

3RD REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on January 23, 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 M. Salih, P. Squire and M. van Holst; J. Adema, G. Barrett, M. Corby, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, N. Hall, P. Kokkoros, A. MacLean, A. Macpherson, L. Maitland, H. McNeely, N. Pasato, L. Pompilii, 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 interests were disclosed

II. CONSENT ITEMS

2. 2nd Report of the Advisory Committee on the Environment

That the following actions be taken with respect to the 2nd Report of the Advisory Committee on the Environment from its meeting held on January 11, 2017:

- a) the Civic Administration BE REQUESTED to inform the Advisory Committee on the Environment (ACE) when departmental budgets are available; it being noted that the ACE held a general discussion related to the Sub-Committee structure; it being further noted that the ACE received the presentation appended to the 2nd Report of the ACE from S. Ratz, with respect to this matter;
- b) the Civic Administration BE REQUESTED to inform the Advisory Committee on the Environment (ACE) of any environmental concerns that have or may arise, related to the removal of trees, in order to install bike lanes in the City of London; and,
- c) clauses 1 to 5, 7 and 8, BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, A. Hopkins, S. Turner (4)

3. 1st Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee from its meeting held on January 4, 2017:

- a) the following actions be taken with respect to the Tree Planting Strategy:
 - i) the Civic Administration BE DIRECTED to provide the Draft Tree Planting Strategy to the Trees and Forests Advisory Committee (TFAC) to allow the TFAC to provide input prior to the completion and submission of the Strategy to Council; and,
 - ii) the Civic Administration BE REQUESTED to provide a presentation to the Trees and Forests Advisory Committee (TFAC) with respect to the Woodland Acquisition Fund; it being noted that the TFAC received a communication from S. Rowland, Urban Forestry Planner, with respect to this matter; and,
- b) clauses 1 to 6, 8 and 9, BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, A. Hopkins, S. Turner (4)

4. STAFF REPORT - Building Division Monthly Report for November 2016

That the Building Division monthly report for the month of November, 2016, BE RECEIVED. (2017-A23)

Motion Passed

YEAS: T. Park, M. Cassidy, A. Hopkins, S. Turner (4)

III. SCHEDULED ITEMS

5. 2nd Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage from its meeting held on January 11, 2017:

a) the following actions be taken with respect to the Municipal Class Environmental Assessment Study - Wharncliffe Road South from Becher Street to Commissioners Road West:

- i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) does not support the potential demolition of the property located at 100 Stanley Street as it has significant heritage value and has been designated;
- ii) the Civic Administration BE ADVISED that the LACH has serious concerns about the impact of increased traffic flow through a potential heritage conservation district; and,
- iii) it BE NOTED that the LACH commends the work done on the Cultural Heritage Assessment Report;

it being noted that the LACH commends N. Finlayson for her stewardship of the property located at 100 Stanley Street for the past 28 years with respect to its architectural and natural elements;

it being further noted that the LACH received the presentation appended to the 2nd Report of the London Advisory Committee on Heritage from T. Koza, Transportation Design Engineer, related to this matter; and,

it being also noted that the LACH heard delegations from R. Unterman, Unterman McPhail Associates, N. Finlayson, 100 Stanley Street, P. & M. Rollings, C. Barnes-Moss, and S. Bentley, Heritage London Foundation, related to this matter;

b) the following comments regarding the application by Auburn Developments Inc., relating to the properties located at 560 and 562 Wellington Street, BE FORWARDED to the Civic Administration for consideration:

- i) the London Advisory Committee on Heritage (LACH) strongly disputes the conclusions of the Heritage Impact Assessment (2016), prepared by Stantec, for the properties located at 560 and 562 Wellington Street; and,
- ii) the LACH encourages the reassessment of the following matters with respect to compatibility of the proposed application with the West Woodfield Heritage Conservation District Plan guidelines, Victoria Park and the adjacent properties:
 - A) the height of the building;
 - B) the massing of the building;
 - C) the setbacks of the building;
 - D) the design of exterior facades; and,
 - E) shadow impacts onto adjacent heritage properties;

- c) Mary Spinks, Western University Student Council representative on the London Advisory Committee on Heritage (LACH), BE APPOINTED to the site selection team for the Simcoe School War Memorial; it being noted that the LACH received a presentation from R. Armistead, Manager, Culture, with respect to this matter; and,
- d) clauses 1, 3, 4 and 6, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from B. Vazquez, LACH, with respect to these matters.

