

**13TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on July 18, 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 B. Armstrong, A. Hopkins and M. van Holst; J. Adema, G. Barrett, M. Corby, C. Crossman, L. Dent, C. Dyck, M. Elmadhoon, J.M. Fleming, T. Grawey, K. Gonyou, T. MacBeth, O. Katolyk, I. Listar, C. Parker, J. Ramsay, C. Saunders, J. Smout, S. Spring, M. Tomazincic 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. 4th Report of the Agricultural Advisory Committee

That the 4th Report of the Agricultural Advisory Committee from its meeting held on June 15, 2016, BE RECEIVED.

Motion Passed

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

3. West Five Subdivision (39T-14503)

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 Sifton Properties Limited, for the subdivision of land over Part of Lots 49 and 50, Concession B, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the south side of Shore Road, midpoint between Kains Road and Westdel Bourne:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the West Five Subdivision (39T-14503), appended to the staff report dated July 18, 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 July 18, 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 July 18, 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)

4. Property located at 905 Sarnia Road (H-8642)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the application of 905 Sarnia Inc., relating to the property located at 905 Sarnia Road:

- a) the proposed by-law appended to the staff report dated July 18, 2016, BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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 Special Provision (h\*h-100\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h\*h-82\*h-100\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h\*h-82\*h-100\*R1-13 (3)) Zone, a Holding Open Space (h\*OS5) Zone and a Holding Open Space (h\*h-65\*h-82\*OS1) Zone TO a Residential R1 Special Provision (R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-82\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-82\*R1-13 (3)) Zone, an Open Space (OS5) Zone and a Holding Open Space (h-65\*h-82\*OS1) to remove the h. and h-100 holding provisions; and,
- b) the application to change the zoning of the property located at 905 Sarnia Road FROM a Holding Residential R1 Special Provision (h\*h-82\*h-100\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h\*h-82\*h-100\*R1-13 (3)) Zone and a Holding Open Space (h\*h-65\*h-82\*OS1) Zone TO a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 Special Provision (R1-13 (3)) Zone and an Open Space (OS1) Zone, BE DEFERRED until such time as the lands are consolidated with abutting lands and noise and vibration mitigation measures are implemented on the park block. (2016-D09)

Motion Passed

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

5. Property located at 930 Gainsborough Road (H-8627)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the application of West Coronation Development Limited, relating to the property located at 930 Gainsborough Road:

- a) the proposed by-law appended to the staff report dated July 18, 2016, BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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 Special Provision (h\*h-100\*R1-3 (5)) Zone TO a Holding Residential R1 Special Provision (h-100\*R1-3 (5)) Zone to remove the h. holding provision; and,
- b) the application to change the zoning of the property located at 930 Gainsborough Road FROM a Holding Residential R1 Special Provision (h-100\*R1-3 (5)) Zone TO a Residential R1 Special Provision (R1-3 (5)) Zone, BE DEFERRED until such time as a second public access and water looping is provided. (2016-D09)

Motion Passed

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

6. Property located at 193 Clarke Road (H-8625)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Southside Group, relating to the property located at 193 Clarke Road, the proposed by-law appended to the staff report dated July 18, 2016, BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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 R7

Special Provision (h-5.R7(19).H9.D45) Zone TO a Residential R7 Special Provision (R7(19).H9.D45) Zone to remove the “h-5” holding provision. (2016-D09)

Motion Passed

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

7. Local Renewable Electricity Generation Projects Seeking Ontario Feed-In Tariff Contracts - Municipal Council Resolutions for Feed-In Tariff (FIT) 5.0 Prescribed Forms

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to local renewable electricity generation projects seeking contracts under Version 5.0 of the Ontario Feed-In Tariff (FIT) program:

- a) for Category 1 Projects, the Mayor and the City Clerk BE AUTHORIZED to sign any requested Council Resolution using the Municipal Council Blanket Support Resolution appended to the staff report dated July 18, 2016, as Appendix “A” and Appendix “F”;
- b) for Category 2 Projects, the proposed resolution that the construction and operation of ground-mounted solar projects having little or no potential for impacts on adjacent properties be supported at specific locations identified by the project developer where permitted by the FIT Program rules, BE APPROVED as a two-step process:
  - i) the Civic Administration prepare a recommendation report to the appropriate Standing Committee, commenting on the proposed location; and,
  - ii) if supported by the Civic Administration, submit a Municipal Council Support Resolution appended to the staff report dated July 18, 2016, as Appendix “B” to the appropriate Standing Committee; or
  - iii) for applications involving projects that have previous municipal support resolutions and supported by the Civic Administration, submit a Municipal Council Resolution Confirmation appended to the staff report dated July 18, 2016, as Appendix “C”;
- c) for applicants that require exemptions from the residential, commercial or industrial land use restrictions under the FIT Program, the Land Use Restriction Exemption Resolution appended to the staff report dated July 18, 2016, as Appendix “D” BE APPROVED for exemptions that have been endorsed by the Municipal Council; and
- d) for applications where setback requirements applicable to the site are determined based on the adoption of a Municipal Council Setback Resolution, the Visual Screening and Setback Acknowledgement Resolution appended to the staff report dated July 18, 2016, as Appendix “E” BE APPROVED for setback resolutions that have been endorsed by the Municipal Council. (2016-E19/F21)

Motion Passed

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

8. Property located at 1345 Whetherfield Street - Disposition of School Site (39T-06501 - 33M-600, 39T-03501 - 33M-566)

That, on the recommendation of the Manager, Development Planning, the owners of the potential school site located on the north side of Whetherfield Street, municipally known as 1345 Whetherfield Street and legally described as Block 271, on Plan 33M-600, (Drewlo Holdings Inc. and Oakridge Crossing Developments Ltd.) and Block 63 on 33M-566, (Sifton Properties Limited) BE ADVISED that the City of London has no interest in acquiring the above-noted property for municipal purposes. (2016-D12)

Motion Passed

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

9. Portion of 1300 Fanshawe Park Road East (H-8600)

That, on the recommendation of the Senior Planner, Development Services, based on the application of 700531 Ontario Limited, relating to a portion of 1300 Fanshawe Park Road East, the proposed by-law appended to the staff report dated July 18, 2016, BE INTRODUCED at the Municipal Council meeting to be held on July 26, 2016, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Residential R4 (h\*R4-5) Zone and a Holding Associated Shopping Area Commercial (h\*ASA1/ASA2/ASA3/ASA4/ASA5/ASA6/ASA7) Zone TO a Residential R4 (R4-5) Zone and an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA4/ASA5/ASA6/ASA7) Zone to remove the holding h provision. (2016-D09)

Motion Passed

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

10. 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, the proposed by-law appended to the staff report dated July 18, 2016, to designate the building located at 1656 Hyde Park Road to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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)

11. 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 proposed by-law appended to the staff report dated July 18, 2016, to designate the building located at 68 Bruce Street to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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)

12. Property located at 3967 Savoy Street (H-8647)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of 2399974 Ontario Ltd, relating to land located at 3967 Savoy Street, the proposed by-law appended to the staff report dated July 18, 2016, BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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 R5 (h.R5-4) Zone TO a Residential R5 (R5-4) Zone to remove the "h." holding provision. (2016-D09)

Motion Passed

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

### III. SCHEDULED ITEMS

#### 13. 8th Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage from its meeting held on July 6, 2016:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) continues to support, and reiterates, its previous recommendation related to the properties located at 100 Fullarton Street, 475 – 501 Talbot Street and 93 – 95 Dufferin, as follows, which was adopted by Municipal Council at its meeting held on September 29, 2015:

“That the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on September 9, 2015:

- a) the following actions be taken with respect to part a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage, having to do with the proposed designation of the properties located at 79, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) and 93 – 95 Dufferin Avenue:

- i) the owner BE REQUESTED to stabilize the above-noted structures during the winter season;

