmental Review" designation;
 - III) amend Schedule 11 - South Longwoods Residential Neighbourhood Land Use Designations of the Southwest Area Secondary Plan, in accordance with clause a), above, to change the designation of the subject lands FROM an "Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation and an "Open Space" and "Environmental Review" designation;
 - IV) amend Schedule 13 - North Longwoods Residential Neighbourhood Land Use Designations of the Southwest Area Secondary Plan, in accordance with clause a), above, to change the designation of the subject lands FROM an "Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation and an "Open Space" and "Environmental Review" designation;

- V) amend Schedule 15 - Dingman Industrial Land Use Designations of the Southwest Area Secondary Plan, in accordance with clause a), above, to change the designation of the subject lands FROM an "Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation and an "Open Space" and "Environmental Review" designation;
 - VI) amend Schedule 16 - Brockley Industrial Land Use Designations of the Southwest Area Secondary Plan, in accordance with clause a), above, to change the designation of the subject lands FROM an "Industrial" designation TO a "Transitional Industrial" designation, a "Commercial Industrial" designation, an "Urban Reserve Community Growth" designation and an "Open Space" and "Environmental Review" designation; and,
 - VII) amend the Southwest Area Secondary Plan BY ADDING new policies for "Transitional Industrial", "Commercial Industrial" and "Urban Reserve Community Growth" in Section 20.5.13 (Dingman Industrial Neighbourhood);
- b) that, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Industrial Lands Review:
- i) the proposed by-law, as appended as Appendix "C" to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015 to:
 - I) amend Schedule "A" - Land Use of the Official Plan, to add additional lands located south and east of the "Forest City Industrial Park", within the Urban Growth Boundary (UGB) for future industrial uses; and,
 - II) change the designation of the subject lands identified to be included within the Urban Growth Boundary, as amended by clause b) i) I), above, FROM "Agriculture" TO "Urban Reserve-Industrial Growth";
 - ii) the proposed by-law, as appended as Appendix "D" to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015 to:
 - I) amend Schedule "A" - Land Use of the Official Plan, to add additional lands located north of Highway 401, west of Old Victoria Road and south of Bradley Avenue, within the Urban Growth Boundary (UGB) for future industrial uses; and,
 - II) change the designation of the subject lands identified to be included within the Urban Growth Boundary as amended by clause b) ii) I), above, FROM "Agriculture" TO "Urban Reserve-Industrial Growth";
 - iii) the proposed by-law, as appended as Appendix "E" to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015 to:
 - I) amend Schedule "A" - Land Use of the Official Plan, to add additional lands south of Highway 401, east of the Veterans Memorial Parkway extension and north of Wilton Grove Road, within the Urban Growth Boundary (UGB) for future industrial uses; and,
 - II) change the designation of the subject lands identified to be included within the Urban Growth Boundary, as amended by clause b) iii) I), above, FROM "Agriculture" TO "Urban Reserve-Industrial Growth";

