

**10TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on April 16, 2012, commencing at 4:04 PM, in Committee Rooms No. 1 and 2, Second Floor, London City Hall.

**PRESENT:** Councillor B. Polhill (Chair), Councillors J.P. Bryant, D.G. Henderson, J.B. Swan and S. White and H. Lysynski (Secretary).

**ALSO PRESENT:** Councillor J.L. Baechler, G. Kotsifas, G. Barrett, J. Buchanan, P. Christiaans, A. Dunbar, J. M. Fleming, B. Henry, P. Kokkoros, B. Krichker, J. Leunissen, I. Listar, S. Mathers, N. McKee, N. Musicco, J. Ramsay, M. Ribera, C. Saunders, R. Sharpe, C. Smith, J. Stanford, M. Tomazincic and J. Yanchula.

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**I. DISCLOSURES OF PECUNIARY INTEREST**

1. No pecuniary interests are disclosed.

**II. CONSENT ITEMS**

2. 2nd Report of the Agricultural Advisory Committee

Recommendation: That, the 2nd Report of the Agricultural Advisory Committee from its meeting held on March 21, 2012 **BE RECEIVED**.

3. Property located at 1878 Highbury Avenue North and 1411 Fanshawe Park Road East (H-8011)

Recommendation: That, on the recommendation of the Senior Planner of Development Services, based on the application by Armoclan Engineering, (on behalf of Mac's Convenience Stores Ltd.), relating to the property located at 1878 Highbury Avenue North & 1411 Fanshawe Park Road East, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 1, 2012, 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 Associated Shopping Area Commercial Special Provision (h-131\*h-132\*ASA5(4)) Zone **TO** an Associated Shopping Area Commercial Special Provision (ASA5(4)) Zone, to remove the holding provision. (2012-D11-01)

4. Building Division Monthly Report for February 2012

Recommendation: That the Building Division Monthly Report for February 2012 **BE RECEIVED**. (2012-D05-00)

**III. SCHEDULED ITEMS**

None.

**IV. ITEMS FOR DIRECTION**

5. Emerald Ash Borer – Tobin Court

Recommendation: That, the following actions be taken with respect to the concerns raised by the Westmount Rate Payers Association with respect to London's emerald ash borer strategy and implementation of the program:

- a) a moratorium **BE PLACED** on the cutting of ash trees, unless they pose a safety hazard, until such time as the Civic Administration reports back on the communications dated April 9, March 27 and April 16, 2012, from the Westmount Rate Payers Association; it being noted that the Civic Administration met with the Westmount Rate Payers Association on March 14, 2012 to discuss and respond to the issues and those comments will be included in the Civic Administration's response back; and,

- b) a special meeting of the Planning and Environment Committee **BE HELD** on Tuesday, May 1, 2012, to receive a legal opinion on the proposed moratorium on tree cutting;

it being noted that the Planning and Environment Committee heard the attached presentation and reviewed and received communications, dated April 9 and March 27, 2012, and the attached communication, dated April 16, 2012, from the Westmount Hills Residents Association, with respect to this matter.

#### 6. Northridge Village Phase II Subdivision (39T-11501)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Tridon Properties Limited, for the subdivision of land over Part of Lot 10, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the west side of Stackhouse Avenue, on the north side of Fanshawe Park Road West, municipally referred to as 1100 Fanshawe Park Road East:

- a) the attached, revised, Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Tridon Properties Limited for the Northridge Village Phase 2 (39T-11501) **BE APPROVED**;
- b) the financing for the project **BE APPROVED** in accordance with the "Sources of Financing Report" provided as Appendix 'A' to the associated staff report, dated March 30, 2012;
- c) the Mayor and the City Clerk **BE AUTHORIZED** to execute the subject Subdivision Agreement, any amending agreements and all documents required to fulfill its conditions; and,
- d) the financing for the project **BE APPROVED** in accordance with the "Estimated Claims and Revenues Report" provided as Appendix 'B' to the associated staff report, dated March 30, 2012;

it being noted that the Planning and Environment Committee heard verbal presentations from P. Hine and D. De Jong, Tridon Properties Limited and J. Ross, 1150 Fanshawe Park Road East, with respect to this matter. (2012-D26-06)

#### 7. Shaver-Brockley Coalition

Recommendation: That, the following actions be taken with respect to the request of the Shaver-Brockley Coalition for the implementation of a South Central Area Plan:

- a) the Civic Administration **BE REQUESTED** to report back at a future meeting of the Planning and Environment Committee, after meeting with the area residents, regarding the options available, either through a separate area study or as part of the Official Plan review, including the staff resources required to undertake the work; and,
- b) the Civic Administration **BE REQUESTED** to consider options that can be brought forward as part of the Southwest Area Plan to address the community concerns raised by the residents of the Shaver-Brockley Coalition;

it being noted that the Planning and Environment Committee heard verbal presentations from Roma-Lynn Gillis and David Gillis, 2753 Dingman Drive and Alan Tipping, 2809 Dingman Drive and reviewed and received a communication, dated March 29, 2012, from the Shaver-Brockley Coalition, with respect to this matter. (2012-D11-09)