- ii) parts a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage BE REFERRED to the Civic Administration to consider in conjunction with the evaluation of future planning applications regarding these properties; it being noted that part a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage reads as follows:

“a) a Notice 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 properties located at 479, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) to be of cultural heritage value and interest BE GIVEN, for the attached reasons;

b) a Notice 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 properties located at 93 – 95 Dufferin Avenue to be of cultural heritage value and interest BE GIVEN, for the attached reasons;”

- iii) the Civic Administration BE REQUESTED to work with the developer to evaluate opportunities to integrate heritage elements into the design;

it being noted that the Planning and Environment Committee heard verbal presentations from W. Kinghorn, Chair, LACH and J. Rodgers, Rygar Properties Inc. and reviewed and received a communication dated September 15, 2015, from J. Rodgers, Rygar Properties Inc., with respect to these matters.”

it being noted that the LACH noted the following additional information:

- the LACH approves of most of the aspects of the project, particularly with respect to the heritage façades proposed to be incorporated in the project;
- the LACH supports the requirement that the designated elements may require alteration to permit the removal of parts of structure(s); and,

- the LACH understands that potential difficulties with structures and site conditions exist, and if it proves necessary, the LACH would support the rebuilding of structures/facades, using original materials, in situ, within the project;

it being further noted that the LACH received delegations from M. Rivard, Stantec Consulting, on behalf of the applicant, M. Tomazincic, Manager, Current Planning and J. Hunten and M. Tovey;

- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the pavilion located at 531 Ridout Street North (Harris Park) BE PERMITTED as appended to the staff report dated July 6, 2016 as Appendix C, subject the following terms and conditions being met:
  - i) photographic documentation of the pavilion (before renovation, during renovation, and after completion) be submitted to the Heritage Planner; and,
  - ii) the final drawings to alter be provided to the Heritage Planner for approval prior to issuance of the Building Permit;
  
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the West London Dyke, located within the Blackfriars/Petersville Heritage Conservation District (HCD), BE PERMITTED as submitted, subject to the following terms and conditions being met:
  - i) an arborist report be prepared and submitted identifying existing species of trees to be removed and provide recommendations for replacement species in accordance with the policies and guidelines of the Blackfriars/Petersville HCD Plan;
  - ii) any new vegetation added to the greenway conform to the policies and guidelines of the Blackfriars/Petersville HCD, particularly for native and non-invasive plant species;
  - iii) documentation of the West London Dyke be undertaken to contribute to the archival record of this important piece of civic infrastructure, with above-noted documentation to be submitted to the Heritage Planner to include the following information:
    - A) photographic documentation of the existing condition of the West London Dyke, (including railings, concrete sloped wall, and surrounding environment);
    - B) measured drawings or 3D digital modelling to maintain a record of the historic structure; and,
    - C) photographic documentation of the construction activities associated with the West London Dyke alteration to be taken at regular intervals;
  - iv) the existing, historic railings from the West London Dyke be salvaged and be made available to community members for installation as decorative features preferably within the Blackfriars/Petersville HCD; and,
  - v) implementation of cultural heritage interpretive signage or public art that commemorates the history of the West London Dyke, historic flooding in London, flood control measures, and the Blackfriars/Petersville HCD along the West London Dyke be encouraged; it being noted that topics should not be duplicated between cultural heritage interpretive signage within Harris Park;

it being noted that the London Advisory Committee on Heritage heard a presentation from the K. Gonyou, Heritage Planner and C. McIntosh, Environmental Service Engineer and L. Jones, Stantec, 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 of R.Teves for the erection of a new residence on the property located at 104 Wortley Road BE PERMITTED as described in the drawing appended to the staff report dated July 6, 2016 as Appendix 3;
- 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 request for the demolition of a heritage listed property located at 269 Thames Street:
  - i) the Chief Building Official BE ADVISED that Municipal Council regretfully consents to the demolition of this property; it being noted that the London Advisory Committee on Heritage cautioned against the nearby archaeological significance being affected by the demolition;
  - ii) 269 Thames Street BE REMOVED from the *Inventory of Heritage Resources* (Register); and,
  - iii) the London Diversity and Race Relations Advisory Committee BE CONSULTED during the development of interpretive signage for the area;
- f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to alter the porch located at 853 Waterloo Street, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED, in accordance with the sketch appended to the staff report dated July 6, 2016, with the following terms and conditions being met:
  - i) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
  - ii) photographic documentation of the work be submitted to the Heritage Planner upon completion;
  - iii) all exposed wood be painted; and,
  - iv) the handrails and spindles be installed 1&3/4" square and set 3&1/2" apart between centres, as shown on the above-noted sketch;

