

23RD REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on October 19, 2015, commencing at 4:03 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 and M. van Holst and G. Barrett, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, P. Kokkoros, E. Lalande, A. MacLean, N. Pasato, L. Pompilii, 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. Property located at 2055 Dundas Street (H-8499)

That, on the recommendation of the Manager, Development Planning, based on the application of 1781991 Ontario Inc., relating to a portion of the property located at 2055 Dundas Street, the proposed by-law appended to the staff report dated October 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2015 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject lands FROM a Holding Compound Restricted Office/Highway Service Commercial/Neighbourhood Facility(h-80.h-88.R02/HS(7)/NF1) Zone TO a Compound Restricted Office/Highway Service Commercial/Neighbourhood Facility (R02/HS7/NF1) Zone to remove the "h-80" and "h-88" holding provision. (2015-D09)

Motion Passed

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

3. Property located at 230 Villagewalk Boulevard (Block 1 in Plan 33M-664) (P-8531)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Village North 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 proposed by-law appended to the staff report dated October 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2015 to exempt Block 1, Plan 33M-664 from the Part Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R9 Special Provision (R9-7 (16) H48) in Zoning By-law No. Z.-1, which permits apartment buildings with a maximum height of 48 metres; 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-D12/D11)

Motion Passed

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

4. Property located at 1647 Fanshawe Park Road East - O'Hanlan Subdivision (39T-10503)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 756949 Ontario Limited, relating to the property located at 1647 Fanshawe Park Road East, legally described as Plan 120, Part Lots 1, 2 and 3:

- a) the Ontario Municipal Board BE ADVISED that the City of London has no objection to the request by 756949 Ontario Limited for a three year extension to draft approved plan 39T-10503, located at 1647 Fanshawe Park Road East, legally described as Plan 120, Part Lots 1, 2 and 3, SUBJECT TO the revised conditions appended to the staff report dated October 19, 2015 as Appendix "A"; and,
- b) the financing for the project BE APPROVED in accordance with the "Estimated Claims and Revenues Report" appended to the staff report dated October 19, 2015 as Appendix "B". (2015-D12)

Motion Passed

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

5. Properties located at 860-874 Southdale Road West (H-8529)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Norquay Buttonbush Land Corp., relating to a portion of land located at 860-874 Southdale Road West, the proposed by-law appended to the staff report dated October 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 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 Special Provision (h. R1-6(4)) Zone and a Holding Residential R1 Special Provision (h.h-108.R1-6(4)) Zone TO a Residential R1 Special Provision (R1-6(4)) Zone and a Holding Residential R1 Special Provision (h-108.R1-6(4)) Zone to remove the "h." holding provision. (2015-D09)

Motion Passed

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

III. SCHEDULED ITEMS

6. Properties located at 3294 and a portion of 3260 Singleton Avenue (39CD-15509/SP15-013646)

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 3294 and a portion of the property located at 3260 Singleton Avenue:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to these matters, the following issues were raised:
 - i) only having one access onto Singleton Avenue;
 - ii) the noise and pollution from the construction vehicles on Singleton Avenue; and,
 - iii) the lack of fencing allowing dirt and construction debris to collect;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Approval application relating to the properties located at 3294 and a portion of 3260 Singleton Avenue subject to the following:
 - i) ensure that the units adjacent to the park front onto the park consistent with the Placemaking Guidelines; and,

- ii) an appropriate noise warning clause be added by the Approval Authority to advise potential purchasers of the adjacent land use and its activities;

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)

7. Properties located at 2605-2651 Tokala Trail (OZ-8511)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Horizon Medical Developments, relating to the property located at 2605-2651 Tokala Trail:

- a) the proposed by-law appended to the staff report dated October 19, 2015 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2015, to amend the Official Plan to change the designation on a portion of the subject lands FROM a Multi-Family, Medium Density Residential designation TO an Office Area designation;
- b) the proposed by-law appended to the staff report dated October 19, 2015 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 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 Community Facility/Holding Residential R6 Special Provision/Residential R7/Residential R8 (h-95*CF1/h*h-54*h-71*h-95*h-100*R6-5(29)/R7* H15*D75/R8*H15*D75) Zone and a Holding Residential R6 Special Provision/Residential R7/Residential R8 (h*h-54*h-71*h-95*h-100*R6-5(29)/R7* H15*D75/R8*H15*D75) Zone TO a Holding Office Special Provision (h* h-17*h-54*h-71*h-95*OF5(_)) Zone and a Holding Residential R1 Special Provision/Residential R4 (h*h-17*h-54*h-71*h-95*R1-3(8))/R4-1) Zone;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Community Facility/Holding Residential R6 Special Provision/Residential R7/Residential R8 (h-95*CF1/h*h-54*h-71*h-95*h-100*R6-5(29)/R7*H15*D75/R8*H15*D75) Zone and a Holding Residential R6 Special Provision/Residential R7/Residential R8 (h*h-54*h-71*h-95*h-100*R6-5(29)/R7*H15*D75/R8*H15*D75) Zone TO a Holding Office Special Provision (h* h-17*h-54*h-71*h-95*OF5(_)) Zone and a Residential R1 Special Provision/Residential R4 (R1-3(8))/R4-1) Zone, BE REFUSED for the following reasons:
 - i) the requested amendment will facilitate the ability to charge a fee for access a required parking space, contrary to the intent of the Zoning By-law; and,
 - ii) the ability to charge a fee to access a required parking space has the potential to create negative impacts to the adjacent residential and commercial areas;

- d) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the office use provide fencing and landscaped buffering to mitigate impacts and provide a visual buffer between the office uses and future residential uses;
 - ii) locate and orient the building in a position and form which spans as much of Fanshawe Park Road West corridor as feasible to reduce the exposure of the parking area to the street and locate the building entrance on the south façade or corner location that is highly visible from the street to activate the street edge;
 - iii) reduce and reconfigure the surface parking area in order to increase the amount of green space throughout the parking area; and,
 - iv) screen the remaining parking area that is exposed to the street through the use of landscaping and a low masonry wall to provide a strong street-wall and attractive view from the public realm;

t 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 to move parts a) and b) of the recommendations contained in the Civic Administration's report.

Motion Passed

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

NAYS: J. Helmer (1)

Motion to move part c) of the recommendations contained in the Civic Administration's report.

Motion Passed

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

NAYS: P. Hubert (1)

Motion to move part d) of the recommendations contained in the Civic Administration's report.

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

8. 7th Report of the Advisory Committee on the Environment

That the following actions be taken with respect to the 7th Report of the Advisory Committee on the Environment from its meeting held on October 7, 2015:

- a) S. Hall BE APPOINTED to represent the Advisory Committee on the Environment on the Environmental and Ecological Planning Advisory Committee, for the term ending February 28, 2019;
- b) the following actions be taken with respect to the Sustainability Working Group Report:
 - i) the Civic Administration BE REQUESTED to consider the development of a Sustainability Statement, which could be incorporated in the London Plan, but also form the basis of a sustainability framework that would include a vision, goals, principles, strategies and a definition of sustainability, and be featured prominently on the city's website and publications;
 - ii) should a Sustainability Statement be developed, as noted in a) above, the Civic Administration BE REQUESTED to have the Sustainability Statement form the basis of a revamped Green and Healthy City section, which could be moved to the front of the City Building Policies, as part of the London Plan;
 - iii) a Sustainability Officer, Markham, Ontario BE INVITED attend a future meeting of the Advisory Committee on the Environment (ACE) to speak on this matter; it being noted that the ACE approved up to \$200.00 from its 2015 Budget for the speaker's travel expenses; and,
 - iv) it BE NOTED that the Sustainability Working Group minutes from its meeting held on September 27, 2015, was received; and,
- c) clauses 1 to 12, BE RECEIVED.

Motion Passed

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

9. Archaeological Master Plan Review Project Terms of Reference

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Terms of Reference for the Archaeological Master Plan Review Project appended to the staff report dated October 19, 2015, BE ADOPTED. (2015-R08)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL (Confidential Appendix enclosed for Members only.)

The Planning and Environment Committee convened in camera from 5:56 PM to 6:03 PM after having passed a motion to do so, with respect to the following matter:

- C-1. A matter pertaining to personal matters about identifiable individuals including municipal or local board employees, relating to the 2016 Mayor's New Year's Honour List.

VII. ADJOURNMENT

The meeting adjourned at 6:04 PM.