

8TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on April 25, 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 J. Morgan and M. van Holst; G. Barrett, P. Christiaans, A. DiCicco, A. Dunbar, M. Elmadoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, N. Hall, E. Lalande, A. MacLean, A. Macpherson, L. Maitland, L. Pompili, J. Ramsay, M. Ribera, C. Saunders, E. Soldo, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 5th Report of the Advisory Committee on the Environment

That, the following actions be taken with respect to the 5th Report of the Advisory Committee on the Environment from its meeting held on April 6, 2016:

- a) the following actions be taken with respect to the Advisory Committee on the Environment (ACE) 2016 Work Plan:
 - i) it BE NOTED that the ACE reviewed and updated its 2016 Work Plan and asked that it be brought forward quarterly for updates;
 - ii) the ACE annual budget allocation BE PLACED on its agenda monthly; and,
 - iii) the 2016 Work Plan template column "Budget" BE AMENDED to reflect both proposed and actual expenditures;
- b) clauses 1 to 19 and 21, BE RECEIVED.

Motion Passed

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

3. Property located at 27 Centre Street

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the brownfield incentive application of Escalade Property Corp., relating to the property located at 27 Centre Street:

- a) the application by Escalade Property Corp., for brownfield incentives under the Community Improvement Plan for Brownfields Incentives for a reimbursement on 50% of Development Charges paid by the applicant, up to a maximum amount of \$169,500 BE APPROVED;
- b) the applicant BE REQUIRED to enter into an agreement with the City of London to be executed by the Managing Director, Planning and City Planner or designate, outlining relevant terms and conditions of the Community Improvement Plan; it being noted that the agreement between the City and Escalade Property Corp. will be transferable and binding on any subsequent property owner(s); and,
- c) the financing for this brownfield incentive BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated April 25, 2016. (2016-D09)

Motion Passed

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

4. Property located at 68 Bruce Street

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 application by T. and M. Austin, to designate the property located at 68 Bruce Street:

- a) the Managing Director, Planning and City Planner's Report dated April 25, 2016, BE RECEIVED for information; and,
- b) that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intent to designate the property located at 68 Bruce Street to be of cultural heritage value or interest for the reasons appended to the staff report dated April 25, 2016 as Appendix C. (2016-R01)

Motion Passed

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

5. Properties located at 75, 77, 81 and 91 Southdale Road East and 3021 White Oak Road (H-8586)

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of York Development Group, relating to the properties located at 75, 77, 81 and 91 Southdale Road East and 3021 White Oak Road, the proposed by-law appended to the staff report dated April 25, 2016, BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 75, 77, 81 and 91 Southdale Road East and 3021 White Oak Road FROM a Holding Neighbourhood Shopping Area Special Provision (h-168*NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone to remove the holding h-168 provision. (2016-D09)

Motion Passed

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

6. Property located at 2280 Wickerson Road - Wickerson Woods Subdivision - Extension to Draft Plan of Subdivision Approval (39T-00519)

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 Kape Developments Limited, (File No. 39T-00519), relating to the property located at 2280 Wickerson Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a one (1) year extension of draft approval for draft approved plan 39T-00519, prepared by AGM Surveying and certified by Bruce Baker (dated April 1, 2001, drawing No. 1058 dwg Wickerson-3.dwg), as red line amended, which shows 86 single detached dwelling lots and a park block, served by three (3) local public streets, the extension of a secondary collector road and Wickerson Road SUBJECT TO the previously imposed conditions; 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 25, 2016 as Schedule "B". (2016-D12)

Motion Passed

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

7. Property located at 2332 Wickerson Road - Wickerson Hills Subdivision - Extension to Draft Plan of Subdivision Approval (39T-08507)

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 911578 Ontario Ltd., (File No. 39T-08507), relating to the property located at 2332 Wickerson Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports a one (1) year extension of draft approval for draft approved plan 39T-08507, submitted by Mike Meddaoui, File No. 39T-08507, prepared by Bruce S. Baker (Archibald, Gray and McKay Ltd.) Drawing No. 06.174, dated November 18, 2008, which shows 173 single detached lots, three (3) future residential development blocks, one (1) walkway block and one (1) park block, served by three (3) local roads, two (2) secondary collector roads and Wickerson Road SUBJECT TO the revised conditions appended to the staff report dated April 25, 2016 as Appendix "39T-08507";
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Approval Authority granting a further two (2) year extension of the draft plan of subdivision without further public notification or Municipal Council review SUBJECT TO the Applicant having advanced the application to final registration of the first phase within the initial one (1) year extension period; and,
- c) the applicant BE ADVISED that the Director of Development Finance has summarized the claims and revenues information appended to the staff report dated April 25, 2016 as Schedule "B". (2016-D12)

