

**14TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on June 1, 2015, commencing at 5:00 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Councillor P. Hubert (Chair) and Councillors M. Cassidy, P. Squire and S. Turner and C. Saunders (Acting Secretary).

**ABSENT:** Councillor J. Helmer

**ALSO PRESENT:** Councillors M. van Holst and V. Ridley and G. Barrett, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, A. MacLean, A. Macpherson, J. Ramsay, E. Soldo, M. Tomazincic, B. Westlake-Power and J. Yanchula.

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**I. CALL TO ORDER**

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

**II. CONSENT ITEMS**

2. 6th Report of the Environmental and Ecological Planning Advisory Committee

That the 6th Report of the Environmental and Ecological Planning Advisory Committee and the Wonderland Road South Class Environmental Assessment presentation from the MMM Group, BE RECEIVED for information.

Motion Passed

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

3. Back to the River - Single Source Approval Request

That the matter of the Back to the River Design Competition BE REFERRED back to the Civic Administration to obtain additional information from the London Community Foundation (LCF) as to what approvals are required from Municipal Council to ensure the submission of high quality proposals in response to the Request for Proposals (RFP) process and report back to a future meeting of the Planning and Environment Committee.

Motion Passed

YEAS: P. Hubert, M. Cassidy, S. Turner (3)

NAYS: P. Squire (1)

4. Properties located at 1080 Westdel Bourne; the north side of Oxford Street West, east of Westdel Bourne and west of the future extension of Riverbend Road (H-8472)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to a portion of lands located at 1080 Westdel Bourne, located on the north side of Oxford Street West, east of Westdel Bourne and west of the future extension of Riverbend Road, the proposed by-law, as appended to the staff report dated June 1, 2015, BE INTRODUCED at the Municipal Council meeting on June 10, 2015 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands FROM a holding Community Shopping Area (h•h-25•CSA5) Zone TO a Community Shopping Area (CSA5) Zone to remove the holding (h) and (h-25) provisions.

Motion Passed

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

5. Bill 73 Amendments to the Planning Act

That, on the recommendation of the Managing Director, Planning and City Planner, the report dated June 1, 2015 with respect to Bill 73, amendments to the Planning Act, BE RECEIVED for information.

Motion Passed

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

6. Victoria on the River Subdivision - Phase 1 - 2346, 2350 and 2354 Leeds Crossing (formerly 1603 Hamilton Road) (H-8403)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited relating to the Victoria on the River Subdivision - Phase 1 (formerly known as 1603 Hamilton Road) the proposed by-law, as appended to the staff report dated June 1, 2015, BE INTRODUCED at the Municipal Council meeting on June 10, 2015 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the properties at 2346, 2350 and 2354 Leeds Crossing (Lots 9, 10, & 11 Registered Plan No. 33M-672) FROM a holding Residential R1 (h•h100•R1-4) Zone TO a holding Residential R1 (h-100•R1-4) Zone to remove the holding (h) provision.

Motion Passed

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

7. Building Division Monthly Report for April 2015

That, on the recommendation of the Managing Director, Development & Compliance Services and Chief Building Official, the monthly report for April 2015, BE RECEIVED for information.

Motion Passed

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

8. Local Renewable Electricity Generation Projects Seeking Ontario Feed-in Tariff Contracts

That, on the recommendation of the Manager of Development Services and Planning Liaison, the following actions be taken with respect to local renewable electricity generation projects seeking contracts under Version 4.0 of the Ontario Feed-In-Tariff (FIT) Program:

- a) for Category 1 Projects, the Mayor and the City Clerk BE AUTHORIZED to sign any requested Council Resolution using the Municipal Council Blanket Support Resolution, as appended as Appendix "A" to the staff report dated June 1, 2015;
- b) for Category 2 Projects, the proposed resolution that the construction and operation of ground-mounted solar projects, having little or no potential for impacts on adjacent properties, be supported at a specific location(s) identified by the project developer where permitted by the Feed-In Tariff (FIT) Program rules BE APPROVED as at two step process as follows:
  - i) the Civic Administration prepares a report to the appropriate Standing Committee, commenting on the proposed location;
  - ii) if supported by the Civic Administration, the Civic Administration submits a Municipal Council Support Resolution, as appended as Appendix "B" to the staff report dated June 1, 2015, to the appropriate Standing Committee; and,

- iii) for applications involving projects that have previous municipal support resolutions and supported by the Civic Administration, submit a Municipal Council Resolution Confirmation, as appended as Appendix "C" to the staff report dated June 1, 2015; and,
- c) for applicants that require exemptions for the residential, commercial or industrial and use restrictions under the Ontario Feed-In Tariff (FIT) program, the Land Use Restriction Exemption Resolution, as appended as Appendix "D" to the staff report dated June 1, 2015 BE APPROVED for exemptions that have been endorsed by Municipal Council.

