

1ST REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on December 12, 2016, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor T. Park (Chair) and Councillors M. Cassidy, J. Helmer and A. Hopkins and H. Lysynski (Secretary).

ABSENT: Councillor S. Turner.

ALSO PRESENT: Councillors P. Hubert and M. van Holst; G. Bailey, G. Barrett, J.M. Fleming, S. Galloway, T. Grawey, A. Macpherson, D. MacRae, L. Maitland, L. Mottram, N. Pasato, J. Ramsay, C. Saunders, C. Smith, S. Spring, M. Tomazincic, S. Wise and J. Yanchula.

I. CALL TO ORDER

1. Election of Vice-Chair for term ending November 30, 2017

That Councillor S. Turner BE ELECTED Vice Chair of the Planning and Environment Committee for the term ending November 30, 2017.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

2. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

3. STAFF REPORT - Property located at 751 Fanshawe Park Road West

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the request from Vista Woods Estates Inc., relating to the property located at 751 Fanshawe Park Road West:

- 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 approval for the draft plan submitted by Vista Woods Estates Inc., (File No. 39T-03505), prepared by Whitney Engineering Inc. (dated May 2013) as redline amended, which shows 127 single detached residential lots, two (2) medium density residential blocks, one (1) park block, and road widening and reserve blocks served by five (5) new streets and the extension of Eagletrace Drive and Buroak Drive SUBJECT TO the conditions contained in the staff report dated December 12, 2016 as Schedule "A"; and,
- b) the applicant BE ADVISED that the Director, Development Finance, has summarized claims and revenues appended to the staff report dated December 12, 2016, as Schedule "B". (2016-D12)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

4. STAFF REPORT - Urban Agriculture Strategy - Terms of Reference

That, on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference appended to the staff report dated December 12, 2016, for the development of an Urban Agriculture Strategy BE ENDORSED. (2016-E11)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

5. STAFF REPORT - Improvements to Public Engagement in the Planning Process

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated December 12, 2016, with respect to improvements to public engagement in the planning process, as modified based on stakeholder consultation and anticipated for initial implementation beginning in Spring 2017, BE RECEIVED for information. (2016-M17)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

6. STAFF REPORT - Candidate Approval for the Urban Design Peer Review Panel

That, on the recommendation of the Managing Director, Planning and City Planner, the following candidates BE APPROVED for the positions listed below on the Urban Design Peer Review Panel:

- a) Jordan Kemp – Position of Urban Planner/Designer;
- b) John Nicholson – Position of Architect; and,
- c) Janine Oosterveld – Position of Urban Planner. (2016-D32)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

III. SCHEDULED ITEMS

7. PUBLIC PARTICIPATION MEETING - Property located at 1448 Adelaide Street North (OZ-8684)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Kim Nguyen, relating to the property located at 1448 Adelaide Street North:

- a) the proposed by-law appended to the staff report dated December 12, 2016 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 17, 2017, to amend the Official Plan to change the designation of the subject lands FROM a Low Density Residential designation TO a Multi-Family, Medium Density Residential designation and to amend the Official Plan BY ADDING a policy to section 10.1.3 – Policies for Specific Areas; and,
- b) the proposed by-law appended to the staff report dated December 12, 2016 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 17, 2017, 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 Residential R2/Office Conversion (R2-2/OC2) Zone TO a Residential R2/Office Conversion Special Provision (R2-2/OC5()) Zone;

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 Municipal Council approves this application for the following reasons:

- the recommended Official Plan Amendment and Zoning By-law Amendments are consistent with the Provincial Policy Statement, 2014;
- the recommended amendment is consistent with, and will serve to implement, the Multi-Family, Medium Density Residential policies of the

- Official Plan;
- the recommended amendment is consistent with, and will serve to implement, the Chapter 10 policies of the Official Plan;
- the recommended amendment is consistent with the Official Plan Policies for Office Conversions; and,
- the existing built form and proposed on-site parking is capable of supporting the personal service establishment use while limiting negative impacts on abutting uses. (2016-D09)

Motion Passed

YEAS: T. Park, M. Cassidy, A. Hopkins (3)

