

**12TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on June 20, 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 B. Armstrong, A. Hopkins and M. van Holst; G. Barrett, J.M. Fleming, K. Gonyou, T. Grawey, P. Kokkoros, G. Kotsifas, I. Listar, J. MacKay, A. MacLean, A. Macpherson, D. MacRae, L. Maitland, L. McDougall, L. Mottram, N. Pasato, L. Pompilii, J. Ramsay, A. Riley, C. Saunders, C. Smith, S. Spring, M. Tomazincic, B. Turcotte, A-B. Watson, S. Wilson and J. Yanchula.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. CONSENT ITEMS**

2. 7th Report of the Advisory Committee on the Environment

That the following actions be taken with respect to the 7th Report of the Advisory Committee on the Environment from its meeting held on June 1, 2016:

- a) Joan Brady, Sustainable Futures Consulting, and the Agricultural Advisory Committee Members BE INVITED to a future meeting of the Advisory Committee on the Environment to discuss the impacts of pesticides on pollinators; it being noted that the Science Policy Forum on Impacts of and Alternatives to Systematic Pesticides notes provided by D. Szoller, were received;
- b) D. Szoller BE REQUESTED to provide the Director, Environment Fleet and Solid Waste, with copies of the Pollinator brochure to include with materials being provided during festivals and events;
- c) the Civic Administration BE REQUESTED to provide the following with respect to the Thames River Monitoring to the Advisory Committee on the Environment:
- i) a synopsis of the monitoring and tracking that the City implements in order to offset spills into the Thames River;
- ii) the most recent report to review; and,
- iii) any reports, when they are provided to the Civic Works Committee; and,
- d) clauses 1 to 8, 10 to 13, 16 to 19, BE RECEIVED.

Motion Passed

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

3. 6th Report of the Trees and Forests Advisory Committee

That the 6th Report of the Trees and Forests Advisory Committee from its meeting held on June 1, 2016, BE RECEIVED.

Motion Passed

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

4. 7th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 16, 2016:

- a) the Working Group comments appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 16, 2016, related to the Richardson Farms Environmental Impact Study BE FORWARDED to the Civic Administration for consideration;
- b) N. St. Amour BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative to the Trees and Forests Advisory Committee for the term ending November 30, 2019; and,
- c) clauses 1 to 6, 8, 10 and 11, BE RECEIVED.

Motion Passed

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

5. Trail Planning in Environmentally Significant Areas – 2016 Update

That, the following actions be taken with respect to the update to the Planning and Design Standards for Trails in Environmentally Significant Areas:

- a) the Guidelines for Management Zones and Trails in Environmentally Significant Areas, 2016, endorsed by the Trails Focus Group and appended to the staff report dated June 20, 2016 as Appendix "A" BE APPROVED as a planning and design tool for use in the development of trail master plans, and/or Conservation Master Plans for Environmentally Significant Areas";
- b) the Trail Standards Review for Conformance to Provincial and Federal Standards, 2016 report appended to the staff report dated June 20, 2016 as Appendix "B", BE RECEIVED;
- c) Table 2 BE AMENDED to include the following wording as Footnote 2:  
  
"The Standard allows the City to provide a narrower path on the trail sections where the environmental, historical or cultural value would be adversely affected as outlined in the *Integrated Accessibility Standards Regulation of the Accessibility for Ontarians with Disabilities Act*";
- d) the Trails Focus Group BE INVITED to attend a future meeting of the Planning and Environment Committee, when the first trail master plan and/or Conservation Master Plan for Environmentally Significant Areas is being presented to provide feedback on the application of the "Guidelines for Management Zones and Trails in Environmentally Significant Areas" utilized to develop the above-noted Plan(s);
- e) a member of the London Accessibility Advisory Committee BE INCLUDED as a member of the Local Advisory Committee for Phase 2 of the Conversation Master Plans and the Trails Focus Group; and,
- f) the members of the Trails Focus Group BE THANKED for their participation in the review process and for providing comments on the updated Trail Guideline document;

it being noted that the Planning and Environment Committee reviewed and received a communication from D. Wake, 597 Kildare Road, with respect to this matter. (2016-E20)

Motion Passed

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

6. Property located at 142 Kent 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 property located at 142 Kent Street:

- a) the request to repeal designating By-law No. L.S.P.-2984-126 for the property located at 142 Kent Street BE REFUSED; and,
- b) notice of this decision BE GIVEN to the property owner and to the Ontario Heritage Trust. (2016-R01)

