

**7TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on April 10, 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 J. Morgan, H.L. Usher and M. van Holst; G. Barrett, E. Conway, M. Elmadhoun, J.M. Fleming, S. Galloway, K. Graham, T. Grawey, P. Kokkoros, A. MacLean, A. Macpherson, L. Maitland, C. Parsons, L. Pompilii, J. Ramsay, M. Ribera, A. Salton, C. Saunders, M. Tomazincic and A-B. Watson.

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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. 2nd Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 2nd Report of the Agricultural Advisory Committee:

- a) the Civic Administration BE ADVISED that the Agricultural Advisory Committee supports of the application by Ken Van Steensel regarding a zoning by-law amendment to continue to permit a temporary golf driving range for an additional three year period at the property located at 1992 Fanshawe Park Road West;
- b) the Civic Administration BE ADVISED that the Agricultural Advisory Committee supports the application by Hi-tech Engineering for a zoning by-law amendment to permit an abattoir and a livestock facility at the property located at 8076 Longwoods Road;
- c) the Civic Administration BE ADVISED of the following comments related to the proposed Official Plan Amendment:
- future development applications minimize urban sprawl on farmland and maximize land use by considering underground parking where suitable; and,
  - consideration be given to the water quality of Dingman Creek by minimizing exposure to contaminants and run off within the Dingman Creek watershed from above-ground parking;

it being noted that that the Notice dated March 8, 2017 from L. Maitland, with respect to this matter, was received; and,

- d) clauses 1 to 5, 9 to 11, BE RECEIVED.

Motion Passed

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

3. STAFF REPORT - Fibre Optic Grant Program for Downtown London

That, on the recommendation of the Managing Director, Planning and City Planner, with the concurrence of the City Manager and Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Fibre Optic Connection Grant Pilot Program for Downtown London:

- a) the Managing Director, Planning and City Planner's report dated April 10, 2017 entitled "Fibre Optic Connection Grant Pilot Program for Downtown London – Pilot Update" BE RECEIVED for information;
- b) the Civic Administration BE AUTHORIZED to return \$80,000 to MainStreet London from their original \$100,000 contribution to the Fibre Optic Connection Grant Pilot Program; and,
- c) the remaining funds from the original Fibre Optic Connection Grant Pilot Program (\$132,372.50) BE RETAINED for future Smart City initiatives, as requested by the program funding partners. (2017-F11A)

Motion Passed

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

4. STAFF REPORT - Asian Long Horned Beetle - Status Update

That the Federation of Canadian Municipalities BE REQUESTED to work with the Canadian Food Inspection Agency to review the adequacy of funding for the replacement of trees that are affected by the Asian long-horned beetle in Canada. (2017-E04)

Motion Passed

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

5. STAFF REPORT – Properties located at 2577, 2583, 2589, 2595, 2599, 2611, 2617, 2621, 2625, 2629, 2633, 2637, 2641, 2645, 2649, 2653 and 2661 Tokala Trail (H-8742)

That, on the recommendation of the Planner II, Development Services, based on the application of Claybar Developments Inc., relating to the properties located at 2577, 2583, 2589, 2595, 2599, 2611, 2617, 2621, 2625, 2629, 2633, 2637, 2641, 2645, 2649, 2653 and 2661 Tokala Trail, the proposed by-law appended to the staff report dated April 10, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 18, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning on the subject lands FROM the compound Holding Residential R1 Special Provision/Residential R4 (h-h-17-h-54-h-71-h-95-R1-3(8)/R4-1) Zone TO a compound Residential R1 Special Provision/Residential R4 (R1-3(8)/R4-1) Zone to remove the "h", "h-17", "h-54", "h-71", and "h-95" holding provisions. (2017-D09)

Motion Passed

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

6. STAFF REPORT - Property located at 1198-1212 Commissioners Road West (H-8747)

That, on the recommendation of the Senior Planner, Development Planning, based on the application of The Tricar Group, relating to lands located at 1198-1212 Commissioners Road West, the proposed by-law appended to the staff report dated April 10, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 18, 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 Holding Residential R9 (h-R9-5-H23) Zone TO a Residential R9 (R9-5-H23) Zone to remove the "h" holding provision. (2017-D09)