Motion Passed

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

### III. SCHEDULED ITEMS

#### 9. 7th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage, from its meeting held on May 13, 2015:

- a) the following actions be taken with respect to the Stewardship Sub Committee Report:
  - i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) does not object to the demolition of the building located at 104 Commissioners Road East and do not recommend designation; it being noted that the LACH requested that documentation of the heritage features be completed and that all notable architectural material be salvaged; it being noted that the LACH heard a verbal delegation from D. Schinkelshoek, Contractor, with respect to this matter; and,
  - ii) it BE NOTED that the Stewardship Sub-Committee Report from its meeting held on April 29, 2015, were received;
- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the alteration to the heritage designated property located at 304 Talbot Street, within the Downtown Heritage Conservation District, BE APPROVED in conformity with the plans provided by the applicant, as appended to the staff report dated May 13, 2015; it being noted that the London Advisory Committee on Heritage (LACH) recommends that the proposed faux wood material be replaced by a material in compliance with the Downtown Heritage Conservation District Plan and to the satisfaction of the Heritage Planner; it being further noted that the London Advisory Committee on Heritage heard a verbal delegation from D. Reis, ZEDD Architecture and J. Kipfer, Applicant, with respect to this matter;
- c) the following actions be taken with respect to the request for repeal of designating By-law No. L.S.P. - 3249-28:
  - i) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the request to repeal designating By-law No. L.S.P.-3249-28 for 77 Price Street BE REFUSED and that notice of this decision BE GIVEN to the property owners and to the Ontario Heritage Trust; it being noted that the London Advisory Committee on Heritage (LACH) received the ~~attached~~ staff report dated May 13, 2015 and heard a verbal delegation from L. and R. Gorrie, Owners, with respect to this matter; and,
  - ii) the issues of insurance rates and tax rebates and grants for Heritage District homes BE REFERRED to the LACH Planning and Policy Sub-Committee for review; and,
- d) clauses 1 to 10, 12, 15, 16, 17 and 18, 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, P. Squire, S. Turner (4)

10. Properties located at 460-500 Berkshire Drive (Z-8467)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Sifton Properties Limited relating to the property located at 460-500 Berkshire Drive, the proposed by-law, appended as Appendix "A" to the staff report dated June 1, 2015, BE INTRODUCED at the Municipal Council meeting on June 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 a Convenience Commercial/Commercial Recreation (CC/CR) Zone, TO a Convenience Commercial Special Provision/Commercial Recreation Special Provision (CC6(\_)/CR(\_)) Zone;

it being pointed out that at the public participation meeting associated with the matter, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith.

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

11. Review of Greenhouse Regulations (Z-8458)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of City of London:

- a) the proposed by-law appended to the staff report dated June 1, 2015 as Appendix "A", BE INTRODUCED at the Municipal Council meeting on June 10, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to:
  - i) add definitions for "Greenhouse" and "Greenhouse Farm" to Section 2 – Definitions;
  - ii) amend Section 4.1 to add greenhouses to the list of farm buildings exempted from the coverage limit for accessory uses;
  - iii) add a parking provision to apply to Greenhouse Farm in Section 4.19 – Parking Standards;
  - iv) add "Greenhouse Farm" as a permitted use in the Agriculture AG1 zone variation;
  - v) remove use "Commercial Greenhouse" from the list of permitted uses in the Agriculture AG2 zone variation and add "Commercial Greenhouse" to the list of permitted uses in the Agriculture AG3 zone variations; and

- vi) add regulations to Section 45.3 to address the specific features of a “Greenhouse Farm”; and,
- b) the Civic Administration be directed TO REVIEW the Site Plan Control Area By-law to evaluate the possibility of removing greenhouse farm from the list of exempted uses and developing the necessary regulations to address such matters as stormwater management, access, employee accommodation, parking and storage of materials;

it being pointed out that no individuals spoke at the public participation meeting associated with this matter;

it being further noted that the Planning and Environment Committee received a presentation from the Manager, Long Range Planning and Research regarding this matter.

