

18TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on July 20, 2015, commencing at 4:06 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 A. Hopkins, T. Park, M. van Holst, J. Zaifman; and G. Barrett, P. Christiaans, D. Dobson, J.M. Fleming, S. Galloway, T. Grawey, G. Kotsifas, A. MacPherson, D. MacRae, J. Ramsey, M. Tomaszincic, B. Westlake-Power, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. Edge Valley Subdivision (39T-05505) Extension of Draft Approval

That, on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the Draft Plan of Subdivision application of Drewlo Holdings Inc., relating to the properties located at 1654 Highbury Avenue North, 1522 Kilally Road and a portion of 1782 Kilally Road:

- a) the Approval Authority BE ADVISED that Municipal Council supports the Approval Authority granting a one (1) year extension of the draft plan of subdivision submitted by Drewlo Holdings Inc., prepared by Whitney Engineering Inc., certified by Archibald Gray & McKay, File No. 39T-05505, drawing Edgevalley East Subdivision, as redline amended which shows 128 single detached dwelling lots, 5 medium density blocks, 1 high density block, 1 stormwater management block, 1 open space block, 2 park blocks, and several road allowance/reserve/widening blocks, all served by the extension of Edgevalley Road, Agathos Street and Purser Street and 2 new local streets SUBJECT TO the attached revised conditions (Appendix "A") being met;
- b) the Approval Authority BE ADVISED that Municipal Council supports the Approval Authority granting a further two (2) year extension of the draft plan of subdivision without further public notification or Council review SUBJECT TO the Applicant having advanced the application through to Design Studies Clearance (all required studies submitted and accepted) for the application within the initial one (1) year extension period; and,
- c) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended as Appendix "B" to the staff report dated July 20, 2015.

Motion Passed

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

3. Victoria on the River Phase 2 (39T-09502) Subdivision Agreement Special Provisions

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited for the subdivision of land over Part of Lot 9, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated north of Commissioners Road East, between Jackson Road and Hamilton Road:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the Victoria on the River Subdivision (39T-09502) Phase 2, appended as Schedule "A" to the staff report dated July 20, 2015, BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended as Schedule "B" to the staff report dated July 20, 2015;
- c) the financing for this project BE APPROVED as set out in the attached revised Source of Financing Report (Schedule "C"); and
- d) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement noted in a) above, any amending agreements and all documents required to fulfill their conditions.

Motion Passed

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

4. North Longwoods Phase IV (39T-02502) Subdivision Agreement Special Provisions

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 Banman Developments Inc. for the for the subdivision of land over Lot 32, Concession 2, (Geographic Township of Westminster), now in the City of London, County of Middlesex:

- a) the attached revised Special Provisions (Schedule "A"), to be contained in a Subdivision Agreement between The Corporation of the City of London and for the Banman Developments Inc. (Phase 4) Subdivision (39T-02502-4) BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues as appended as Schedule "B", to the staff report dated July 20, 2015;
- c) the financing for this project BE APPROVED as set out in the attached revised Source of Financing Report (Schedule "C"); and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement noted in a) above, any amending agreements and all related documents required to fulfill their conditions.

Motion Passed

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

5. Speyside East Corporation - 3100 Colonel Talbot Road - Removal of Holding Provision (H-8503)

That, on the recommendation of the Manager, Development Planning, based on the application of Speyside East Corporation, relating to a portion of the property located at 3100 Colonel Talbot Road, the proposed by-law appended to the staff report dated July 20, 2015 BE INTRODUCED at the Municipal Council meeting on July 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 R1(h. R1-5) Zone TO a Residential R1 (R1-5) Zone to remove the "h" holding provision.

Motion Passed

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

6. Sifton Properties Limited - 1230 Riverbend Road - Removal of Holding Provisions (H8481)

That, on the recommendation of the Manager of Development Services and Planning Liaison, based on the application of Sifton Properties Limited, relating to the property located at 1230 Riverbend Road, the proposed by-law appended to the staff report dated July 20, 2015 BE INTRODUCED at the Municipal Council meeting on July 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 R5 Special Provision (h-h-54-R5-4(13)) Zone TO a Residential R5 Special Provision (R5-4(13)) Zone, to remove the "h" and "h-54" holding provisions.

Motion Passed

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

7. FIT (Feed-in Tariff) Program - Council Support Blanket Resolution for Projects Approved under FIT Version 3.1

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 3.1 of the Ontario Feed-In Tariff (FIT) program:

- a) the construction and operation of rooftop solar projects under the Feed-in-Tariff Program (FIT) contract version 3.1 anywhere in the municipality BE SUPPORTED by the Council of The Corporation of the City of London; and
- b) the Mayor and the City Clerk BE AUTHORIZED to sign any requested Council Resolution using the Municipal Council Blanket Support Resolution appended to the staff report dated July 20, 2015 with respect to this matter.

