

15TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on September 6, 2016, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Squire (Chair) and Councillors J. Helmer, T. Park and S. Turner and H. Lysynski (Secretary).

ABSENT: Councillor P. Hubert.

ALSO PRESENT: Mayor M. Brown, Councillors A. Hopkins and M. van Holst; M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, A. MacLean, A. Macpherson, L. Maitland, N. Pasato, J. Ramsay, C. Saunders, S. Spring, M. Tomazincic, A-B. Watson, S. Wise, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. 9th Report of the Environmental and Ecological Planning Advisory Committee

That the 9th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on August 25, 2016, BE RECEIVED.

Motion Passed

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

3. Urban Agriculture Strategy - Draft Terms of Reference

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Draft Terms of Reference for the development of an Urban Agriculture Strategy:

- a) the draft Terms of Reference appended to the staff report dated September 6, 2016, for the development of an Urban Agriculture Strategy BE CIRCULATED for public review and comment; and,
- b) the draft Terms of References BE CONSIDERED at the October 17, 2016 meeting of the Planning & Environment Committee;

it being noted that the Planning and Environment Committee reviewed and received a communication dated September 1, 2016, from M. Temme, 66 Palmer Street, with respect to this matter. (2016-E11)

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park (3)

4. Request for Extension and Revision of Draft Approval - North Side of North Routledge Park West of Hyde Park Road - Draft Approved Plan - Doman Developments Inc. (39T-78066)

That, on the recommendation of the Senior Planner, Development Planning, the following action be taken with respect to the request from Doman Developments Inc., for the property located on the north side of North Routledge Park west of Hyde Park Road:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision submitted by Doman Developments Inc., File No. 39T-78066, prepared by Holstead & Redmond Limited, Drawing No.78-0315L, as redline amended, which shows 10 Blocks, served by an extension of Blue Heron Drive and one new internal road SUBJECT TO the conditions appended to the staff report dated September 6, 2016 as Schedule "A"; and,
- b) the financing for this project BE APPROVED in accordance with the "Related Estimated Costs and Revenues" as appended to the staff report dated September 6, 2016, as Schedule "B". (2016-D12)

Motion Passed

YEAS: P. Squire, J. Helmer, T. Park (3)

NAYS: S. Turner (1)

- 5. Subdivision Agreement Provisions Relating to School Blocks and Park Facilities

That, on the recommendation of the Manager, Development Services, the staff report dated September 6, 2016, entitled "Subdivision Agreement Provisions Relating to School Blocks and Park Facilities, meeting on September 6, 2016" BE RECEIVED for information. (2016-D12)

Motion Passed

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

- 6. Claimable Works for 1030 Coronation Drive, Hyde Park, Block 8 Reconstruction - Update to DC Claimable Works

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 amended claims and revenues appended to the staff report dated September 6, 2016, as Appendix "A"; and,
- b) the financing for this project BE APPROVED as set out in the amended Source of Financing Report appended to the staff report dated September 6, 2016, as Appendix "B". (2016-D15)

Motion Passed

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

- 7. Property located at 1400 Riverbend Road (H-8631)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 1400 Riverbend Road, located on the south side of Shore Road between Riverbend Road and Logans Run, comprising the northerly portion of Block 4 as shown on the draft-approved plan of subdivision (File No. 39T-14503), the proposed by-law appended to the staff report dated September 6, 2016, BE INTRODUCED at the Municipal Council meeting to be held on September 13, 2016, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the lands FROM a holding Residential R5/R6/R8 Special Provision (h•h-206•R5-6(10)/R6-5(42)/R8-3(4) Zone TO a Residential R5/R6/R8 Special Provision (R5-6(10)/R6-5(42)/R8-3(4) Zone to remove the holding (h) and (h-206) provisions. (2016-D09)

Motion Passed

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

8. Foxwood Crossing Subdivision - Phase 3 (39T-14502)

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 1640209 Ontario Limited, for the subdivisions of land over Part of Lot 72, Concession East of the North Branch of the Talbot Road, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the north side of Wharncliffe Road South, west of Savoy Street, municipally known as 1959 Wharncliffe Road South:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and 1640209 Ontario Limited, for the Foxwood Crossing Subdivision (39T-14502), appended to the staff report dated September 6, 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 September 6, 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 September 6, 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, T. Park, S. Turner (4)

9. Building Division Monthly Report for July 2016

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

Motion Passed

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

III. SCHEDULED ITEMS

10. Property located at 25 Gower Street (Z-8648)

That, further to the direction of the Municipal Council, the proposed by-law appended to the staff report dated September 6, 2016, BE INTRODUCED at the Municipal Council meeting to be held on September 13, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the property located at 25 Gower Street FROM a Residential Special Provision R2-2(19) Zone TO a Residential Special Provision R2-2(17) 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 the Municipal Council approves this application as the proposed amendment is in keeping with the direction of Municipal Council of June 23, 2016 which came about as both a Site Plan and Minor Variance application were being considered for the subject site while the Municipal Council simultaneously considered a broader amendment to the Zoning By-law for lands zoned R2 within the Blackfriars/Petersville Area; and,

