

20TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on September 8, 2015, commencing at 4:00 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, J. Morgan, T. Park, M. Salih and M. van Holst and M. Corby, M. Elmadoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, I. Listar, J. MacKay, L. Pompili, J. Ramsay, C. Saunders, S. Spring, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 7th Report of the Environmental and Ecological Planning Advisory Committee

That the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on August 20, 2015, BE RECEIVED.

Motion Passed

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

3. 5th Report of the Trees and Forests Advisory Committee

That the 5th Report of the Trees and Forests Advisory Committee from its meeting held on August 26, 2015, BE RECEIVED.

Motion Passed

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

4. Portions of land located at Georgeherriot Lane, Lismer Way and Lismer Place (H-8506)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Banman Developments Inc., relating to portions of land located at Georgeherriot Lane, Paulpeel Ave, Lismer Way and Lismer Place, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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. R1-3) Zone and a Holding Residential R1 Special Provision (h. R1-3(7)) Zone TO a Residential R1 (R1-3) Zone and a Residential R1 Special Provision (R1-3(7)) Zone to remove the "h." holding provision. (2015-D09)

Motion Passed

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

5. Property located at 1653 Richmond Street (H-8487)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Richmond Medical Centre Inc., relating to the property located at 1653 Richmond Street, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 Special Provision (h-5*h-190*R9-7 (23)) Zone TO a Residential R9 Special Provision (R9-7 (23)) Zone to remove the “h-5”, “h-190” holding provisions. (2015-D09)

Motion Passed

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

6. Properties located at 1631, 1635, 1639, 1643 and 1649 Richmond Street (H-8519)

That, on the recommendation of the Senior Planner, Development Services, based on the application of GSP Group Inc., relating to the properties located at 1631, 1635, 1639, 1643 and 1649 Richmond Street, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 Special Provision (h-5*h*-55*h-190*R9-7 (23)) Zone and a Holding Residential R9 Special Provision/ Convenience Commercial Special Provision (h-5*h-164*R9-7 (20)/CC4 (3)) Zone TO a Residential R9 Special Provision (R9-7 (23)) Zone and a Residential R9 Special Provision/ Convenience Commercial Special Provision (R9-7 (20)/CC4 (3)) Zone to remove the “h-5”, “h-55”, “h-164” and “h-190” holding provisions. (2015-D09)

Motion Passed

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

7. Blakie Road and Breck Avenue Servicing Area (H-8448)

That, on the recommendation of the Planner II, Development Planning, based on the application of the City of London, relating to the Blakie Road and Breck Avenue Servicing Area, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 Light Industrial (h-17*LI1/LI7) Zone TO a Light Industrial (LI1/LI7) Zone to remove the “h-17” holding provision. (2015-D09)

Motion Passed

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

8. Hyde Park Road Industrial Subdivision (H-8449)

That, on the recommendation of the Planner II, Development Planning, based on the application of the City of London, relating to the Hyde Park Road Industrial Subdivision, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 Restricted Service Commercial (h-17*RSC1*RSC5) Zone, Holding Restricted Service Commercial (h-17*RSC2*RSC5) Zone, Holding Restricted Service Commercial Special Provision (h-17*h-32*RSC1*RSC3(15)*RSC5) Zone, Holding Light Industrial Special Provision (h-17*LI1(3)) Zone, Holding Light Industrial Special Provision (h-17*LI1(4)) Zone, Holding Light Industrial Special Provision (h-17*LI1(9)) Zone, Holding Light Industrial Special Provision (h-17*LI1(3)*LI7) Zone and a Holding Light Industrial Special Provision (h-17*LI1(3)*LI7(5)) Zone TO a Restricted Service Commercial (RSC1*RSC5) Zone, Restricted Service Commercial (RSC2*RSC5) Zone, Holding Restricted Service Commercial Special Provision (h-32*RSC1*RSC3(15)*RSC5) Zone, Light Industrial Special Provision (LI1(3)) Zone, Light Industrial Special Provision (LI1(4)) Zone, Light Industrial Special Provision (LI1(9)) Zone, Light Industrial Special Provision (LI1(3)*LI7) Zone and a Light Industrial Special Provision (LI1(3)*LI7(5)) Zone to remove the “h-17” holding provision. (2015-D09)

