

10TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on April 20, 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: Councillors A. Hopkins, H.L. Usher and M. van Host and P. Christiaans, M. Corby, M. Elmadhoon, J.M. Fleming, K. Gonyou, T. Grawey, N. Hall, P. Kokkoros, G. Kotsifas, E. Lalande, A. MacLean, B. Page, J. Ramsay, A. Riley, C. Saunders, S. Spring, M. Tomazincic and S. Wise.

I. CALL TO ORDER

1. That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 3 of this Report, having to do with the application by Tara and John Winspear, relating to the property located at 878 Hellmuth Avenue, by indicating that he has an employment relationship with the applicant.

II. CONSENT ITEMS

2. 4th Report of the Advisory Committee on the Environment

That the 4th Report of the Advisory Committee on the Environment from its meeting held on April 1, 2015, BE RECEIVED.

Motion Passed

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

3. Property located at 878 Hellmuth Avenue - Committee of Adjustment Decision on Minor Variance Application (A.009/15)

That, on the recommendation of the Planner II, Development and Compliance Services, in response to the letter of appeal to the Ontario Municipal Board, dated February 9, 2015, submitted by Peter Dillon, relating to the minor variance application concerning 878 Hellmuth Avenue, the following actions be taken:

- a) the Ontario Municipal Board BE ADVISED that the Municipal Council supports the decision of the Committee of Adjustment to grant the minor variance; and,
- b) the City Solicitor and the Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Ontario Municipal Board hearing to support the Committee of Adjustment's decision. (2015-D13)

Motion Passed

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

RECUSED: S. Turner (1)

4. Properties located at 2179 and 2201 Hyde Park Road (H-8442)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Old Oak Properties Limited, relating to the properties located at 2179 and 2201 Hyde Park Road, the proposed by-law, as appended to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 R9 (h*h-11*R9-7H32) Zone and a Holding Residential R9/Temporary (h*h-11*R9-7*H32*T-41) Zone TO a Residential R9

(R9-7*H32) Zone and a Residential R9/Temporary (R9-7*H32*T-41) Zone to remove the h and h-11 holding provisions. (2015-D09)

Motion Passed

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

III. SCHEDULED ITEMS

5. 6th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage from its meeting held on April 8, 2015:

- a) the following actions be taken with respect to the Stewardship Sub-Committee minutes from its meeting held on March 25, 2015:
 - i) a 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 161 Windermere Road to be of cultural heritage value and interest BE GIVEN, for the reasons appended to the 6th Report of the London Advisory Committee on Heritage;
 - ii) the following comments related to the Hunt Dam BE FORWARDED to the Civic Administration for consideration:
 - I) the London Advisory Committee on Heritage supports the creation of interpretive signage for the Hunt Dam; and,
 - II) acknowledgement of the Hunt family contributions to the City of London be further noted through consideration of Park naming in accordance with existing policies;
 - iii) the following properties in sub-category 2, with the priority listings identified, BE ADDED to the Heritage Register:
 - I) 126 Mount Pleasant Avenue (currently Priority 3; revise to Priority 1);
 - II) 171 Mount Pleasant Avenue (Priority 3);
 - III) 30 Charles Street (Priority 1);
 - IV) 32-34 Charles Street (Priority 2);
 - V) 13 Granville Street (Priority 2);
 - VI) 114 Paul Street (Priority 3);
 - VII) 116 Paul Street (Priority 3);
 - VIII) 128 Paul Street (Priority 3);
 - IX) 132 Paul Street (Priority 3);
 - X) 136 Paul Street (Priority 3);
 - XI) 142 Paul Street (Priority 3);
 - XII) 30 Wharnccliffe Road North (Priority 2);
 - XIII) 8 Wyatt Street (Priority 2);
 - XIV) 10 Wyatt Street (Priority 3);
 - XV) 34 Wyatt Street (Priority 2); and,
 - XVI) 36 Wyatt Street (currently Priority 1; revise to Priority 3);
 - iv) the matter of Mid-Century Modern properties BE REFERRED to the June 10, 2015 London Advisory Committee on Heritage meeting, for further discussion; and,
 - v) the matter of a demolition request for the property located at 104 Commissioners Road East BE REFERRED to the Stewardship Sub-committee for further review; it being noted that the London Advisory Committee on Heritage heard a verbal delegation from B. and J. Blackburn, Property Owners, with respect to this matter;
- b) the communication dated March 12, 2015, from B. Duclos, Heritage Consultant, Ministry of Tourism, Culture and Sport, with respect to criteria for evaluating the potential of Archaeological and Built Heritage and Cultural Heritage Landscapes BE REFERRED to the London Advisory

Committee on Heritage's Archaeological and Stewardship Sub-Committees;

