

**15TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on June 15, 2015, commencing at 4:30 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 C. Saunders (Acting Secretary).

**ALSO PRESENT:** Councillors M. van Holst, M. Salih, A. Hopkins, V. Ridley and T. Park and G. Barrett, D. Dobson, M. Elmadoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, A. MacLean, A. Macpherson, J. Ramsay, 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. Property located at 447 Old Wonderland Road

That, the following actions be taken with respect to the property located at 447 Old Wonderland Road:

- a) the Approval Authority BE REQUESTED to make the necessary arrangements to hold a public participation meeting before the Planning and Environment Committee with respect to the application for site plan approval for the development of a medical/dental office at the property located at 447 Old Wonderland Road; and,
- b) the report of the Managing Director, Planning and City Planner, dated June 15, 2015 with respect to the decision of the Ontario Municipal Board relating to the appeal by 2376563 Ontario Inc. BE RECEIVED for information.

Motion Passed

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

3. Talbot Village Subdivision - Phase 4 - Special Provisions for the Subdivision Agreement (39T-13504)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Speyside East Corporation Inc. for the subdivision of land over Part of Lots 77 and 78, Concession East of the North Branch of the Talbot Road, City of London, County of Middlesex, situated west of Colonel Talbot Road and north of Raleigh Boulevard:

- a) the Special Provisions, (Schedule "A"), as appended to the staff report dated June 15, 2015 to be contained in a Subdivision Agreement between The Corporation of the City of London and Speyside East Corporation Inc. for Talbot Village Phase 4 (39T-13504) BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues to be as per Schedule "B", as appended to the above-noted staff report; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

Motion Passed

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

### III. SCHEDULED ITEMS

#### 4. London Community Foundation, re Back to the River

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the London Community Foundation's Back to the River Design Competition:

- a) the winning design team selected through the Request for Proposal issued by the London Community Foundation (LCF) for the Back to the River Design Competition in July, 2015 BE AWARDED a City consulting contract for detailed design of the inaugural project per Section 15.2 (e) of the City's Procurement of Goods and Services Policy; it being noted that the City will negotiate a contract with the winning consultant, in keeping with standard professional fee schedules for detailed design;
- b) the approved funding from existing capital programs associated with Thames River Valley improvements (PD2123 - Thames Valley Corridor Plan [\$20,000] and PD2134 - Thames Valley Parkway [\$80,000]) in the total amount of \$100,000, BE TRANSFERRED to the approved funding for Downtown Waterfront (PD1215), to support the preparation of detailed design for the inaugural project;
- c) the financing for this above-noted detailed design project BE APPROVED as set out in the Source of Financing Report as appended to the staff report dated June 15, 2015;
- d) the winning design from the Competition BE PRESENTED by the LCF, to the Planning and Environment Committee by December of 2015 for Council endorsement, prior to the City proceeding with any implementation of the design; and
- e) the approval of scope of work and funding for construction of any components of the design BE CONSIDERED by Council through the multi-year budget process, prior to proceeding to any tender process to initiate construction;

it being noted that the Planning and Environment Committee received a verbal delegation from the LCF with respect to this matter.

Motion Passed

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

#### 5. Properties located at 4366 & 4402 Colonel Talbot Road (Z8461)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Lambeth Wellness Centre Ltd. relating to the property located at 4366 & 4402 Colonel Talbot Road:

- a) the proposed by-law as appended to the staff report dated June 15, 2015, BE INTRODUCED at the Municipal Council meeting on June 25, 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 Arterial Commercial (AC2) and Neighbourhood Facility (NF) Zone TO a holding Arterial Commercial (h-17\*h-18\*h-124\*AC2) Zone, a holding Business District Commercial Special Provision (h-18\*BDC(\_)) Zone, and a Holding Urban Reserve (h-18\*UR1) Zone;

- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
- i) maintain access for the proposed health and wellness centre entirely from Colonel Talbot Road;
  - ii) plan for a joint vehicular access between 4366 Colonel Talbot Road and 4402 Colonel Talbot Road;
  - iii) review a tree preservation report which evaluates any impact from the development on relevant vegetation, and implement any mitigating measures or site modifications to reduce the impact;
  - iv) install privacy fencing and enhanced landscaping to screen the parking lot from the adjacent residential dwellings;
  - v) ensure exterior lighting provided for the Wellness Centre is directed to minimize the impact on abutting residential dwellings;
  - vi) replace a portion of the existing surfaced front yard parking area at 4402 Colonel Talbot Road with landscaped open space to create a better separation between vehicular and pedestrian areas;

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.

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

6. Property located at 120 Weston Street (Z-8475)

That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated June 15, 2015 with respect to the application of Spike's Indoor Beach Volleyball relating to a portion of the property located at 120 Weston Street, BE INTRODUCED at the Municipal Council meeting on June 25, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject site FROM a Holding Residential R9 Special Provision (h?h-5?h-8?R9-7(4)?H40) Zone which permits a wide range of residential uses TO a Holding Residential R9 Special Provision (h?h-5?h-8?R9-7(?)?H40) Zone;

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, 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 348 Sunningdale Road East - Request for Demolition

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager of Urban Regeneration, the following actions be taken with respect to the request for the demolition of the residence located at 348 Sunningdale Road East:

- a) the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of its intent to designate the above-noted property under Section 29 of the Ontario Heritage Act; and,
- b) the Civic Administration BE DIRECTED to photo document the existing residence prior to any demolition;

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.