it being noted that consideration should be given for the substitution of the box piers with wood Ionic columns, as well as the application of a decorative relief pattern on the porch skirting;

- g) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to alter the porch located at 216 Wharnccliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED in accordance with the sketch appended to the staff report dated July 6, 2016, with the following terms and conditions being met:
  - i) the final drawings, showing all details, be provided to the Heritage Planner for approval prior to issuance of the Building Permit;
  - ii) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
  - iii) photographic documentation of the work be submitted to the Heritage Planner upon completion; and,
  - iv) all exposed wood be painted;
- h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application of S. Randhawa under section 42 of the *Ontario Heritage Act* to demolish the building located at 102 Wharnccliffe Road North, within in the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions being met:

- i) the property owner obtain a Heritage Alteration Permit for an approved replacement structure that is compatible with the goals of the Blackfriars/Petersville Heritage Conservation District Plan prior to the initiation of the demolition permit;
  - i) documentation, including as-built drawings, property history, and photographs, be completed by the property owner be submitted, prior to the initiation of demolition activities to the satisfaction of the Heritage Planner; and,
  - ii) the property owner be encouraged to salvage any reusable elements from the existing building;
- j) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Impact Assessment, dated March 2016, prepared by Pol Associates Inc., and the proposed Zoning By-law Amendment for the property located at 66 Byron Avenue East; it being noted that the LACH expressed concerns with the proposed elevations noted in the Heritage Impact Assessment as to the compatibility within the Wortley Village Heritage Conservation District; and,
- k) clauses 1, 4, 6 to 17, 20 and 25, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal delegation from D. Dudek, Chair, London Advisory Committee on Heritage, with respect to these matters.

#### Motion Passed

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

#### 14. Property located at 2449 Dundas Street (Z-8609)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Forest City Gymnastics Club, relating to the property located at 2449 Dundas Street, the proposed by-law appended to the staff report dated July 18, 2016, as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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 Restricted Service Commercial/Highway Service (h-17\*RSC1/RSC2/HS/HS4) Zone TO a Holding Restricted Service Commercial/Highway Service (h-17\*h-18\*RSC1/RSC3(\_)/RSC4/HS/HS4) 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;

it being noted that no public input was received by Municipal Council with respect to this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended Zoning By-law amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with Auto Oriented Commercial Corridor Policies of the Official Plan;
- the recommended zone facilitates increased usability of the subject site by accommodating uses that are similar to, and compatible with, the existing uses in the surrounding area; and,
- the existing built form and on-site parking is capable of supporting the requested Commercial Recreation Establishment without resulting in any negative impacts on to abutting uses. (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)

15. Zoning Amendment for Private Home Day Cares (Z-8607)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the City of London, relating to private home day cares; the proposed by-law appended to the staff report dated July 18, 2016, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 26, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the Section 2 definition of "Private Home Day Care" to increase the number of persons permitted in temporary care in provincially licensed home day cares facilities located outside of the flood plain from five (5) to six (6) persons and, to change Section 4.10 "Home Occupations" to reflect the increase in number of persons permitted to receive services and instructions in accordance with the increased number of persons permitted in licensed home day cares, as amended;

it being pointed out that no individuals spoke at the public participation meeting associated with this matter;

