

**6TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on March 29, 2016, commencing at 4:03 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 A. Hopkins and J. Zaifman; G. Barrett, M. Corby, S. Galloway, K. Gonyou, T. Grawey, P. Kokkoros, G. Kotsifas, A. MacLean, A. Macpherson, L. Mottram, M Pease, J. Ramsay, M. Ribera, J. Smolarek, M. Tomazincic and J. Yanchula.

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**I. CALL TO ORDER**

1. That it BE NOTED that Councillor P. Squire disclosed a pecuniary interest in clause 3 of this Report, having to do with clause 3 of the 4th Report of the London Advisory Committee on Heritage relating to the Heritage Alteration Permit Application of St. Peter's Seminary, by indicating that his wife works for the Diocese of London.

**II. CONSENT ITEMS**

2. 4th Report of the Advisory Committee on the Environment

That the 4th Report of the Advisory Committee on the Environment from its meeting held on March 2, 2016, BE RECEIVED.

Motion Passed

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

3. 4th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 4th Report of the London Advisory Committee on Heritage from its meeting held on March 9, 2016:

- a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the proposed alterations to the property located at 1040 Waterloo Street BE APPROVED, with the following terms and conditions:
  - i) Driveway and Parking Lot:
    - A) a Landscape Plan is to be developed and implemented as part of the Phase 2 work, to conserve what remains of the "park-like atmosphere";
  - ii) the display of the Heritage Alteration Permit be placed in a location visible from the street until the work is completed; and,
  - iii) the photographic documentation of the alteration and addition be submitted to the Heritage Planner upon completion of the work;

it being noted that London Advisory Committee on Heritage (LACH) expressed concerns with maintaining the view of the building (St. Peter's Seminary) along the new driveway;

it being further noted that the London Advisory Committee on Heritage heard a verbal delegation from Allan Avis, Allan Avis Architects, Richard Zelinka, Zelinka Priamo, D. Savel, Episcopal Director of Administrative Services for the Diocese of London and Father P. Keller, St. Peter's Seminary, with respect to this matter;

- b) that notice of Municipal Council's intention to designate the property located at 864-872 Dundas Street to be of cultural heritage value or interest BE GIVEN for the reasons appended to the 4th Report of the London Advisory Committee on Heritage, under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18; it being noted that the London Advisory Committee on Heritage received a Report dated March 9, 2016, from the Managing Director, Planning and City Planner, and heard a verbal delegation from J. Thompson, Executive Director, LIFE\*SPIN, with respect to this matter;
- c) 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 porch and window alterations to the house on the heritage designated property located at 840 Wellington Street, within the Bishop Hellmuth Heritage Conservation District BE PERMITTED, subject to the following conditions being met:
- i) all exposed wood be painted or stained following the appropriate weathering period;
  - ii) tongue-and-groove wood be used for the porch deck, retaining as much of the original wood as is possible;
  - iii) chamfered wooden spindles be used, set apart 2" on centre, between a wooden top and bottom rail, any new rails should replicate the existing rails;
  - iv) round columns/half-columns, matching existing be retained or replaced where needed;
  - v) wood stairs with handrails matching existing deck rails be used with deck posts as existing;
  - vi) rectangular lattice porch skirting be used to replace existing skirting;
  - vii) the three replacement windows on the second storey front façade be replaced as described in the application; and,
  - viii) the display of a Heritage Alteration Permit be in a location visible from the street until the work is completed;
- d) consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), the erection of a new building on the heritage designated property located at 29-31 Argyle Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED, subject to the following conditions being met:
- i) all exposed wood (e.g. porch railing, columns, and steps) be painted;
  - ii) clapboard style cement board be used as the exterior cladding material for the building;
  - iii) the window in the upper north corner of the façade be enlarged to match the length and width of the adjacent windows;
  - iv) efforts be made to have a consistent rhythm of windows across the façade above the garage doors;
  - v) the transom above the entry door adjacent to the garage doors be enlarged to match the height of the garage doors;
  - vi) the window adjacent to the front entry be enlarged to match the height of the door's transom;
  - vii) no "snap in" or faux grills between glazing be used in the windows;

- viii) the window specifications be provided to the Heritage Planner for approval prior to installation;
- ix) an awning, matching the slope and finish of the porch roof, be added to break up the massing between the top of the garage doors and the second storey windows; and,
- x) the display of a Heritage Alteration Permit be in a location visible from the street until the work is completed; and,

e) clauses 1 and 2, 5 to 14 and 17 to 19 BE RECEIVED.