NAYS: J. Helmer (1)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

8. PUBLIC PARTICIPATION MEETING - Property located at 138 Thompson Road (Z-8687)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Hillside Church of London, relating to the property located at 138 Thompson Road, the proposed by-law appended to the staff report dated December 12, 2016, BE INTRODUCED at the Municipal Council meeting to be held on January 17, 2017, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Commercial Recreation (CR) Zone TO a Light Industrial Special Provision (LI3(_)) 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 the Provincial Policy Statement, 2014;
- the recommended amendment is consistent with the Light Industrial Policies including the non-industrial secondary land uses of the Official Plan;
- the recommended zone allows for an appropriate development that is consistent with the character of the abutting neighbourhood;
- the property is of sufficient size to support the use; and,
- the proposed place of worship and day care uses are generally consistent with the London Plan.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

9. PUBLIC PARTICIPATION MEETING - Property located at 801 Sarnia Road (39CD-15516/Z-8549)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application of 2425293 Ontario Inc., c/o Farhad Noori, relating to the property located at 801 Sarnia Road:

- a) the proposed by-law appended to the staff report dated December 12, 2016, BE INTRODUCED at the Municipal Council meeting to be held on January 17, 2017, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve (UR1) Zone, which permits uses such as existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities, manure storage facilities, kennels, private outdoor recreation clubs and riding stables TO an Open Space (OS1) Zone, to allow for passive recreational uses including a pedestrian path system and a Holding Residential R6 Special Provision (h.*h-34*h-65*R6-5(_)) Zone, to permit cluster townhouse dwelling units with a special provision to include a minimum front yard setback of 4.0 metres, a maximum density of 39 units per hectare, a west interior side yard setback of 4.6 metres and a rear setback of 10 metres and a Holding Residential R8* Bonus (h-*h-34*h-65*R8-4*B- _) Zone, to permit an apartment building with a maximum building height of 16 metres, a maximum density of 96 units per hectare, a minimum front yard setback of 4 metres, a minimum rear yard setback of 13 metres and parking ratio of 1 parking space per 1 dwelling unit in exchange for constructing a building which is in accordance with the illustration appended to the staff report dated December 12, 2016, as Schedule "1", which shall be implemented through a development agreement in return for the following design features services and matters which are described in greater detail in the proposed by-law:

- enhanced urban design features; and,
- enhanced public open space pathway corridor including an entrance feature along Sarnia Road;

subject to holding provisions requiring the developer to enter into a development agreement with the City, that noise walls be discouraged and buildings are oriented to Sarnia Road and implement noise and vibration attenuation measures;

- b) the Approval Authority BE ADVISED that issues were raised at the public participation meeting with respect to the Vacant Land Condominium application relating to:
- i) the proposed five storey apartment building being larger than the maximum of four storeys permitted in this area; and,
 - ii) the lack of trees on the adjacent CP rail property;
- c) the Approval Authority BE ADVISED that issues were raised at the public participation meeting with respect to this Site Plan Approval application;
- i) the proposed five storey apartment building being larger than the maximum of four storeys permitted in this area; and,

- ii) the lack of trees on the CP rail property;

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 Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment is consistent with the City of London Official Plan policies;
- the bonusing of the subject site ensures the apartment building will fit within the surrounding area, have an enhanced design and the development will provide for an enhanced public pathway corridor;
- the requested zone to permit cluster townhouse dwellings and an apartment building will allow for a development which is compatible with existing development in this area;
- the submitted draft plan of Vacant Land Condominium is in conformity with Official Plan policies, the City's Condominium Submission Review and Approval Guidelines and the regulations of the recommended R6-5 (__) Special Provision Zone;
- the proposed Site Plan is in conformity with the Official Plan, proposed Zoning By-law and Site Plan Control guidelines;
- the proposed residential uses and scale of development are generally consistent with the London Plan. (2016-D09)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

10. PUBLIC PARTICIPATION MEETING - Property located at North Side of Bradley Avenue, East of Highbury Avenue (39T-92020/39T-92020-E)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Drewlo Holdings Inc., relating to the property located on the north side of Bradley Avenue, east of Highbury Avenue:

- a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Revisions and Extension of Draft Approval by Drewlo Holdings Inc., relating to lands located on the north side of Bradley Avenue, east of Highbury Avenue;
- b) the Approval Authority BE ADVISED that Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision, as red-line amended, SUBJECT TO the conditions contained in the staff report dated December 12, 2016 as Appendix "A" #39T-92020 / #39T-92020-E; and,

- c) the applicant BE ADVISED that the Director of Development Finance has summarized the estimated costs and revenues information appended to the staff report dated December 12, 2016 as Appendix "B";

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 Municipal Council approves this application for the following reasons:

- a requested three year extension is reasonable to allow sufficient time for the registration of this plan;
- the red line revised plan incorporates minor road alignment and lotting adjustments to reflect recent updates to the Provincially Significant Wetland boundary delineation; and,
- the revised draft plan results in a portion of the adjacent draft plan 39T-92020 merging with 39T-92020-E as one draft approved plan, with one set rather than two sets of draft plan conditions and is considered appropriate. (2016-D12)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

11. DELEGATION - 11th Report of the Trees and Forest Advisory Committee

That, the following actions be taken with respect to the 11th Report of the Trees and Forests Advisory Committee from its meeting held on November 23, 2016:

- a) the Civic Administration BE REQUESTED to consider a minimum shade standard for parks, especially defined recreational spaces within parks, such as playgrounds and around sports fields, to ensure that upcoming planting efforts maximize the public health benefit of trees and the shade they produce for youth and other park users; it being noted that the Trees and Forests Advisory Committee received the presentation appended to the 11th Report of the Trees and Forests Advisory Committee, prepared by students of the Environmental Health Promotion Program, Western University, with respect to this matter; and,
- b) clauses 1, 2, 4 to 10, BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

12. PUBLIC PARTICIPATION MEETING - Property located at 132, 146 and 184 Exeter Road (39T-15501/Z-8470)

That on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Barry Zagdanski, c/o Z-Group, relating to the properties located at 132, 146 and 184 Exeter Road:

- a) the Approval Authority BE ADVISED that issues were raised at the public participation meeting with respect to the application by Barry Zagdanski, c/o Z-Group, for the draft plan of subdivision for the properties located at 132, 146 and 184 Exeter Road, relating to:
- i) access to the property located at 1350 Wharncliffe Road South; and,
 - ii) construction of the proposed Bradley Avenue extension;
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval on a portion of the draft plan of subdivision, as red-line amended, which shows 25 low density blocks, 11 medium density blocks, 2 park blocks, 4 multi-use pathway blocks, 1 stormwater management block, 1 future stormwater management or residential block, 1 light industrial block, 2 open space blocks, 1 school block, 1 future road block, as well as several 0.3m reserves and road widenings, all served by 4 new secondary collector roads, and 11 new local streets, SUBJECT TO the conditions contained in the staff report dated December 12, 2016 as Appendix "B"; it being noted that a new subdivision application, including the required reports, studies and fees, will be required for the referred portion of the subdivision;
- c) the Approval Authority BE REQUESTED to have further discussions with the applicant and the adjacent land owner with respect to access for the property located at 1350 Wharncliffe Road South;
- d) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR6) Zone, a Holding Light Industrial (h-17*LI3) Zone and an Environmental Review (ER) Zone TO a Residential R1 (R1-1) Zone, to permit single detached dwellings with a minimum lot frontage of 9.0m and a minimum lot area of 250 m² BE REFUSED for the following reason:
- i) the requested zone is applied to existing development located within older neighbourhoods in the City; it being noted that the recommended R1-13 Zone more appropriately reflects the proposed lot sizes within a suburban/new development environment;
- e) the proposed by-law appended to the December 12, 2016 Planning and Environment Committee Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on December 19, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR6) Zone, a Holding Light Industrial (h-17*LI3) Zone and an Environmental Review (ER) Zone TO:
- a Holding Residential R1 Special Provision (h-h-100*R1-3(___)) Zone, to permit single detached dwellings with a minimum lot area of 300 square metres (3,229 square feet), with a special provision for a minimum lot frontage of 11.0m (36 feet) and to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage;
 - a Holding Residential R1 Special Provision (h-h-100*R1-4(___)) Zone, to permit single detached dwellings with a minimum frontage of 12.0 metres (39.4 feet), a minimum lot area of 360 square metres (3,875 square feet), with a special provision to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage;
 - a Holding Residential R1 Special Provision (h-h-100*R1-13(___)) Zone, to permit single detached dwellings with a minimum frontage of 9.0 metres (29.5 feet), a minimum lot area of 270 square metres (2,906 square feet), with a special provision to

reduce the rear yard setback to 6.0 metres (whereas 7.0 metres is required) and to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of lot frontage;

