

24TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 2, 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: Councillors H.L. Usher, M. van Holst and J. Zaifman; G. Barrett, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, P. Kokkoros, G. Kotsifas, E. Lalande, A. MacLean, A. Macpherson, D. Menard, M. Pease, J. Ramsay, S. Spring, M. Tomazincic, B. Westlake-Power 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 275 Thames Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, notice of Municipal Council's intention to pass a by-law to repeal By-law No. L.S.P. 3432-10, being "A by-law to designate 275 Thames Street to be of historical and contextual value or interest" passed by the Municipal Council at its meeting held on December 3, 2013, to designate the property located at 275 Thames Street to be of cultural heritage value or interest, BE GIVEN in accordance with the requirements of subsections 31(3) and 31(4) of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*; it being noted that the approved removal of the building, with its heritage attributes, to another site has removed the need to retain the heritage designation of the property at 275 Thames Street; it being further noted that the London Advisory Committee on Heritage has been consulted and public notice has been completed with respect to the request for the repeal, as required. (2015-C01A)

Motion Passed

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

3. Property located at 510 Central Avenue (SP15-005948)

That, on the recommendation of the Manager, Development Planning, in response to the letter of appeal to the Ontario Municipal Board, dated August 4, 2015, as submitted by Donald deJong, relating to the Site Plan Approval application for the property located at 510 Central Avenue, the City Solicitor BE DIRECTED to provide legal representation at the Ontario Municipal Board hearing and to take such steps as are necessary, including retaining such experts as the City Solicitor may determine are necessary, to support Municipal Council's position relating to the appeal of the Site Plan application, being Ontario Municipal Board File Number PL150720. (2015-L01/D09)

Motion Passed

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

NAYS: P. Hubert (1)

III. SCHEDULED ITEMS

4. 12th Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 12th Report of the London Advisory Committee on Heritage from its meeting held on October 14, 2015:

- a) the following actions be taken with respect to the Stewardship Sub-Committee Report:
 - i) the Draft Statements of Cultural Heritage Value or Interest for the following buildings BE REFERRED to the Civic Administration for review and consideration as part of the Request for Proposal process:
 - A) Health Services Building, 346 South Street;
 - B) War Memorial Children's Hospital, 392 South Street; and,
 - C) Colborne Building, 391 South Street;
 - ii) the property located at 926 Maitland Street (St. Michael's School) BE ADDED to the Heritage Register as a property of cultural heritage value or interest; and,
 - iii) it BE NOTED that the Stewardship Sub-committee minutes from its meeting held on September 30, 2015, were received;
- b) the following actions be taken with respect to 275 Thames Street:
 - i) the By-law No. L.S.P. 3432-10, passed on 2013-12-03, a by-law that designates the property located at 275 Thames Street to be of cultural heritage value or interest, BE REPEALED; it being noted that the recommended action seeks the repeal of the designation pursuant to Sections 31 (3) and 31 (4) of the Ontario Heritage Act to recognize the situation resulting from the heritage alteration permit that allowed for the removal of the building from 275 Thames Street and its relocation to 432 Grey Street; it being further noted that the London Advisory Committee on Heritage is supportive of the repeal of the designation for this property; and,
 - ii) the Civic Administration BE ADVISED the London Advisory Committee on Heritage re-iterates its support of the Council resolution adopted at its meeting held on April 30, 2013, with respect to interpretive signage or a commemorative monument for the above noted property, which read:

“the Civic Administration BE DIRECTED to assist with the historical interpretation of the Thames Street neighbourhood, through interpretive signage or a commemorative monument, in a place that is easily accessible to the public; it being noted that consultation among the Historic Sites Committee, the London Advisory Committee on Heritage and the Fugitive Slave Chapel Preservation Project is encouraged; and, it being noted that the archaeological/heritage community hopes to initiate a community driven archaeological assessment of the site and that the Civic Administration will advise the Municipal Council should there be a request for additional support for such an assessment”; and,
 - iii) the Civic Administration be requested to report back with possible options as to how the neighbourhood located on Thames Street between Stanley Street and Horton Street can be formally recognized as “The Hollow” and in doing so, not hinder any future development of the area; it being noted that this recognition may take form of naming the neighbourhood;
- c) consideration of clause 14 BE POSTPONED until the public participation meeting relating to the property located at 759 Elizabeth Street later in the meeting;

d) that the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) expressed its support of a Cultural Strategy for Ontario and suggested that best practices include matters such as:

- i) civic education and engagement;
- ii) active experiences of heritage;
- iii) recognition of sense of place and context;
- iv) the need to recognize cultural heritage because it is valued not only because it was valued;
- v) cultural heritage as a tool for community building;
- vi) a need for financial and regulatory support for those engaged in conservation and ongoing stewardship;
- vii) London, Ontario should share and take pride in what has been done well; and,
- viii) value be placed on both the tangible and intangible heritage resources;

it being noted that the LACH received a communication from the Ministry of Tourism, Culture and Sport, with respect to the discussion paper for developing a Culture Strategy for Ontario; and,

e) clauses 1 to 10, 12 and 16, BE RECEIVED;

it being noted that the Planning and Environment Committee reviewed and received a communication dated November 2, 2015, from Councillors T. Park and H.L. Usher, with respect to the property located at 275 Thames Street; and,

it being further noted that the Planning and Environment Committee heard a verbal presentation from W. Kinghorn, Chair, LACH, with respect to these matters. (2015-R01)

Voting Record:

Motion Passed

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

Motion to approve the following motion as requested by Councillor T. Park and H.L. Usher:

“That the Civic Administration be requested to report back with possible options as to how the neighbourhood located on Thames Street between Stanley Street and Horton Street can be formally recognized as “The Hollow” and in doing so, not hinder any future development of the area. This recognition may take form of naming the neighbourhood.”