Motion Passed

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

8. Property located at 7 Annadale Drive

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of the City of London, relating to the property located at 7 Annadale Drive:

- a) the proposed by-law appended to the staff report dated April 25, 2016, BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2016, to deem Lots 225 to 227 inclusive, Lots 242 to 248 inclusive, Lots 250 to 255 inclusive, Lots 267 to 271 inclusive, Part of Lot 249, Block I and Part of Block K, Plan 891, designated as Part 1 on 33R-6891, City of London, County of Middlesex, not to be in a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act, R.S.O. 1990*, and to repeal By-law C.P.-1509-76 passed on March 1, 2016;
- b) the City Clerk BE DIRECTED to provide notice of the by-law passing and undertake registration of the Deeming By-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act, R.S.O. 1990*; and,
- c) the applicant BE REQUIRED to pay for any costs incurred to register the deeming by-law at the Land Registry Office. (2016-D14)

Motion Passed

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

III. SCHEDULED ITEMS

9. 5th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on April 13, 2016:

- a) notice of Municipal Council's intention to designate the property located at 68 Bruce Street to be of cultural heritage value or interest BE GIVEN for the reasons appended to the 5th 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 April 13, 2016 from the Managing Director, Planning and City Planner, and heard a verbal delegation from Amy Barnes Consulting, with respect to this matter;
- b) the following actions be taken with respect to the Education Sub-Committee Report:
 - i) the proposed interpretive signage for Hunt Mill and Richmond Row BE APPROVED, as submitted; it being noted that the Education Sub-Committee reviewed the signage information and found no historical inaccuracies;
 - ii) it BE NOTED that the London Advisory Committee on Heritage (LACH) approved the expenditure of a \$1,000 contribution for the installation of the above-noted signs; it being noted that the LACH has sufficient funds in its 2016 Budget allotment for this expense; and,
 - iii) it BE NOTED that the Education Sub-Committee minutes from its meeting held on March 30, 2016, were received;
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application for the property located at 455 Clarence Street BE PERMITTED as depicted in the submitted drawings, subject to the following additional terms and conditions:
 - i) the podium portion of the building is limited to 19.5m in height, with a 4m stepback from the front property line at that height, to retain the scale and spatial understanding of the Downtown at this location; and,
 - ii) the final elevations for tower portion of the building may be further refined as illustrated in the drawings for the approved bonus zone provided that, in the opinion of the Managing Director, Planning and City Planner, they continue to be consistent with s. 6.1.4.1 of the Downtown London Heritage Conservation District Plan as regards:
 - I) glazing approximately 50% and not exceeding 75%;
 - II) articulating horizontal rhythm and visual transitions between floors; and,
 - III) massing, rhythm of solids and voids, and the use of the high quality cladding materials;
 - iii) the submission of a shadow study showing the full extent of cast shadows across the property boundaries impacted by cast shadows;
 - iv) the display of the heritage alteration permit be placed in a location visible from the street until the work is completed; and,
 - v) 100% transparent glazing on the street-level windows;

it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Wasylko, Wasylko Architect Inc., with respect to this matter;

- d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application for the property located at 516 Grosvenor Street, for the replacement of the present cedar roof with a rubber composite material providing the same appearance, BE APPROVED;
- e) 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 property located at 1656 Hyde Park Road:
- i) a notice of Municipal Council's intention to designate the property at 1656 Hyde Park Road to be of cultural heritage value or interest BE GIVEN for the reasons appended to the 5th 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*;
 - ii) the Chief Building Official BE ADVISED of the Municipal Council's intention in this matter; and,
 - iii) it BE NOTED that the London Advisory Committee on Heritage (LACH) received the communications appended to the 5th Report of the LACH and heard a verbal public submission and a delegation from M. Doornbosch, Zelinka Priamo Ltd., with respect to this matter:
 - dated April 3, 2016, from L .M. Newman;
 - dated April 4, 2016, from P. Luftenegger;
 - dated April 5, 2016, from D. Foster, Roselle, IL, USA;
 - dated April 7, 2016, from L. Catellanos, San Jose, California, USA; and,
 - dated April 10, 2016, from J. A. Colbert, Guelph, Ontario;
- f) 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 request for the demolition of a heritage listed property located at 80 Oxford Street West:
- i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the building located at 80 Oxford Street West;
 - ii) the properties located at 78, 80, 82, 84, 86, and 88 Oxford Street West BE REMOVED from the Register (*Inventory of Heritage Resources*);
 - iii) prior to the removal of the above-noted properties from the Register and the demolition of 80 Oxford Street West, high quality photographic documentation and as-built measured drawings of all exterior elevations of the buildings located on those properties BE PREPARED and BE SUBMITTED to the satisfaction of the Heritage Planner to ensure an archival record of these properties exists to allow for future research and commemoration; and,
 - iv) the commemoration of the cultural heritage value or interest of 78-88 Oxford Street West BE UNDERTAKEN in a nearby public space as part of the implementation and construction of civic infrastructure projects;

it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Gregual, AECOM, with respect to this matter; and,