- a Holding Residential R1 Special Provision/Neighbourhood Facility (h*h-100*R1-4(____))/NF Zone, to permit single detached dwellings with a minimum frontage of 12.0 metres (39.4 feet), a minimum lot area of 360 square metres (3,875 square feet), with a special provision to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of lot frontage, and to permit Places of Worship, Elementary Schools and Day Care Centres;
- a Holding Residential R4 Special Provision (h*h-100*R4-6()) Zone, to permit street townhouse dwellings with a minimum lot area of 145 square metres (1,561 square feet), a maximum lot coverage of 45%, and a maximum height of 12.0 metres, with a special provision to increase the lot frontage to a minimum 7.0 metres (whereas 5.5 metres is the minimum);
- a Compound Holding Residential R5/R6 Special Provision (h*h-100*h-198*R5-4(____)/R6-5(____)) Zone, to permit medium density cluster housing uses such as single detached, semi-detached, duplex, triplex, apartment buildings, townhouses and stacked townhouses, at a maximum height of 12.0 metres, with a special provision for a minimum density of 30 units per hectare and maximum density of 75 units per hectare;
- a Compound Holding Residential R5/R6 Special Provision (h*h-100*h-198*R5-4(_*)_R6-5(_*)) Zone, to permit medium density cluster housing uses such as single detached, semi-detached, duplex, triplex, apartment buildings, townhouses and stacked townhouses, with a special provision for a minimum height of two (2) storeys, a maximum height of nine (9) storeys, a minimum density of 30 units per hectare and maximum density of 100 units per hectare;
- an Open Space (OS1) Zone to permit uses such as City or private parks;
- an Open Space (OS5) Zone on the naturalized corridor running through the subject site to permit the conservation and passive recreational uses (pathways and trails); and,
- a Holding Light Industrial (h-17*LI2/LI4/LI7) Zone, to permit a range of industrial uses including to permit a range of industrial and commercial type uses such as bakeries, business service establishments, laboratories, manufacturing and assembly industries, offices support, paper and allied products industries excluding pulp and paper and asphalt roofing industries, pharmaceutical and medical product industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshop, brewing on premises establishments, service trade, existing self-storage establishments, dry cleaning and laundry plants, food, tobacco and beverage processing industries excluding meat packaging, leather and fur processing excluding tanning, repair and rental establishments, service and repair establishment;

it being noted that the following holding provisions have also been applied:

- (h) - to ensure that there is orderly development through the execution of a subdivision agreement and adequate securities;
 - (h-100) -to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available;
 - (h-198) - to encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan;
- f) the application to amend the Zoning By-law for the easterly portion of the subject lands BE DEFERRED to a later date until such time as a new application for plan of subdivision is submitted, as noted in part b) above;
- g) the Civic Administration BE REQUESTED to initiate a Zoning By-law amendment application on behalf of the property owner to rezone Block 38 of this draft plan of subdivision should it be determined this block is not necessary for stormwater management purposes; and,
- h) the Applicant BE ADVISED that the Director, Development Finance has summarized claims and revenues appended to the staff report dated December 12, 2016, as Schedule "B";

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 Municipal Council approves this application for the following reasons:

- the recommended residential development is consistent with the Provincial Policy Statement, 2014;
- the red-lined draft plan will conform with the Southwest Area Plan and the Official Plan (as amended);
- the conditions of draft approval will ensure that development will occur in an orderly manner and on full municipal services;
- the recommended zoning will ensure that the densities established through SWAP are implemented; and,
- the recommended development represents good land use planning. (2016-D09)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

13. Deferred Matters List

That the following actions be taken with respect to the Planning and Environment Committee Deferred Matters List:

- a) the Deferred Matters List BE UPDATED and items that have been addressed by the Civic Administration BE REMOVED; and,
- b) the Requested/Expected Reply Date for Item 14, a review of financial incentives offered through the City's existing Community Improvement Plan BE AMENDED to read Q1 2017.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

14. (ADDED) STAFF REPORT - 165 Elmwood Avenue Former Normal School Transportation Review

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the transportation review of the former Normal School, located at 165 Elmwood Avenue:

- a) the staff report dated December 12, 2016, with respect to the transportation review of the former Normal School, located at 165 Elmwood Avenue, BE RECEIVED for information; and,
- b) the corresponding item, Number 17 on the Planning and Environment Committee (PEC) Deferred Matters List BE REMOVED from the PEC Deferred Matters List. (2016-T08)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

15. (ADDED) CPR Right-of-Way Between the Heritage Sarnia Road Bridge and the Sarnia Road Railway Underpass

The Civic Administration BE DIRECTED to advise the Canadian Pacific Railway (CPR) of the Municipal Council's desire to have those lands located along the CPR right-of-way between the heritage Sarnia Road bridge and the Sarnia Road railway underpass be reforested.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

VI. ADJOURNMENT

The meeting adjourned at 6:27 PM.