

**17TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on October 3, 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 and T. Park and H. Lysynski (Secretary).

**ABSENT:** Councillor S. Turner.

**ALSO PRESENT:** Councillor J. Morgan; P. Christiaans, M. Elmadhoon, J.M. Fleming, T. Grawey, P. Kokkoros, G. Kotsifas, K. Killen, A. MacLean, A. Macpherson, J. Ramsay, S. Spring, M. Tomazincic, B. Westlake-Power 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. 10th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 10th Report of the Environmental and Ecological Planning Advisory Committee (EEPAC) from its meeting held on September 15, 2016:

- a) the EEPAC BE PERMITTED to review site plan applications that require either an Environmental Impact Statement or a Subject Land Status Report; it being noted that the EEPAC is presently only circulated if it is change in land use or plan of subdivision; it being further noted that the EEPAC reviewed and received a Notice dated August 3, 2016, from M. Corby, Senior Planner, with respect to the application by Drewlo Holdings Inc., relating to the properties located at 661 and 667 Talbot Street, was received;
- b) a Working Group, consisting of S. Hall, S. Levin and R. Trudeau (lead) BE ESTABLISHED to review the updated Sunninglea Scoped Environmental Impact Study; it being noted that a Notice dated July 7, 2016, from A. Riley, Senior Planner, Development Services, with respect to the application by Sunningdale Golf and Country Ltd., relating to the property located at 379 Sunningdale Road West, was received;
- c) the Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee related to the Mud Creek Environmental Assessment/ Environmental Impact Study BE FORWARDED to the Civic Administration for consideration;
- d) the Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee related to the Riverbend South Phase 2 Environmental Management Plan BE FORWARDED to the Civic Administration for consideration;
- e) the following actions be taken with respect to 2017 Environmentally Significant capital projects:
  - i) the list of suggested Environmentally Significant capital project ideas appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration; and,
  - ii) the Civic Administration BE REQUESTED to report back to the Environmental and Ecological Planning Advisory Committee with respect to the projects that are going to be undertaken in 2017;

- f) the Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee related to the Vauxhall-Pottersburg Sewer Line Connection Environmental Impact Study BE FORWARDED to the Civic Administration for consideration; and,
- g) clauses 1 to 8, 11 to 13, 17 to 20, 22, 24 and 25, BE RECEIVED.

Motion Passed

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

### 3. 5th Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 5th Report of the Agricultural Advisory Committee (AAC) from its meeting held on September 21, 2016:

- a) the Civic Administration BE ADVISED that the AAC supports agricultural commercial use that will permit the owner to sell and service farm machinery and equipment and that all-terrain vehicles, utility vehicles and side-by-side vehicles be included in the permitted use as it assists farmers in getting around their farm; it being noted that the AAC reviewed and received a Notice dated August 17, 2016, with respect to an application submitted by Hyde Park Equipment Ltd., relating to the property located at 4166 Scotland Drive, was received;
- b) the Civic Administration BE ADVISED that the AAC expressed opposition to the Official Plan Amendment proposed in the Notice dated September 7, 2016, from L. Maitland, Planner I, with respect to an application submitted by Old Oak Properties Inc., relating to the Southwest Area Secondary Plan for the following reasons:
  - i) the Southwest Area Secondary Plan is large enough as it currently stands;
  - ii) surface parking lots negatively impact water health and water runoff;
  - iii) there is nothing to stop water runoff into Dingman Creek thereby polluting water quality;
  - iv) a blanket repealing of the Policy is preferred so that applications can be reviewed on a case by case basis;
  - v) the larger footprint of the building, with a surface parking lot, will impact surrounding agricultural land, including the shadowing from the building; and,
  - vi) the potential increase of urban sprawl to the detriment of agricultural land;
- c) the Ontario Ministry of Transportation BE REQUESTED to keep the AAC informed of the progress of the detailed design and Class Environmental Assessment (EA) Study for the Highway 401 reconstruction in Elgin County, Middlesex County and the City of London; it being noted that the AAC reviewed and received a Notice of Study Commencement dated August 8, 2016, from M. Bruder, Environmental Planner, Stantec Consulting Ltd., with respect to this matter; and,
- d) clauses 1 to 5 and 9 to 13, BE RECEIVED.

Motion Passed

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

### 4. Lots on Cranbrook Road and Thornley Street (H-8634-2)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application of Norquay Buttonbush Land Corp., for properties located at 1200 and 1206 Cranbrook Road:

- a) the proposed by-law appended to the staff report dated October 3, 2016, BE INTRODUCED at the Municipal Council meeting to be held on October 11, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Residential R1 Special Provision (h-108\*R1-6(4)) Zone TO a Residential R1 Special Provision (R1-6(4)) Zone to remove the “h-108” holding provision on properties located at 1200 and 1206 Cranbrook Road; and,
- b) the application to change the zoning on the remainder of the blocks within the subdivision BE DEFERRED until such time as the lands are consolidated. (2016-D09)

Motion Passed

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

5. Victoria on the River Subdivision (Phase 3) (39T-09502)

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 Lot 9, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated north of Commissioners Road East between Jackson Road and Hamilton Road:

- 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 Victoria on the River Subdivision (39T-09502) Phase 3, appended to the staff report dated October 3, 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 October 3, 2016, as Schedule “B”, and,
- c) 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 (4)