Motion Passed

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

7. Mathers Cemetery

That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law appended to the revised staff report dated June 20, 2016 to amend By-law No. L.S.P.-3389-65 for the Mathers Cemetery BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016, to correct the municipal address from 3557 Colonel Talbot Road to 3551 Colonel Talbot Road; it being noted that this matter has been considered by the London Advisory Committee on Heritage. (2016-S09)

Motion Passed

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

8. Property located at 335 Thames Street, King Street Bridge

That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated June 20, 2016, to designate 335 Thames Street, (King Street Bridge), to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*. (2016-R01)

Motion Passed

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

9. Property located at 864-872 Dundas Street

That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated June 20, 2016, to designate the property located at 864-872 Dundas Street, to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*. (2016-R01)

Motion Passed

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

10. Stoney Creek South Subdivision (39T-04512)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and 700531 Ontario Limited, for the subdivision of land over Part of Lot 9, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the north side of

Fanshawe Park Road East, west of Highbury Avenue North, municipally known as 1300 Fanshawe Park Road East:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and 700531 Ontario Limited, for the Stoney Creek South Subdivision (39T-04512), appended to the staff report dated June 20, 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 June 20, 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 June 20, 2016, as Schedule "C"; and
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2016-D12)

Motion Passed

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

11. Property located at 2253 Richmond Street (H-8581)

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of Sunningdale Developments Inc., relating to the property located at 2253 Richmond Street, the proposed by-law appended to the staff report dated June 20, 2016, BE INTRODUCED at the Municipal Council meeting to be held on June 23, 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 Residential R1 (h\*h-100\*R1-5) Zone and a Holding Residential R1 (h\*h-100\*h-114\* R1-5) Zone TO a Residential R1 (R1-5) Zone and a Holding Residential R1 (h-114\*R1-5) Zone to remove the holding h and h-100 provisions. (2016-D09)

Motion Passed

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

12. Property located at 805 Killarney Road (Part Block 141 in Plan 33M-580) (P-8612)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Auburn Developments Inc., to exempt lands from Part Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated June 20, 2016 BE INTRODUCED at a future meeting of the Municipal Council to exempt Part Block 141 in Registered Plan 33M-580 from the Part Lot Control provisions of subsection 50(5) of the *Planning Act*, for a period not to exceed three (3) years; it being pointed out that these lands are subject to a registered subdivision agreement and are zoned Residential R2/R4 (R2-2/R4-3) in Zoning By-law No. Z.-1, which permits single detached dwellings with a minimum lot frontage of 9.0 m and minimum lot area of 360m<sup>2</sup>;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control Bylaw for Part Block 141 in Plan 33M-580 as noted in clause a) above:
  - i) the submission by the applicant of a draft reference plan to the Building Division for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;

- ii) prior to the reference plan being deposited in the Land Registry Office, the submission by the applicant to Development Services for review, a draft reference plan showing that the proposed part lots are consistent with the subdivision servicing, site servicing, site plan, development agreement, subdivision agreement and conditions to the approval of this application;
  - iii) the submission by the applicant to Development Services, a digital copy, together with a hard copy, of each reference plan to be deposited; it being noted that the digital file shall be formatted in accordance with the City of London's Digital Submission/Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
  - iv) the submission by the applicant of each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations, prior to the reference plan being deposited in the Land Registry Office;
  - v) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the Land Registry Office;
  - vi) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office; and,
  - vii) the subdivider be required to revise subdivision servicing drawings and enter into an amending subdivision agreement with the City, if necessary;
- c) the applicant BE ADVISED that the cost of registration of the by-law noted in a) above, is to be borne by the applicant in accordance with City of London policy. (2016-D09/D25)

Motion Passed

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

13. Property located at 1490 Highbury Avenue North (H-8615)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Barry Wade, relating to the property located at 1490 Highbury Avenue North, the proposed by-law appended to the staff report dated June 20, 2016, BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Restricted Office Special Provision (h\*h-18\*RO2(20)) Zone TO a Restricted Office Special Provision (RO2(20)) Zone to remove the "h" and "h-18" holding provision. (2016-D09)

Motion Passed

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

14. Claimable Works for 1030 Coronation Drive

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the site plan agreement between The Corporation of the City of London and Carvest Properties Ltd., for the construction of works external to 1030 Coronation Drive:

- a) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated June 20, 2016 as Appendix "A"; and,

- b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 20, 2016 as Appendix "B". (2016-D11)

Motion Passed

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

- 15. Property located at 7186 Isaac Drive (H-8496)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of 1822094 Ontario Inc., relating to land located at 7186 Isaac Drive, the proposed by-law appended to the staff report dated June 20, 2016, BE INTRODUCED at the Municipal Council meeting to be held on June 23, 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 Residential R6 (h. h-5 R6-1 D10) Zone TO a Residential R6 (R6-1 D10) Zone to remove the "h." and "h-5" holding provisions. (2016-D09)

Motion Passed

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

- 16. Consideration of City-Initiated Amendments to the Z.-1 Zoning By-law

That, on the recommendation of the Manager, Development Services and Planning Liaison, the Civic Administration BE DIRECTED to initiate a review of Zoning By-law Z.-1 to consider possible amendments to those portions of the Zoning By-law outlined in the staff report dated June 20, 2016 for consideration at a future public participation meeting of the Planning and Environment Committee. (2016-D14)

Motion Passed

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

- 17. Building Division Monthly Report for April 2016

That the Building Division Monthly Report for April 2016 BE RECEIVED. (2016-A23)

Motion Passed

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

### III. SCHEDULED ITEMS

- 18. 7th Report of the London Advisory Committee on Heritage

The following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage from its meeting held on June 8, 2016:

- a) the following actions be taken with respect to 240 Waterloo Street:
  - i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Impact Statement for the London Roundhouse, Phase 2, located at 240 Waterloo Street, prepared by Kirkness Consulting; and,
  - ii) the Civic Administration BE REQUESTED to strongly encourage the property owners to designate the above-noted property as a heritage site;

it being noted that the LACH heard a verbal delegation from L. Kirkness, Kirkness Consulting, with respect to this matter;

- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the building located at 175/179/181 King Street in the Downtown London Heritage Conservation District under Section 42 (1) of the *Ontario Heritage Act*, subject to the following conditions:
  - i) prior to any demolition, measured drawings of the exterior and photo documentation of the exterior and interior of the existing structure at 175/179/181 King Street be provided by the applicant and submitted to Planning Services;
  - ii) prior to any demolition activity, a conservation plan satisfactory to the Chief Building Official be provided by the applicant to ensure the protection and structural viability of the building located at 183 King Street; and,
  - iii) the applicant be required to post a bond or provide a certificate of insurance as a guarantee that the structure at 183 King is protected during the demolition process of the building at 175/179/181 King Street;
- c) 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 a request for the demolition of a heritage listed property located at 5221 Cook Road:
  - i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property; and,
  - ii) the property located at 5221 Cook Road BE REMOVED from the Inventory of Heritage Resources (Register);
- d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the request to repeal designating By-law No. L.S.P.-2984-126 for 142 Kent Street BE REFUSED and that notice of this decision be given to the property owner and to the Ontario Heritage Trust; it being noted that the London Advisory Committee on Heritage (LACH) received a communication dated June 7, 2016, from J. Horn, Solicitor, representing the property owner; and,
- e) clauses 1, 3 to 10, and 14 to 23 BE RECEIVED.

Motion Passed

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

19. Property located at 193 Clarke Road (SPA16-001)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application of Southside Group, for a one-storey apartment building to be located at 193 Clarke Road:

- a) the Approval Authority BE ADVISED that issues with respect to drainage were raised at the public meeting with respect to the application for Site Plan Approval to permit a one-storey, 14-unit apartment building for adults with Autism Spectrum Disorder at 193 Clarke Road; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application for a one-storey, 14-unit apartment building for adults with Autism Spectrum Disorder at 193 Clarke Road;

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. (SPA16-001)

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)

20. Properties located at 1057, 1059 and 1061 Richmond Street (SP15-030856)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application of Romlex International Ltd., for conversion of an existing church building to a nine unit residential building at the properties located at 1057, 1059 and 1061 Richmond Street:

- a) the Approval Authority BE ADVISED issues with respect to construction traffic, vehicular access to the laneway and landscape open space were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the conversion of an existing church building to a nine unit residential building at the properties located at 1057, 1059 and 1061 Richmond Street; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application to permit the conversion of an existing church building to a nine unit residential building at the properties located at 1057, 1059 and 1061 Richmond 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. (SPA16-001)

