

20TH REPORT OF THE
BUILT AND NATURAL ENVIRONMENT COMMITTEE

Special meeting held on August 29, 2011, commencing at 4:02 p.m.

PRESENT: Councillor W. J. Polhill (Chair), Councillors J. L. Baechler, D. Brown, J. Swan and S. White and H. Lysynski (Secretary).

ALSO PRESENT: Councillors M. Brown and J. P. Bryant, D. Ailles, J. Braam, J. M. Fleming, J. Leunissen, D. Coffin, A. Dunbar, A. Macpherson, L. Mottram, D. Munteer, R. Standish and D. Stanlake.

I YOUR COMMITTEE RECOMMENDS:

City of London
– 2430 Bradley
Avenue

1. (1) That, on the recommendation of the Director of Development Planning and the Managing Director – Development Approvals and Business Unit, based on the application of the City of London relating to the property located at 2430 Bradley Avenue, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 29, 2011 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 (UR6) Zone which permits agricultural uses, conservation lands, passive recreation uses, kennels, and riding stables **TO** a holding Light Industrial Special Provision (h•h-11•h-18•LI2(9)) Zone to permit such uses as manufacturing and assembly industries, pharmaceutical and medical product industries, research and development establishments, warehouse establishments, food, tobacco and beverage processing industries, service trades, textile processing industries, electrical and electronic products industries, office, store and business electronics industries; it being noted that Holding (h, h-11, and h-18) Provisions will require that full municipal services are available and a subdivision agreement or development agreement is entered into, that the site plan and development agreement provides for appropriate access arrangements to the satisfaction of the City and that an archaeological resource assessment is carried out together with appropriate mitigation measures prior to development, to the satisfaction of the City and the Ministry of Tourism and Culture; and,

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter;

it being further noted that the Built and Natural Environment Committee reviewed and received a communication from S. P. Renaud, Vice-President, Operations, The Original Cakerie Ltd., with respect to this matter.

Jenum
Wellington
Properties Inc.
– 1025-1037
Wellington
Road

2. (2) That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the application of Jenum Wellington Properties Inc. relating to the properties located at 1025-1037 Wellington Road:

(a) in response to the letter of appeal to the Ontario Municipal Board, dated June 17, 2011, submitted by Townsend and Associates, on behalf of Jenum Wellington Properties Inc., relating to the minor variance application A.034/11 concerning 1025 – 1037 Wellington Road, the Ontario Municipal Board **BE ADVISED** that the Municipal Council does not support the Committee of Adjustment decision to refuse the minor variance;

(b) the City Solicitor and Director of Land Use Planning and City Planner **BE DIRECTED** to provide legal and planning representation at the Ontario Municipal Board Hearing to support Municipal Council's decision;

(c) in response to the letter of appeal to the Ontario Municipal Board, dated July 29, 2011, submitted by Barry R. Card, on behalf of The Standard Life Assurance Company of Canada., relating to the minor variance application A.070/11 concerning 1025 – 1037 Wellington Road, the Ontario Municipal Board **BE ADVISED** that the Municipal Council supports the Committee of Adjustment decision to grant the minor variance; and,

- (d) the City Solicitor and Director of Land Use Planning and City Planner **BE DIRECTED** to provide legal and planning representation at the Ontario Municipal Board Hearing to support the Committee of Adjustment's and Municipal Council's decision.

Soil
Remediation –
Piccadilly Park

3. (3) That, the Civic Administration **BE ASKED** to undertake the following actions with respect to the soil remediation in the Wellington Street road allowance adjacent to Piccadilly Park:

- (a) explore options to enhance the existing parking lot (ie. installing a gazebo or covering the parking lot with soil and planting vegetation);
- (b) with the use of consultants and a maximum budget of up to \$39,660, determine the extent of the contamination; and,
- (c) include community consultation;

it being noted that the Built and Natural Environment Committee received a report dated July 7, 2011, from the Director of Land Use Planning and City Planner, a communication dated July 6, 2011, from A. Woodson, Executive Director, Piccadilly Area Neighbourhood Association and a verbal presentation from the Manager III, Parks Planning and Design, with respect to this matter.

II YOUR COMMITTEE REPORTS:

Disclosure of
Pecuniary
Interest –
Councillor W.
J. Polhill

4. That Councillor W. J. Polhill disclosed a pecuniary interest in clause 2 of this Report having to do with the application of Jennum Wellington Properties Inc. relating to the properties located at 1025-1037 Wellington Road by indicating that his son is on the Committee of Adjustment.

The meeting adjourned at 4:36 p.m.