it being noted that no public input was received by Municipal Council with respect to this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed Zoning By-law amendment is in conformity with provincial acts and policies, including the Ontario *Child Care and Early Years Act, 2014*, as well as the *Provincial Policy Statement, 2014* and its sections 1.1.1, wherein provisions are made for healthy, livable and safe communities, and 3.1, wherein hazardous lands (including flood plains) are not to permit institutional uses such as day care uses and schools. Additionally, the proposed amendment is in conformity with the *Official Plan* and with the *London Plan*, including policies for home occupations as secondary permitted uses that are integral to, and compatible with, residential and agricultural areas; and,
- the proposed amendment also conforms to the 2016 Mayor's Advisory Panel on Poverty report entitled "London for All: A Roadmap to End Poverty", and its Recommendation 6.1, which is to "increase the number of licensed childcare spaces" available in the city of London within the next 12 months. (2016-D09)

## Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, 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)

16. Property located at 129 Langarth Street East

That the following actions be taken with respect to the property located at 129 Langarth Street East:

- a) the Civic Administration BE DIRECTED to retain a qualified consultant to complete a "Statement of Cultural Heritage Value or Interest" with respect to the contextual value of the subject property in support of the Municipal Council's intent to designate the subject property under the *Ontario Heritage Act, R.S.O. 1990, c.O.18*; and,
- b) the Civic Administration BE DIRECTED to give notice 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 129 Langarth Street East to be of cultural heritage value or interest from a contextual perspective; and,

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

- a communication from N. Moss; and,
- a communication dated July 14, 2016, from J. Morgan, 172 Langarth Street East;

it being further 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-P10D/R01)

Voting Record:

Motion Passed

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

NAYS: P. Squire, J. Helmer (2)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, P. Hubert, 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)

17. Property located at 269 Thames 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 request for the demolition of a heritage listed property located at 269 Thames Street:

- a) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of this property;
- b) the property owner BE ADVISED of the following:
  - i) in accordance with Section 2.6 of the Provincial Policy Statement, 2014, the abutting site located at 275 Thames Street (a registered archaeological site) shall be protected during the demolition of 269 Thames Street and during any future construction, care be taken to ensure that any architectural findings on the property located at 269 Thames Street are protected; and,
  - ii) any artifacts that are found at 269 Thames Street are to be forwarded to the archaeologists retained for the Fugitive Slave Chapel project;
- c) the Civic Administration BE REQUESTED to liaise with the property owner and representatives of the Fugitive Slave Chapel to provide for the careful deconstruction and to salvage any heritage materials that can be used in any proposed reconstruction; and,
- d) the property located at 269 Thames Street BE REMOVED from the Inventory of Heritage Resources (Register);

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-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)

18. Property located at 102 Wharnccliffe Road North - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application of S. Randhawa, under section 42 of the *Ontario Heritage Act* to demolish the building located at 102 Wharnccliffe Road North, within in the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED subject to the following terms and conditions being met:

- a) the property owner obtain a Heritage Alteration Permit for an approved replacement structure that is compatible with the goals of the Blackfriars/Petersville Heritage Conservation District Plan prior to the initiation of the demolition permit;
- b) documentation, including as-built drawings, property history, and photographs, be completed by the property owner prior to the initiation of demolition activities and submitted to the satisfaction of the Heritage Planner; and,
- c) the property owner be encouraged to salvage any reusable elements from the existing building;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated July 12, 2016, from D. Muller, 38 Charles Street, with respect to this matter;

it being further 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)

19. Downtown Business Improvement Area and Old East Village Community Improvement Area (Z-8625)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the City of London, the proposed attached, revised, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on July 26, 2016, to amend Section 50.2 (Temporary Zone) of Zoning By-law No. Z.-1, (in conformity with the Official Plan), to temporarily allow, notwithstanding the regulations of Section 4.18 5) of the General Provisions Section, amplified music and dancing on outdoor patios legally in place as of July 26, 2016 within the Downtown Business Improvement Area and Old East Village Community Improvement Program Area for a temporary period not to exceed September 30, 2016;