- c) 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 designated heritage property located at 37 Ridout Street South BE APPROVED, subject to the specifications as appended to the staff report dated April 8, 2015; it being noted that the replacement columns will be painted to match the existing trim and detail;
- d) 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 172-174 Dundas Street, within the Downtown Heritage Conservation District, BE APPROVED, subject to the following terms and conditions prior to the completion of work:
 - i) a sample of the final exterior cladding material and coursing pattern be provided to the Heritage Planner for approval prior to installation; and,
 - ii) the final cornice design and a sample of material be provided to the satisfaction of the Heritage Planner prior to installation;

it being noted that the London Advisory Committee on Heritage heard a verbal delegation from C. Sparling, Tenant (Tim Horton's), with respect to this matter;

- e) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application for the alteration and addition to the heritage designated property located at 525 Princess Avenue, within the East Woodfield Heritage Conservation District, BE APPROVED in general conformity with the plans provided by the applicant, and appended to the staff report dated April 8, 2015, and subject to the following terms and conditions prior to the completion of work:
 - i) the retention of the existing windows is encouraged, if repair is not possible, the replacement windows should be two-over-two segmented arch windows and the final window specifications approved by the Heritage Planner prior to installation;
 - ii) the faux window proposed in the upper east elevation be replaced by a pair of fixed shutters to fill the existing window opening;
 - iii) the design of the proposed dormer(s) be of proportional massing and form to the Italianate-style of the dwelling and be supplied to the Heritage Planner for approval prior to installation;
 - iv) the parapet wall proposed for the porch be removed;
 - v) the proposed porch columns be extended to the base of the porch deck;
 - vi) the salvaged brick retained from the removed rear portion of the existing house be applied to the street facing elevations of the new construction laid in a bond pattern matching the original and wrapping around its corners as much as possible, using an appropriate lime-based mortar; it being noted that it is recommended that a mason with heritage experience be retained for this work;
 - vii) should the quantity of salvaged brick be sufficient to achieve condition vi), above, an alternate material sample and installation be provided to the Heritage Planner for approval prior to installation; and,

- viii) an alternative exterior foundation cladding for all elevations be considered and supplied to the Heritage Planner for approval prior to installation;
- f) 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 windows in the designated heritage property located at 504 Waterloo Street BE APPROVED, with the exception of the proposed third floor attic window, which the London Advisory Committee on Heritage (LACH) requests to be a paintable non-vinyl window, approved by Heritage Planner prior to installation; it being noted that the Heritage Planner has reviewed the proposed replacement window alteration program and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible; it being further noted that the LACH heard a verbal delegation from R. Wilson, Applicant, with respect to this matter;
- g) 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 windows and landscaping on the designated heritage property located at 517 Dufferin Avenue BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed alterations and has advised that the impact of such alterations on the heritage features of the property identified in the reasons for designation is negligible; it being further noted that the London Advisory Committee on Heritage heard a verbal delegation from E. Turley, Applicant, with respect to this matter;
- h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the alteration of a heritage designated property located at 871 Waterloo Street, within the Bishop Hellmuth Heritage Conservation District, BE APPROVED, SUBJECT TO the proposed decking being replaced with tongue and groove, to the satisfaction of the Heritage Planner prior to installation; it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Mezger, Applicant, with respect to this matter;
- i) clauses 1 to 9 and clauses 17 to 20 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)

6. Properties located at 85 and 91 Meg Drive (Z-8451)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Almehdi Almutathar Union, relating to the properties located at 85 and 91 Meg Drive:

- a) the proposed by-law, as appended to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 Light Industrial (LI6/LI7) Zone and a Light Industrial (LI3/LI6/LI7) Zone, TO a Light Industrial Special Provision (LI3/LI6/LI7(*)) Zone;
- b) the proposed by-law, as appended to the staff report dated April 20, 2015, BE INTERPRETED by the Municipal Council to conform to the Light Industrial policies of the Official Plan;
- c) the proposed by-law, as appended to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2015 to deem Lots 4-1 and 5-1 in Plan 33M-227 not to be in a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;

- d) the City Clerk BE DIRECTED to provide notice of the passing of the by-laws and to undertake registration of the Deeming by-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and,
- e) the applicant BE REQUIRED to pay for any costs incurred to register the deeming by-law at the land registry office;

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 1070, 1072, 1080 and 1088 Adelaide Street North and 621-623 Huron Street (Z-8452)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of GSP Group Inc., relating to the properties located at 1070, 1072, 1080 and 1088 Adelaide Street North and 621-623 Huron Street, the proposed by-law, as appended to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 Community Shopping Area (CSA2) Zone TO a Community Shopping Area Special Provision (CSA2(_)) Zone;

it being noted that the applicant is encouraged to provide additional bicycle parking spaces to achieve to the greatest degree possible the requirements of the Zoning by-law;

