

**1ST REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on December 14, 2015, commencing at 3:30 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Councillor P. Squire (Chair) and Councillors J. Helmer, P. Hubert, T. Park and S. Turner and H. Lysynski (Secretary).

**ALSO PRESENT:** Mayor M. Brown, Councillors M. Cassidy, A. Hopkins, M. van Holst and J. Zaifman; J. Adema, G. Barrett, J. Braam, M. Corby, M. Davis, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Graham, T. Grawey, N. Hall, G. Kotsifas, I. Listar, J. Lucas, T. Macbeth, A. MacLean, A. Macpherson, B. O'Hagan, B. Page, J. Ramsay, C. Saunders, J. Smolarek, E. Soldo, S. Spring, M. Tomazincic, S. Wise and J. Yanchula.

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**I. CALL TO ORDER**

1. That it BE NOTED that no pecuniary interests were disclosed.
2. Election of Vice-Chair for the Term Ending November 30, 2016

That Councillor T. Park BE APPOINTED as the Vice-Chair of the Planning and Environment Committee for the term ending November 30, 2016.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

**II. CONSENT ITEMS**

3. Great Near-Campus Neighbourhoods Strategy Review - Status Update

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated December 14, 2015, relating to the Great Near-Campus Neighbourhood Strategy Review status update, BE RECEIVED for information. (2015-D19)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

4. Environmental Impact Study Recommendations Within Plans of Subdivision

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated December 14, 2015, relating to the implementation of Environmental Impact Study recommendations into plans of subdivisions, BE RECEIVED for information. (2015-D03)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

5. Designation of Appointment Authority

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the designation of appointment authority:

- a) the proposed by-law appended to the staff report dated December 14, 2015 (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016 to amend By-law No. B.-92-16, as amended, to delegate the administrative function of appointing building inspectors for the enforcement of the *Building Code Act, 1992*, as amended, to the Chief Building Official and to adopt a new method of

revising and publishing the City's complement of building inspectors appointed pursuant to the *Building Code Act, 1992*, as amended;

- b) the proposed by-law appended to the staff report dated December 14, 2015 (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to amend By-law No. A.-5895-232, as amended, to delegate the administrative function of appointing property standards officers for the enforcement of the *Building Code Act, 1992*, as amended, to the Chief Building Official, and to adopt a new method of revising and publishing the City's complement of property standards officers appointed pursuant to the *Building Code Act, 1992*, as amended;
- c) the proposed by-law appended to the staff report dated December 14, 2015 (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to amend By-law No. A.-5896-233, as amended, to delegate the administrative function of appointing municipal law enforcement officers under the *Police Services Act*, to the Chief Building Official and to adopt a new method of revising and publishing the City's complement of municipal law enforcement officers appointed pursuant to the *Police Services Act*, as amended;
- d) the proposed by-law appended to the staff report dated December 14, 2015 (Appendix "D") BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to amend By-law No. A.-5273-82, as amended, to delegate the administrative function of appointing municipal law enforcement officers (parking) under the *Police Services Act*, as amended, to the Chief Building Official and to adopt a new method of revising and publishing the City's complement of municipal law enforcement officers (parking) appointed pursuant to the *Police Services Act*, as amended; and,
- e) the proposed by-law appended to the staff report dated December 14, 2015 (Appendix "E") BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to amend By-law No. A.-5709-40, as amended, to delegate the administrative function of appointing weed inspectors for the enforcement of the *Weed Control Act*, as amended, to the Chief Building Official and to adopt a new method of revising and publishing the City's complement of weed inspectors appointed pursuant to the *Weed Control Act*, as amended. (2015-A23/P01)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

6. Wickerson Hills Subdivision - Subdivision Special Provisions (39T-08507)

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 Wickerson Hills Development Inc., for the subdivisions of land over Part of Lot 48, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the west side of Wickerson Road, between Southdale Road West and Byron Baseline Road, municipally known as 2332 Wickerson Road:

- a) the Special Provisions (Appendix "A") appended to the staff report dated December 14, 2015, to be contained in a Subdivision Agreement between The Corporation of the City of London and Wickerson Hills Development Inc., for the Wickerson Hills Subdivision (39T-08507) BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance, has summarized the claims and revenues appended as Schedule "B" to the staff report dated December 14, 2015;
- c) the financing for this project BE APPROVED as summarized in the Source of Financing Report appended as Schedule "C" to the staff report dated December 14, 2015; 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-D04)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

