

5TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on March 7, 2016, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

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

ABSENT: Councillor P. Hubert.

ALSO PRESENT: Councillors V. Ridley, M. Salih and J. Zaifman; G. Barrett, P. Christiaans, M. Davis, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, N. Hall, P. Kokkoros, G. Kotsifas, A. MacLean, L. Maitland, J. Ramsay, A. Riley, C. Saunders, C. Smith, S. Spring, M. Tomazincic and B. Turcotte.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 3rd Report of the Environmental and Ecological Planning Advisory Committee

That, the following actions be taken with respect to the 3rd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on February 18, 2016:

- a) the following actions be taken with respect to the application by Corlon Properties Inc., relating to the property located at 259 Sunningdale Road West:
 - i) the Working Group comments appended to the 3rd Report of the Environmental and Ecological Planning Advisory Committee, with respect to the application by Corlon Properties Inc., relating to the property located at 259 Sunningdale Road West BE FORWARDED to the Civic Administration for consideration; and,
 - ii) the Working Group BE PROVIDED with the addendums to the Environmental Impact Study to review in order to provide additional comments;
- b) the following actions be taken with respect to the Environmental and Ecological Planning Advisory Committee (EEPAC) comments on the Multi-Year Budget:
 - i) the revised, Working Group comments appended to the 3rd Report of the Environmental and Ecological Planning Advisory Committee, relating to the Multi-Year Budget, BE FORWARDED to the Municipal Council for consideration; and,
 - ii) S. Levin, Chair, EEPAC BE REQUESTED to present the above-noted comments at the Strategic Priorities and Policy Committee Budget meeting on behalf of the EEPAC;
- c) the Working Group comments appended to the 3rd Report of the Environmental and Ecological Planning Advisory Committee, with respect to the application by Nelson Morphy and Glen and Lianne Ruby, relating to the properties located at 2001 and 2215 Sunningdale Road West BE FORWARDED to the Civic Administration for consideration; and,
- d) clauses 1 to 7 and 11 to 15 BE RECEIVED.

Motion Passed

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

3. Properties located at 1600, 1622, 1634, 1648 and 1656 Hyde Park Road and 1069 Gainsborough Road (H-8588)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Hyde Park Investments Inc., relating to portions of land located at 1600, 1622, 1634, 1648 and 1656 Hyde Park Road and 1069 Gainsborough Road, the proposed by-law appended to the staff report dated March 7, 2016, BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2016, 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 Business District Commercial (h-17.BDC) Zone TO a Business District Commercial (BDC) Zone to remove the "h-17" holding provision. (2016-D09)

Motion Passed

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

4. Building Division Monthly Reports for December 2015 and January 2016

That the Building Division Monthly Reports for December, 2015 and January, 2016 BE RECEIVED. (2016-A23)

Motion Passed

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

III. SCHEDULED ITEMS

5. Properties located at 1235, 1250, 1415, 1422 and 1603 Thornley Street, 1200, 1203 and 1206 Cranbrook Road, Block 205 in 33M-394, Block 82 in 33M-428 and Part 10 in 33R-16180 (Z-8561)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Developro Land Servcies Inc., relating to portions of the properties located at 1235, 1250, 1415, 1422 and 1603 Thornley Street, 1200, 1203 and 1206 Cranbrook Road, Block 205 in 33M-394, Block 82 in 33M-428 and Part 10, 33R-16180, the proposed by-law appended to the staff report dated March 7, 2016, BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Residential R1 (R1-6) Zone TO a Residential R1 Special Provision (R1-6(4) Zone, which permit single detached dwellings with reduced interior side yards;

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. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

6. Mushroom Farm Zoning Review (Z-8513)

That, the application of City of London, to provide a definition and regulations regarding mushroom farms, BE REFERRED to the Civic Administration to report back at a future meeting of the Planning and Environment Committee to receive further input from the public with respect to the proposed revised by-law; it being noted that the proposed revisions were considered to be a significant change to the original proposed by-law;

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. (2016-D14/D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

7. Property located at 925 Wonderland Road South (Z-8576)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 2208402 Ontario Inc., relating to the property located at 925 Wonderland Road South, the proposed by-law appended to the staff report dated March 7, 2016, BE INTRODUCED at the Municipal Council meeting to be held on March 22, 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 Convenience Commercial (CC2) Zone TO a Convenience Commercial Special Provision (CC(10)/CC2) 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. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

8. Property located at 585 Third Street (TZ-8563)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Nelson-Wolfe Developments Inc., relating to the property located at 585 Third Street, the proposed by-law appended to the staff report dated March 7, 2016, BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to extend the Temporary (T-55) Zone for an additional three (3) year period;

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. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

9. Properties located at 1065, 1069 and 1093 Margaret Street (Z-8575)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Multiplex Chemicals Ltd., relating to the properties located at 1065, 1069 and 1093 Margaret Street:

- a) consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 1069 Margaret Street, BE INTERPRETED to be located within the "Light Industrial" designation; and,
- b) the proposed by-law appended to the staff report dated March 7, 2016, BE INTRODUCED at the Municipal Council meeting to be held on March 22, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM a Residential R2 (R2-2) Zone and a Light Industrial (LI1/LI7/LI8) Zone TO a Residential R2 Special Provision (R2-2(*)) Zone, a Light Industrial Special Provision (LI1(*)) Zone, a Light Industrial Zone (LI1/LI7/LI8) and a Light Industrial Special Provision Zone (LI1(**));