Motion Passed

YEAS: P. Hubert, T. Park, S. Turner (3)

RECUSED: P. Squire (1)

4. 3rd Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 3rd Report of the Agricultural Advisory Committee from its meeting held on March 16, 2016:

- a) the Corporate Services Committee BE REQUESTED to appoint M. McAlpine, who is currently an Alternate Member-at-Large, to the new vacant Member-at-Large position, resulting in a vacancy for an Alternate Member-at-Large; it being noted that a communication dated January 28, 2016, from K. Dinel, with respect to his resignation from the AAC, was received; and,
- b) clauses 1 to 7, BE RECEIVED.

Motion Passed

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

5. Property located at 501 Southdale Road West (formerly a portion of 3080 Bostwick Road, 491 and 499 Southdale Road West (H-8530)

That, on the recommendation of the Planner II, Development Services, based on the application of The Corporation of the City of London, relating to the property located at 501 Southdale Road West (formerly a portion of 3080 Bostwick Road, 491 and 499 Southdale Road West, the proposed by-law appended to the staff report dated March 29, 2016, BE INTRODUCED at the Municipal Council meeting to be held on April 5, 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 Community Facility Special Provision (h-18-h-120-h-181-CF2 (2)) Zone TO a Community Facility Special Provision (CF2(2)) Zone to remove the "h-18", "h-120" and "h-181" holding provisions. (2016-D09)

Motion Passed

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

6. Designation of 864-872 Dundas Street under the *Ontario Heritage Act*

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the proposed designation of the properties located at 864 -872 Dundas Street:

- a) the Managing Director, Planning and City Planner's Report dated March 29, 2016 with respect to the proposed designation of the properties located at 864 -872 Dundas Street, BE RECEIVED; and,
- b) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intent to designate the property located at 864-872 Dundas Street to be of cultural

heritage value or interest for the reasons appended to the staff report dated March 29, 2016 as Appendix A. (2016-R01)

Motion Passed

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

7. Annual Report on Building Permit Fees

That, the report dated March 29, 2016, from the Managing Director, Development and Compliance Services and Chief Building Official, with respect to the 2015 building permit fees collected, the costs incurred in the administration and enforcement of the *Building Code Act* and regulations, BE RECEIVED. (2016-F21)

Motion Passed

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

8. Bierens (Westfield) Subdivision - Subdivision Special Provisions (39T-08502)

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Kenmore Homes (London) Inc., for the subdivision of land over Part of Lot 24, Concession 3, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Coronation Drive, north of the Canadian Pacific Railway and on the east side of Hyde Park Road, municipally known as 1331 Hyde Park Road:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Kenmore Homes (London) Inc. for the Beirens (Westfield) Subdivision (39T-08502), appended to the staff report dated March 29, 2016 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated March 29, 2016 as Schedule "B",
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated March 29, 2016 as Schedule "C"; 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. (2016-D12)

Motion Passed

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

### III. SCHEDULED ITEMS

9. 4th Report of the Environmental and Ecological Planning Advisory Committee

That, the following actions be taken with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on March 17, 2016:

- a) that clause 9 of the 4th Report of the Environmental and Ecological Planning Advisory Committee (EEPAC) BE REFERRED back to the EEPAC for further consideration. Clause 9 reads as follows:

"a) the following actions be taken with respect to the Thames Valley Parkway:

- i) the Chair and S. Madhavji, Environmental and Ecological Planning Advisory Committee, BE DIRECTED to request delegation status at the March 29, 2016 Planning and Environment Committee to speak on this matter; and,
- ii) the ~~attached~~ Thames Valley Parkway Working Group comments BE FORWARDED to the Civic Administration for consideration.”; and,

b) clauses 1 to 8 and 10, BE RECEIVED.

