

2ND REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on January 9, 2017, 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, A. Hopkins and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Councillors P. Squire and M. van Holst; M. Elmadhoon, J.M. Fleming, T. Grawey, K. Gonyou, G. Kotsifas, A. MacLean, A. Macpherson, J. Ramsay, C. Saunders, C. Smith, S. Spring, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interest were disclosed.

II. CONSENT ITEMS

2. 1st Report of the Advisory Committee on the Environment

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

- a) the presentation from the Upper Thames River Conservation Authority BE PRESENTED at a future Strategic Priorities and Policy Committee meeting specifically as it relates to the effects of barriers and low flow on species at risk along the Upper Thames River;
- b) the Civic Administration BE REQUESTED to provide the Advisory Committee on the Environment with future staff reports related to the Orgaworld and StormFisher facilities; and,
- c) clauses 1, 2, 4 to 7 and 9 BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

3. 1st Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on December 15, 2016:

- a) the Working Group comments, related to the Sunninglea Scoped Environmental Impact Study BE FORWARDED to the Civic Administration for consideration; it being noted that the delegation was rescheduled;
- b) consideration of the Addendum to the Medway Valley Heritage Forest Environmentally Significant Areas Natural Heritage Inventory and Evaluation BE POSTPONED to the next Environmental and Ecological Planning Advisory Committee meeting;
- c) the Working Group comments, related to the North Huron Industrial Lands Subject Land Status Report BE FORWARDED to the Civic Administration for consideration;

- d) a Working Group consisting of S. Levin (lead), K. Moser and A. Regeher, BE ESTABLISHED to review the Forest City South Industrial Park Environmental Impact Study and to report back at the next Environmental and Ecological Planning Advisory Committee meeting; and,
- e) clauses 1 and 2, 4 to 6, 8 to 11, 13 and 14, BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

- 4. STAFF REPORT - Property located at 161 Windermere Road (39CD-14501/Z-8167)

That, on the recommendation of the Senior Planner, Development Services, the staff report dated January 9, 2017 entitled "Tridon Properties Ltd., 161 Windermere Road, Ontario Municipal Board Decision", BE RECEIVED for information. (2016-D07/L01)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

- 5. STAFF REPORT - Request for Designation - Property located at 807 Colborne Street (Fire Hall No. 4)

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the property located at 807 Colborne Street:

- a) the report dated January 9, 2017 entitled "Request for Heritage Designation of Heritage Listed Property at 807 Colborne Street (Fire Hall No. 4)" BE RECEIVED; and,
- b) notice BE GIVEN 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 municipally-owned property located at 807 Colborne Street to be of cultural heritage value or interest for the reasons appended in the staff report dated January 9, 2017, as Appendix D. (2016-R01)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

III. SCHEDULED ITEMS

- 6. 1st Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage from its meeting held on December 14, 2016:

- a) 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 remove three of the five chimneys, add a fire escape to the east façade, replace the west porch, and replace the windows of the building located at 309-311 Wolfe Street, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted, with the following terms and conditions:
 - i) the restoration work be completed within one year to Chimney 3 (as identified in the Appendix D included in the staff report dated December 14, 2016) to its full historic height and detailing, using compatible buff brick material and lime-based mortar;
 - ii) the applicant be encouraged to consider a triplet of sash windows with wooden mullion details for the north gable window replacement;
 - iii) the addition of the fire escapes be constructed as reversible interventions;

- iv) all exposed wood be painted or stained; and,
- v) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage encourages the owners of the property to use wood windows rather than vinyl windows;

- b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the St. George-Grosvenor Heritage Conservation District Study undertaken pursuant to Section 40(1) of the *Ontario Heritage Act* BE RECEIVED and the following actions BE TAKEN:

Recommended Great Talbot Heritage Conservation District

- i) the recommended Great Talbot Heritage Conservation District boundary, as shown on Appendix A appended to the staff report dated December 14, 2016 BE ENDORSED;
- ii) a Heritage Conservation District Plan BE PREPARED for the Great Talbot area;
- iii) all properties listed in Appendix B1 appended to the staff report dated December 14, 2016, within the Great Talbot area, BE ADDED to the Register (Inventory of Heritage Resources);
- iv) the Civic Administration BE DIRECTED to report back with an evaluation of the relationship between land use planning policy direction in the Official Plan/The London Plan and the objectives of the recommended Great Talbot Heritage Conservation District Plan for the area bound by Talbot Street, Oxford Street East, Richmond Street, and Sydenham Street (excluding those not included within the recommended Great Talbot Heritage Conservation District);