- g) clauses 1, 2, 4 to 12, 14, 19 and 20, BE RECEIVED;

it being pointed out that the Planning and Environment Committee heard a verbal presentation from G. Thompson, Member, London Advisory Committee on Heritage, with respect to these matters.

Motion Passed

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

10. Mushroom Farm Zoning Review (Z-8513)

That, the following actions be taken with respect to the application of City of London, relating to the Mushroom Farm Zoning Review, to provide a definition and regulations regarding mushroom farms:

- a) the Mushroom Farm Zoning Review BE REFERRED back to the Civic Administration to report back at a future meeting of the Planning and Environment Committee for further amendments to the proposed by-law; and,
- b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN as the amendments are minor in nature and were in accordance with the public notice;

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-D14)

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 (4)

Motion to close the public participation meeting.

Motion Passed

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

11. Properties located at 276 Highbury Avenue North, 281 and 285 Short Avenue and 1325 Trafalgar Street (OZ-8579)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Ross of London Holdings Inc., relating to the properties located at 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street:

- a) the proposed by-law appended to the staff report dated April 25, 2016 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2016, to amend the Official Plan to change the designation of the subject lands FROM Low Density Residential designation TO Neighbourhood Commercial Node designation;
- b) the attached revised by-law (Appendix "B"), BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Service Station (SS) Zone and Residential R1 (R1-6) Zone TO a Neighbourhood Shopping Area Special Provision (NSA5(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the Site Plan Approval process:
 - i) primary pedestrian access be oriented towards the streets at the intersection of Highbury Avenue North and Trafalgar Street;
 - ii) prioritize on-site pedestrian circulation to enhance circulation and safety;

- iii) landscaping and pedestrian connections be emphasized for on-site and public realm interactions;
- iv) snow storage area(s) are to be implemented in a manner that protects retained and off-site trees; and,
- v) additional parking spaces, above required spaces, be minimized to provide additional landscaped open space and buffering, where possible;
- vi) the owner enter into an agreement to provide enhanced landscaping to screen all exposed parking lots from Trafalgar Streets in order to create a positive edge condition and enhance the pedestrian experience, including improvements within the City's road allowance; and,
- vii) recommend the furthest possible distance from the lot line and the speaker box be adhered to;

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. Property located at 80 Oxford Street West

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 80 Oxford Street West, the following actions be taken:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building located at 80 Oxford Street West;
- b) the properties located at 78, 80, 82, 84, 86, and 88 Oxford Street West BE REMOVED from the Register (*Inventory of Heritage Resources*);
- c) prior to the removal of the above properties from the Register and the demolition of 80 Oxford Street West, the owner BE ASKED to take high quality photographic documentation and as-built measured drawings of all exterior elevations of the buildings located on those properties be prepared and submitted to the satisfaction of the Heritage Planner to ensure an archival record of these properties exists to allow for future research and commemoration; and,
- d) commemoration of the cultural heritage value or interest of 78-88 Oxford Street West BE UNDERTAKEN in a near-by public space as part of the implementation and construction of civic infrastructure projects;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to these matters:

- a communication dated April 21, 2016, from T. Regnier, London & Middlesex Historical Society; and,

- the attached communication dated April 25, 2016, from M. Temme and C. Downing, 66 Palmer Street;

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-P10D/R01)

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, T. Park, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

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

13. Property located at 1656 Hyde Park Road

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 1656 Hyde Park Road, the following actions be taken:

- a) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 1656 Hyde Park Road to be of cultural heritage value or interest for the reasons appended to the staff report dated April 25, 2016 as Appendix "C"; and,
- b) the Chief Building Official BE ADVISED of the Municipal Council's intention in this matter;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to these matters:

- a communication dated April 20, 2016 from M. Bloxam, President, ACO London;
- a communication dated April 21, 2016 from T. Regnier, London & Middlesex Historical Society;
- a communication dated April 19, 2016 from D. Szpakowski, President, Hyde Park Business Association; and,
- a communication dated April 21, 2016 from M. Doornbosch, Zelinka Priamo Ltd.;

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-P10D/R01)

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)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 6:35 PM.