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (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)

11. Property located on a portion of 1654 Highbury Avenue North (Edgevalley Subdivision) (Z-8618)

That, on the recommendation of the Senior Planner, Development Services, based on the application of the City of London, relating to the property located on a portion of 1654 Highbury Avenue North, the proposed by-law appended to the staff report dated September 6, 2016, BE INTRODUCED at the Municipal Council meeting to be held on September 13, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R6/Residential R9 (h•h-54•h-100•R6-5/R9-7) Zone TO a Holding Residential R6/Residential R9 (h•h-54•h-100•R6-5/R9-7•H36) Zone, which permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings and fourplex dwellings with a maximum density of 35 units per hectare and a maximum height of 12.0 metres, apartment buildings, class 2 lodging houses, senior citizens apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities, with a maximum density of 150 units, with the addition of a Height (H) Symbol to limit the height of apartment buildings to a maximum of 36 metres (approx. 12 storeys);

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

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

- the proposed development is consistent with the Provincial Policy Statement (2014);
- the proposed development is consistent with the policies of the Official Plan, the London Plan and meets the criteria for Planning Impact Analysis; and,
- the proposed change will correct an existing zone regulation and clarify the height maximum;

it being further noted that no public input was received by Municipal Council with respect to this matter. (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)

12. Portion of Land Known Municipally as 1500 Dundas Street East (Z-8628)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of 1365929 Ontario Ltd., relating to a portion of land located at 1500 Dundas Street East, the proposed by-law appended to the staff report dated September 6, 2016, BE INTRODUCED at the Municipal Council meeting to be held on September 13, 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 Community Shopping Area (CSA1) Zone TO a Community Shopping Area Special Provision (CSA1(*)) 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 the Municipal Council approves this application for the following reasons:

- the recommended Zoning By-law amendment is consistent with, and will serve to implement, the policies Provincial Policy Statement 2014, which promote an appropriate range and mix of land uses, economic development, and community investment readiness;
- the recommended Zoning By-law amendment is consistent with, and will serve to implement, the Auto-Oriented Commercial Corridor policies of the Official Plan;
- the recommended Zoning By-law amendment is consistent with, and will serve to implement, the Dundas Street Commercial Corridor policies of the Official Plan; and,
- the property is of sufficient size and configuration to accommodate the additional permitted use without resulting in any negative impacts on abutting properties;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

13. Property located at 21 Wharncliffe Road South (OZ-8484)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Farhi Holdings Corporation, relating to the property located at 21 Wharncliffe Road South:

- a) the proposed by-law appended to the staff report dated September 6, 2016, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 13, 2016 to amend the Official Plan to change the designation of the subject lands FROM a Community Facility designation TO an Office/Residential Area designation and TO ADD a policy to section 10.1.3 – Policies for Specific Areas;
- b) the proposed by-law appended to the staff report dated September 6, 2016, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 13, 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 Regional Facility (RF) Zone TO a holding Residential R8 Special Provision/Office Residential Special Provision (h-18•R8-4(_)/OR(_)*H12) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) screen the parking area along Wharncliffe Road South with enhanced landscaping through the maintenance of existing mature trees and the provision of a variety of shrubs and grasses;
 - ii) formalize the pedestrian walkway to the main entrance of the building to delineate the pedestrian areas from the driving surface and provide safe pedestrian circulation;
 - iii) formalize and delineate the pedestrian and cyclist connection from the Thames Valley Parkway to the building entrance;
 - iv) maintain singular vehicular access from Wharncliffe Road South; and,
 - v) retain as many of the mature trees on site as possible by strategically locating landscape islands in the new parking lot areas.

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 the Municipal Council approves this application for the following reasons:

- the proposed amendment is consistent with the Provincial Policy Statement 2014;
- the proposed amendment is consistent with the Office/Residential Area policies of the Official Plan;
- the proposed range of uses are complementary to the adjacent existing residential neighbourhoods; and
- the proposal is a positive adaptive re-use of the existing building space which maintains the established built form;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D09)

Voting Record:

Motion Passed

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

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

14. Properties located at 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue (Z-8617)

That the application by Rygar Properties Inc., relating to the properties located at 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue BE REFERRED back to the Civic Administration for further consultation with the applicant to amend the proposal to incorporate and retain the façade and depth of Camden Terrace as well as the properties located at 93 to 95 Dufferin Avenue and to report back at a future meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated August 25, 2016, from M. Whalley, 39-250 North Centre Road;
- a communication from G. Hodder, 20 Mayfair Drive;
- a communication dated August 4, 2016, from S. Bentley, Heritage London Foundation;
- a communication from J. Hunten and M. Tovey, ACO London;
- a communication dated August 31, 2016, from J. Grainger, 717-520 Wellington Street;
- a communication from M. Bloxam, ACO London Region Branch;
- a communication from R. Longley, By E-mail;
- a communication from M. Loft, 784 Wellington Street;
- a communication dated August 31, 2016, from D. Palmer, 133 Bruce Street;
- a communication from S. Lunau, 1096 Kingston Avenue;
- a communication dated September 2, 2016, from N. Tausky, 1017 Western Road; and,
- a communication from D. Menard, 273 Cathcart 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;

it being further noted that the Municipal Council referred this application back for further consideration after listening to extensive public participation and having extensive discussion about the heritage aspects of Camden Terrace. (2016-D09)

Voting Record:

Motion Passed

YEAS: P. Squire, J. Helmer, S. Turner (3)

NAYS: M. Brown, T. Park (2)

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

15. Walkway at Clayton Walk

That the delegation and communication from M. Fantegrossi, 7055 Clayton Walk, with respect to the walkway on Clayton Walk, BE RECEIVED. (2016-T04)

Motion Passed

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

IV. ITEMS FOR DIRECTION

16. 8th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 8th Report of the Trees and Forests Advisory Committee from its meeting held on August 9, 2016:

- a) the Civic Administration BE REQUESTED to provide the Draft Climate Change Adaptation Strategy to the Trees and Forests Advisory Committee (TFAC), the Environmental and Ecological Planning Advisory Committee (EEPAC) and the Advisory Committee on the Environment (ACE) for the purposes of providing feedback;
- b) the following actions be taken with respect to the Humane Urban Wildlife Conflict Policy: Forestry Operations Wildlife Protocol:
 - i) the Civic Administration BE INVITED to the September meeting of the Trees and Forests Advisory Committee (TFAC) to provide additional information with respect to current Forestry Operations Wildlife Protocol; and,
 - ii) it being noted that the TFAC received a verbal presentation from M. Blosh and F. Morrison with respect to this matter;
- c) the following actions be taken with respect to a Green Legacy Program:
 - i) the Civic Administration BE REQUESTED to investigate the possibility of establishing a Green Legacy program in London similar to the Wellington County Green Legacy program; and,
 - ii) the Civic Administration BE REQUESTED to consider contacting Middlesex County, local conservation authorities, ReForest London, local school boards, and other planting organizations, to assist in the investigation of establishing a Green Legacy program; and,

it being noted that the establishment of this program would assist in achieving the goal of substantially increasing the tree population in the City of London as set out in the Urban Forest Strategy;
- d) the Civic Administration BE REQUESTED to provide the Trees and Forests Advisory Committee with the policies and guidelines that deal with trees damaged during roadwork construction and to advise as to the actions that will be taken with respect to the damage done to trees on Queenston; and,
- e) clauses 1, 3 to 8, 10, 13 and 14, BE RECEIVED.

Motion Passed

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

17. Brownfield Incentive Application - Chelsea Green Meadows (33M-686)

That delegation status BE GRANTED to D. de Jong, 2423662 Ontario Ltd., at a future meeting of the Planning and Environment Committee with respect to the request for a Development Charge Rebate Grant relating to the registered plan of subdivision 33M-656 by 2423652 Ontario Ltd.; it being noted that the Planning and Environment Committee reviewed and received a communication dated August 15, 2016, from D. de Jong, 2423652 Ontario Ltd., and P. Aarts, Aar-Con Enterprises Corp and a communication dated January 6, 2016, from D. de Jong, 2423652 Ontario Ltd, with respect to this matter. (2016-D09)

Motion Passed

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

18. Dundas Flex Street – Programming

That the Civic Administration BE DIRECTED to report back at a future meeting of the appropriate Standing Committee with respect to the Dundas Street Flex Programming to be considered concurrently with:

- a) the report on the Environmental Assessment is brought forward with draft Terms of Reference;
- b) a Business Plan; and,
- c) a pilot project being undertaken during the study period to study Market Lane to assist in establishing the “Dundas Flex Street Programming Authority” that would have the authority to establish programming for the Dundas Flex Street and would include the following individuals in the formulation of the draft Terms of Reference and Business Plan including, but not limited to, the following individuals:
 - Brian Ohl, Budweiser Gardens;
 - Lori Da Silva, London Convention Centre;
 - Janette MacDonald, Downtown London Business Association;
 - John Winston, Tourism London;
 - a representative from Fanshawe College; and,
 - City of London Staff;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated August 22, 2016, from Councillor T. Park; and,
- a communication dated September 1, 2016, from J. MacDonald, CEO and General Manager, Downtown London. (2016-D19)

Motion Passed

YEAS: M. Brown, J. Helmer, T. Park, S. Turner (4)

NAYS: P. Squire (1)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 8:39 PM.