

19TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on August 24, 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: Mayor M. Brown and Councillors A. Hopkins, J. Morgan, T. Park, M. Salih and M. van Holst and G. Barrett, M. Davis, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, N. Hall, E. Lalande, A. MacLean, A. Macpherson, N. Pasato, J. Ramsay, C. Saunders, S. Spring, M. Tomazincic, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. Property located 1212 Coronation Drive (H-8493)

That, on the recommendation of the Senior Planner, Development Services, based on the application of the London District Catholic School Board, relating to the property located at 1212 Coronation Drive, the proposed by-law appended to the staff report dated August 24, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 1, 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 Neighbourhood Facility (h*h-100*NF1) Zone and a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone TO a Neighbourhood Facility (NF1) Zone and a Residential R1 Special Provision (R1-3 (4)) Zone to remove the h and h-100 holding provisions. (2015-D09)

Motion Passed

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

3. Property located at 751 Fanshawe Park Road West (H-8502)

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Vista Woods Estates Ltd., relating to the property located at 751 Fanshawe Park Road West, the proposed by-law appended to the staff report dated August 24, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 1, 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.R1-4) Zone and a Holding Residential R1 (h. R1-6) Zone TO a Residential R1 (R1-4) Zone and a Residential R1 (R1-6) Zone to remove the holding h. provision. (2015-D09)

Motion Passed

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

4. Meadowlily Subdivision (33M-603)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the subdivision agreement between The Corporation of the City of London and Jackson Summerside Land Corp., for the subdivision of land over Registered Plan 33M-603, located on the north side of Commissioners Road East, west of Jackson Road:

- a) the proposed by-law, being "a by-law to authorize an Assignment Agreement between The Corporation of the City of London and Rembrandt Meadowlilly Inc. and to authorize the Mayor and City Clerk to execute the Agreement" BE INTRODUCED at the Municipal Council meeting to be held on September 1, 2015; and,
- b) execution of this Assignment Agreement by the City BE DELAYED until such time as the owner has provided the City with a copy of the Transfer document as proof of the purchase and sale. (2015-L04A/D12)

Motion Passed

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

5. Foxwood - Phase 2 (39T-07507)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and York Developments Inc., for the subdivision of land over Lot 72, Concession East of the North Branch of Talbot Road, City of London, County of Middlesex, situated north of Wharncliffe Road South, west of Savoy Street:

- a) the Special Provisions (Schedule "A") appended to the staff report dated August 24, 2015, to be contained in a Subdivision Agreement between The Corporation of the City of London and York Developments Inc., for the Foxwood Subdivision, Phase 2 (39T-07507) 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 August 24, 2015;
- c) the financing for this project BE APPROVED as summarized in the Source of Financing Report appended as Schedule "C" to the staff report dated August 24, 2015; 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. (2015-D12)

Motion Passed

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

6. Greengate Village Limited - Lots 60 to 65 Plan 33M-533 (Parts 1 to 12 Plan 33R-18783) (P-8509)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Greengate Village Limited, to exempt the following lands from Part Lot Control:

- a) pursuant to *subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13*, the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on September 1, 2015, to exempt Lots 60 to 65, Plan 33M-533 (also described as Parts 1 to 12 on Reference Plan No. 33R-18783 deposited at the Land Registry Office on December 27, 2013) from the Part Lot Control provisions of subsection 50(5) of the said *Act*, for a period not to exceed one (1) year; it being pointed out that these lands are subject to a registered subdivision agreement and are zoned Residential R1 Special Provision (R1-3(12)) Zone in Zoning By-law No. Z.-1, which permits single detached dwellings with a minimum lot frontage of 10m and minimum lot area of 300m²; and,
- b) the applicant BE ADVISED that the cost of registration of this by-law is to be borne by the applicant in accordance with City policy. (2015-D25)

Motion Passed

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

7. Shamrock Industrial Subdivision (33M-272)

That, on the recommendation of the Manager, Development Services and Engineering Liaison, the following actions be taken with respect to the subdivision agreement between The Corporation of the City of London and Samuel John Shirley, for the subdivision of land over Registered Plan 33M-272, located on the south side of Exeter Road, west of Wellington Road:

- a) the Amending Agreement appended to the staff report dated August 24, 2015, between The Corporation of the City of London and Samuel John Shirley, for the Shamrock Subdivision (Plan 33M-272) BE APPROVED; and
- b) 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. (2015-D12)

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

8. Properties located at 250, 268, 270 and 272 Springbank Drive (OZ-8279)

That, the site plan application by Rand Developments Inc., relating to the properties located at 250, 268, 270 and 272 Springbank Drive BE REFERRED to the Civic Administration for further discussion with the applicant and to report back at a future meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee received a communication dated August 19, 2015, from R. Knutson, Knutson Development Consultants Inc., on behalf of the applicant and the attached communication dated August 24, 2015, from R. Knutson, Knutson Development Consultants Inc., on behalf of the applicant, with respect to this matter.