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

- communications submitted to the Planner; and,
- a communication dated July 15, 2016, from A.M. Valastro, 1-133 John Street;

it being further 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;

it being noted that the public input was received and considered by Municipal Council, which had the effect of the Municipal Council's decision being to undertake this matter as a pilot and the Municipal Council is looking for the public's feedback on this pilot;

it being further noted that the Municipal Council approves this application for the following reasons:

- the amendment conforms to the intent of Section 19.4.5 (Temporary Use By-laws) of the Official Plan; and,
- the amendment will be used to monitor impacts of temporarily permitting amplified music and dancing on outdoor patios in two parts of the City, which will provide inputs into possible long term changes recommended through the Music, Entertainment and Culture District Study for the 2017 event season. (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)

20. Property located at 3260 Singleton Avenue (OZ-8606)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Johanna Bierens, relating to the property located at 3260 Singleton Avenue:

- a) the proposed by-law appended to the staff report dated July 18, 2016, as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on July 26, 2016 to amend the Official Plan to change section 3.5.17 (Bostwick East Area) by DELETING the third paragraph of the policy;
- b) the proposed by-law appended to the staff report dated July 18, 2016, as Appendix "B", BE INTRODUCED at the Municipal Council meeting to be held on July 26, 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 Holding Residential R5/R6/R7/R8 Special Provision (h-54\*h-71\*h-100\*h-105\*h-136\*R5-6(6)/R6-5(30)/R7(15)\*D75\*H13/R8-4(16)) Zone TO a Holding Residential R5/R6/R7/R8 Special Provision (h-54\*h-71\*h-100\*h-105\*h-136\*R5-7(\_)/R6-5(\_)/R7(\_)\*D75\*H13/R8-4(\_));
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) provide a landscape treatment along Southdale Road West that allows for views into the site while screening drive aisles and parking areas;
  - ii) where drive aisles extend into the Southdale Road West setback, integrate them with the east-west walkway and landscape treatment;
  - iii) ensure the most direct routes are provided for walkways through the site and across drive aisles;
  - iv) incorporate an additional north-south walkway on the east portion of the site in order to provide convenient access to Southdale Road West for residents;
  - v) increase the number of windows and ensure they are appropriately aligned on side facades that are facing the public streets; and,
  - vi) provide two access points to the subject site. One access point located on Springmeadow Road opposite the existing access point to the east and one on Singleton Road;

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;

it being noted that the public input was received and considered by Municipal Council, which had the following effect upon Municipal Council's decision as the issues raised were related to potential traffic impacts, including but not limited to the amount of ongoing construction in the area and the possible impacts on the existing neighbourhood and a potential request for "No Parking" signs;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the policies of the Provincial Policy Statement (2014).
- the recommended zone is consistent with the City of London Multi-Family, Medium Density Residential policies of the Official Plan.
- the increase in height will facilitate a desirable form of development on the subject site.
- the recommendation meets the Design Objectives outlined in the Bostwick East Area Plan. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

#### 21. Great Near-Campus Neighbourhoods Strategy Review (OZ-8610)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Great Near-Campus Neighbourhoods Strategy Review:

- a) the proposed attached, revised, by-law (Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 26, 2016 to amend the Official Plan policies for Near-Campus Neighbourhoods by amending policy 3.5.19.2 to delete the current vision statement and replacing it with a REVISED vision statement to better reflect the community vision for near-campus neighbourhoods; to add a new policy 3.5.19.4 xiii) to ensure intensification in near-campus neighbourhoods can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties; and to delete and replace Figure 3-1 with a revised boundary of the Near-Campus Neighbourhoods Area;
- b) the by-law appended to the staff report dated July 18, 2016, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 26, 2016, to amend Zoning By-law Z.-1, (in conformity with the Official Plan as amended in clause a) above), to amend Zoning By-law Z.-1 to delete the Schedule "A" Figure 4.36 and replace Schedule "A" Figure 4.36 to show the new Near-Campus Neighbourhood Area boundary;
- c) the amended policies for Near-Campus Neighbourhoods in The London Plan, appended to the staff report dated July 18, 2016, as Appendix "C", BE ENDORSED by the Municipal Council and BE FORWARDED to the Minister of Municipal Affairs with the recommendation that the revised policies be incorporated through a modification to The London Plan; it

being noted that changes to the Plan include policies 962 to 986 being deleted and replaced with the revised policies attached to this report and Map 7 – Specific Policy Areas being amended to reflect the Near-Campus Neighbourhoods boundary;