- 7. Wickerson Woods Subdivision - Subdivision Special Provisions (39T-00519)

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 Kape Developments Limited, for the subdivision of land over Part of Lot 48, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the west side of Wickerson Road, between Southdale Road West and Byron Baseline Road, municipally known as 2280 Wickerson Road:

- a) the Special Provisions (Schedule "A") appended to the staff report dated December 14, 2015, to be contained in a Subdivision Agreement between The Corporation of the City of London and Kape Developments Limited, for the Wickerson Woods Subdivision (39T-00519) BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance, has summarized the claims and revenues appended as Schedule "B" to the staff report dated December 14, 2015;
- c) the financing for this project BE APPROVED as summarized in the Source of Financing Report appended as Schedule "C" to the staff report dated December 14, 2015; 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-D04)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

- 8. 1st Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage from its meeting held on December 9, 2015:

- a) the matter of the City's Vacant Building By-law and heritage related concerns BE REFERRED to the Policy and Planning Sub-Committee to review, and that the Manager of Licensing and Municipal By-law Enforcement Services BE INVITED to provide an update on the By-law; it being noted that the London Advisory Committee heard a verbal delegation from A. Beaton and M. Tovey, with respect to this matter;
- b) the following actions be taken with respect to the Heritage Alteration Permit Application for the property located at 26 Elmwood Avenue East:
  - i) consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), and as recommended by the London Advisory Committee on Heritage, the alteration and addition to the house on the heritage designated property located at 26 Elmwood Avenue East, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED by the City Planner with the following terms and conditions:
    - A) the wood board and batten cladding wrap the building;
    - B) all exposed wood be painted;
    - C) if the concrete structure is exposed through the construction process, the Heritage Planner be consulted to



- e) clauses 1, 2, 4 to 14, 17 and 19 to 25, BE RECEIVED.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

### III. SCHEDULED ITEMS

9. Property located at 1890 Hyde Park Road (Z-8533)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1647797 Ontario Ltd., relating to the property located at 1890 Hyde Park Road:

- a) the proposed by-law appended to the staff report dated December 14, 2015 BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, 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 Service Commercial (RSC1/RSC4/ RSC5) Zone TO an Associated Shopping Area Commercial (ASA1/ ASA2/ASA3) Zone; and,
- b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Restricted Service Commercial (RSC1/RSC4/ RSC5) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1/ASA2/ASA3(\_)) Zone BE REFUSED for the following reasons:
- i) the requested special provision to recognize the existing residential use is not in keeping with the permitted uses in the New Format Regional Commercial Node designation;
  - ii) if the dwelling units are considered legal non-conforming the policies of the Official Plan encourage their transition to, or replacement by, conforming uses over time; and,
  - iii) if the dwelling units are legal non-conforming the residential use can continue to exist as legal non-conforming until such time they cease to exist;

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: M. Brown, P. Squire, J. Helmer, T. Park, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, T. Park, S. Turner (5)

10. 8th Report of the Trees and Forests Advisory Committee

That, the following actions be taken with respect to the 8th Report of the Trees and Forests Advisory Committee from its meeting held on November 25, 2015:

- a) that NO ACTION BE TAKEN with respect to the request for a Municipal Council representative to the Trees and Forests Advisory Committee (TFAC) as a non-voting resource member; it being noted that the

presentation from A. Cantel, with respect to the TFAC Summary Report was received;

- b) the Civic Administration BE REQUESTED to consider an extension to the deadline for Advisory Committee presentations and submissions with respect to the 2016-2019 multi-year budget process; it being noted that the Trees and Forests Advisory Committee received a presentation from D. Bordin, Manager, Finance, with respect to this matter; and,
- c) clauses 1 to 5, 7 to 10, 12 and 13, BE RECEIVED;

it being noted that the Planning and Environment Committee heard verbal delegations from R. Mannella (Chair) and A. Cantell (Member), TFAC, with respect to these matters.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

11. "Back to the River" Design Competition Winning Submission and Next Steps

That, on the recommendation of the Managing Director, Planning and City Planner and the Managing Director, Environmental & Engineering Services and City Engineer, the following actions be taken with regards to the Back to the River Design Competition:

- a) the Jury-selected winning design, "The Ribbon of the Thames" created by Civitas and Stantec, BE ENDORSED as the long-range Concept Plan for further enhancement of the Thames Valley Corridor between Oxford Street, Wharncliffe Road and Adelaide Street South;
- b) the London Community Foundation and its funders and partners BE THANKED for their vision and leadership in initiating and executing the Back to the River initiative, and;
- c) the Civic Administration BE DIRECTED to report back on the scope of the Inaugural Project at the Forks of the Thames, its potential implications for other City Projects in the area and the implementation process for the Inaugural Project;

it being noted that the scope of the Inaugural Project and timing of implementation will be based on a future design process, subject to funding through the Strategic Investments portion of the Multi-Year Budget process and the City will continue to work with the London Community Foundation on opportunities to collaborate on the implementation of the Inaugural Project;

it being pointed out that the Planning and Environment Committee heard verbal delegations with respect to this matter from the following:

- Fred Galloway, London Community Foundation;
- Jane McKelvie, Chair, Upper Thames River Conservation Authority;
- Joni Baechler, Jury Chair;
- Joe Berridge, Urban Strategies; and,
- Mark Johnson, Civitas.

(See attached presentation.) (2015-E21)

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

12. Property located at 89 York Street (Z-8525)

That, on the recommendation of the Managing Director, Planning and City Planner, the following action be taken with respect to the application of Jing for Jing Ltd, relating to the property located at 89 York Street:

- a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Downtown Area (DA2\*D350) Zone TO a holding Downtown Area Bonus (h-1\*h-3\*DA2\*D350\*B(\_)) Zone; it being noted that the Bonus Zone shall be implemented through a development agreement to provide for increased density up to 754 units per hectare in return for the provision of the following services, facilities and matters which are described in greater detail in the proposed by-law:
- i) a high quality of building design, including the following:
    - A) abundant use of transparent glazing on the ground and second floors;
    - B) a high proportion of glass materials and natural stone and a relatively low proportion of exposed concrete or similar materials;
    - C) provision of an outdoor area on the second storey in the form of a patio or terrace which faces the street to provide: articulation of the front façade, shelter for the ground floor entry, and activation of the street edge along York Street;
    - D) parking provided by a mechanical parking system to be located on the third storey (spanning a maximum of 1.5 storeys in height);
    - E) inclusion of floor to ceiling glazing on the third storey to screen the parking level using a combination of graphics etched on or placed behind translucent glazing, which may be backlit, to provide a visibly interesting and artistic treatment, and animation of the street edge;
    - F) all parking spaces provided are to be accessible parking spaces;
    - G) sustainable development features including solar panels and green roof treatments on the fifth and tenth levels; and,
    - H) the visually interesting angled and stepped back building cap that will contribute positively to the Downtown London skyline;
  - b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
    - i) provision of a lay-by lane to provide stacking space on York Street for vehicles waiting to be parked;
    - ii) clear delineation between pedestrian entrances/exits, service/loading areas and the parking garage entrance using methods such as distinct paving materials, bollards, signage, etc. in order to avoid vehicular-pedestrian conflicts; and,
    - iii) provision of basement flooding protection for any development located on the subject lands for the prevention of possible sewage backflow from the existing 1050mm combined sewer;

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)

Voting Record:

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

13. Urban Growth Boundary Expansion for Future Industrial Growth (O-8014)

That, on the recommendation of the Managing Director, Planning & City Planner, NO FURTHER ACTION BE TAKEN relating to the expansion of the Urban Growth Boundary for future Industrial Growth;

it being noted that the Planning and Environment Committee reviewed and received a communication dated November 30, 2015, from N. Faulkner, London Dairy Farm, with respect to this matter;

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-D21/D22)

Voting Record:

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, T. Park, S. Turner (5)

NAYS: P. Hubert (1)

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

14. Property located at 50 King Street (Z-8372)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the Corporation of the County of Middlesex, relating to the property located at 50 King Street, the proposed by-law appended to the staff report dated December 14, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject property FROM a Community Facility/Downtown Area (CF1/DA2•D350•H15) Zone TO a Holding Downtown Area Special Provision Bonus (h-3.h-5.h-18.h-149.h-( ).DA1.D350.H15.B( )) Zone; it being noted that the bonus zone is intended to facilitate a development design which includes a mixed-use apartment building with a maximum height of 95 metres (28-storeys) and a maximum density of 750 units per hectare, which shall be implemented through a development agreement in return for the facilities, services and matters prescribed in the site-specific "Bonusing Criteria" appended to the staff report dated December 14, 2015 as Schedule "1" to the amending by-law;

it being noted that the Planning and Environment Committee reviewed and received a communication from B. Tomassini, 330 Ridout Street, 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: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