Motion Passed

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

5. Properties located at 2095 Coronation Drive and 955 Gainsborough Road (39T-15502/Z-8477)

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the application of Banman Developments (West) Inc., relating to the properties located at 2065 Coronation Drive and 955 Gainsborough Road:

- 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 draft plan of subdivision for the properties located at 2065 Coronation Drive and 955 Gainsborough Road;

- b) the Approval Authority BE ADVISED that the Municipal Council supports the draft approval of the proposed plan of residential subdivision, as submitted by Banman Developments (West) Inc. (File No. 39T-15502, prepared by Whitney Engineering Inc., certified by David Bianchi, OLS, Holstead and Redmond Ltd., as redline revised) which shows 60 single detached lots and one (1) park block served by two (2) new local streets, and Coronation Drive (secondary collector), SUBJECT TO the conditions appended to the staff report dated November 2, 2015 as Appendix "C";
- c) the proposed by-law appended to the staff report dated November 2, 2015 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on November 10, 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 Community Facility (CF1/CF3) Zone, which permits uses such as places of worship and schools and from a Residential R5 Special Provision (R5-5(2)) Zone, which permits cluster townhouse dwellings and cluster stacked townhouse dwellings TO a Residential R1 Special Provision (R1-3(4)) Zone, to permit single detached dwellings with a minimum lot frontage of 10.0m, a minimum lot area of 300m², with special provisions to permit interior side yard depths of 1.2m, front yard and exterior side yard setbacks of 3m (local street)/4.5m (secondary collectors) for the main dwelling, and front yard and exterior side yard setback of 6m for garages and to an Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest; and,
- d) the financing for the project BE APPROVED in accordance with the "Estimated Claims and Revenues Report" appended to the staff report dated November 2, 2015 as Appendix "A";

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, P. Squire, S. Turner (4)

NAYS: J. Helmer (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)

6. Property located at 2170 Wharncliffe Road South (TZ-8520)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Cedar Auto, relating to the property located at 2170 Wharncliffe Road South, the proposed by-law appended to the staff report dated November 2, 2015 BE INTRODUCED at the Municipal Council meeting to be held on November 10, 2015 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), TO DELETE Section 26.4.c) 9) and to change the zoning of the subject property FROM a Holding Arterial Commercial Special Provision (h-17*h-142*AC2(9)) Zone and an Environmental Review (ER) Zone

TO a Holding Arterial Commercial Special Provision/Temporary (h-17*h-142* AC2(_)/T-(_) Zone and an Environmental Review (ER) 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, P. Squire, S. Turner (4)

NAYS: J. Helmer (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, P. Squire, S. Turner (4)

NAYS: J. Helmer (1)

7. Property located at 759 Elizabeth Street - Request for Demolition

That the following actions be taken with respect to the property located at 759 Elizabeth Street:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property and does not intend to issue a notice of intent to designate the property under Section 29 of the *Ontario Heritage Act*; and,
- b) that NO ACTION be taken with respect to clause 14 of the 12th Report of the London Advisory Committee on Heritage;

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

- a communication, dated October 21, 2015, from K. Mckeown, 495 Lawson Road;
- a communication, dated October 20, 2015, from C. Duck, by e-mail;
- a communication, dated October 15, 2015, from S. Bentley, Heritage London Foundation;
- a communication, dated October 28, 2015, from M. Whalley, ACO London Region;
- a communication, dated October 20, 2015, from M. Hall, MW Hall Corporation; and,
- a communication from C. MacInnes, 578 Waterloo Street;

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-P10D)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire (3)

NAYS: J. Helmer, S. Turner (2)

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, J. Helmer, P. Squire, S. Turner (4)

NAYS: M. Cassidy (1)

Motion to approve the staff recommendation.

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 759 Elizabeth Street, notice of Municipal Council's intention to designate the property located at 759 Elizabeth Street to be of cultural heritage value or interest BE GIVEN for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18; it being noted that the owners of the property have not concurred with this request.

Motion Failed

YEAS: J. Helmer, S. Turner (2)

NAYS: P. Hubert, M. Cassidy, P. Squire (3)

Motion to approve the following:

“That the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property and does not intend to issue a notice of intent to designate the property under Section 29 of the *Ontario Heritage Act*.”

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire (3)

NAYS: J. Helmer, S. Turner (2)

Motion to approve the following:

“That NO ACTION be taken with respect to clause 14 of the 12th Report of the London Advisory Committee on Heritage.”

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire (3)

NAYS: J. Helmer, S. Turner (2)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL

The Planning and Environment Committee convened in camera from 6:50 PM to 6:54 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 6:54 PM.