Motion Passed

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

9. Property located at 1602 Sunningdale Road West (H-8517)

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Foxwood Development (London) Inc., relating to the property located at 1602 Sunningdale Road West, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 Residential R1 Special Provision (h*h-100*R1-4 (26)) Zone and a Holding Residential R1 (h*h*100* R1-13) Zone TO a Residential R1 Special Provision (R1-4 (26)) Zone and a Residential R1 (R1-13) Zone to remove the holding h and h-100 provisions. (2015-D09)

Motion Passed

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

10. Property located at 1959 Wharnccliffe Road South (H-8494)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of 1640209 Ontario Ltd., c/o York Developments Inc., relating to a portion of land located at 1959 Wharnccliffe Road South, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 TO a Residential R1 (R1-4) Zone to remove the "h." holding provision. (2015-D09)

Motion Passed

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

11. Amendments to Various Planning Related By-laws

That, on the recommendation of the City Clerk, the following actions be taken with respect to the administrative changes to the following by-laws to reflect recent civic administration title changes and to address operational efficiencies:

- a) the proposed by-law (Appendix "A") appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2015 to amend By-law No. C.P.-1363-381, as amended, the "The City of London Site Alteration By-law", to:
 - i) delete the definition for "Director, Development and Compliance";
 - ii) add a definition for "Managing Director, Development and Compliance Services and Chief Building Official";
 - iii) add a definition for "Manager, Development Services and Planning Liaison";
 - iv) delete all references to the title "Director, Development and Compliance" and replace them with the title "Managing Director, Development and Compliance Services and Chief Building Official"; and
 - v) delete section 7.1 in its entirety and replace it with a new section 7.1 to reflect the title changes noted in sections i) to iv), above;
- b) the proposed by-law (Appendix "B") appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2015 to amend By-law No. C.P.-1455-541, as amended, the "Site Plan Control Area By-law", to:

- i) delete the title of “Director, Development and Compliance” from Schedule 3 and replace it with the title “Managing Director, Development and Compliance Services and Chief Building Official;
 - ii) delete the title “City Planner” from Schedule 3; and,
 - iii) add the title “Manager, Development Planning” to Schedule 3;

- c) the proposed by-law (Appendix “C”) appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2015 to amend By-law No. C.P.-1469-217, as amended, the “The by-law to require an applicant to consult with the municipality prior to making an application under the *Planning Act*”, by deleting the words “of Planning and Development” from the by-law;

- d) the proposed by-law (Appendix “D”) appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2015 to amend By-law No. C.P-1470-218, as amended, the “Complete Application Delegation and Acceptance By-law”, to:
 - i) delete the definition for “Manager, Community Planning and Design”;
 - ii) add a definition for “Manager, Current Planning”;
 - iii) delete all references to the title “Manager, Community Planning and Design” and replace them with the title “Manager, Current Planning”;
 - iv) delete the definition for “Manager, Policy Planning and Programs”;
 - v) add a definition for “Manager, Long Range Planning and Research”;
 - vi) delete all references to the title “Manager, Policy Planning and Programs” and replace them with the title “Manager, Long Range Planning and Research”;
 - vii) add a definition for “Manager, Urban Regeneration”; and
 - viii) delete section 4.1 in its entirety and replace it with a new section 4.1 to reflect the title changes noted in i) to vii), above;

- e) the proposed by-law (Appendix “E”) appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2015 to amend By-law No. CP-7, as amended, the “Committee of Adjustment and London Consent Authority By-law” to delete, in section 2.2, the title “Manager, Community Planning and Design” and replace it with the title “Manager, Current Planning”; and,

- f) the proposed by-law (Appendix “F”) appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2015 to amend By-law No. CP-17, as amended, the “Subdivision and Condominium Delegation and Approval By-law”, to:
 - i) delete the definition for “Manager, Community Planning and Design”;
 - ii) add the definition for “Manager, Development Planning”;
 - iii) delete all references to the title “Manager, Community Planning and Design” and replace them with the title “Manager, Development Planning”;
 - iv) delete the definition for “City Planner”;
 - v) delete the definition for “Planning Director”;
 - vi) delete all reference to the title “City Planner” and replace them with the title “Manager, Development Services and Planning

- Liaison”;
- vii) delete all references to the term “of Planning and Development”;
 - viii) delete all references to the term “General Manager”; and,
 - ix) delete section 3.1 in its entirety and replace it with a new section 3.1 to reflect the title changes noted in i) to viii), above.
(2015-C01)