- iv) the proposed by-law, as appended as Appendix “F” to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to change the Official Plan designation of environmental features identified in the 2008 Environmental Review Lands Study as Patches 10180, 10148 and Patch 10172, east of the Veterans Memorial Parkway extension, located at 3141 Old Victoria Road, 1766 Wilton Grove Road, 1806 Wilton Grove Road, 2316 Wilton Grove Road, 2338 Wilton Grove Road, 2396 Wilton Grove Road and “Westminster Con S 2 PT Lot 3”, generally located east of 2396 Wilton Grove Road FROM “Environmental Review” TO “Open Space” in Schedule A – Land Use and FROM Unevaluated Vegetation Patches” TO “Significant Woodlands” in Schedule B1 – Natural Heritage Features;
- v) the proposed, revised, by-law, as appended as Appendix “G” to the Planning and Environment Committee Added Agenda dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in clause b) i), above), to change zoning of environmental features identified in the 2008 Environmental Review Lands Study as Patch 10148, located at 1766 Wilton Grove Road and 1806 Wilton Grove Road FROM “Environmental Review” (ER) zone TO “Open Space” (OS5) zone;
- vi) the proposed, revised, by-law, as appended as Appendix “H” to the Planning and Environment Committee Added Agenda dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in clause b) ii), above), to change zoning of environmental features identified in the 2008 Environmental Review Lands Study as Patch 10180, located at 3141 Old Victoria Road, FROM “Environmental Review” (ER) zone TO “Open Space” (OS5) zone;
- vii) the proposed, revised, by-law, as appended as Appendix “I” to the Planning and Environment Committee Added Agenda dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in clause b) iii), above), to change zoning of environmental features identified in the 2008 Environmental Review Lands Study as Patch 10172, east of the Veterans Memorial Parkway extension, located at 2316 Wilton Grove Road, 2338 Wilton Grove Road, 2396 Wilton Grove Road and “Westminster Con S 2 PT Lot 3” generally located east of 2396 Wilton Grove Road FROM “Environmental Review” (ER) zone TO “Open Space” (OS5) zone;
- viii) the proposed by-law, as appended as Appendix “J” to the staff report dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2015, to change “Chapter 9 – Agriculture, Rural Settlement and Urban Reserve Land Use Designations” of the Official Plan, to add a new Section 9.2.10.1 to include policy distinguishing Type ‘A’ and Type ‘B’ land uses for MDS calculations for the subject lands identified to be included within the Urban Growth Boundary, as amended by clause b) iii) I), above;

- c) that, on the recommendation of the Managing Director, Planning and City Planner, the Draft Terms of Reference for the White Oak/Dingman Area Secondary Plan, as appended as Appendix “K” to the staff report dated March 23, 2015, BE CIRCULATED for review and comment by City departments, agencies, land owners, community groups and the general public and that a public participation meeting of the Planning and Environment Committee BE HELD at a future date to consider the adoption of the Terms of Reference, as revised, based on public input;
- d) as a result of the redesignation of the Industrial lands in the White Oak/Dingman Drive area and with respect to the previous financing of services to that area, the Civic Administration BE AUTHORIZED to:
- i) use the Development Charges Stormwater Management Reserve Fund to affect a capital budget adjustment to refinance the previous purchase of the land for the Old Oak SWM facility serving the area, it being noted that this will result in the recovery of approximately \$900,000 previously invested by the taxpayer, and transfer the funding obligation of this expenditure to the DC SWM reserve fund;
 - ii) assign “Contingency Facility A” included in the 2014 Development Charges Study to provide stormwater servicing for the former Old Oak SWM Facility, with construction timing of the facility to be established through a future Growth Management Implementation Strategy Update, based on the direction of the Secondary Plan;
 - iii) amend the capital budget to remove the previously approved unspent budget for construction of the Old Oak SWM pond (ES2485), until the construction timing is determined through the GMIS process, at which time the budget for construction and design should be reestablished with DC funding; and,
 - iv) take no further action with respect to previous cost allocations for recent past investments in sanitary and water infrastructure serving the broader southern area of the City, including the subject lands being redesignated;
- e) the Civic Administration BE DIRECTED to report back to the appropriate Committee with respect to a broad discussion on the future of the Industrial Land Development Strategy;

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

- a communication from M. Brewer, by e-mail;
- communications dated February 26, 2015 and April 22, 2013, from K. McClure, Ministry of Municipal Affairs and Housing; and,
- a communication dated March 18, 2015, from C. Hendriksen, Stantec Consulting Ltd.;

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 to approve clauses a) and c).

Motion Passed

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

Motion to approve clause b), parts i), ii), iii) and viii), with a revised by-law for part viii).

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire (3)

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

Motion to approve clause b), parts iv), v), vi) and vii), with revised by-laws for parts v), vi) and vii).

Motion Passed

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

Motion to approve clause d).

Motion Passed

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

Motion to ask the Civic Administration report back to the appropriate Committee to undertake a broader discussion on the future of the Industrial Land Development Strategy.

