

2ND REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on January 18, 2016, commencing at 4:00 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: Councillors M. Cassidy, A. Hopkins and H.L. Usher; E. Conway, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, N. Hall, G. Kotsifas, J. MacKay, A. MacLean, A. Macpherson, S. Mathers, C. Parker, J. Ramsay, M. Ribera, A. Riley, 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. Advisory Committee on the Environment

That the following actions be taken with respect to the Advisory Committee on the Environment:

- a) the 2nd Report of the Advisory Committee on the Environment from its meeting held on January 6, 2016, BE RECEIVED; and,
- b) the attached 2016 Work Plan for the Advisory Committee on the Environment BE APPROVED.

Motion Passed

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

3. Property located at 161 Windermere Road (39CD-14501/SP15-009524)

That, on the recommendation of the Senior Planner, 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 Site Plan application SP15-009524 for the property located at 161 Windermere Road, the Ontario Municipal Board BE ADVISED that the Municipal Council recommends that regard be had to the comments and conditions for Site Plan Approval appended to the staff report dated January 18, 2016, as Appendix 1. (2016-L01)

Motion Passed

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

4. Boler Mountain Lands and 2426 Wickerson Road - Proposed Conveyance and Access Easements

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to the access and use of Boler Mountain lands and the adjacent property located at 2426 Wickerson Road:

- a) the staff report dated January 18, 2016 BE RECEIVED as an update regarding Boler Mountain's plans to acquire lands from 2426 Wickerson Road and to establish an access easement for both vehicular traffic to Boler Mountain and a connection to the City's public pathway system, subject to acceptance of an Environmental Impact Study (EIS) and the approval of related Official Plan and Zoning By-law amendments; and,

- b) upon Provisional Consent being granted, the Civic Administration BE DIRECTED to initiate Official Plan and Zoning By-law amendments that may be required to implement the proposed consent and protect the natural heritage features based on the accepted Environmental Impact Study and other relevant planning and servicing considerations. (2016-D15)

Motion Passed

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

5. Candidate Approval for the Urban Design Peer Review Panel

That, on the recommendation of the Managing Director, Planning and City Planner, the following candidates BE APPROVED for the positions listed below on the Urban Design Peer Review Panel:

- a) Adrian Dyer - Position of Architect;
- b) Jason McIntyre, Position of Architect; and,
- c) Sung Ae Sim, Position of Landscape Architect. (2016-C12)

Motion Passed

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

III. SCHEDULED ITEMS

6. Property located at 3493 Colonel Talbot Road (39T-14504/OZ-8417)

That on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 2219008 Ontario Limited c/o York Developments, relating to the property located at 3493 Colonel Talbot Road:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to these matters, issues were raised with respect to the following:
 - i) the increase in traffic;
 - ii) the density of the proposed buildings; and,
 - iii) condominium units backing onto yards without a buffer;
- b) the proposed by-law appended to the staff report dated January 18, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 26, 2016 to amend the Official Plan to change the designation on Schedule "A", Land Use, on a portion of these lands FROM Open Space TO Low Density Residential and Multi-Family Medium Density Residential; and FROM Environmental Review TO Low Density Residential and Multi-Family Medium Density Residential in order to more accurately reflect the boundary for the main drainage channel; to change Schedule "B1" Natural Heritage Features to more accurately reflect the boundaries of the "Significant River, Stream and Ravine Corridors" delineation and to remove the "Potential Upland Corridors" delineation in the vicinity of the drainage channel; and to amend the Southwest Area Secondary Plan for a portion of the subject site FROM Open Space and Environmental Review TO Low Density Residential and Multi-Family Medium Residential to more accurately reflect the boundary of the main drainage channel;
- c) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on January 26, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part b) above), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone, a Holding Urban Reserve (h-2*UR4) Zone and an Open Space (OS4) Zone TO:

- a Holding Residential R1 Special Provision (h.h-100.R1-8()) Zone, to permit single detached dwellings with a minimum frontage of 15.0 metres (49.2 feet), a minimum lot area of 600 square metres (6,458 square feet), with garages that shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage;
- a Holding Residential R6 Special Provision (h.h-100.h-198.R6-5()) Zone, to permit a range of low and medium cluster housing in the form of single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and senior citizen apartment buildings at a minimum density of 14 units/ha (6 units/acre), and maximum density of 35 units/ha (14 units/acre), and a maximum building height of 12m (39.4 feet);
- a Holding Residential R6 Special Provision (h.h-100.h-198.R6-5()) Zone, to permit a range of low and medium cluster housing in the form of single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and senior citizen apartment buildings at a minimum density of 18 units/ha (7 units/acre), and maximum density of 35 units/ha (14 units/acre), and a maximum building height of 10.5m (34.4 feet);
- a Holding Residential R6 Special Provision (h.h-100.h-198.R6-5()) Zone, to permit a range of low and medium density residential uses such as single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and at a minimum density of 30 units/ha (12 units/acre) and maximum density of 35 units/ha (14 units/acre), and a maximum building height of 10.5m (34.4 feet);
- a Compound Holding Residential R6 Special Provision/R8 Special Provision (h.h-100.h-198. R6-5()/R8-4()) Zone, to permit medium density residential uses such as apartment buildings, stacked townhouses and senior citizen apartment buildings with a minimum density of 70 units/ha (26 units/acre) and maximum density of 75 units/ha (30 units/acre);
- a Compound Holding Residential R6 Special Provision/R8 Special Provision/ Convenience Commercial (h.h-100.h-198. R6-5()/R8-4()/CC6) Zone, to permit medium density residential uses such as single detached, semi-detached, duplex, triplex, apartment buildings, stacked townhouses and senior citizen apartment buildings with a minimum density of 70 units/ha(29 units/acre) and maximum density of 75 units/ha(30 units/acre), and in addition to the above noted uses, a limited range of convenience commercial uses such as convenience stores, medical/dental offices, food stores, offices, pharmacies and restaurants which service the immediate neighbourhood;
- an Open Space (OS1) Zone, to permit uses such as City or private parks;
- an Open Space (OS4) Zone, to permit uses such as conservation lands, conservation works and public parks without structures; and,
- an Open Space (OS5) Zone on the naturalized corridor running through the subject site to permit the conservation and passive recreational uses (pathways and trails);

it being noted that holding provisions are recommended to encourage street oriented development along public streets, natural creek corridors and public pathways and discourage noise attenuation walls along arterial roads and to ensure that new development is designed and approved consistent with the design guidelines in the Southwest Area

Plan; to ensure the orderly development of lands and the adequate provision of municipal services; and to limit development up to 80 units until the watermain service is looped and a second public road access is available;

- d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the recommended plan of residential subdivision, as red-line amended, which shows 172 single detached residential lots, one (1) mixed use/medium density residential block (Block 173), three(3) medium density residential blocks (Blocks 174-176), three (3) walkway blocks (Blocks 181-183), one (1) future development block (Block 177), two (2) park blocks (Blocks 178-179), one (1) open space block (Block 180), a stormwater management block (Block 183) all serviced by Pack Road, Colonel Talbot Road, and six (6) new local streets SUBJECT TO the conditions contained in Appendix "C appended to the staff report dated January 18, 2016 and the requested Official Plan amendment coming into effect; and,
- e) the "Estimated Claims and Revenues Report", provided as Appendix 'D' to the associated staff report, dated January 21, 2016, BE APPROVED;

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. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

7. Properties located at 175-183 King Street (Z-8523)

That, on the recommendation of the Managing Director, Planning and City Planner, the zoning by-law amendment initiated by direction of Municipal Council on July 28, 2015 relating to a portion of the properties located at 175-183 King Street, the proposed by-law appended to the staff report dated January 18, 2016, BE INTRODUCED at the Municipal Council meeting on January 26, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of a portion of the subject property FROM a Holding Downtown Area Special Provision (h-3•DA1(6)•D350) Zone TO a Heritage/ Downtown Area Special Provision (HER/DA1(6)•D350) Zone;

it being noted that the Planning and Environment Committee received a communication dated January 6, 2016, from M. Whalley, President, Architectural Conservancy of Ontario, 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 regarding this matter, (2016-D09)

Voting Record:

Motion to move part a), the staff recommendation.