Motion Passed

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

8. Municipality of Thames Centre Official Plan Review (Official Plan Amendment No. 12) - Notice of Decision

That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE DIRECTED to initiate an appeal to the Ontario Municipal Board of the Decision of the County of Middlesex approving Official Plan Amendment No. 12 to the Official Plan for the Municipality of Thames Centre, based on the planning rationale provided in the staff report dated July 20, 2015 with respect to this matter.

Motion Passed

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

NAYS: J. Helmer, P. Squire (2)

III. SCHEDULED ITEMS

9. Application by Tridon, re 510 Central Avenue (SP15-005948) - Site Plan

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan application by 2353034 Ontario Ltd. relating to the property located at 510 Central Avenue:

- a) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting held with respect to the application for Site Plan approval to permit the construction of a five(5) unit multiple residential dwelling:

- i) the increase in the number of residential units from four to five units and the potential negative impacts from the increased intensification on the neighbourhood;
 - ii) retention of a second driveway will lead to parking and safety issues; and,
 - iii) insufficient provision of landscaped open space on the site; and,
- b) the Approval Authority BE ADVISED that Municipal Council requests that the westerly driveway on the proposed draft site plan be removed and the replaced with landscaping and the required parking space be provided at 609 William Street;

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 regarding this matter.

Voting Record:

Motion Passed

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

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

Motion to approve part a).

Motion Passed

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

Motion to approve part b).

Motion Passed

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

NAYS: P. Hubert (1)

10. Application by Hully Gully Limited re property located at 1659 Wharnccliffe Road South - Request for Demolition

That, 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 commercial building located at 1659 Wharnccliffe Road South:

- a) the report of the Managing Director, Planning and City Planner, dated July 20, 2015 BE RECEIVED; and,
- b) the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of its intent to designate the subject property under section 29 of the *Ontario Heritage Act*;

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

Voting Record:

Motion Passed

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

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

11. Application by David Tuckey re property located at 136A and 138 Wortley Road - Request for Demolition

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, having consulted with the London Advisory Committee on Heritage, the Heritage Alteration Permit Application of D. Tuckey, submitted under section 42 of the *Ontario Heritage Act* requesting removal by demolition of the buildings at 136A and 138 Wortley Road, and requesting permission for façade redesign at 136 Wortley Road and building replacement at 136A and 138 Wortley Road, within the Wortley Village-Old South Heritage Conservation District BE GRANTED subject to the following terms and conditions being met:

- i) the final design generally conform with the elevations appended as Appendix B to the staff report to the London Advisory Committee on Heritage, dated July 16, 2015;
- ii) alter the Fire Roasted Coffee Company entrance (currently a small gable) sufficient in size to read as a main building entrance to the Wortley Road sidewalk;
- iii) alter heights of Wortley Road façade windows to meet the level of the existing concrete band on Craig Street;
- iv) alter ramp guard material to wood that is compatible with the steel columns enclosed in rough sawn lumber;
- v) alter backlit "HH" logo signs on west and chamfered corner elevations to externally individually lit letters and/or signs face in painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community;
- vi) the gable to be located on the Fire Roasted Coffee Company building be "bumped out" towards the street with the materials matching the adjacent building; and,
- vii) prior to the initiation of the demolition, the applicant obtain a Heritage Alteration Permit for an approved replacement structure that promotes the goals and objectives of the Wortley-Old south Heritage Conservation District Plan and is in keeping with the appropriate City policies;

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

Voting Record:

Motion Passed

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

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

12. Application by 505 Talbot Limited re properties located at 505, 507 and 511 Talbot Street - Request for Demolition

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, with respect to the request for the demolition of the commercial buildings located at 505, 507 and 511 Talbot Street, having consulted the London Advisory Committee on Heritage (LACH), and consideration of issuing notice of intent to designate the these properties under Section 29 of the Ontario Heritage Act BE DEFERRED in accordance with the July 13, 2015 request received from the applicant; it being noted that a further Public Participation Meeting regarding this matter will be held before a future meeting of the Planning and Environment Committee; it being further noted that the Planning and Environment Committee received a delegation from the Chair of the London Advisory Committee on Heritage (LACH) regarding this matter.

Voting Record:

Motion Passed

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

Motion to open public participation meeting.

Motion Passed

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

Motion to close public participation meeting.

Motion Passed

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

IV. ITEMS FOR DIRECTION

13. Proposed Addition of Mid-Century Modern Properties to London's Inventory of Heritage Resources

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, the Mid-Century Modern properties described in Appendix A to the staff report dated July 20, 2015 with respect to this matter, BE INCLUDED in the City of London's Inventory of Heritage Resources, consistent with the recommendation made in the 8th Report of the London Advisory Committee on Heritage (LACH), with the exception of the property located at 250 Commissions Road East, which will be referred back to the London Advisory Committee on Heritage (LACH) for additional consultation and consideration; it being noted that the Planning and Environment Committee received a communication from N. Millar, Harvest Bible Chapel of London, with respect to this matter.