Motion Passed

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

7. STAFF REPORT - Property located at 905 Sarnia Road (H-8642)

That, on the recommendation of the Manager, Development Services and Planning Liaison, based on the application of 905 Sarnia Inc., relating to the property located at 905 Sarnia Road, the proposed by-law appended to the staff report dated April 10, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 18, 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 Holding Residential R1 Special Provision (h-82\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-82\*R1-13 (3)) Zone and a Holding Open Space (h-65\*h-82\*OS1) Zone TO a Residential R1 Special Provision (R1-3 (8)) Zone, a Residential R1 Special Provision (R1-13 (3)) Zone and a Holding Open Space (OS1) to remove the h-82 and h-65 holding provisions. (2017-D09)

Motion Passed

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

8. STAFF REPORT - Property located at 2946 Bateman Trail (H-8722)

That, on the recommendation of the Senior Planner, Development Services, based on the application of London Gymnastics Holdings Inc., relating to the property located at 2946 Bateman Trail, the proposed by-law appended to the staff report dated April 10, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 18, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Restricted Service Commercial Special Provision (h-208.RSC1(26)/RSC4(9)/RSC5(8)) TO a Restricted Service Commercial Special Provision (RSC1(26)/RSC4(9)/RSC5(8)) Zone to remove the "h-208" holding provision. (2017-D09)

Motion Passed

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

9. STAFF REPORT - Properties located at 2605-2651 Tokala Trail and 1055 and 1075 Fanshawe Park Road West (H-8732)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Horizon Medical Developments, relating to the property located at 2605-2651 Tokala Trail and 1055 and 1075 Fanshawe Park Road West, the proposed by-law appended to the staff report dated April 10, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 18, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Office Special Provision (h.\*h-17\*h-54\*h-71\*h-95\*OF5 (5)) Zone TO an Office Special Provision (OF5 (5)) Zone to remove the "h.\*h-17\*h-54\*h-71" and "h-95" holding provisions. (2017-D09)

Motion Passed

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

10. STAFF REPORT - Proposed Sign By-law and Amendments to Current Sign and Canopy By-law

That, the following actions be taken with respect to the proposed Sign By-law and amendments to the current Sign and Canopy by-law:

- a) the Managing Director, Development and Compliance Services and Chief Building Official's report dated April 10, 2017, entitled "Proposed Revised Sign By-law and Amendments to Current Sign and Canopy By-law", BE RECEIVED; and,
- b) the proposed revised Sign By-law and proposed amendments to the current Sign & Canopy By-law appended to the above-noted staff report dated April 10, 2017, BE REFERRED to a public participating meeting to be held at the Planning and Environment Committee on May 23, 2017 for the purpose of seeking public input on the revised by-law and the

proposed amendments to the current by-law; it being noted that the Civic Administration will continue to consult with industry stakeholders, Business Improvement Areas (BIAs), and other interested parties in order to attempt to balance the needs of service/product marketing with safety and aesthetic standards. (2017-C01)

Motion Passed

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

### III. SCHEDULED ITEMS

#### 11. PUBLIC PARTICIPATION MEETING - Southwest Area Secondary Plan Parking Regulations (O-8741)

That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated April 10, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 18, 2017 to amend the Southwest Area Secondary Plan TO AMEND policy 20.5.3.9(iii)(g) of the Southwest Area Secondary Plan by replacing the parking policy for apartment, office and mixed use development with a new policy consistent with The London Plan;

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 further 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 conforms to the policies of the Official Plan, 1989 and The London Plan; and,
- the recommended amendment provides policies regarding parking associated with office and apartment buildings to be provided in forms consistent with the scale of development. (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, A. Hopkins, S. Turner (4)

#### 12. PUBLIC PARTICIPATION MEETING - Property located at 545 Fanshawe Park Road West (SP15-019249)

That on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application of 2403290 Ontario Limited, relating to the property located at 545 Fanshawe Park Road West:

- a) the Site Plan Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to the site plan approval application to permit the construction of an apartment building, with two towers (16 and 17 storeys

in height) to be constructed in phases with a total of 286 residential units, issues were raised with respect to the ability for the outgoing traffic to turn left against the existing westbound traffic exiting from the Amica driveway and the safety of the Amica residents; and,

- b) the Site Plan Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application to permit the construction of an apartment building, with two towers (16 and 17 storeys in height) to be constructed in phases with a total of 286 residential units;

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 as the proposed draft site plan is consistent with applicable policies and regulations of the Official Plan, the Provincial Policy Statement, the Zoning By-law and Site Plan Control Area by-law. (2017-D11)

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)

**IV. ITEMS FOR DIRECTION**

None.

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VI. ADJOURNMENT**

The meeting adjourned at 5:42 PM.