Motion Passed

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

NAYS: J. Helmer (1)

III. SCHEDULED ITEMS

9. Property located at 3100 Colonel Talbot Road (OZ-8486)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Speyside East Corporation, relating to a portion the property located at 3100 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated August 24, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 1, 2015 to amend the Official Plan by:
 - i) adding the subject site to the list of Locations of Convenience Commercial and Service Station Uses in section 3.6.5.vi);
 - ii) adding the subject site to Appendix "1" to the City of London Official Plan – Convenience Commercial and Service Stations – as a Convenience Commercial use; and,
 - iii) including a policy to permit Convenience Commercial uses in the Low Density Residential designation within the North Talbot Community special policies (3.5.11);

- b) the proposed by-law appended to the staff report dated August 24, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 1, 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 holding Residential R5/Residential R6/Community Facility (h•h-53•h-56•h-91•R5-2/R6-4/CF3) Zone TO a holding Residential R5/ Residential R6/Community Facility/Convenience Commercial Special Provision (h•h-53•h-56•h-91•R5-2/R6-4/CF3/CC(_)) Zone;
- c) consistent with the Official Plan special policies for the North Talbot Community, the Southwest Area Secondary Plan and the Talbot Community Urban Design Guidelines, the Site Plan Approval Authority BE REQUESTED to consider the following design matters through the site plan process:
- i) the north and south units of the proposed building have their principal building entrances on the western façade of the building facing Colonel Talbot Road; it being noted that this design will meet the intent of the holding provision for street orientation;
 - ii) canopies are to be included over the principal building entrances facing Colonel Talbot Road;
 - iii) enhanced pedestrian connections to Raleigh Boulevard and the local road; it being pointed out that these connections should measure 2.4m in width provide for pedestrian priority (ie raised walkways) through the parking area to provide a safe walking environment;
 - iv) screen exposed parking areas from Colonel Talbot Road, Raleigh Boulevard and the local road; it being noted that this should consist of knee high landscape wall and appropriate landscaping;
 - v) all building façades are to contain 50% transparent glazing; and,
 - vi) units not having a principal entrance facing Colonel Talbot Road ensure that their façade is not blank and provides a variety of materials, massing and transparent glazing that contributes positively to the public realm;

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 regarding this matter. (2015-D09)

Voting Record:

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 move clauses a) and c), parts i) to iv) and vi).

Motion Passed

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

Motion to move clause c), part v) which reads “all building façades are to contain 50% transparent glazing;”

Motion Passed

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

NAYS: P. Squire (1)

Motion to move clause b) which reads “the proposed by-law appended to the staff report dated August 24, 2015 (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on September 1, 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 holding Residential R5/Residential R6/Community Facility (h•h-53•h-56•h-91•R5-2/R6-4/CF3) Zone TO a holding Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (h•h-53•h-56•h-91•R5-2/R6-4/CF3/CC(_)) Zone;”

Motion Passed

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

NAYS: P. Squire (1)

10. Property located at 122 Wortley Road - Request for Demolition

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, having consulted the London Advisory Committee on Heritage, the application of B. Baillargeon & P. Jones, under *Section 42 of the Ontario Heritage Act* for a permit to demolish the building located at 122 Wortley Road, within in the Wortley Village-Old South Heritage Conservation District, BE GRANTED with the following terms and conditions:

- a) the applicants obtain a Heritage Alteration Permit for an approved replacement structure that is compatible with the goals and intent of the Wortley Village-Old South Heritage Conservation District Plan prior to the initiation of the demolition; and,
- b) photographic documentation be completed prior to the initiation of demolition activities and submitted to the satisfaction of the Heritage Planner;

it being noted that clause 13 of the 10th Report of the London Advisory Committee on Heritage Report from its meeting held on August 19, 2015, relates to the above-noted property;

it being pointed out that no individuals spoke at the public participation meeting associated with this matter. (2015-P10D)

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. Property located at 1921 Wonderland Road North (39CD-15501/Z-8446)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of Rembrandt Developments (Fanshawe) Inc., relating to the property located at 1921 Wonderland Road North:

- a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on September 1, 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 (h*R5-7) Zone, which permits townhouses and stacked townhouses, a Holding Neighbourhood Facility (h-17*NF) Zone, which permits places of worship, elementary schools and daycare centres and an Urban Reserve (UR3) Zone, which permits existing uses TO a Compound Residential R5/R6 Special Provision (R5-7/R6-4 (L)) Zone, which permits cluster single, semi and duplex dwellings with a minimum lot frontage of 20m and minimum exterior side yard setback (along Wonderland Road) of 3m, and a Residential R5 Special Provision (R5-7 (L)) Zone, which permits cluster townhouse and stacked townhouse dwellings with a minimum lot frontage of 20m, a minimum rear yard setback of 3.5m and a minimum interior side yard setback of 4.5m;
- b) 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 vacant land condominium relating to the property located at 1921 Wonderland Road North;
- c) 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 Site Plan Approval application relating to the property located at 1921 Wonderland Road North;