Motion Passed

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

14. Potential Application of the HER Zone

That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE DIRECTED to initiate a zoning amendment application to apply the Heritage (HER) Zone to the lands at 183 King Street and the adjacent lands at 175-181 King Street.

Motion Passed

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

15. (ADDED) 9th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 9th Report of the London Advisory on Heritage, from its meeting held on July 16, 2015:

- a) the consultant undertaking the Western Road/Oxford Street Municipal Class Environmental Assessment BE REQUESTED to evaluate the impact of placing the buildings located at 78 to 88 Oxford Street West at an increased setback from the front lot line in order to preserve the buildings;
- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, the Heritage Alteration Permit Application of D. Tuckey requesting removal by demolition of the buildings at 136A and 138 Wortley Road, and requesting permission for façade redesign at 136 Wortley Road and building replacement at 136A and 138 Wortley Road, within the Wortley Village-Old South Heritage Conservation District BE PERMITTED subject to the following terms and conditions being met:
 - i) the final design generally conform with the elevations appended as Appendix B to the staff report dated July 16, 2015;
 - ii) alter the Fire Roasted Coffee Company entrance (currently a small gable) sufficient in size to read as a main building entrance to the Wortley Road sidewalk;
 - iii) alter heights of Wortley Road façade window heights to meet the level of the existing concrete band on Craig Street;
 - iv) alter ramp guard material to wood that is compatible with the steel columns enclosed in rough sawn lumber;
 - v) alter backlit "HH" logo signs on west and chamfered corner elevations to externally individually lit letters and/or signs face in painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community; and,
 - vi) the gable to be located on the Fire Roasted Coffee Company building be "bumped out" towards the street with the materials matching the adjacent building;

it being noted that the London Advisory Committee on Heritage (LACH) viewed the "bumping out" of the gable noted in vi) above, will add to the heritage value of the front façade;

it being further noted that the LACH received a presentation from the Manager, Urban Regeneration;

it being further noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter; and,

it being further noted that G. Brown, a representative of the Old South Community Association indicated support of the proposal.

- c) 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 heritage designated property located at 472 Richmond Street, within the Downtown Heritage Conservation District:

- i) the Heritage Alteration Permit Application from St. Paul's Cathedral requesting permission to construct a sloping sidewalk to allow barrier free access to the west entrance of Cronyn Hall and adjacent landscaping changes BE PERMITTED; and,
- ii) the Heritage Alteration Permit application from St. Paul's Cathedral requesting permission to remove, repair, and replace the gutters and cornices and to reinforce a roof truss BE PERMITTED;

it being noted that the impact of such alterations on the heritage attributes are negligible; it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter;

- d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, the Heritage Alteration Permit Application of T. Hill requesting permission for a second storey addition to the heritage designated property located at 434 English Street, within the Old East Village Heritage Conservation District BE PERMITTED; it being noted that the revisions to the proposed addition are consistent with the previous direction provided by London Advisory Committee on Heritage (LACH), and that the impact of such alteration on the heritage features of the property identified in the reasons for designation is acceptable with respect to maintaining the heritage character of the streetscape; it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter;
- e) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration, the Heritage Alteration Permit Application of J. Nicholson to refurbish and expand an existing parking lot at the heritage designated property located at 331 Talbot Street, within the Downtown Heritage Conservation District, BE PERMITTED subject to the final design generally conforming with the elevations appended as Appendix D to the staff report dated July 16, 2015; it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee Report, regarding this matter.
- f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager, Urban Regeneration Manager, with respect to the request for demolition of the commercial property located at 1659 Wharnclyffe Road South, the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of its intent to designate the subject property under section 29 of the *Ontario Heritage Act*; it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter;
- g) the Civic Administration BE ADVISED that in the opinion of the London Advisory Committee on Heritage (LACH), the Heritage Impact Assessment, dated April 30, 2015 prepared by Stantec Consulting Ltd., for the property located at 505 Talbot Street does not satisfactorily address the historical architectural and contextual importance of the subject property; it being noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter;
- h) the Civic Administration BE ADVISED that in the opinion of the London Advisory Committee on Heritage (LACH), the Heritage Impact Assessment, dated April 22, 2015 prepared by Zelinka Priamo Ltd., for the property located at 356 Dundas Street satisfactorily addresses the historical, architectural and contextual importance of the subject property; it being noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter; it being further noted that LACH requests that the archaeological significance be further reviewed prior to development;
- i) the Civic Administration BE ADVISED that in the opinion of the London Advisory Committee on Heritage (LACH), the Heritage Impact Assessment, dated May 28, 2015 prepared by Zelinka Priamo Ltd., for the property located at 195 Dundas Street satisfactorily addresses the historical, architectural and contextual importance of the subject property; it being noted that the LACH

received a report from the Stewardship Sub-Committee regarding this matter; it being further noted that LACH requests that the archaeological significance be further reviewed prior to development;

j) clauses 1, 2a), 2b), 3, 8, 9 and 10, BE RECEIVED.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 7:47 PM.