#### **IV. ITEMS FOR DIRECTION**

15. 1st Report of the Advisory Committee on the Environment

That, the following actions be taken with respect to the 1st Report of the Advisory Committee on the Environment from its meeting held on December 2, 2015:

- a) the revised 2016 Work Plan for the Advisory Committee on the Environment BE FORWARDED to the Municipal Council for consideration; and,
- b) clauses 1 to 9, 11 to 15, BE RECEIVED.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

16. Residential Infill Analysis

That, in response to the Municipal Council resolution adopted at its meeting held on September 15, 2015, the Civic Administration BE DIRECTED to undertake a study to review Official Plan policies, the Z.-1 Zoning By-law, the Site Plan By-law, current planning and development processes related to new residential dwellings and residential building additions and report back on a preferred approach and process to address the concerns that have been identified. (2015-D04)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to move part a) of the staff recommendation which reads:

the proposed by-law appended to the staff report dated December 14, 2015, BE INTRODUCED at the Municipal Council meeting to be held on January 4, 2016, to establish an interim control by-law (in conformity with the Official Plan) for the purpose of prohibiting the construction of new residential dwelling units and the construction of major additions to residential buildings within the Low Density Residential designation of the Old South neighbourhood and outside of the Wortley Village - Old South Heritage Conservation District, as defined in the proposed By-law, for a period of one year. (2015-D04)

Motion Failed

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

NAYS: P. Squire, P. Hubert, T. Park (3)

Motion to move part b) of the staff recommendation which reads:

the Civic Administration BE DIRECTED to undertake a study to review Official Plan policies, the Z.-1 Zoning By-law, the Site Plan By-law, current planning and development processes related to new residential dwellings and residential building additions and report back on a preferred approach and process to address the concerns that have been identified.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

17. Planning Services 2-Year Work Program - Updated

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated December 14, 2015, relating to the updated two-year work program, BE RECEIVED for information. (2015-A23)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

18. Review of Intensification Targets in the London Plan

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to a review of the intensification targets in The London Plan:

- a) the staff report dated December 14, 2015, relating to the review of the intensification targets in The London Plan BE RECEIVED for information,
- b) no further actions BE TAKEN to revise the 40% intensification target identified in The London Plan; and,
- c) an additional intensification target BE ADDED to The London Plan, seeking that 75% of all intensification be located within the Primary Transit Area;

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

- a communication dated December 11, 2015, from J. Kennedy, President, London Development Institute; and,
- a communication dated December 11, 2015, from B. Bierbaum, President and CEO, Bluestone Properties. (2015-D09)

Voting Record:

Motion to move parts a) and b) of the staff recommendation which reads as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to a review of the intensification targets in The London Plan:

- a) the staff report dated December 14, 2015, relating to the review of the intensification targets in The London Plan BE RECEIVED for information, and,
- b) no further actions BE TAKEN to revise the 40% intensification target identified in The London Plan. (2015-D09)

Motion Passed

YEAS: M. Brown, P. Squire, P. Hubert, T. Park, S. Turner (5)

NAYS: J. Helmer (1)

Motion to approve part c) of the staff recommendation which reads as follows:

- c) an additional intensification target BE ADDED to The London Plan, seeking that 75% of all intensification be located within the Primary Transit Area.

Motion Passed

YEAS: M. Brown, J. Helmer, P. Hubert, T. Park, S. Turner (5)

NAYS: P. Squire (1)

19. Planning and Environment Committee Deferred List

That the Deferred Matters List BE REVISED to reflect the removal of item 10; it being noted that items 3 and 17 will remain on the Deferred List.

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

20. Old East Village Commercial Corridor Design Guidelines

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Old East Village Commercial Corridor Design Guidelines:

- a) the staff report dated December 14, 2015 relating to the Old East Village Commercial Corridor Urban Design Manual BE RECEIVED for information; and,
- b) the Draft Old East Village Commercial Corridor Design Guidelines BE CIRCULATED to the Old East Village BIA, the London Development Institute, the Urban League of London, the London Homebuilders Association, London Area Planning Consultants, the London Advisory Committee on Heritage, the Urban Design Peer Review Panel and other Advisory committees and external agencies. (2015-D32)

Motion Passed

YEAS: M. Brown, P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (6)

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

**VI. ADJOURNMENT**

The meeting adjourned at 9:57 PM.