

22ND REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on October 5, 2015, commencing at 4:04 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, V. Ridley, M. Salih, H. Usher, M. van Holst and J. Zaifman and J. Adema, G. Barrett, P. Christiaans, E. Conway, M. Davis, B. Debbert, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, G. Kotsifas, T. Macbeth, A. Macpherson, L. Pompili, J. Ramsay, M. Ribera, C. Saunders, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 8th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 8th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on September 17, 2015:

- a) the revised, Working Group comments with respect to the application by Old Oak Properties, relating to the property located at 2300 Richmond Street, BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a communication dated September 16, 2015, from the Upper Thames River Conservation Authority relating to this application;
- b) the following actions be taken with respect to the application of Dave and Kim Stewart related to the properties located at 2525 and 2695 Dingman Drive:
 - i) the Civic Administration BE ADVISED that the Environmental and Ecological Planning Advisory Committee recommends that the subject lands be zoned OS5, not OS4, as propose; it being noted that natural heritage features outside of the flood plain are generally zoned OS5; and,
 - ii) it BE NOTED that the Notice dated August 26, 2015, from B. Debbert, Senior Planner, with respect to an application submitted by Dave and Kim Stewart, relating to this matter, was received; and,
- c) clauses 1 to 5, 7, 9 and 10, BE RECEIVED.

Motion Passed

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

3. 3rd Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 3rd Report of the Agricultural Advisory Committee from its meeting held on September 16, 2015:

- a) the Planner on file BE REQUESTED to provide the Agricultural Advisory Committee (AAC) with the specific proposed changes to Section 45.3 of Zoning By-law Z.-1 related to the regulation regarding setbacks to adjacent residential uses, for mushroom farm uses; it being noted that

the AAC reviewed and received a Notice dated August 20, 2015, from L. Maitland, Planner 1, with respect to amending zoning regulations for mushroom farms;

- b) the Civic Administration BE REQUESTED to consult with the Agricultural Advisory Committee (AAC) with respect to the feasibility of an overarching urban agriculture policy as outlined in the Municipal Council resolution, from its meeting held on September 1, 2015; and,
- c) clauses 1 to 7 and 9 to 11, BE RECEIVED.

Motion Passed

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

4. 6th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 6th Report of the Trees and Forests Advisory Committee from its meeting held on September 23, 2015:

- a) the Civic Administration BE REQUESTED to work with the Trees and Forests Advisory Committee (TFAC) to develop protocols to:
 - i) educate the community with respect to community tree planting on boulevards; and,
 - ii) encourage community tree planting on boulevards;

it being noted that the TFAC received a verbal update from I. Listar, Manager, Urban Forestry, with respect to this matter; and,

- b) clauses 1, 2, 4 and 5, BE RECEIVED.

Motion Passed

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

5. Chelsea Green Meadows Subdivision (39T-02511)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the subdivision agreement between The Corporation of the City of London and AAR-CON Enterprises Corp., for the subdivision of land over Part of Blocks A, B and C, Part of Terrace Street (Closed by By-law No. 8865-28, Inst. No. CB225), Registered Plan No. 437(C), all of Lots 1 to 12 (both inclusive), all of Block W and part of Block R, Registered Plan No. 500 (amended by order No. EL34037), in the former Township of Westminster, now in the City of London, County of Middlesex, situated at the west limit of Terrace Street, west of Adelaide Street South:

- a) the proposed by-law, being "a by-law to authorize an Assignment Agreement between The Corporation of the City of London and 2423652 Ontario Ltd.; and to authorize the Mayor and City Clerk to execute the Agreement" BE INTRODUCED at the Municipal Council meeting to be held on October 13, 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-D12/L04A)

Motion Passed

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

6. Crestwood (Phase 3) Subdivision (39T-13503)

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 Norquay Buttonbush Land Corp., for the subdivision of land over Part of Lot 41, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the north side of Southdale Road East, west of Tillmann Road, municipally known as 860 Southdale Road East:

- a) the Special Provisions (Schedule "A") appended to the staff report dated October 5, 2015, to be contained in a Subdivision Agreement between The Corporation of the City of London and Norquay Buttonbush Land Corp., for the Crestwood Subdivision (39T-13503), Phase 3 BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated October 5, 2015 as Schedule "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 5, 2015 as 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. (2015-D12)

Motion Passed

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

III. SCHEDULED ITEMS

7. Properties located at 2525 and 2695 Dingman Drive (Z-8512)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Dave and Kim Stewart, relating to the properties located at 2525 and 2695 Dingman Drive, the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2015 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 2525 Dingman Drive FROM an Urban Reserve (UR6) Zone, an Open Space (OS4) Zone and an Environmental Review (ER) Zone TO a Residential R1 Special Provision (R1-16(_)) Zone, an Urban Reserve (UR6) Zone and an Open Space (OS4) Zone and to change the zoning of 2695 Dingman Drive FROM an Urban Reserve (UR6) Zone and an Open Space (OS4) Zone TO a Residential R1 Special Provision (R1-16(_)) Zone, an Urban Reserve (UR6) Zone and an Open Space (OS4) 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 regarding this matter. (2015-D09)

Voting Record:

Motion Passed

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

NAYS: S. Turner (1)

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 2150 Oxford Street East (OZ-8510)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of City of London, relating to the property located at 2150 Oxford Street East:

- a) the proposed by-law appended to the staff report dated October 5, 2015 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2015, to amend Schedule 'A' – Land Use of the Official Plan, in accordance with the amendment to change the designation of the portions of the subject lands that have been removed from the flood regulated area FROM an Open Space designation TO a Light Industrial designation;
- b) the proposed by-law appended to the staff report dated October 5, 2015 as Appendix "B", BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2015, to amend Schedule 'B-1' – Natural Heritage Features of the Official Plan, in accordance with the amendment to change the location of the "Maximum Hazard Line" to reduce the area of the flood plain, consistent with the Pottersburg Creek Subwatershed Study and the confirmation of the flood plain limit by the Upper Thames River Conservation Authority;
- c) the proposed by-law appended to the staff report dated October 5, 2015 as Appendix "C", BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2015, to amend Schedule 'B-2' – Natural Resources and Natural Hazards of the Official Plan, in accordance with the amendment to change the location of the "Regulatory Floodline" to reduce the area of the flood plain, consistent with the Pottersburg Creek Subwatershed Study and the confirmation of the Upper Thames River Conservation Authority; and,
- d) the proposed by-law appended to the staff report dated October 5, 2015 as Appendix "D", BE INTRODUCED at the Municipal Council meeting to be held on October 13, 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 on the area proposed to be outside of the flood plain FROM an Open Space/General Industrial (OS4/GI1) Zone TO a holding Light Industrial (h-(_), h-(_)/LI1/LI2/LI4/LI5) Zone;

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

9. Properties located at 3313-3450 Wonderland Road South and 1789 Wharncliffe Road South (SP15-009327)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application by 1279059 ONTARIO INC., CLF1 (WONDERLAND ROAD) INC. and 1699259 ONTARIO INC. (York Developments), for a commercial shopping plaza with retail, offices, clinics, fitness centre and financial institutions proposed at 3313 through 3450 Wonderland Road South and 1789 Wharncliffe Road South:

- a) the Site Plan 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 Site Plan Approval for a commercial shopping plaza located at 3313 to 3450 Wonderland Road South and 1789 Wharncliffe Road South;
- b) the Site Plan Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application for the proposed commercial shopping plaza located at 3313 to 3450 Wonderland Road South and 1786 Wharncliffe Road South and raised the following issues with respect to the Site Plan Approval application:
 - i) the applicant and the Civic Administration collaborate with the London Transit Commission to determine the placement of transit infrastructure and the routing of buses within the site;
 - ii) tree coverage on the site be enhanced to better reflect city-wide tree canopy goals and reduce the heat island effect of the surface parking area;
 - iii) the Civic Administration measure the net effect of the addition of the proposed new commercial lands on the existing commercial lands in the city;
 - iv) the highest standards of design be incorporated into the site plan; and,
 - v) ensure that there are sidewalks from Wonderland Road, at major entry points, to ensure that pedestrians are not competing with vehicular traffic;

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-D11)

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)

10. Review of the Community Facility Zone (Z-8479)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the City of London, relating to lands Zoned Community Facility (CF2) as well as City-wide changes to various Zoning definitions, the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2015, to amend Zoning By-

law No. Z.-1, (in conformity with the Official Plan), to modify the range of permitted uses in the Community Facility (CF2) Zone variation and to delete and replace various definitions of uses in the Zoning By-law;

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

11. Properties located at 598, 600, 604 and 608 Springbank Drive (Z-8374)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of York Development Group MAI Inc., relating to the properties located at 598, 600, 604 and 608 Springbank Drive:

- a) the proposed by-law appended to the staff report dated October 5, 2015, BE INTRODUCED at the Municipal Council meeting to be held on October 13, 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 Residential R5/Residential R7/Residential R9/Restricted Office (R5-6/R7•D150•H16/R9-7•H16/RO2) Zone TO a Holding Residential R9 Special Provision (h-5•h()•R9-7()•H44) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to ensure, through the Site Plan approval process, that the development of the subject property be consistent with the Site Plan, Renderings, Elevation Drawings and Section Drawings appended to the staff report dated October 5, 2015 as Appendix "B" and to consider, where possible:
 - i) increasing the height of the podium to a minimum of two (2) storeys in order to be more proportional with the height of the building and to provide a stronger enclosure of the adjacent pedestrian realm;
 - ii) revising the design of the corner of the podium located at the intersection of Springbank Drive and Wonderland Road to include special architectural treatment which pronounces the corner;
 - iii) relocating the primary entrance at or near the northeast corner of the building to allow for convenient pedestrian way-finding and site circulation and to further activate the pedestrian realm at the intersection;
 - iv) screening parking from the public right-of-way with a combination of low masonry walls and vegetation/landscaping;
 - iv) implementing a landscape treatment along Springbank Drive and Wonderland Road which is urban in nature and provides opportunities for seating, hardscape areas, planting and seamless integration with public sidewalks;
 - v) creating a shaded urban plaza which reinforces pedestrian walking patterns along the tower's abutting frontage at the intersection of Springbank Drive and Wonderland Road;

- vi) the provision of privacy fencing, shade trees and other desirable buffering features along the westerly property line where the site abuts an existing single detached dwelling, to ensure the greatest protection of privacy;
- vii) ensure that the westerly portion of the property, where the site abuts the existing single detached dwelling, is protected during the construction phase; and,
- viii) review the potential for a noise wall or planting landscaping to mute noise;

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)

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

12. Planning Services Two Year Work Program

That the following actions be taken with respect to the Planning Services 2 Year Work Program:

- a) the Civic Administration BE REQUESTED to review the Trail Planning and Design Standards for Environmentally Significant Areas by the end of Q2, 2016; and,
- b) the Civic Administration BE DIRECTED to review and report back with a revised Work Program at a future meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee reviewed and received a communication dated October 2, 2015, from S. Levin, et. al., with respect to this matter. (2015-D02)

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 9:00 PM.