Motion Passed

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

6. PUBLIC PARTICIPATION MEETING - Property located at 169 Foster Avenue (Z-8651)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Nathan and Valon McInnis, relating to the property located at 169 Foster Avenue:

- a) the proposed by-law appended to the staff report dated January 23, 2017, BE INTRODUCED at the Municipal Council meeting to be held on January 31, 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 Residential R1 (R1-7) Zone TO a Residential R1/Residential R8 Special Provision (R1-7/R8-4(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following comments through the site plan process:
 - i) ensure that the proposed building is generally in line with the existing buildings along Foster Avenue in order to continue the existing street wall;
 - ii) ensure that the west building elevation includes several projections and recessions in order to break up the mass of the building, in accordance with the design concepts as per the site concept plan and elevations, as established through the Zoning amendment review process;
 - iii) ensure that active building uses such as units, lobbies, or common areas are located along the street edge with windows on the west elevation in order to activate the street edge;
 - iv) ensure all parking areas are screened from the street using landscaping;
 - v) minimize the impacts on the trees located along the west property line in order to ensure that the trees remain intact during and post-construction;
 - vi) include a walkway from the principle building entrance to the city Right-of-Way;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

it being 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 proposed amendment is consistent with the Low Density Residential policies of the City of London Official Plan;
- the proposed amendment is consistent with the Great Near Campus Neighbourhood policies of the City of London Official Plan; and,
- the subject site is underutilized and unique in the context of the neighbourhood & surrounding area;

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (2017-D09)

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)

7. PUBLIC PARTICIPATION MEETING - Property Located at 1509 Ed Ervasti Lane (39T-16507)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the property located at 1509 Ed Ervasti Lane and a portion of the property located at 2021 Kains Road:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to the application by Sifton Properties for draft plan of subdivision relating to the property located at 1509 Ed Ervasti Lane, issues were raised with respect to an existing Agreement with the property owners to the east;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the issuance of draft approval of the proposed residential plan of subdivision, as submitted by Sifton Properties Limited (File No. 39T-16507, prepared by AGM Land Surveyors, certified by Bruce Baker, OLS), which shows one (1) residential block, SUBJECT TO the conditions appended to the staff report dated January 23, 2017 as Appendix "39T-16507";

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 proposed draft plan is consistent with the Provincial Policy Statement which encourages appropriate residential intensification;
- the proposed draft plan of subdivision provides for a form of residential development that is consistent with the Multi Family Medium Density Residential policies of the Official Plan, and is compatible with the surrounding residential development;
- the proposed draft plan of subdivision provides for a form of residential development that is consistent with the Riverbend Area Plan;
- the proposed development has access to existing municipal services;
- the proposed residential uses and scale of development are generally consistent with the London Plan; and,
- the proposed draft plan of subdivision will permit a future part lot control application to create individual parcels for long term land leases;

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (2017-D12)

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)

8. STAFF REPORT - The London Plan - Minister's Modifications

That the following actions be taken with respect to the Minister of Municipal Affairs modifications to The London Plan:

- a) on the recommendation of the Managing Director, Planning and City Planner, the staff report dated January 23, 2017, entitled "the London Plan Minister's Modifications, meeting on January 23, 2017", BE RECEIVED for information; and,
- b) the Civic Administration BE REQUESTED to report back at a future meeting of the Planning and Environment Committee with respect to Policy 942 - Neighbourhoods Place Type. (2017-D09)

Motion Passed

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

9. PUBLIC PARTICIPATION MEETING - Property Located at 1245 Michael Street (39T-1506/Z-8664)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the Draft Plan of Subdivision and Zoning By-law amendment applications relating to 1245 Michael Street, (legally described as Plan 795 Block C, Concession 2 Part Lot 7):