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 recess at 8:25 PM

Motion Passed

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

12. Improvements to Public Engagement in the Planning Process

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to potential improvements to public engagement in the planning process:

- a) the report dated March 23, 2015, from the Managing Director, Planning and City Planner, with respect to potential improvements to public engagement in the planning process, BE RECEIVED;
- b) the proposed "Improvements to Public Engagement in the Planning Process" BE CIRCULATED to the London Development Institute, the Urban League, the London Homebuilders Association, London Area Planning Consultants, London area architects, landscape architects and urban designers; and,
- c) the Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with respect to the proposed "Improvements to Public Engagement in the Planning Process" as modified based on stakeholder consultations;

it being noted that the estimated cost of implementation to improve the engagement process is approximately \$150,000 and will be referred for consideration as part of the 2016-2019 multi-year budget development should the Municipal Council endorse this strategy;

it being further noted that the Planning and Environment Committee reviewed and received a communication dated January 20, 2015, from D. Dimitrie, 412-1128 Adelaide Street North, 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-M17)

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)

13. Property located at 1576 Richmond Street (SP14-025702)

That, on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the site plan approval application for townhouses and the conversion of an existing building by 1865589 Ontario Ltd. relating to the property located at 1576 Richmond 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 Site Plan approval to permit two three storey townhouse blocks with a total of 10 units and the conversion of the existing building to have two dwelling units; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2015-D11)

Voting Record:

Motion Passed

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

NAYS: M. Cassidy (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)

Motion to go past 11:00 PM

Motion Passed

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

14. Delegated Authority for Heritage Alteration Permits

That, the request for the delegation of authority for the approval of minor alterations to heritage designated properties BE REFERRED to a public participation meeting to be held at the April 7, 2015 Planning and Environment Committee;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2015-R01)

Voting Record:

Motion to refer the matter to a public participation meeting of the Planning and Environment Committee to be held on April 7, 2015 PEC.

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)

15. Riverbend South Secondary Plan - Application for Approval of Draft Plan of Subdivision - Official Plan and Zoning By-law Amendments (39T-14505/OZ-8426)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, for approval of a Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment and the adoption of a Secondary Plan for the area generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA and the City of London Urban Growth Boundary:

- a) the proposed by-law, as appended as Appendix "A" to the staff report dated March 23, 2015, to:
 - i) amend Chapter 20 – Secondary Plans, BY ADDING "Riverbend South Secondary Plan" to the list of Secondary Plans adopted by the Municipal Council in Section 20.2 of the Official Plan for the City of London;
 - ii) amend Chapter 20 – Secondary Plans, BY ADDING Section 20. – Riverbend South Secondary Plan to the Official Plan for the City of London;
 - iii) change the land use designation of lands within the Riverbend South Planning Area on Schedule 'A' – Land Use, FROM "Urban Reserve - Community Growth" and "Environmental Review" TO "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", "Community Commercial Node", and "Open Space";
 - iv) change Schedule 'B-1' – Natural Heritage Features of the Official Plan to delineate a portion of "Unevaluated Vegetation Patch" as "Significant Woodlands", to delete the remaining portion of "Unevaluated Vegetation Patch", and to revise the ESA boundaries on Schedule B-1;
 - v) change Schedule 'C' – Transportation Corridors of the Official Plan to add "Secondary Collector" roads, and change Riverbend Road south of Oxford Street West to Street 'A' from "Secondary Collector" to "Primary Collector"; and,