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)

21. Blackfriars/Petersville Area (Z-8602)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by the City of London, with respect to the Blackfriars/Petersville Area:



- a) the proposed by-law appended to the staff report dated June 20, 2016 as Appendix "A", relating to the Blackfriars/Petersville Area BE INTRODUCED at the Municipal Council meeting to be held on June 23, 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 Special Provision R2-2(17) Zone, TO a Residential Special Provision R2-2( ) Zone. (2016-D09); and,
- b) the Civic Administration BE DIRECTED to initiate a Zoning By-law Amendment process to exempt the property located at 25 Gower Street from the zoning by-law restrictions implemented by a) above;

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 (4)

NAYS: S. Turner (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)

22. Property located at 4680 Wellington Road South (Z-8603)

That, based on the recommendation of the Managing Director, Planning and City Planner, with respect to the application by 761030 Ontario Ltd, relating to the property located at 4680 Wellington Road South, the proposed by-law appended to the staff report dated June 20, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject lands FROM an Urban Reserve (UR6) Zone TO an Urban Reserve/Temporary Use (UR6/T- ) Zone;

it being pointed out that no individuals spoke at the public participation meeting associated with 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)

## 23. Property located at 5221 Cook Road

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 request for the demolition of a heritage listed property located at 5221 Cook Road:

- a) the staff report dated June 20, 2016 regarding the above-noted matter BE RECEIVED;
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property; and,
- c) 5221 Cook Road BE REMOVED from the Inventory of Heritage Resources (Register);

it being pointed out that no individuals spoke at the public participation meeting associated with 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)

## 24. Property located at 455 Clarence Street (Z-8560)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1016790 Ontario Ltd., relating to the property located at 455 Clarence Street:

- a) the proposed by-law appended to the staff report dated June 20, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on June 23, 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 Downtown Area (h-3\*DA1\*D350) Zone and a Holding Downtown Area (h-3\*DA2\*D350) Zone, TO a Downtown Area Bonus (DA1\*D350\*B(\_)) Zone; it being noted that the Bonus Zone shall be implemented through a development agreement to provide for increased height up to 105 metres, and an increased density up to 1180 units per hectare in return for the provision of the following services, facilities and matters which are described in greater detail in the proposed by-law:
  - i) a podium design which is sensitive to, and responds to, the surrounding heritage features and implements the design criteria of the Downtown Heritage Conservation District;
  - ii) a high quality of building design, including the following design elements:
    - A) Podium
      - l) use of stone veneer and granite, similar to the materials used on the historic office building across the street;

- II) generous double height transparent windows at the base of the podium along Clarence Street in order to activate the street frontage;
  - III) projecting glass canopy along the length of the podium, along the Clarence Street frontage, in order to provide weather protection to pedestrians;
  - IV) large bay windows with transparent glass above the main floor to help soften and break up the stone veneer walls while providing light into the parking garage and animating the upper levels of the podium;
- B) Mid-Block Connection
- I) a covered pedestrian alley, along the south property line, with active storefronts in order to implement the “laneways connection” transformational project found in Our Move Forward: London’s Downtown Plan;
- C) Tower
- I) a point tower form with the massing of the building mitigated by a high proportion of glass materials and a relatively low proportion of panels or similar materials;
  - II) a variation of material colours in order to add interest and break up blank wall sections;
  - III) continuous window wall within groupings of vertical window sections accented by a colour and projecting (roughly 1ft) in order to provide a unique architectural element to the building and break up the large flat portion of wall on the Clarence Street façade;
  - III) a visually interesting building cap that will contribute positively to the Downtown London skyline;
- D) Streetscape
- I) high quality design and landscaping, within the City Boulevard as required to achieve the goals of the Downtown Master Plan;
- E) Public Art
- I) the provision of public art, to be administered in accordance with the City of London Art Policy in the amount of 1% of construction value up to \$250,000;
- b) pursuant to Section 34(17) of the *Planning Act*, as determined by Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change in building height is minor in nature; and, the change in building height maintains the same form of development that had been publicly vetted during the public participation process; and
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design elements through the site plan approval process:
- i) ensure landscaping and design feature enhancements are provided within the City Boulevard through a design concept plan to be reviewed by Urban Design Staff through the site plan process; and,

- ii) create a tree-lined connection through high quality landscaping and design creating an enhanced pedestrian experience along the “Clarence Street Connector” as outlined in the Downtown Master Plan;