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

12. Properties located at 895 and 905 Sarnia Road south portion (39CD-15502/Z-8445)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application of 905 Sarnia Road Inc. relating to the property located at 895 and 905 Sarnia Road:

- a) the proposed by-law, as appended to the staff report dated June 1, 2015, BE INTRODUCED at the Municipal Council meeting on June 10, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan, to change the zoning of the subject lands FROM an Urban Reserve (UR1) Zone, which permits uses such as existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses livestock facilities, manure storage facilities; kennels; private outdoor recreation clubs; and riding stables TO an Open Space (OS1) Zone to allow for passive recreational uses including a pedestrian path system; and a Holding Residential R6 Special Provision (h.\*h-34\*h-65\*h-100\*R6-5(\_)) Zone to permit cluster townhouse dwelling units with a special provision to include a minimum front yard setback of 4.0 metres, a minimum east interior side yard of 4.0 metres, and a maximum density of 40 units per hectare (161 units) subject to holding provisions requiring the developer to enter into a development agreement with the City, that noise walls be discouraged and buildings are oriented to Sarnia Road, implement noise and vibration attenuation measures, and to ensure that there is water looping and a second public access when more than 80 units are developed;
- b) a public meeting on behalf of the Approval Authority BE HELD at a meeting of the Planning and Environment Committee, for the proposed draft Vacant Land Condominium application relating to the property located at 895-905 Sarnia Road and REPORT TO the Approval Authority the issues, if any, raised at the public meeting with respect to this application;

- c) a public meeting on behalf of the Approval Authority BE HELD at a meeting of the Planning and Environment Committee, for the proposed Site Plan Approval application relating to the property located at 895-905 Sarnia Road and REPORT TO the Approval Authority the issues, if any, raised at the public meeting with respect to this application;
- d) the Approval Authority BE ADVISED that Municipal Council supports the issuing of draft approval to the vacant land condominium as redline amended for 161 townhouse residential units at 895-905 Sarnia Road;
- e) the Approval Authority BE ADVISED that Municipal Council supports the approval of the Site Plan applications for 161 townhouse residential units at 895-905 Sarnia Road; and,
- f) the Approval Authority BE REQUESTED to utilize (if possible) one agreement (in place of a separate development agreement and condominium agreement) to address the development of this site;

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.

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

13. Property located at 104 Commissioners Road East - Request for Demolition

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the residence located at 104 Commissioners Road East:

- a) the Chief Building Official BE ADVISED that Council does not intend to issue a notice of its intent to designate the property under Section 29 of the Ontario Heritage Act; and,
- b) the Civic Administration BE DIRECTED to photo document the property, prior to any demolition and that salvageable heritage materials be retained for reuse on the site or elsewhere;

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 therein.

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

14. Properties located at 462-472 Springbank Drive (OZ-8459)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Atlas Healthcare (London) Ltd. relating to the property located at 462-472 Springbank Drive:

- a) the proposed by-law, appended to the staff report dated June 1, 2015 as Appendix "A", BE INTRODUCED at the Municipal Council meeting on June 10, 2015 to amend the Official Plan to change the designation of the subject lands FROM a Multi-Family, High Density Residential designation TO an Office Area designation;
- b) the proposed by-law appended to the staff report dated June 1, 2015 as Appendix "B", BE INTRODUCED at the Municipal Council meeting on June 10, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property FROM an Arterial Commercial Special Provision (AC2(2)) Zone and Arterial Commercial Special Provision (AC2(7)) Zone, TO a holding Office Special Provision (h-11?OF5( )) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) fencing along property line adjacent to the school yard be implemented to mitigate access and noise impacts;
  - ii) locate and orient the building in a position and form which spans as much of the street frontage as possible to reduce the exposure of the parking area to the street and locate the building entrance on the north façade or corner location that is highly visible from the street to activate the street edge;
  - iii) screen the remaining parking area that is exposed to the street through the use of landscaping and a low masonry wall to provide a strong street-wall and attractive view from the public realm;
  - iv) preserve the existing tree carving currently situated at the entrance of 462 Springbank Drive and maintain it as an amenity to the area;

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.

Voting Record:

Motion Passed

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

NAYS: S. Turner (1)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

**IV. ITEMS FOR DIRECTION**

None.

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

15. Downtown Office Guidelines

That Civic Administration BE DIRECTED to review the City's office policies, to ensure that the intent of those policies to support the downtown is confirmed as part of the review of the second draft of the London Plan.

Motion Passed

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

**VI. ADJOURNMENT**

The meeting adjourned at 7:58 PM.