

21ST REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on September 21, 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 J. Morgan, M. Salih and M. van Holst and G. Barrett, M. Corby, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, P. Kokorros, G. Kotsifas, T. Koza, E. Lalande, J. MacKay, A. MacLean, L. Mottram, L. Pompilii, 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. 6th Report of the Advisory Committee on the Environment

That the 6th Report of the Advisory Committee on the Environment from its meeting held on September 2, 2015, BE RECEIVED.

Motion Passed

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

3. Notice of Appeal to the Ontario Municipal Board PL150688/PL150398 - 161 Windermere Road (39CD-14501/SP15-009524)

That, on the recommendation of the Manager, Development Planning, in response to letters of appeal by Suzanne deJong and Tridon Properties Ltd., to the Ontario Municipal Board dated May 7, 2015, relating to the Vacant Land Condominium application being PL150398 and dated August 5, 2015, relating to Site Plan being PL150688, for the property located at 161 Windermere Road:

- a) the City Solicitor BE DIRECTED to provide legal representation at the Ontario Municipal Board Hearing and to take such steps as are necessary to support Municipal Council's position relating to the appeal to the Vacant Land Condominium application being Ontario Municipal Board File Number PL150398; and,
- b) the City Solicitor BE DIRECTED to provide legal representation at the Ontario Municipal Board Hearing and to take such steps as are necessary to support Municipal Council's position relating to the appeal of the Site Plan application, being Ontario Municipal Board File Number PL150688. (2015-L01)

Motion Passed

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

4. Victoria on the River Subdivision - Phases 1 & 2 (formerly 1603 Hamilton Road) (H-8471)

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, Phases 1 & 2, (formerly known as 1603 Hamilton Road), the proposed by-law appended to the staff report dated September 21, 2015, BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2015 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the Phase 1 lands, described as Lots 1 through 19 and Lots 21 through 59, Registered Plan No. 33M-672, FROM a holding Residential

R1 (h-100•R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the holding (h-100) provision; and on the Phase 2 lands, described as Lots 47 through 56 and Lots 75 through 124, as shown on the draft-approved plan of subdivision (File No. 39T-09502), FROM a holding Residential R1 (h•h-100•R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the holding (h & h-100) provisions. (2015-D09)

Motion Passed

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

III. SCHEDULED ITEMS

5. 11th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on September 9, 2015:

- a) the following actions be taken with respect to part a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage, having to do with the proposed designation of the properties located at 79, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) and 93 – 95 Dufferin Avenue:
 - i) the owner BE REQUESTED to stabilize the above-noted structures during the winter season;
 - ii) parts a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage BE REFERRED to the Civic Administration to consider in conjunction with the evaluation of future planning applications regarding these properties; it being noted that part a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage reads as follows:
 - “a) a Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council’s intention to designate the properties located at 479, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) to be of cultural heritage value and interest BE GIVEN, for the attached reasons;
 - b) a Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council’s intention to designate the properties located at 93 – 95 Dufferin Avenue to be of cultural heritage value and interest BE GIVEN, for the attached reasons;”
 - iii) the Civic Administration BE REQUESTED to work with the developer to evaluate opportunities to integrate heritage elements into the design;
- b) the following actions be taken with respect to the Stewardship Sub-Committee report:
 - i) the Civic Administration BE REQUESTED to work with the developer prior to the demolition of the buildings located 505, 509 and 511 Talbot Street to:
 - I) obtain photo documentation of the buildings proposed for demolition and measured drawings of the exterior facades at 505 Talbot Street;
 - II) identify significant architectural details and elements, notably the decorative trim at 505 Talbot, that may be salvaged prior to or as part of the demolition process for potential reuse; and,
 - III) prepare an artistic commemoration of the existing building streetscape;