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File No: Z-7947
Planner: L. Mottram

Bill No. (number to be inserted by Clerk's Office)
2011

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2430 Bradley Avenue.

WHEREAS the City of London has applied to rezone an area of land located 2430 Bradley Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2430 Bradley Avenue, as shown on the attached map comprising part of Key Map No. 138, from an Urban Reserve (UR6) Zone to a holding Light Industrial Special Provision (h-h-11-h-18-LI2(9)) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on August 29, 2011.

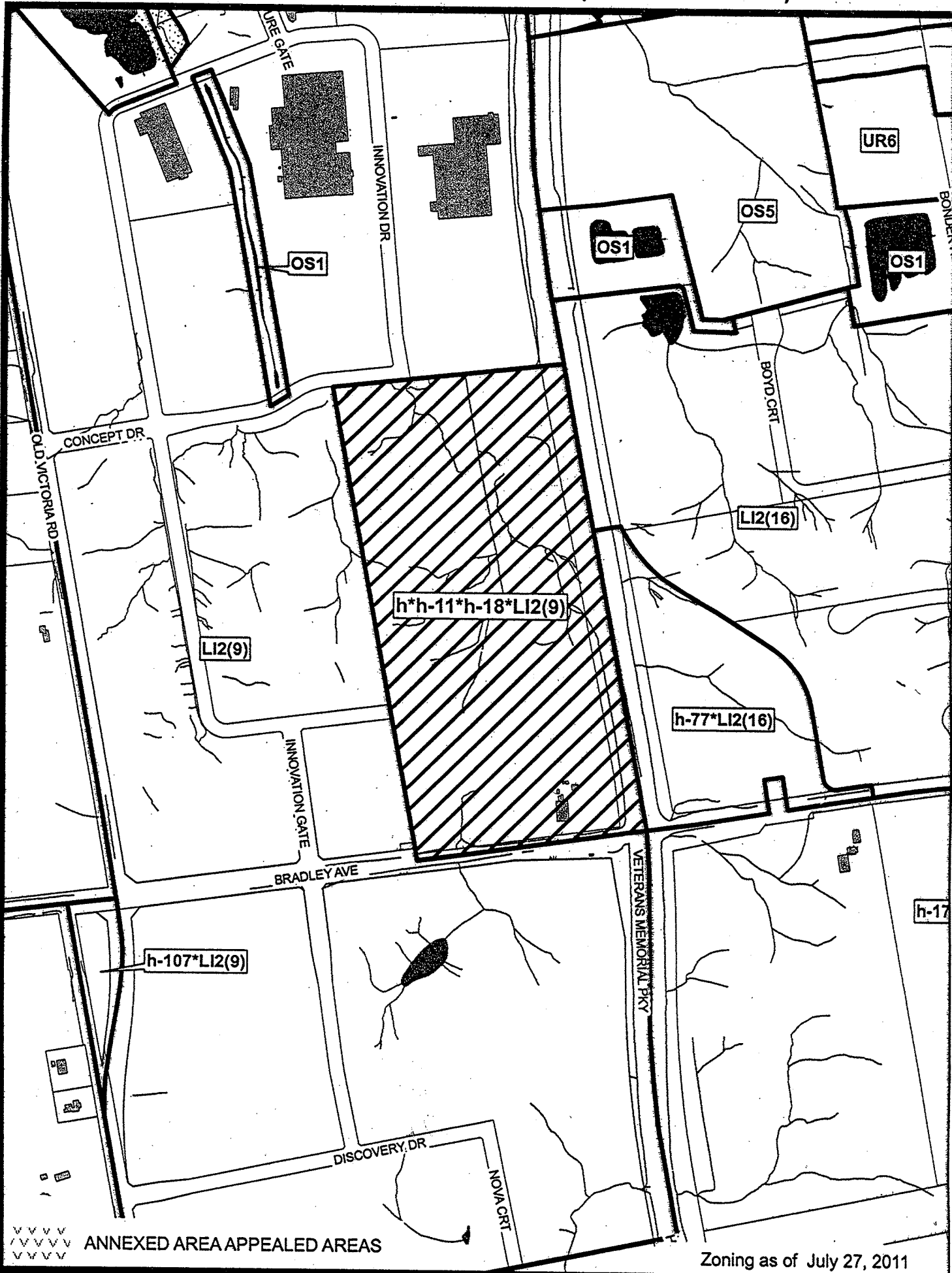
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - August 29, 2011
Second Reading - August 29, 2011
Third Reading - August 29, 2011

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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-7947

Planner: LM

Date Prepared: 2011/08/10

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE



1:7,500

0 37.575 150 225 300 Meters