Recommended Gibbons Park Heritage Conservation District

- v) the recommended Gibbons Park Heritage Conservation District boundary, as shown on Appendix A appended to the staff report dated December 14, 2016 BE ENDORSED;
- vi) a Heritage Conservation District Plan BE PREPARED for the Gibbons Park area;
- vii) all properties listed in Appendix B2 appended to the staff report dated December 14, 2016, within the Gibbons Park area, BE ADDED to the Register (Inventory of Heritage Resources);

Individual Properties and Richmond Street; it being noted that recommendations ix) through xi) will be undertaken after the completion of the Shift Rapid Transit Environmental Assessment;

- viii) part h) of clause 4 of the 1st Report of the London Advisory Committee on Heritage BE RECEIVED; part h) read as follows:

“the Civic Administration BE DIRECTED to undertake the evaluation of properties identified in Appendix B3 and B4 (~~attached~~ to the above-noted staff report) in pursuit of a designation under Part IV of the *Ontario Heritage Act*,”
- ix) properties identified in Appendix B4, appended to the staff report dated December 14, 2016, BE ADDED to the Register (Inventory of Heritage Resources);
- x) the Civic Administration BE DIRECTED to review properties on the east side of Richmond Street, from Oxford Street East to Huron Street, for potential cultural heritage value or interest;
- xi) the Civic Administration BE DIRECTED to report back on more detailed Official Plan/The London Plan planning policy/guideline tools that may supplement the conservation of heritage-listed and heritage-designated properties along the Richmond Street corridor between Oxford Street East and Huron Street;

Other Potential Heritage Conservation Districts

- xii) the area north of the Study Area, approximately between Huron Street, the Thames River, and Richmond Street, BE ADDED to the prioritized list of potential Heritage Conservation Districts;
- xiii) the area east of the Study Area and north of Bishop Hellmuth Heritage Conservation District, approximately between Richmond Street and Wellington Street ("Old North"), BE ADDED to the prioritized list of potential Heritage Conservation Districts;
- xiv) the Civic Administration BE DIRECTED to review the prioritized list of potential Heritage Conservation Districts and to recommend an update to *Heritage Places*; it being noted that such a review may impact the Heritage Conservation District deadlines established in Municipal Council's *Strategic Plan*;

Potential Tools for Heritage Conservation

- xv) the Terms of Reference BE PREPARED for Heritage Impact Statements; and,
 - xvi) the appropriateness of form-based zoning for the purposes of heritage conservation BE REFERRED to the Civic Administration for a report to be brought forward at a future meeting;
- c) the following actions be taken with respect to the London Advisory Committee on Heritage Stewardship Sub-Committee Report, from its meeting held on November 29, 2016:
- i) 807 Colborne Street (Fire Hall No. 4) BE DESIGNATED under Part IV of the *Ontario Heritage Act*; and,
 - ii) it BE NOTED that the above-noted Stewardship Sub-Committee Report was received;
- d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, notice of Municipal Council's intention to designate the property located at 807 Colborne Street (Fire Hall No. 4) to be of cultural heritage value or interest BE GIVEN for the reasons appended to the 1st Report of the London Advisory Committee on Heritage, under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*; it being noted that the London Advisory Committee on Heritage received a Report dated December 14, 2016 from the Managing Director, Planning and City Planner, with respect to this matter;
- e) the matter of Bill C-323 BE REFERRED to the Planning and Policy Sub-Committee for review; it being noted that the London Advisory Committee on Heritage reviewed and received the following:
- i) Bill C-323 – An Act to Amend the Income Tax Act (Rehabilitation of Historic Property);
 - ii) Q and A Bill C-323, submitted by P Van Loan; and,
 - iii) Home Renovation Tax Credit News Release – A Tax Credit for Restoring Historic Buildings; and,
- f) clauses 1, 2, 5 to 7, 11 and 12, BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Voting Record:

Motion to receive part h) of clause 4 of the 1st Report of the London Advisory Committee on Heritage.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

7. PUBLIC PARTICIPATION MEETING - St. George-Grosvenor Heritage Conservation District Study

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the St. George-Grosvenor Heritage Conservation District Study undertaken pursuant to Section 40(1) of the *Ontario Heritage Act* BE RECEIVED and the following actions BE TAKEN:

- a) the recommended Great Talbot Heritage Conservation District boundary, as shown on Appendix A appended to the staff report dated January 9, 2017, BE ENDORSED;
- b) a Heritage Conservation District Plan BE PREPARED for the Great Talbot area;
- c) all properties listed in Appendix B1 appended to the staff report dated January 9, 2017, within the Great Talbot area BE ADDED to the Register (Inventory of Heritage Resources);
- d) the Civic Administration BE DIRECTED to report back with an evaluation of the relationship between land use planning policy direction in the Official Plan/The London Plan and the objectives of the recommended Great Talbot Heritage Conservation District Plan for the area bound by Talbot Street, Oxford Street East, Richmond Street, and Sydenham Street (excluding those not included within the recommended Great Talbot Heritage Conservation District);
- e) the recommended Gibbons Park Heritage Conservation District boundary, as shown on Appendix A appended to the staff report dated January 9, 2017, BE ENDORSED;
- f) a Heritage Conservation District Plan BE PREPARED for the Gibbons Park area;
- g) all properties listed in Appendix B2 appended to the staff report dated January 9, 2017, within the Gibbons Park area BE ADDED to the Register (Inventory of Heritage Resources);
- h) the Civic Administration BE DIRECTED to undertake the evaluation of properties identified in Appendix B3 appended to the staff report dated January 9, 2017, in pursuit of their designation under Part IV of the *Ontario Heritage Act* after the completion of the Shift Rapid Transit Environmental Assessment;
- i) the Civic Administration BE DIRECTED to add the properties identified in Appendix B4 appended to the staff report dated January 9, 2017 to the Register (*Inventory of Heritage Resources*);
- j) the Civic Administration BE DIRECTED to review properties on the east side of Richmond Street, from Oxford Street East to Huron Street, for potential cultural heritage value or interest after the completion of the Shift Rapid Transit Environmental Assessment;
- k) the Civic Administration BE DIRECTED to report back on more detailed Official Plan/The London Plan planning policy/guideline tools that may supplement the conservation of heritage listed and heritage designated properties along the Richmond Street corridor between Oxford Street East and Huron Street after completion of the Shift Rapid Transit Environmental Assessment;
- l) the area north of the Study Area approximately between Huron Street, the Thames River, and Richmond Street BE ADDED to the prioritized list of potential Heritage Conservation Districts;
- m) the area east of the Study Area and north of Bishop Hellmuth Heritage Conservation District, approximately between Richmond Street and Wellington Street ("Old North"), BE ADDED to the prioritized list of potential Heritage Conservation Districts;

- n) the Civic Administration BE DIRECTED to review the prioritized list of potential Heritage Conservation Districts and to recommend an update to Heritage Places, it being noted such a review may impact Heritage Conservation District deadlines established in Municipal Council's Strategic Plan;
- o) the Civic Administration BE REQUESTED to prepare Terms of Reference for Heritage Impact Statements;
- p) the appropriateness of form-based zoning for the purposes of heritage conservation BE REFERRED for a report from Civic Administration;
- q) the Heritage Planners work with the Cultural Heritage consultants on the SHIFT rapid transit environmental assessment process to support evaluation of properties identified in Appendix B-3 appended to the staff report dated January 9, 2017;
- r) the Civic Administration BE DIRECTED to investigate any plans to restore the inscription honouring John Gibbons Counsell on the Gibbons Pool bathhouse, which was removed during renovations, and take action to restore the inscription; and,

it being noted that the Planning and Environment Committee received a communication from Kevin Lang, President and Jackie Farquhar, Secretary, St. George-Grosvenor Neighbourhood Association, with respect to this matter; and,

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-R01)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Motion to amend part i) to read as follows:

- "i) the Civic Administration BE DIRECTED to add the properties identified in Appendix B4 appended to the staff report dated January 9, 2017 to the Register (*Inventory of Heritage Resources*);

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Motion to add the following new parts q) and r):

- q) the Heritage Planners work with the Cultural Heritage consultants on the SHIFT rapid transit environmental assessment process to support evaluation of properties identified in Appendix B-3 appended to the staff report dated January 9, 2017;

- r) the Civic Administration BE DIRECTED to investigate any plans to restore the inscription honouring John Gibbons Counsell on the Gibbons Pool bathhouse, which was removed during renovations, and take action to restore the inscription; and”

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 5:28 PM.