Motion Passed

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

III. SCHEDULED ITEMS

12. Property located at 356 Dundas Street (Z-8483)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Pamela Karasy, relating to the property located at 356 Dundas Street, the proposed by-law appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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*D350) Zone TO a Downtown Area Bonus (DA2*D350*B(_)) Zone; it being noted that the Bonus Zone shall be implemented through a development agreement to provide increased density up to 558 units per hectare and a minimum rear yard depth of 1.5 metres in return for the provision of the following services, facilities and matters which are described in greater detail in the recommended by-law:

- a) a 6-storey building design which responds to the existing built form on the abutting lands to the east and west of the subject site. This includes continuing the datum line established by the existing built form to the west of the site;
- b) a building height and massing which is compatible with the West Woodfield Heritage Conservation District abutting the subject site immediately to the north; and,
- c) a building design including such qualities as:
 - i) a minimum front building façade height on the ground-floor of 3.65 metres (12 feet) across the entire length of the building frontage to establish the building “base”;
 - ii) a glass canopy located above the principal front building entrance extending approximately one-third the length of the building façade;
 - iii) a horizontal cornice line located above the glass canopy which visually separates the ground-floor front façade and the upper building storeys and distinguishes the “middle” of the building from the ground-floor “base”;
 - iv) a masonry building material such as brick or block used on the façade of the base while avoiding the use of field stone or similar material;
 - v) the use of brick on the exterior façade on the “middle” of the building extending the entire length of the front building elevation between floors 2-4 (inclusive) beginning above the cornice line;
 - vi) the inclusion of decorative moulding between floors 4 and 5 to create visual interest and distinguish the “top” of the building from the “middle”;
 - vii) the use of clear vision glass in all of the building’s openings on the entire building frontage between floors 2-6 (inclusive) and avoiding the use of spandrel glass panels;
 - viii) the use of clear vision glass in all of the transom windows and where the windows are associated with internal facilities and rooms that promote active uses on the base of the building;
 - ix) the use of a minimum of three glass Juliette balconies per floor between floors 2-5 (inclusive); and,

- x) the inclusion of decorative moulding and decorative bracket detail at the top of the 6th floor to cap the “top” of the building;
- d) a “U” shaped building footprint with the creation of a common outdoor landscaped area located within the interior portion of the “U”; and,
- e) to support the provision of development of affordable housing;

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. (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)

13. Property located at 2760 Sunningdale Road East (OZ-8488)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Lafarge Canada Inc., relating to the property located at 2760 Sunningdale Road East:

- a) the proposed by-law (Appendix "A") appended to the staff report dated September 8, 2015 BE INTRODUCED at the Municipal Council meeting to be held on Tuesday, September 15, 2015 to amend Schedule “B-2” – Natural Resources and Natural Hazards of the Official Plan to change the designation of the subject lands FROM an “Aggregate Resource Area” designation TO an “Extractive Industrial” designation; and,
- b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on Tuesday, September 15, 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 Agriculture (AG4) Zone TO a special provision Resource Extraction (EX(__)) Zone;

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. (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)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

14. Residential Development

That the following actions be taken with respect to recent and future residential development:

- a) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee providing an evaluation of the impact of recent residential demolitions and the subsequent new construction on Langarth Street East and Garfield Avenue with respect to applicable planning policies (such as but not limited to: demolition permits, lot severances, lot coverage area, side and rear lot proximity, streetline setbacks, infill and intensification, design/character/massing); and,
- b) the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee, within 60 days, providing policy options which may include, but not limited to, urban design guidelines, public site plan review processes, public notification policies or an interim control by-law that could be immediately implemented to ensure that new residential development, within existing neighbourhoods, is appropriate, consistent and complementary to the character and scale of the surrounding neighbourhood. (2015-D09)

Motion Passed

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

15. Redevelopment in London's Downtown

That the following actions be taken to assist with encouraging redevelopment of vacant lots in London's downtown:

- a) the Civic Administration BE REQUESTED to review and report back to a future meeting of the Planning and Environment Committee on the status of all commercial parking lots in the downtown to confirm that these properties are zoned appropriately to permit the use;
- b) the Civic Administration BE REQUESTED to ensure that the policies contained within the Downtown Master Plan, Our Move Forward, that discourage the extension of temporary use by-laws for the establishment of commercial parking uses in the downtown, be considered during the evaluation of any new applications or applications for the extension of an existing temporary use by-law, for the creation of new commercial parking; and,
- c) the Civic Administration BE REQUESTED to report back to a future meeting of the appropriate Committee as how best to expedite the creation and implementation of a downtown parking strategy. (2015-D09)

Motion Passed

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

VI. ADJOURNMENT

The meeting adjourned at 5:42 PM.