Motion Passed

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

10. Property located at 746 Waterloo Street (Z-8574)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of HLH Investments Ltd., relating to the property located at 746 Waterloo Street, the proposed by-law appended to the staff report dated March 29, 2016, BE INTRODUCED at the Municipal Council meeting to be held on April 5, 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 Special Provision (CC(1)) Zone TO a Convenience Commercial Special Provision (CC6(\_)) 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, 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)

11. Old East Village Commercial Corridor Urban Design Manual (O-8583)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the Corporation of the City of London, relating to the properties along Dundas Street between Adelaide Street and Charlotte Street:

- a) pursuant to Section 19.2 of the Official Plan, the Old East Village Commercial Corridor Urban Design Manual appended to the staff report dated March 29, 2016 as Appendix “A” BE ADOPTED at the Municipal Council meeting to be held on April 5, 2016; and,
- b) pursuant to Section 19.2.2 of the Official Plan, the proposed by-law appended to the staff report dated March 29, 2016 as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on April 5, 2016 to amend the Official Plan by adding the Old East Village Commercial Corridor Urban Design Manual to the list of Council approved guideline documents;

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)

12. Properties located at 2001 and 2215 Sunningdale Road West (Z-8558)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Lianne and Glen Ruby, relating to the properties located at 2001 and 2215 Sunningdale Road West, the proposed by-law appended to the staff report dated March 29, 2016, BE INTRODUCED at the Municipal Council meeting to be held on April 5, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM an Agricultural (AG2) Zone and an Environmental Review (ER) Zone TO a Holding Agricultural Special Provision (h-18•AG2(\*)) Zone, a Holding Agricultural Special Provision (h-18•AG2(\*\*)) Zone, an Agricultural Special Provision (AG2(\*\*\*)) Zone and a Holding Environmental Review (h-18•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 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)

13. Victoria on the River Subdivision (39T-09502/Z-8528)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672), 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688) and other lands lying north of Commissioners Road

East, east and west of Sheffield Boulevard, within the Victoria on the River subdivision:

- a) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited, relating to the lands located north of Commissioners Road East, east and west of Sheffield Boulevard, legally described as Part of Lots 8, 9 and 10, Concession 1 and Part of Lots 8 and 9 Broken Front Concession "B" and part of the Road Allowance between Concession 1 and Broken Front Concession "B" (Geographic Township of Westminster) in the City of London, County of Middlesex;
- b) the Approval Authority BE ADVISED that the Municipal Council supports revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited, prepared by Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated September 3, 2015), as red line revised, which shows 172 single family lots, one (1) multi-family, high density residential block, three (3) multi-family, medium density residential blocks, two (2) multi-family, low density residential blocks, one (1) commercial/office mixed use block, seven (7) park blocks, nine (9) buffer/ open space/ restoration blocks, two (2) stormwater pond blocks, and seven (7) reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Road East, and four (4) internal local streets, SUBJECT TO the conditions contained in the staff report dated March 29, 2016 as Appendix "39T-09502-1"; and,
- c) the proposed by-law appended to the staff report dated March 29, 2016, BE INTRODUCED at the Municipal Council meeting to be held on April 5, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property as follows:
  - FROM a Residential R1 (R1-4) Zone TO a Residential R1 Special Provision (R1-4( )) Zone, to permit single detached dwellings with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings;
  - FROM a holding Residential R1 (h•h-100•R1-4) Zone TO a holding Residential R1 Special Provision (h•R1-4( )) Zone, to permit single detached dwellings with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings;
  - FROM a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone TO a holding Residential R1 Special Provision (h•R1-4( )) Zone, to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings; and,
  - FROM a holding Residential R1 (h•h-100•R1-4) Zone TO a holding Residential R1 (h•R1-3) Zone, to permit single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres;

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-D12)

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)

Motion to approve part c) of the staff report.

Motion Passed

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

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

**IV. ITEMS FOR DIRECTION**

None.

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VI. ADJOURNMENT**

The meeting adjourned at 5:33 PM.