Motion Passed

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

Motion to move part b), the Civic Administration BE DIRECTED to continue to have conversations with Southside Group in order to look for ways and opportunities to find a development that would incorporate the heritage features of this site in the future development.

Motion Failed

YEAS: P. Squire, P. Hubert (2)

NAYS: J. Helmer, T. Park, S. Turner (3)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

8. 1st Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee:

- a) the attached 2016 Work Plan for the Environmental and Ecological Planning Advisory Committee BE APPROVED; it being noted that further to the Environmental Management Guidelines on the 2016 Work Plan, the Civic Administration BE REQUESTED to ensure that sufficient funds are included in the Multi-Year Budget to allocate appropriate resources to ensure that items in Subdivision Agreements and the supporting detailed designs are being implemented as approved, including a review of people putting gates in fences after the subdivision adjacent to an Environmentally Significant Area has been assumed; it being noted that the above-noted recommendation is included in the Beacon Environmental EIS Performance Evaluation done for the City of London, June, 2014 and reviewed by the EEPAC in June, 2014; it being further noted that an update on the implementation was presented to the Planning and Environment Committee on December 14, 2015;
- b) C. Dyck BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative to the Trees and Forests Advisory Committee; and,
- c) L. Des Marteaux and J. Stinziano BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative and alternate, respectively, for the Trails Focus Group for the 2016 Planning and Design Standards for Trails in ESA's Review;

it being noted that the Planning and Environment Committee heard a verbal presentation from S. Levin, Chair, Environmental and Ecological Planning Advisory Committee, with respect to these matters.

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park, S. Turner (4)

9. 1st Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee:

- a) the Civic Administration BE REQUESTED to provide semi-annual verbal or written updates, ideally in May and November, to the Trees and Forests Advisory Committee (TFAC) with respect to the Urban Forestry Strategy and its implementation; it being noted that the Trees and Forests Advisory Committee, received the attached presentation from S. Rowland, with respect to this matter;
- b) the attached 2016 Work Plan for the Trees and Forests Advisory Committee BE APPROVED;
- c) the Civic Administration BE REQUESTED to explore the development of a City-planting watering program for spring 2016 implementation, including:
 - i) the use of a planting contractor, separate watering contractor and/or City (summer) staff;
 - ii) proposed costs, warranty impacts and long-term benefits; and,
 - iii) a program monitoring process to ensure adequate watering is taking place; and,
- d) clauses 1,2, 4, 5, 7, 9 to 11 BE RECEIVED;

it being noted that the Planning and Environment Committee received the attached presentation from A. Cantell, Vice-Chair, Trees and Forests Advisory Committee, with respect to these matters.

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park, S. Turner (4)

IV. ITEMS FOR DIRECTION

10. 1st Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 1st Report of the Agricultural Advisory Committee:

- a) the Civic Administration BE ADVISED that the Agricultural Advisory Committee (AAC) indicated that in its opinion, the setback requirement for mushroom farms should be 500m from the nearest dwelling, institutional zone or hamlet zone, due to the nature of the business; it being noted that the AAC received a draft report from the Managing Director, Planning and City Planner, and heard a verbal report from L. Maitland, Planner 1, with respect to this matter;
- b) the attached 2016 Work Plan for the Agricultural Advisory Committee BE APPROVED; and,
- c) clauses 1 to 6 and 8 to 10, BE RECEIVED.

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park, S. Turner (4)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

11. Environmental Impact Statements

That the Civic Administration BE DIRECTED to review and report back to a future meeting of the Planning and Environment Committee on how Development Agreements could be modified to include a mechanism for the Civic Administration to undertake compliance investigations to ensure that

conditions set out in Environmental Impact Statements are and will be met; it being noted that the Planning and Environment Committee reviewed and received the attached communication dated January 18, 2016, from Councillor T. Park.

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park, S. Turner (4)

VI. CONFIDENTIAL

The Planning and Environment Committee convened in camera from 5:55 PM to 6:05 PM after having passed a motion to do so, with respect to the following matter:

C-1. A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, relating to the properties located at 175-183 King Street.

VII. ADJOURNMENT

The meeting adjourned at 6:49 PM.