- ii) it BE NOTED that the Stewardship Sub-Committee minutes from its meeting held on August 26, 2015, were received;
- c) the matter of the proposed designation of the properties located at 78-88 Oxford Street West, BE DEFERRED to such time as the Stewardship Sub-Committee receives the Consultant report on the Heritage Impact Assessment for the above-noted properties; it being noted that the London Advisory Committee on Heritage received a presentation from C. Andreae, Heritage Planner, AECOM, with respect to this matter;
- d) the following actions be taken with respect to the building located 4342 McDougall Close:
 - i) the Civic Administration and the Chief Building Official BE ADVISED that the London Advisory Committee on Heritage (LACH) does not object to the demolition of the building located at 4342 McDougall Close and does not recommend designation, it being noted that the property should be removed from the Inventory of Heritage Resources, as its evaluation determined that it does not demonstrate sufficient cultural heritage value or interest; and,
 - ii) the property owners BE ENCOURAGED to reuse any salvageable heritage materials;
- e) clauses 1, 2, 3, 4, 5 and 9, BE RECEIVED;

it being noted that the Planning and Environment Committee heard verbal presentations from W. Kinghorn, Chair, LACH and J. Rodgers, Rygar Properties Inc. and reviewed and received a communication dated September 15, 2015, from J. Rodgers, Rygar Properties Inc., with respect to these matters.

Voting Record:

Motion Passed

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

Motion to grant Mr. Barry Card, on behalf of Mr. J. Rodgers, Rygar Properties Inc., delegation status with respect to the properties located at 79, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) and 93 – 95 Dufferin Avenue.

Motion Passed

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

Motion to refer clause 6 a) and b) of the 11th Report of the London Advisory Committee on Heritage to the Civic Administration to consider in conjunction with the evaluation of future planning applications regarding these properties and to work with the developer to evaluate opportunities to integrate heritage elements in the design.

Motion Passed

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

6. Property located at 648 Huron Street (Z-8495)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Canadian Mental Health Association Middlesex, relating to the property located at 648 Huron Street, the proposed by-law appended to the staff report dated September 21, 2015, BE INTRODUCED at the Municipal Council meeting to be held on September 29, 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 Restricted Office (RO1) Zone TO a Restricted Office Special Provision (RO1()) 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. (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)

7. Property located at 1255 Kilally Road (OZ-8500)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Kilally Shopping Centre Inc., relating to the property located at 1255 Kilally Road:

- a) the proposed by-law appended to the staff report dated September 21, 2015 (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2015, to amend the Official Plan to change the designation of the subject lands FROM Multi-Family, Medium Density Residential TO Auto Oriented Commercial Corridor; and,
- b) the attached, revised, proposed, by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on September 29, 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 Convenience Commercial/ Neighbourhood Facility (CC2/CC3/NF) Zone TO an Associated Shopping Area Special Provision (ASA1(_)/ASA3(_)) Zone;

it being noted that the Planning and Environment Committee reviewed and received communications dated September 17, 2015 and September 18, 2015, from Councillor M. Salih and the attached communication from Y. White, President, Middlesex Condominium Corporation No. 725, respectively, 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. (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)

Motion to move "That the Civic Administration BE REQUESTED to review and report back to a future meeting of the Planning and Environment Committee regarding the current requirements set out in the Site Plan Control By-law as they relate to development adjacent to residential areas, noting concerns such as noise, lighting, traffic, and parking, and recommend any recommend changes that will ensure that the impacts of development are mitigated to the greatest extent possible."

Motion Failed

YEAS: M. Cassidy, J. Helmer (2)

NAYS: P. Hubert, P. Squire, S. Turner (3)

8. Property located at 4342 McDougall Close - Request for Demolition

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, relating to the request for the demolition of a heritage listed property located at 4342 McDougall Close, the following actions be taken:

- a) the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of its intent to designate 4342 McDougall Close under Section 29 of the *Ontario Heritage Act*, and,
- b) the subject property BE REMOVED from the Inventory of Heritage Resources;

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)

IV. ITEMS FOR DIRECTION

9. Deferred Matters List

That the Deferred Matters List BE REVISED to reflect the removal of items 5 and 10.

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 5:41 PM.