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 1192 Highbury Avenue North (OZ-8463)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of York Developments (London) Inc. relating to the property located at 1192 Highbury Ave North:

- a) the proposed by-law as appended to the staff report dated June 15, 2015 BE INTRODUCED at the Municipal Council meeting on June 25, 2015 to amend the Official Plan to change the designation of the subject lands FROM Low Density Residential designation TO Auto Oriented Commercial Corridor;
- b) the proposed by-law as appended to the staff report dated June 15, 2015 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on June 25, 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 a Neighbourhood Facility (NF1) Zone TO a Restricted Service Commercial Special Provision (RSC1(\_)/RSC4(\_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) noise study to be completed, and mitigation measures be implemented as appropriate;
  - ii) implement 2.4m high ornamental noise attenuation barriers the perimeter of the site to mitigate any potential noise from the proximity of the drive-through lanes and abutting uses to the east;
  - iii) maintain pedestrian walkway through the south portion of the site to provide for non-vehicular connectivity and permeability between the residential neighbourhood to the east and the uses located along Highbury Avenue North, including transit;
  - iv) include a low masonry wall and plant materials to screen all exposed parking from the public street and create an urban street wall;
- d) the Civic Administration BE REQUESTED to bring forward to a Special Meeting of the Planning and Environment Committee to be held on June 24, 2015 at 3:00 PM, a by-law to amend the Official Plan to change the designation of the subject lands (3 Mark Street) FROM Low Density Residential TO Auto-Oriented Commercial Corridor;
- e) the Civic Administration BE REQUESTED to bring forward to the Special Meeting of the Planning and Environment Committee to be held on June 24, 2015 at 3:00 PM, a by-law to amend Zoning By-law Z.-1, in conformity with the Official Plan as amended in part (d) above, to change the zoning of the subject property (3 Mark Street) FROM a Residential R1 (R1-8) Zone TO a Restricted Service Commercial Special Provision (RCS1(\_)/RSC4(\_)) Zone; and,
- f) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-laws 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.

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. 8th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage (LACH):

- a) the consideration of the listing of the following properties on the City of London's Inventory of Heritage Resources BE REFERRED to a future meeting of the Planning and Environment Committee to provide an opportunity for the Civic Administration to make a presentation regarding this matter :

- i) 1020 Elias Street – Priority 1
- ii) 534 Huron Street – Priority 1
- iii) 544 Fanshawe Park Road East – Priority 1
- iv) 1650 Gloucester Road – Priority 1
- v) 1137 Western Road – Priority 1
- vi) 122 Bloomfield Drive – Priority 1
- vii) 33 Bromleigh Avenue – Priority 1
- viii) 656 Warren Road – Priority 1
- ix) 471 Ridgewood Crescent South – Priority 1
- x) 11 Wellington Crescent – from Priority 2 to Priority 1
- xi) 415 Base Line Road East – Priority 1
- xii) 1945 Highland Heights – Priority 1
- xiii) 245 Pall Mall Street – Priority 1
- xiv) 29 Victoria Street – Priority 1
- xv) 250 Commissioners Road East – Priority 1
- xvi) 1231 Richmond Street – Priority 1
- xvii) 511 Cheapside Street – Priority 1

it being noted that the London Advisory Committee on Heritage received a presentation from Sandra Miller, Forest City Modern;

- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, the following actions be taken with respect to the request for demolition of the residence located at 348 Sunningdale Road East:

- i) the Chief Building Official BE ADVISED that council does not intent to issue a notice of its intent to designate the property under section 29 of the *Ontario Heritage Act*, and,
- ii) the Civic Administration BE REQUESTED to photo document the subject residence, prior to the demolition;

it being noted that the London Advisory Committee on Heritage received a presentation from J. Yanchula, Manager, Urban Regeneration; and,

- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration and having consulted the London Advisory Committee on Heritage, the application under section 42 of the *Ontario Heritage Act* for a permit to demolish the building located at 183 King Street in the Downtown London Heritage Conservation District BE REFUSED and that notice of refusal BE GIVEN to the applicant;

it being noted that the London Advisory Committee on Heritage received a presentation from the Manager, Urban Regeneration; and,

it being further noted that the London Advisory Committee on Heritage strongly opposes the request for demotion, as the subject property has significant heritage value for the City of London.

Voting Record:

Motion Passed

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

Motion to receive clauses 1 and 3 and refer clause 4 to be considered in conjunction with item #10 of the Planning and Environment Committee Agenda.

Motion Passed

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

10. Property located at 183 King Street - Request for Demolition

That the following actions be taken with respect to the application by Southside Construction Mgmt. Ltd. with respect to the property located at 183 King Street:

- a) the application under section 42 of the *Ontario Heritage Act* for a permit to demolish the building located at 183 King Street in the Downtown London Heritage Conservation District BE REFUSED and that notice of refusal be given to the applicant; and,
- b) the Civic Administration BE DIRECTED to report back to the PEC with respect to the potential of a zoning by-law amendment to apply the Heritage (HER) Zone to that portion of the lands at 175-183 King Street that encompasses the significant heritage property attributes, recognizing that the rear additions to the buildings at these addresses may not be necessary to retain, and their removal may be appropriate to allow for future redevelopment;

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

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**

None.

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

11. Delayed Planning and Development Applications

That the Civic Administration BE DIRECTED to examine and report back on possible methods of ensuring that, as a condition of approval or extension, planning and development applications which are delayed in implementation are required to be consistent with the most current planning and engineering policies, guidelines, and regulations in the areas including, but not limited to, environment, transit, emergency preparedness and infrastructure; it being noted that this review should recognize the 2014 Provincial Policy Statement (PPS) and the way it is to be applied to planning and development applications that were initiated before the 2014 PPS, to final approval of draft approved subdivisions, and to the extension of draft-approved subdivisions.

Motion Passed

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

**VI. ADJOURNMENT**

The meeting adjourned at 9:29 PM.