

7TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on April 11, 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: Councillor M. van Holst; G. Barrett, P. Christiaans, A. DiCicco, M. Elmadhoon, J.M. Fleming, T. Grawey, G. Kotsifas, E. Lalande, A. MacLean, A. Macpherson, N. Pasato, L. Pompilii, J. Ramsay, M. Ribera, C. Saunders and M. Tomazincic.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. Richmond North (Phase 2) Subdivision (39T-04513)

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 Sunningdale Developments Inc., for the subdivisions of land over Part of Lot 13, Registered Compiled Plan 1028, City of London, County of Middlesex, situated on the west side of Richmond Street at the northerly City limit, municipally known as 2253 Richmond Street:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Developments Inc., for the Richmond North Subdivision, Phase 2 (39T-04513) appended to the staff report dated April 11, 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 April 11, 2016 as Schedule "B", and,
- c) 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, J. Helmer, P. Hubert (3)

3. West Coronation Subdivision (39T-13505)

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 West Coronation Developments Inc., for the subdivisions of land over Part of Lot 24, Concession 3, (Geographic Township of London), City of London, County of Middlesex, situated on the south side Gainsborough Road, west of Coronation Drive and north of South Carriage Way, municipally known as 930 Gainsborough Road:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and West Coronation Developments Inc.. for the West Coronation Subdivision, (39T-13505) appended to the staff report dated April 11, 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 April 11, 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 April 11, 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, J. Helmer, P. Hubert (3)

- 4. Properties located at 181 and 199 Commissioners Road East - Extension to Draft Plan of Subdivision Approval (39T-08501)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Draft Plan of Subdivision application of Highland Green London Inc., File No. 39-08501, relating to the properties located at 181 and 199 Commissioners Road East:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a three (3) year extension of draft approval for draft approved plan 39T-08501, submitted by Highland Green London Inc., prepared by ENG Plus (Project No. 06.257), certified by J. Andrew Smith OLS, on December 18, 2007, as red line amended, which shows 27 single detached residential lots served by an extension of Edwin Drive and an extension of Carnegie Lane SUBJECT TO the revised conditions appended to the staff report dated April 11, 2016 as Appendix "39T-08501"; and,
- b) the applicant BE ADVISED that the Director of Development Finance has summarized the claims and revenues information appended to the staff report dated April 11, 2016 as Schedule "B". (2016-D12)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert (3)

- 5. Building Division Monthly Report for February 2016

That the Building Division Report for the month of February, 2016, BE RECEIVED. (2016-A23)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert (3)

III. SCHEDULED ITEMS

- 6. Properties located at 232 to 240 Oakland Avenue (Z-8578)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bluestone Properties Inc., relating to the property located at 232 to 240 Oakland Avenue:

- a) the proposed attached, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on April 19, 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 Residential R1/Residential R8 (R1-4/R8-2) Zone TO a Holding Residential R8 Special Provision (h-5*R8-4(____)) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to address matters of tree preservation to the greatest extent possible on the site;

it being noted that the Planning and Environment Committee reviewed and received a communication dated March 30, 2016, from N. Wiaderny, 228 Oakland Avenue, with respect to this matter; it being further noted that a petition signed by approximately 19 individuals is on file in the City Clerk's Office;

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 (3)

Motion to close the public participation meeting.

Motion Passed

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

7. 4th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee from its meeting held on March 23, 2016:

- a) the following actions be taken with respect to the City of London's "Design Specifications and Requirements Manual" related to climate change:
 - i) the Civic Administration BE REQUESTED to consider the proposed recommendations appended to the 4th Report of the Trees and Forests Advisory Committee Report with respect to a Climate Change Action Plan and tree planting;
 - ii) discussion with respect to additional proposed recommendations with respect to a Climate Change Action Plan BE DEFERRED to the April meeting of the Trees and Forests Advisory Committee; and,
 - iii) the presentation from A. Cantel appended to the 4th Report of the Trees and Forests Advisory Committee with respect to the Climate Change Action Plan BE RECEIVED;
- b) the Civic Administration BE REQUESTED to consider the City of London Planting Strategy appended to the 4th Report of the Trees and Forests Advisory Committee;
- c) the Civic Administration BE REQUESTED to consider the Boulevard Tree Protection By-law appended to the 4th Report of the Trees and Forests Advisory Committee; and,
- d) clauses 1, 3 to 6 and 9 to 11, BE RECEIVED;

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

Motion Passed

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

8. Properties located on a portion of 1800 Cedarhollow Boulevard and 776-802 Killarney Road (Cedarhollow Subdivision) (Z-8596)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of the Thames Valley District School Board, relating to the property located on a portion of 1800 Cedarhollow Boulevard and 776 to 802 Killarney Road:

- a) the proposed by-law appended to the staff report dated April 11, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 19, 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 R1 (h*R1-3) Zone, a Holding Residential R1 (h*R1-4) Zone and a Residential R1 Special Provision (R1-3(7)) Zone TO a Neighbourhood Facility Special Provision/Holding Residential R1 (NF()/h*R1-3) Zone, to permit single detached dwellings with a minimum lot area of 300m² and a minimum lot frontage of 10 m (R1-3 Zone) and to permit Places of Worship, Elementary Schools and Day Care Centres (NF Zone) with a special provision for a front yard and exterior side yard setback of 3m (minimum); a Neighbourhood Facility Special Provision /Holding Residential R1 (NF()/h*R1-4) Zone, to permit single detached dwellings with a minimum lot area of 360m² and a minimum lot frontage of 12 m (R1-4 Zone) and to permit the NF uses listed above with a special provision for a front yard and exterior side yard setback of 3m (minimum); and a Residential R1 Special Provision/Neighbourhood Facility Special Provision (R1-3(7)/NF()) Zone, to permit single detached dwellings with a minimum lot area of 300m² and a minimum lot frontage of 11 m (R1-3(7) Zone) and to permit the NF uses listed above with a special provision for a front yard and exterior side yard setback of 3m (minimum); and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
- i) ensuring that the proposed building is located along Cedarhollow Boulevard at the south west corner of the site in order to define the street edge as well as the intersection by using built form;
 - ii) ensuring that proposed building is oriented to the street with the principle building entrance located along the Cedarhollow Boulevard frontage;
 - iii) ensuring the south and west building facades include a high level of fenestration and articulation in order to animate the street edges;
 - iv) ensuring proposed fencing for all play areas located adjacent to the street include high quality materials (such as brick piers and rod iron fencing);
 - v) including landscaping along any street frontage where parking is adjacent to the street in order to screen the parking areas and define the street edge;
 - vi) consideration should be given to extend the Thames Valley pathway to the school site and through the site towards Fanshawe Park Road;
 - vii) consideration of parking lot and driveway placement to ensure safe routes to school;
 - viii) all bus loading and unloading to occur on site and not within the City's street laybys;
 - ix) decommissioning of the existing municipal infrastructure for single family detached lots within the existing street; and,
 - x) appropriate fencing, lighting and traffic calming measures be considered to minimize site impacts on adjacent properties;

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, P. Hubert, T. Park, S. Turner (4)

NAYS: J. Helmer (1)

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)

IV. ITEMS FOR DIRECTION

9. Community Urban Agriculture Opportunities

The Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with respect to how the City can assist in facilitating community groups utilizing privately owned lands for the purposes of urban agriculture; it being noted that the attached communication was received from Councillor M. van Holst with respect to this matter.

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 6:18 PM.