## 8. Properties located at 176 and 184 Rectory Street (OZ-7999)

Recommendation: 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 Knutson Development Consultants Limited relating to the properties located at 176 and 184 Rectory Street:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 1, 2012 to amend the Official Plan to change the existing "Low Density Residential" designation of the subject lands by **ADDING** a special policy in Chapter 10 - "Policies for Specific Areas" to permit a 'rental and repair establishment', including the repair, maintenance and provision of filters for HVAC equipment; and,
- b) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 1, 2012 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 properties located at 176 and 184 Rectory Street **FROM** a Residential (R3-2) Zone, which permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings and fourplex dwellings **TO** a Residential/Light Industrial Special Provision (R3-2/LI8( )) Zone, to recognize existing industrial uses and add 'repair and rental establishment' to the list of permitted uses;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2012-D11-04)

## 9. Amend Section 4.14 of Zoning By-law No. Z.-1 (Z-7891)

Recommendation: That, on the recommendation of the Director of Land Use Planning and City Planner, the attached, revised, proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 1, 2012 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change Zoning By-law Z.-1 Section 4.14 as follows:

- a) deleting the last paragraph of Section 4.14; and,
- b) inserting in its place, "In the case of a road widening dedication, the land that will be dedicated shall be included in any calculation for the purpose of determining lot area, coverage, height, parking, landscaped open space, floor area, floor area ratio and density provided any building or structure is located wholly within the boundary of the land remaining after the dedication";

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2012-D11-02)

## 10. Properties located at 497-499 Central Avenue (Z-8008)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of Filipe Abrantes and Daniel McFadden relating to the property located at 497-499 Central Avenue:

- a) the attached, revised, proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on May 1, 2012 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 R3 (R3-2) Zone, which permits single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, and four-plex dwellings **TO** a Residential R3 Special Provision (R3-2( )) Zone, to permit the above listed uses and add a multiple dwelling with a maximum of 5-dwelling units as a permitted use and regulations that: limit the maximum number of bedrooms per unit to 3; permit a maximum of two, 3-bedroom dwelling units; permit a minimum lot area of 600m<sup>2</sup>; permit a minimum lot frontage of 15.0m; permit a minimum east exterior side yard of 3.6m; permit a minimum rear yard of 6.0m; permit a minimum west interior side

yard of 3.0m; permit a minimum landscaped open space coverage of 30%; permit a maximum lot coverage of 44%; permit a maximum height of 12.0m; permit a maximum parking area coverage of 25%; limit the maximum setback from Central Avenue to 1.0m; with a minimum of 1 parking space per dwelling unit as a special provision to the zone;

- b) the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
- i) the construction of a specified building design which is in accordance with the illustrations included as Appendix "B";
  - ii) existing brick to be reused on proposed new building;
  - iii) existing roof pitches to be replicated (with the exception of the existing front gables); and,
  - iv) windows to be of a 6 over 6 design with a wood clad finish;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Filipe Abrantes, co-owner – expressing support for the application; advising that the owners have worked closely with Mr. Wes Kinghorn, the London Advisory Committee on Heritage and D. Menard, Heritage Planner on this application; and that they are making the building use legal.
- Barry Francis, 503 Central Avenue – expressing concern with the number of units and the amount of parking; indicating that parking on lawns in this area is a frequent occurrence; and advising that there is not enough parking for the number of units in this building.
- Gord Hale, 66 Palace Street – advising that parking is a big deal; indicating that there are constantly vehicles parked all over the property; advising that it is an absolute mess; indicating that the property needs more than four parking spots.
- Wes Kinghorn, President, Woodfield Community Association – advising that Woodfield is in the top 8 of the best neighbourhoods in the country; advising that the house is a hazard; indicating that the saving of houses is a top priority of the Woodfield Community Association; advising that the developer worked with the community; advising that both sides have compromised; indicating that the owners will be using the brick from the current residence; advising that streetscapes are an important part of a Heritage Conservation District; indicating that East Woodfield is one of the best examples of Victorian architecture; indicating that the building is currently a fiveplex; advising that they achieved an answer that is profitable for the developer, satisfies the community and is a win-win situation for everyone.
- Admar, 555 York Street – indicating that they have five parking spots on the lot as they will be using the garage on the lot; advising that there are three-one bedroom units and two-two bedroom units. (2012-D11-03)

## V. DEFERRED MATTERS/ADDITIONAL BUSINESS

### 11. ReThink London

That the ReThink London event to be held on May 3, 2012 **BE NOTED**.

## VI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.