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)

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)

- 25. Property located at 1691 Hamilton Road - Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments (39T-13502/OZ-8147)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Thames Village Joint Venture Corporation, relating to the lands located at 1691 Hamilton Road:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for draft plan of subdivision by Thames Village Joint Venture Corporation, relating to lands located at 1691 Hamilton Road;
- b) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by Thames Village Joint Venture Corporation, prepared by Archibald, Gray & McKay and certified by Bruce Baker, Ontario Land Surveyor dated March 23, 2016 (Project No. OVE WEST DPS), as red-lined revised, which shows 73 single detached lots, two (2) open space blocks, one (1) temporary road block, two (2) abutting land owner blocks, two (2) future road allowance blocks, five (5) reserve blocks, served by one (1) collector road and four (4) local streets, SUBJECT TO the conditions appended to the staff report dated June 20, 2016 as Appendix “C” being met, and the adopted Official Plan amendment coming into effect;
- c) the proposed by-law appended to the staff report dated June 20, 2016 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016 to amend the Official Plan for a portion of the lands located at 1691 Hamilton Road to remove the “Aggregate Resource Area” delineation on Schedule ‘B-2’ – Natural Resources and Natural Hazards;
- d) the proposed by-law appended as Appendix “B” to the staff report dated June 20, 2016 BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in Part ‘C’ above), to change the zoning of the subject lands FROM an Urban Reserve Special Provision (UR4(6)) Zone TO a holding Residential R1 Special Provision (h•R1-3( )) Zone, to permit single detached dwellings, with a special provision for a maximum lot coverage of 45% for one (1) storey single detached dwellings, and minimum front and exterior yard depth for main dwelling of 4.5 metres to a primary collector road, and 6.0 metres for garages; an Open Space Special Provision (OS1(3)) Zone; a holding Open Space (h-2•OS4) Zone; and an Urban Reserve Special Provision (UR4( )) Zone

with a special provision for minimum lot area of 190 square metres and no minimum lot frontage requirement; together with a holding (h) provision to ensure adequate provision of municipal services and that a subdivision agreement or development agreement is entered into; and to amend Section 4.21 Road Allowance Requirements - Specific Roads to By-law No. Z.-1, by adding Street 'C' from the west limit of the plan to the east limit as a Primary Collector Road;

- e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject lands FROM an Urban Reserve (UR4(6)) Zone TO a Residential R1 Special Provision (R1-3( )) Zone, which would include a special provision for a minimum exterior side yard depth of 2.5 metres BE REFUSED for the following reason:
  - i) the requested special provision is not necessary as the Zoning By-law already provides for a reduced exterior side yard in certain situations. This provision applies to corner lots having rear yards abutting another rear yard, in accordance with Section 4.29;
- f) the Civic Administration BE DIRECTED to review opportunities for public road connections to lands to the west of the proposed draft plan of subdivision; and report back to a future meeting of the Planning and Environment Committee with an assessment of feasible alternatives, and recommended updates to the Old Victoria Area Plan and Official Plan, if required; and,
- g) the applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information appended to the staff report dated June 20, 2016 as Appendix "D";

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)

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)

#### 26. Properties located at 175, 179 and 181 King Street

That, on recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the building located at 175/179/181 King Street in the Downtown London Heritage Conservation District under Section 42 (1) of the *Ontario Heritage Act*, subject to the following conditions:

- a) prior to any demolition, measured drawings of the exterior and photo documentation of the exterior and interior of the existing structure at 175/179/181 King Street be provided by the applicant and submitted to Planning Services;
- b) prior to any demolition activity, a conservation plan satisfactory to the Chief Building Official be provided by the applicant to ensure the protection and structural viability of the building located at 183 King Street; and,

- c) the applicant be required to post a bond or provide a certificate of insurance as a guarantee that the structure at 183 King is protected during the demolition process of the building at 175/179/181 King 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)

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)

27. Properties located at 1179 and 1185 Riverside Drive (39CD-16503/Z-8594)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Vacant Land Plan of Condominium and Rezoning applications of Kirkness Consulting Inc., relating to the properties located at 1179 and 1185 Riverside Drive:

- a) the proposed by-law appended to the staff report dated June 20, 2016 BE INTRODUCED at the Municipal Council meeting to be held on June 23, 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 Residential R1/Residential R6 (R1-4/R6-5.D20.H7) Zone TO a Residential R1/Residential R6 Special Provision (R1-4/R6-5( ).D23.H7)) Zone, to permit a single detached cluster housing development with increased density to 23 units per hectare and a reduced front yard setback of 1.5 metres for Unit 14 (the southwest unit) and 2.5 metres for Unit 1(the southeast unit) in place of the minimum requirement of 8 metres;
- b) the Approval Authority BE ADVISED that issues relating to insufficient visitor parking and insufficient green space were raised at the public participation meeting with respect to the Vacant Land Condominium application and Site Plan concept;
- c) the Approval Authority BE ADVISED that Municipal Council supports the issuing of draft approval of the vacant land condominium for 14 cluster single detached residential units at 1179 and 1185 Riverside Drive;
- d) that the following objectives BE CONSIDERED by the Site Plan Approval Authority at the time of review of the site plan application:
  - i) elevations of buildings and any attached structures (noise walls) need to provide a varied and interesting streetscape and long expanses of blank walls need to be minimized;
  - ii) necessary noise walls need to be integrated into the design of the buildings and constructed of same, or complementary, materials. Height should be limited as much as possible, and landscape screening is to be provided in front. Consider incorporating segments of rod-style fencing or gaps in the masonry wall to break up its length, beyond the distance that is required for noise attenuation;

- iii) rear elevations of houses backing onto the walkway block need to incorporate a high level of architectural interest and articulation to appear attractive as seen from the public space;
- iv) private amenity areas adjacent to the walkway block should be designed as courtyards that permit visibility into the public walkway. Fencing along this property line to be limited in height to a maximum 1.2m and masonry walls be limited to a maximum height of 0.75m in order to provide passive surveillance. Fencing along the walkway block to the west should be visually permeable ornamental fencing and should be enhance with plant materials on private property but maintain sight lines and natural surveillance;
- v) any masonry landscape walls (including the one at the end of the drive aisle) should be no more than 0.75m in height including caps and exposed footings;
- vi) the gates into many of the private amenity spaces requires access through portions of the properties (between houses). This may become a concern in the future if residents put up different fences or landscaping in their side yards;
- vii) the central tree looks like it will be highly impacted by the new driveway on either side and the guest parking spaces do not appear functional;
- viii) provide details for all external lighting and adequately screen from abutting properties; and,
- ix) Privacy fencing will be required along the north and east property lines in addition to plant materials;

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/D07)

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)

28. Properties located at 704 and 706 Boler Road (39T-15503/Z-8505)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken in response to appeals to the Ontario Municipal Board, dated March 11, 2016, submitted by Alan Patton of Patton Cormier Ferreira on behalf of Southside Construction Management Limited appended to the staff report dated June 20, 2016 as Schedule "C" on the basis of a non-decision by the City of London Approval Authority within 180 days relating to a draft plan of subdivision application; and a non-decision by Municipal Council within 120 days relating to a zoning by-law amendment application concerning lands located at 704 and 706 Boler Road:

- a) the Ontario Municipal Board BE ADVISED that Municipal Council does not support draft approval of the proposed plan of subdivision, submitted by Southside Construction Management Limited (File No. 39T-15503), which shows 44 single detached lots, one (1) open space block, and one

(1) low density block, all served by an extension of Optimist Park Drive, an extension of Apricot Drive, and one (1) new local street, for the following reasons:

- i) an accepted Environmental Impact Study (EIS) is required in order to demonstrate that there will be no negative impacts on the natural features or their ecological functions;
  - ii) without an accepted EIS to confirm the limits of development and identify mitigation measures, it is not possible to recommend red-line revisions to the proposed draft plan, and conditions of draft approval cannot be formulated;
  - iii) the proposed plan of subdivision is not consistent with the Natural Heritage policies in Section 15 of the Official Plan;
  - iv) the proposed plan of subdivision is not consistent with the provisions in Sections 1.6 and 2.1 of the Provincial Policy Statement, and Section 3 of the *Planning Act*, and,
  - v) the plan, as proposed, does not implement the Urban Design principles in Section 11 of the Official Plan or the Placemaking Guidelines adopted pursuant to the Section 19.2 of the Official Plan.
- b) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Urban Reserve (UR1) Zone that permits existing uses TO a Residential R1 (R1-9) Zone, to permit single detached dwellings with a minimum lot frontage of 16.0 metres, a minimum lot area of 690m<sup>2</sup>, a Residential R6 (R6-5) Zone, to permit medium density development in various forms of cluster housing from single detached dwellings to townhouses and apartments at a maximum density of 35 units per hectare, and an Open Space (OS5) Zone, to permit activity limited to a range of low-impact uses associated with passive recreation, conservation and ecosystem management BE REFUSED for the following reasons:
- Without an accepted EIS to confirm the limits of development and the zone boundaries, it is not possible to recommend approval of the requested zoning by-law amendment; and,
  - Due to uncertainty of the development limit, it cannot be demonstrated that the requested zoning conforms with the Official Plan and is consistent with Provincial Policy Statement;
- c) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the Official Plan be amended on a portion of the subject lands appended to the staff report dated June 20, 2016 as Appendix "A" to:
- i) amend Schedule "A" Land Use to change the designation FROM Low Density Residential TO Open Space and Environmental Review; and,
  - ii) Amend Schedule B-1- Natural Heritage Features, TO DELETE Unevaluated Vegetation Patch and TO ADD "Significant Woodlands" and "Locally Significant Wetlands";
- d) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the Zoning By-law No. Z.-1 be amended as appended to the staff report dated June 20, 2016 as Appendix "B", (in conformity with the Official Plan as amended in part c) above), FROM an Urban Reserve (UR1) Zone which permits existing uses TO an Open Space (OS5) Zone which permits conservation lands and passive recreational uses, including City trail systems and an Environmental Review (ER) Zone, which is intended to remain in a natural condition until the environmental significance is determined through the completion of more detailed environmental studies; and,



- e) the City Solicitor BE DIRECTED to provide legal and planning or expert witness representation at the Ontario Municipal Board hearing in support of Municipal Council's position;

it being noted that the Planning and Environment Committee reviewed and received a communication dated June 14, 2016, from D. Zock and F. Dowling, 1038 Cherrygrove Road, with respect to this matter; and,

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/L01)

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)

- 29. Properties located at 240 Waterloo Street and 358 Horton Street East (OZ-8598)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Creative Properties Design Build Inc., relating to the property located at 240 Waterloo Street and 358 Horton Street East:

- a) the proposed by-law appended to the staff report dated June 20, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 23, 2016 to amend the Official Plan BY ADDING a policy to section 10.1.3 – Policies for Specific Areas;
- b) the proposed by-law appended to the staff report dated June 20, 2016 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 23, 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 Business District Commercial Special Provision (BDC(29)) Zone, and a Restricted Service Commercial (RSC1/RSC4) Zone, and a Restricted Service Commercial/Light Industrial (RSC1/RSC4/LI8) Zone, TO a Business District Commercial Special Provision (BDC(29)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) remove existing parking areas south of the building line along Horton Street and restore the Horton Street Boulevard to City standards, including the use of sensitive landscaping that does not conceal the heritage features of 240 Waterloo Street;
  - ii) two parking spaces may be permitted to remain in the front yard of 358 Horton Street East with the provision that they will be removed upon completion of the third phase of this development;
  - iii) minimize the existing curb cut and amount of asphalt in front of 358 Horton Street East by reducing it to the maximum width and size required for two parking spaces and explore opportunities to use an alternate paving material to give this space less of a

driveway appearance;

- iv) ensure all parking areas are screened from the street using landscaping;
- iv) provide for a sidewalk along Waterloo Street to Horton Street East, and extend the existing sidewalk north to Bathurst Street;
- vi) include walkways from the City sidewalks along Horton Street and Waterloo Street to the existing and proposed primary entrances of the buildings; and
- vii) ensure the use of transparent glazing on the façade of 358 Horton Street East, and the addition facing Horton Street East;

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)

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)

30. Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan (O-8478)

The Beaufort/Irwin/Gunn/Saunby Neighbourhood Secondary Plan BE REFERRED back to the Civic Administration to consider the public comments received during the public participation meeting held at the Planning and Environment Committee meeting on June 20, 2016 and report back with final recommendations to a future meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee reviewed and received a communication dated June 15, 2016, from H. Froussios, Zelinka Priamo Ltd., with respect to this matter; and,

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)

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)

**IV. ITEMS FOR DIRECTION**

31. PEC Deferred List

The Planning and Environment Committee reviewed and received the PEC Deferred List as of March 22, 2016.

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 10:01 PM.