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 regarding this matter. (2015-D07)

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)

12. Property located at 555 Sunningdale Road East (39CD-15505)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium application of Sifton Properties Limited, relating to the property located at 555 Sunningdale Road East:

- 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 vacant land condominium relating to the property located at 555 Sunningdale Road East; and,

- b) 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 Site Plan Approval application relating to the property located at 555 Sunningdale Road East;

it being pointed out that no individuals spoke at the public participation meeting associated with this matter. (2015-D07)

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. Properties located at 505, 507 and 511 Talbot Street - Request for Demolition

That, the Managing Director, Planning and City Planner's report dated August 24, 2015, with respect to the request for the demolition of the commercial buildings located at 505, 507 And 511 Talbot Street, BE RECEIVED;

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

- a communication from R. Semmens, 907-549 Ridout Street North; and,
- a communication dated August 15, 2015, from M. Fitzgerald, by e-mail;

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. (2015-P10D)

Voting Record:

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

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: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

14. Properties located at 505, 507 and 511 Talbot Street and 94 Dufferin Avenue (Z-8490)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 505 Talbot Limited, relating to the properties located at 505, 507 and 511 Talbot Street and 94 Dufferin Avenue:

- a) the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of its intent to designate the subject properties under Section 29 of the *Ontario Heritage Act*; and,
- b) the proposed by-law appended to the staff report dated August 24, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 1, 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 Downtown Area (h-3*DA2*D250) Zone TO a Downtown Area Bonus (DA2*D250*B-__) Zone; it being noted that the Bonus Zone shall be implemented through a development agreement to provide for increased height up to 97m, an increased density up to 990 units per hectare and a reduction in bicycle parking in return for the provision of the following services, facilities and matters which are described in greater detail in the proposed by-law:
 - i) a podium design which is sensitive to, and responds to, the heritage designated church located to the north of the subject lands; it being noted that this includes a significant podium set-back from the church property along a portion of the Talbot Street frontage;
 - ii) the provision of a heritage courtyard to provide spacing between the podium and the church and to offer a landscaped space including interpretive signage relating to the buildings currently located on the site;
 - iii) salvage and reclamation of significant architectural artefacts and building materials from the existing buildings on the subject site, for incorporation into the new building's interior and/or exterior or within the heritage courtyard; and,
 - iv) a high quality of building design, including such design qualities as:
 - I) abundant use of brick and clear glazing materials on the podium;
 - II) generous floor-to-ceiling window walls on the podium, with projecting canopies lining the pedestrian-oriented podium;
 - III) a street façade design that incorporates brick material in discrete units to echo the rhythm of the building massing that currently exists along Talbot Street;
 - IV) inclusion of frosted glass windows on the upper levels of the podium to allow for nighttime lighting;
 - V) a point tower form with the massing of the building mitigated by a high proportion of glass materials and a relatively low proportion of exposed concrete or similar materials;
 - VI) a visually interesting building cap that will contribute positively to the Downtown London skyline; and,
 - VII) high quality landscaping, as described in the proposed by-law;
 - v) three levels of underground vehicular parking;
 - vi) green roof treatments on substantial portions of both the podium and tower roofs;
 - vii) sustainable development features that will be equivalent to the LEED gold standard; and,
 - viii) public art contribution in the amount of 1% of construction value up to \$250,000;

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

- a communication dated August 18, 2015, from J. Bryant, by e-mail;
- a communication dated August 20, 2015, from J. MacDonald, CEO and General Manager, Downtown London; and,
- the attached communication dated August 24, 2015, from J. House, by e-mail;

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. (2015-D09)

Voting Record:

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

Motion to open public participation meeting.

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

IV. ITEMS FOR DIRECTION

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

15. 10th Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage, from its meeting held on August 19, 2015:

- a) the London Advisory Committee on Heritage (LACH) asked that the following comments, relating to the redevelopment of the former McCormick Factory site, BE FORWARDED to the Civic Administration for consideration:
 - i) the LACH is pleased to see the site being redeveloped and generally supportive of the proposed concept;
 - ii) consideration should be given to the balance position and Tower materials in relation to the existing façade;
 - iii) the smoke stack should be retained; and,
 - iv) consideration should be given to recognition/commemoration of the original use of the site;

it being noted that the LACH reviewed and received the Notice dated July 17, 2015, from M. Tomazincic, Manager, Current Planning, with respect to the application from the City of London, relating to the properties located at 1156 Dundas Street and 463 Ashland Avenue;

- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application of B. Baillargeon and P. Jones, to remove the existing building at 122 Wortley Road, located within the Wortley Village-Old South Heritage Conservation District and to erect a new structure BE PERMITTED as described in the drawings appended to the staff report dated August 19, 2015, as Appendix D to the 10th Report of the LACH; and,

c) clauses 1 to 7, 9 to 12, 14, 15 and 16, BE RECEIVED.

Motion Passed

YEAS: M. Brown, P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (6)

VI. ADJOURNMENT

The meeting adjourned at 8:50 PM.