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. Property located at 1959 Wharncliffe Road South (39T-14502)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 1640209 Ontario Limited, c/o York Developments, relating to the property located at 1959 Wharncliffe Road South:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to these matters, the following issues were raised:
 - i) the removal of the Convenience Commercial blocks;
 - ii) the proposal for 20 metre wide roadways for most local streets; and,
 - iii) the requirement for sidewalks on both sides of local streets;
- b) the proposed by-law, as appended as Appendix "A" to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2015, to amend the Southwest Area Secondary Plan for a portion of the northwest corner of the subject site to change the designation FROM Low Density Residential TO Open Space, to ensure the protection of vegetation and FROM Open Space TO Low Density Residential, to allow for the development of single detached dwellings fronting Street "A";
- c) the proposed by-law, as appended as Appendix "B" to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2015, to amend the Official Plan to change the designation on Schedule "A" - Land Use, on a portion of these lands FROM Low Density Residential TO Open Space and FROM Environmental Review and Open Space TO Low Density Residential, to permit single detached, semi-detached, duplex dwellings and cluster housing; to amend the Official Plan to change the designation on Schedule "B1", on a portion of these lands TO REMOVE the "Unevaluated Vegetation Patch" delineation and the "Potential Naturalization Corridor" delineation;
- d) the proposed, revised, by-law, as appended as Appendix "C" to the staff report dated April 20, 2015, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part b), above), to change the zoning of the subject property FROM an Urban Reserve (UR4), Environmental Review (ER) and Open Space (OS4) Zone TO a Residential Holding R1 (h.h-100.R1-4) Zone, to permit single detached dwellings with a minimum lot frontage of 12.0 metres (39.37 feet) and a minimum lot area of 360 square metres (3,875 square feet); a Holding Residential R1 (h. h-()h-100.R1-4) Zone, to permit single detached dwellings with a minimum lot frontage of 12.0 metres (39.37 feet) and a minimum lot area of 360 square metres (3,875 square feet); a Holding Residential R8 and Residential R9 Special Provision(h.h-100.h-()h-()R8-4/R9-3()*H32) Zone, to permit medium density residential uses such as stacked townhouses, apartment buildings and senior citizen apartment buildings at a maximum density of 75 units/ha(30 units/acre), and a maximum building height of 13m(42.6 feet), and permit medium density residential uses such as apartment buildings and senior citizen apartment buildings at a maximum density of 100units/ha(40 units/acre), and a maximum building height of 32 metres(105 feet) and maximum of nine (9) storeys ; a Neighbourhood Facility (NF1) Zone, to permit a range of institutional uses such as churches, community centres, day care centres and fire stations; and an Open Space (OS4) Zone, to protect the ecological features and functions of these lands; it being noted that the two new holding provisions are required to encourage street oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the design guidelines in the Southwest Area Plan and to ensure that the final size and number of the low density residential lots and medium density residential blocks are not created until such time as the Class EA has

been completed to identify the location of the realignment of Bostwick Road;

- e) the request to amend Zoning By-law No. Z-1 to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone and Open Space (OS1) Zone TO a Convenience Commercial (CC6) Zone, to permit a limited range of convenience commercial uses such as convenience stores, medical/dental offices, food stores, offices, pharmacies and restaurants; and a Convenience Commercial Special Provision (CC6()) Zone, to permit, in addition to the above noted uses, financial institutions which service the immediate neighbourhood with additional building forms, increased gross floor areas, reduced setbacks and additional permitted uses, BE REFUSED as there are sufficient convenience commercial lands in the immediate area to serve the needs of local residents; and the approved Southwest Area Plan did not identify a need for convenience commercial uses at this location;
- f) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the recommended plan of residential subdivision, as red-line amended, which shows 149 single detached lots, one (1) single detached residential block; one (1) medium density residential block, one (1) institutional block, three (3) walkway blocks, four (4) open space blocks, four (4) future development blocks, one (1) walkway/service corridor block, and five (5) local public streets (an extension of Bakerville Street to the north and to the east, an extension of Debra Drive to the north, an extension of Westpoint Heights to the north, an extension of Savoy Street to the north and a new Street "A"), SUBJECT TO the attached, revised, conditions contained in Appendix "D" and the requested Official Plan amendment coming into effect;
- g) the "Estimated Claims and Revenues Report", appended as Appendix "E" to the associated staff report, dated April 20, 2015, BE APPROVED;

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 submissions 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)

9. Back to the River Design Competition – London Community Foundation

That the delegation from M. Powell and F. Galloway, London Community Foundation, BE POSTPONED to a future meeting of the Planning and Environment Committee.

Motion Passed

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

IV. ITEMS FOR DIRECTION

10. Property located at 3804 Southwinds Drive

That the communication dated April 10, 2015, from E. MacKinnon and D. Dittmer, 3915 Southwinds Drive and J. and I. Waldie, 3916 Southwinds Drive, relating to the property located at 3804 Southwinds Drive, BE RECEIVED, as this matter is to be heard at the Ontario Municipal Board on May 20, 2015. (2015-D09)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

11. Planning and Environment Committee Deferred Matters List

That the following actions be taken with respect to the Planning and Environment Committee Deferred Matters List:

- a) the Civic Administration BE DIRECTED to update the Deferred Matters List and remove any items that have been addressed by the Civic Administration; and,
- b) the Civic Administration BE DIRECTED to update item 4, Secondary Dwelling Units to add "Q2 2015" to the "Requested/Expected Reply Date".

Motion Passed

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

VI. ADJOURNMENT

The meeting adjourned at 5:56 PM