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, T. Park, S. Turner (4)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

10. Properties located at 1284 and 1388 Sunningdale Road West (39T-04510/Z-8521)

That, on the recommendation of the Senior Planner, Development Planning, the following action be taken with respect to the request from Auburn Development Inc., relating to the properties located at 1284 and 1388 Sunningdale Road West;

- a) the Approval Authority BE ADVISED that the Municipal Council supports the proposed revisions to the draft plan and the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Auburn Development Inc., File No. 39T-04510, prepared by Stantec Consulting Limited (dated April 28, 2015), as revised which shows a total of thirty (30) single detached residential blocks, five (5) multi-family residential blocks, five (5) park blocks, one (1) walkway block and two (2) 0.3m reserve blocks served by two (2) new collector roads and eleven (11) new local streets SUBJECT TO the conditions contained in the attached, revised, Appendix "39T-04510";
- b) the proposed by-law appended to the staff report dated March 7, 2016, BE INTRODUCED at the Municipal Council meeting to be held on March 22, 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 Holding Residential R6 Special Provision (h*h-54*h-71*h*95*h-100*R6-4(5)) Zone, that permits cluster single, semi and duplex forms of residential units with a maximum density of 30 units per hectare and a maximum height of 10.5 metres TO a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone, which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres and a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54* h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone, to permit cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres;
 - FROM a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100*R6-5/R7*H15*D75/R8*H15*D75) Zone, that permits cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres TO a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone, which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres;
 - FROM a Holding Residential R1/ Residential R4 (h*h-100* R1-13/R4-3) Zone, which permits single detached dwellings with minimum lot frontage of 9 metres and minimum lot area of 270 square metres and street townhouses with a minimum lot frontage of 5.5 metres per unit and a lot area of 200 square metres per unit TO a Holding Residential R1 (h*h-100*R1-3) Zone, which permits single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres;
 - FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone, which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square

metres TO a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;

- FROM a Holding Residential R1 (h*h-100*R1-4) Zone, which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres TO a Holding Residential R1 (h*h-100*R1-3) Zone, which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
- FROM a Holding Residential R1 (h*h-100*R1-4) Zone, which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres TO a Holding Residential R1 (R1-5) Zone, which permits single detached dwellings with a minimum of lot frontage of 12 metres and minimum lot area of 415 square metres;
- FROM a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone, which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres TO an Open Space (OS1) Zone, that permits conservation lands and recreational uses including associated buildings;
- FROM a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-4) Zone TO an Open Space (OS1) Zone; and,
- FROM an Open Space (OS5) Zone, that permits conservation lands and passive recreation uses TO an Open Space (OS1) Zone, that permits conservation lands and passive recreational uses and a neighbourhood park in a location as determined through an accepted Tree Preservation Study; and,

- c) the financing for the project BE APPROVED in accordance with the "Estimated Claims and Revenues Report" appended to the staff report dated March 7, 2016 as Appendix "B";

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. (2016-D09/D12)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park (3)

NAYS: S. Turner (1)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

11. 3rd Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 3rd Report of the Trees and Forests Advisory Committee from its meeting held on February 17, 2016:

- a) the Civic Administration BE REQUESTED to consider the following comments with respect to the Draft 2016-2019 Multi-Year Budget:
- i) appropriate funding BE APPROVED to ensure the implementation of the Urban Forestry Strategy as approved by the previous Council;
 - ii) the Civic Administration BE REQUESTED to quantify the impact of not fully funding the Urban Forestry Strategy as approved by the previous council; and,
 - iii) the advisory committees BE ENGAGED at the initiation of the preparation of the business cases in the budget process;

it being noted that the Trees and Forests Advisory Committee (TFAC) had the following additional questions with respect to the budget:

- Was the need for communities to reach peak carbon emissions by 2020, to have any real chance of stopping runaway climate change and an unprecedented global crisis, affecting London residents as well as trees and forests across the planet (See: IPCC 5th Assessment, RCP 2.6 scenario) taken into consideration when creating this budget?
- Does Municipal Council believe that the proposed budget increases for strategic initiatives (average \$14/year) will be sufficient to meet the above-noted target?

it being further noted that the TFAC supports the multi-year budget process and the opportunity to be engaged in the process;

- b) the Municipal Council BE ADVISED that in the opinion of the Trees and Forests Advisory Committee (TFAC) the only purpose of the Springbank Dam is for recreation and therefore the TFAC does not support the prioritization of recreation over the health of the Thames River and its surrounding trees; and,
- c) clauses 1 to 8 and 11 to 14, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal delegation from A. Cantell, Vice-Chair, TFAC, with respect to these matters.

Motion Passed

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

IV. ITEMS FOR DIRECTION

12. PEC Deferred List

That the following actions be taken with respect to the Planning and Environment Committee Deferred Matters List:

- a) the attached, revised, Deferred Matters List BE UPDATED and items that have been addressed by the Civic Administration BE REMOVED; it being noted that the Planning and Environment Committee requested that matters that relate to the Planning Services Work Program not be removed from the Deferred Matters List; and,
- b) the status for Item 21, relating to the property located at 165 Elmwood Avenue, BE AMENDED to change the status to "Report due in Q2 or Q3 2016".

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 5:18 PM.