- a) the proposed by-law appended to the staff report dated January 23, 2017, BE INTRODUCED at the Municipal Council meeting on January 31, 2017, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Neighbourhood Facility (NF) Zone TO a Holding Residential R4 Special Provision (h-h-147*R4-4(*)) Zone, to permit street townhouse dwellings with a minimum lot area of 180 m², with a special provision to permit a minimum lot frontage of 6.7 metres, increased lot coverage of 45% maximum, minimum exterior side yard depth of 1.2 metres, and minimum interior side yard setback of 1.2 metres, and a Community Facility (CF2) Zone, to permit public swimming pools; day care centres; elementary schools; group home type 2; libraries; post office depots; private schools; secondary schools; police stations; public recreational buildings; and studios;

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

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement and the provision of adequate securities; and,
- (h-147) - to ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which incorporates the design objectives as identified

in the Municipal Council resolution; it being noted that the h-147 will ensure building orientation to the street and adjacent open space block, in particular the end units located at street corners and the end units of Block 1 and Block 4 directly adjacent to Stronach Park;

- b) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the application by Wastell Builders (London) Inc., for draft plan of subdivision relating to a portion of the property located at 1245 Michael Street;
- c) the Approval Authority BE ADVISED that the Municipal Council supports the issuance of draft approval of the proposed plan of residential subdivision, submitted by Wastell Builders (London) Inc. (File No. 39T-16506), prepared by Ricor Engineering Limited, Project No. 1004-5, as red-line amended, which shows five (5) residential blocks (proposed 76 freehold street townhouse lots) and one (1) park block, served by one (1) new local street, SUBJECT TO the conditions contained appended to the staff report dated January 23, 2017, as Appendix "B";
- d) the applicant BE ADVISED that the Director, Development Finance, has summarized the claims and revenues appended to the staff report dated January 23, 2017, as Appendix "C"; and,
- e) the Site Plan Authority BE REQUESTED to bring forward for consideration and input, to a future meeting of the Planning and Environment Committee, a site plan showing the proposed parkland development of Block 6 that maximizes green and amenity spaces;

it being noted that the Planning and Environment Committee reviewed and received a communication dated January 17, 2017, from C. McNorgan, 1218 Patann Drive, with respect to this matter;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the proposed draft plan is consistent with the Provincial Policy Statement which encourages appropriate residential intensification;
- the proposed Draft Plan of Subdivision and Zoning By-law amendment provide for a form of residential infill that is consistent with the Low Density Residential policies of the Official Plan and is compatible with the surrounding residential development;
- the proposed development has access to existing municipal services; and,
- the City's acquisition of Block 6 will provide additional green space and parking spaces for Stronach Arena and the adjacent park;

it being further noted that Municipal Council received comments from the applicant in support of the staff recommendation. (2017-D12/D09)

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 add a new part e), which reads as follows:

- e) the Site Plan Authority BE REQUESTED to bring forward for consideration and input, to a future meeting of the Planning and Environment Committee, a site plan showing the proposed parkland development of Block 6 that maximizes green and amenity spaces.

Motion Passed

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

IV. ITEMS FOR DIRECTION

10. STAFF REPORT - Mushroom Farm Zoning Review (Z-8513)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of The Corporation of The City of London regarding mushroom farms:

- a) the proposed by-law appended to the staff report dated January 23, 2017, BE INTRODUCED at the Municipal Council meeting to be held on January 31, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to:
 - i) add a definition for “Mushroom Farm” to Section 2 – Definitions;
 - ii) amend the definition for “Agricultural Use, Intensive” to include the “Mushroom Farm” use in Section 2 – Definitions;
 - iii) add “Mushroom Farm” as a permitted use to the AG2 zone variation in Section 45.2; and,
 - iv) amend regulations in Section 45.3 which apply to “Mushroom Farms”;

it being noted that this matter was previously considered by the Planning and Environment Committee on April 25, 2016 and the by-law was withheld pending the granting of a building permit for the property located at 6188 Colonel Talbot Road. (2017-D09)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 7:05 PM.