- d) the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee with revised by-laws that amend the Official Plan and Zoning By-law to permit Secondary Dwelling Units in Near-Campus Neighbourhoods; and,
- e) no further notice BE PROVIDED as the amendments reflect the concerns raised by members of the community at the public participation meeting held by the Planning and Environment Committee;

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;

it being noted that the proposed revised Appendix A and Appendix C have been amended to delete the following words: "They provide housing to a diverse group of residents and groups, students, faculty, and staff of our largest educational institutions."; and,

it being further noted that the public input was received and considered by Municipal Council, which had the effect of the Municipal Council amending the Vision Statement. (2016-D09)

Voting Record:

Motion to approve part a).

Motion Passed

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

NAYS: J. Helmer (1)

Motion to approve parts b) to e) and the it being noted clauses.

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**

##### **22. Byron Gravel Pits Secondary Plan**

That, the following actions be taken with respect to the Byron Gravel Pits Secondary Plan:

- a) the Managing Director, Planning and City Planner's report dated July 18, 2016, relating to the Terms of Reference for the Byron Gravel Pits Secondary Plan BE RECEIVED; and,

- b) the Civic Administration BE DIRECTED to bring forward to an August or September Planning and Environment Committee meeting, Terms of Reference for the Byron Gravel Pits Secondary Plan consistent with the Open Space Option;

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

- a communication dated July 8, 2016 from M. Recker, 1460 Norman Avenue; and,
- a communication dated July 9, 2016, from R.W. Topping, L. Topping and L. Van Belois, by e-mail. (2016-E10)

Voting Record:

Motion Passed

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

### 23. 6th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 6th Report of the Trees and Forests Advisory Committee from its meeting held on June 22, 2016:

- a) the Civic Administration BE REQUESTED to consider the following comments with respect to the proposed changes to the Street Tree Guidelines:
- i) include a Non-Invasive First Policy for any city approved plantings;
  - ii) a proposal to consider phased planting, prior to assumption, in new subdivisions for the next version of the Design Specification and Guidelines document; and,
  - iii) the changes to the Street Tree Guidelines as appended to clause 6 of the 6th Report of the Trees and Forests Advisory Committee;

it being noted that the TFAC approved A. Cantel to attend a future meeting of the Environmental and Ecological Planning Advisory Committee to share the TFAC's Non-Invasive First proposal;

- b) the following actions be taken with respect to the Urban Forestry Strategy (UFS) Update:
- i) the Civic Administration BE REQUESTED to prepare a detailed written report, which includes a copy of the task table with item-by-item updates and provides a systematic reporting framework for the next 18 years of the Urban Forest Strategy, for the bi-annual Urban Forestry Strategy update in November; and,
  - ii) the Civic Administration BE REQUESTED to provide a template for the above noted report to the Trees and Forests Advisory Committee's August meeting for comment, in preparation for the November presentation;

it being noted that the UFS is included on the 2016 approved TFAC work plan; and,

- c) clauses 1 to 5 and 8, BE RECEIVED.

Motion Passed

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

## V. DEFERRED MATTERS/ADDITIONAL BUSINESS

### 24. Sign and Canopy By-law

That the Civic Administration BE DIRECTED to consult Business Improvement Areas to seek input with respect to the current review of the City's Sign and



Canopy By-law, and to include details of the input received as part of the staff report regarding this matter. (See attached communication dated July 18, 2016, from Councillor T. Park.)

Motion Passed

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

**VI. ADJOURNMENT**

The meeting adjourned at 9:43 PM.