6. Property located at 4206 Perkins Road (H-8677)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Pechecos Contractors Ltd., relating to lands located at 4206 Perkins Road, the proposed by-law appended to the staff report dated October 3, 2016, BE INTRODUCED at the Municipal Council meeting to be held on October 11, 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 Light Industrial (h-17.LI1/LI7) Zone TO a Light Industrial (LI1/LI7) Zone to remove the “h-17” holding provision. (2016-D09)

Motion Passed

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

### III. SCHEDULED ITEMS

7. Chelsea Green Meadows Delegation

That the following actions be taken with respect to the request for a Brownfield Incentive application for the Chelsea Green subdivision (33M-686):

- a) the Civic Administration BE REQUESTED to report back at a future meeting of the Planning and Environment Committee with an analysis of the Business Plan, under the premise that it was still in the original ownership, recognizing that the applicant includes the original ownership, relating to the removal of contaminated soil in the Chelsea Green subdivision (33M-686); and,
- b) the Civic Administration BE REQUESTED to report back at a future meeting of the Planning and Environment Committee, concurrent with the report noted in part a) above, with respect to any potential exposures with respect to retroactive approvals relating to this matter;

it being noted that the Planning and Environment Committee heard the attached presentation from P. Hinde, 2423652 Ontario Ltd., and 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, P. Hubert, T. Park (4)

#### 8. Funding Request for the Hyde Park Business Association/Business Improvement Area (BIA) Designation

That the following actions be taken with respect to the request for the establishment of a Hyde Park Business Improvement Area:

- a) the Civic Administration BE REQUESTED to provide \$50,000 funding from the Operating Budget Contingency Reserve; and,
- b) the Civic Administration BE DIRECTED to take the steps necessary, in 2017, to create a Hyde Park Business Improvement Area;

it being noted that the Planning and Environment Committee received the attached presentation from D. Szpakowski, President, Hyde Park Business Association. (2016-F11A)

Motion Passed

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

#### 9. Properties located at 479-485, 487 and 489 Talbot Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager of Urban Regeneration, the following actions be taken with respect to the request for the demolition of structures on heritage listed properties located at 479-485, 487 and 489 Talbot Street:

- a) the properties at 479-485, 487, and 489 Talbot Street BE REMOVED from the Inventory of Heritage Resources (Register);
- b) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the structures on these properties;
- c) prior to any demolition, measured drawings documenting the exterior volume of the existing structures BE PROVIDED by the applicant and submitted to Planning Services; and,
- d) during demolition, actions BE UNDERTAKEN by the applicant to salvage and store original exterior materials including brick and exterior masonry from the existing structures for re-use in a commemorative monument to be constructed consistent with the applicable bonus zoning for the property;

it being noted that the Planning and Environment Committee reviewed and received a communication dated September 28, 2016, from A-M. Valastro, 1-133 John Street, with respect to this matter;

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 in connection therewith. (2016-P10D/R01)

Motion Passed

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

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

Motion to approve part a) of the Staff recommendation.

Motion Passed

YEAS: P. Squire, P. Hubert, T. Park (3)

NAYS: J. Helmer (1)

Motion to approve part b) of the Staff recommendation.

Motion Passed

YEAS: P. Squire, P. Hubert, T. Park (3)

NAYS: J. Helmer (1)

Motion to approve parts c) and d) of the Staff recommendation.

Motion Passed

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

#### **IV. ITEMS FOR DIRECTION**

##### **10. Tender 16-94 - Invasive Species Management - Irregular Result**

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the award of contract for invasive species management in City woodlands:

- a) the bid submitted by Clintar Landscape Management., 11 Artisans Crescent, London, ON, N5V 4S1 at the tendered price of \$268,275.00 (plus H.S.T.) BE ACCEPTED; it being noted that the bid submitted by Clintar Landscape Management was the only bid received, and meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 3, 2016;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase; and,

- d) approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, or having a purchase order or contract record relating to this matter. (2016-F18)

Motion Passed

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

11. Increased Assessment of Property Taxes at 300 Dundas Street

That delegation status BE GRANTED to K. Millson, 2335765 Ontario Inc., at a future meeting of the Planning and Environment Committee, concurrent with a detailed staff report, with respect to the request for a Rehabilitation and Redevelopment Tax Grant, relating to the property located at 300 Dundas Street; it being noted that the Planning and Environment Committee reviewed and received a communication dated September 26, 2016 from K. Millson, 2335765 Ontario Inc. and a communication, in support of this request, dated September 21, 2016, from J. MacDonald, CEO and General Manager, Downtown London with respect to this matter. (2016-F11A)

Motion Passed

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

12. CTV London/Jack FM Signage Removal - Files 16001285 & 16001286

That delegation status BE GRANTED to D. Mumford, Vice President, General Manager, Radio and Local TV Bell Media London, Windsor/Detroit, Barrie/Toronto, at a future meeting of the Planning and Environment Committee with respect to the request for exemption from the enforcement of the Sign and Canopy By-law; it being noted that the Planning and Environment Committee reviewed and received a communication dated September 19, 2016, from D. Mumford, Vice President, General Manager - Radio and Local TV Bell Media London, Windsor/Detroit, Barrie/Toronto, with respect to this matter. (2016-P01)

Motion Passed

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

13. PEC Deferred List

That the Deferred Matters List dated September 6, 2016, BE UPDATED and items that have been addressed by the Civic Administration BE REMOVED.

Motion Passed

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

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VI. ADJOURNMENT**

The meeting adjourned at 6:20 PM.