- vi) change Schedule 'D' – Planning Areas of the Official Plan to add the naming and delineation of the Riverbend South Secondary Plan;
- b) the proposed, revised, by-law, as appended as Appendix "B" to the Planning and Environment Committee Added Agenda dated March 23, 2015, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 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 lands FROM an Urban Reserve (UR3) Zone, a holding Urban Reserve (h-2•UR3) Zone, a holding Residential R1 (h•R1-5) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone and an Open Space (OS5) Zone TO:
- i) a Holding Residential R1 (h•R1-5 and h•h-•R1-5) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 415 square metres;
 - ii) a Holding Residential R5/R6 (h•R5-6/R6-5) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare and maximum height of 12 metres and various forms of cluster housing, including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse and apartment buildings up to a maximum density of 35 units per hectare and a maximum height of 12 metres;
 - iii) a Holding Residential R5/R6/R7/R8 (h•R5-7/R6-5/R7•D75•H18/R8-4) Zone to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and a maximum height of 12 metres, various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres, senior citizens apartment buildings, nursing homes, continuum-of-care facilities and emergency care establishments up to a maximum density of 75 units per hectare and a maximum height of 18 metres and apartment buildings up to a maximum density of 75 units per hectare and a maximum height of 13 metres;
 - iv) a Holding Residential R5/R6/R8/R10 Special Provision (h•R5-7/R6-5/R8-4()/R10-3()•H48) Zone to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres, various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres, apartment buildings up to a maximum density of 75 units per hectare and maximum height of 13 metres and apartment buildings up to a maximum density of 250 units per hectare and a maximum height of 48 metres;
 - v) an Open Space (OS1) Zone to permit such uses as public parks, conservation lands, golf courses, and recreational buildings associated with conservation lands and public parks;
 - vi) an Open Space (OS5) Zone to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways and managed woodlots; and,
 - vii) a Holding Community Shopping Area Special Provision (h•h-11•CSA5()) Zone to permit a broad range of community-scale retail and service uses, such as restricted automotive uses, bake shops, clinics, commercial recreation establishments, convenience service establishments, financial institutions, home and auto supply stores, medical/dental offices, offices, personal establishments, restaurants, retail stores, service and repair establishments, supermarkets, taverns, and commercial schools, together with a special provision to allow uses in stand-alone buildings that do not form part of shopping centre and to permit a minimum front yard and exterior side yard setback of 0.0 metres;

it being noted that the following holding provisions have also been applied:

- (h) - to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;
- (h-11) – to ensure a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of City Council is entered into; and,
- (h-___) – to ensure orderly development of land and adequate provision of municipal services, the h-__ symbol shall not be deleted until the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London;

c) the Approval Authority BE ADVISED that issues were raised at the public participation meeting of the Planning and Environment Committee with respect to the following:

- i) the increase in traffic; and,
- ii) ensuring the multi-use trails are intermodal;

d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-14505), prepared by Stantec, Drawing No.1 Project No. 1614-05007, as red-line amended, which shows 90 single detached dwelling lots, 1 medium density residential block, 1 medium-high density residential block, 1 commercial block, 5 park blocks, 1 walkway block, 2 open space blocks served by a secondary collector road, 3 local streets, 2 road widening blocks, and the extension of Riverbend Road and Warbler Woods Walk, SUBJECT TO the conditions contained in Appendix "C", as appended to the staff report dated March 23, 2015 and the adopted Official Plan amendments coming into effect; and,

e) the “Estimated Claims and Revenues Report”, appended as Appendix “D” to the associated staff report, dated March 23, 2015, BE APPROVED;

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-D09/D12)

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)

IV. ITEMS FOR DIRECTION

16. 5th Report of the London Advisory Committee on Heritage

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 Stewardship Sub-committee minutes from its meeting held on February 25, 2015:
 - i) the matter of Mid-Century Modern architecture properties BE REFERRED to the next London Advisory Committee on Heritage (LACH) meeting for further discussion; and,
 - ii) the following “London Doorways” properties BE ADDED to the Heritage Register, pursuant to Section 27 of the *Ontario Heritage Act*.
 - I) 406 Grey Street - Priority 2;
 - II) 251 Sydenham Street - Priority 1;
 - III) 273 Oxford Street East - Priority 2; and,
 - IV) 716 Colborne Street - Priority 1;
- b) clauses 1 to 9 and 11 to 14, BE RECEIVED.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 11:22 PM.