

13TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on June 19, 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: G. Barrett, B. Debbert, M. Elmadhoon, J.M. Fleming, S. Galloway, K. Gonyou, T. Grawey, G. Kotsifas, A. MacLean, L. Pompilii, J. Ramsay, A. Riley, M. Ribera, C. Saunders, M. Tomazincic, B. Turcotte, S. Wise 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. 7th Report of the Advisory Committee on the Environment

That the following actions be taken with respect to the 7th Report of the Advisory Committee on the Environment from its meeting held on June 7, 2017:

- a) the Civic Administration BE REQUESTED to copy the Advisory Committee on the Environment (ACE) on all reports and/or committee submissions with respect to the 'Complete Streets Manual' or information related to that subject; it being noted that the ACE held a general discussion with respect to this matter; and,
- b) clauses 1 to 7 and 9 to 14, BE RECEIVED.

Motion Passed

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

3. STAFF REPORT- Property located at 995 Fanshawe Park Road West (39T-05512)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Landea Developments Inc., for the subdivisions of land over Part of Lot 22, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the north side of the Fanshawe Park Road West, between Wonderland Road and Hyde Park Road, municipally known as 995 Fanshawe Park Road West:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Landea Development Inc., for the Creekview Landea Subdivision, Phase 2 (39T-05512) appended to the staff report dated June 19, 2017, as Schedule "A" BE APPROVED;
- b) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues appended to the staff report dated June 19, 2017, as Schedule "B",
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the June 19, 2017 Planning and Environment Committee Added Agenda; and,

- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2017-D12)

Motion Passed

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

4. STAFF REPORT - Passage of Designating By-law - 43 Bruce Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the by-law appended to the staff report dated June 19, 2017, to designate 43 Bruce Street to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*. (2017-R01)

Motion Passed

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

5. STAFF REPORT - Property located at 545 Fanshawe Road West (H-8754)

That, on the recommendation of the Senior Planner, Development Services, based on the application of 2403290 Ontario Ltd. (Ali Soufan), relating to the property located at 545 Fanshawe Park Road West, the proposed by-law appended to the staff report dated June 19, 2017, BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Residential R9*Bonus (h-5.*h-11*h-55*h-169*h-170*R9-7*B-39) Zone TO a Residential R9*Bonus (R9-7*B-39) Zone to remove the "h-5.*h-11*h-55*h-169 and h-170" holding provisions. (2017-D09)

Motion Passed

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

III. SCHEDULED ITEMS

6. PUBLIC PARTICIPATION MEETING - Request for Demolition of a Heritage Listed Property - 220 Greenwood Avenue

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 request for the demolition of a heritage listed property located at 220 Greenwood Avenue:

- a) 220 Greenwood Avenue BE REMOVED from the Inventory of Heritage Resources (Register);
- b) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of this property; and,
- c) the property owner BE REQUESTED to salvage the buff brick masonry for reuse in a new structure on the property;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

it being further noted that the Heritage Planner indicated that the London Advisory Committee on Heritage (LACH) reviewed the request for demolition at its meeting held on June 14, 2017 and concurred with the staff recommendations regarding this matter. (2017-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)

7. PUBLIC PARTICIPATION MEETING - Property located at 1021 Wonderland Road South (Z-8759/O-8760)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2004145 Ontario Limited, relating to the property located at 1021 Wonderland Road South:

- a) the proposed by-law appended to the staff report dated June 19, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2017 to amend the Official Plan BY ADDING a policy to section 10.1.3 – Policies for Specific Areas; and,
- b) the proposed by-law appended to the staff report dated June 19, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2017 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 subject property FROM a Restricted Service Commercial Special Provision (RSC2(12)) Zone and a Highway Service Commercial (HS2) Zone TO a Restricted Service Commercial Special Provision (RSC2(12)) and a Highway Service Commercial Special Provision (HS2() Zone;

it being pointed out that at the public participation meeting associated with this matter, 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 Official Plan and Zoning By-law amendment is consistent with, and will serve to implement, the policies of the Provincial Policy Statement, 2014;
- the recommended Site Specific Official Plan amendment to add a retail use to the list of permitted uses currently permitted in the Auto-Oriented Commercial Corridor designation is consistent with, and will serve to implement, the policies of Chapter 10 (Policies for Specific Areas) of the City of London Official Plan. The inclusion of a retail use will facilitate the adaptive reuse of an existing commercial plaza with an expanded range of uses that are compatible with the existing surrounding land uses. The inclusion of a retail use to the list of permitted uses on the site will not detract from the commercial nodes and corridors identified in Official Plan policy as being the preferred or primary location for retail uses;
- the recommended Zoning By-law amendment to add commercial schools, commercial recreation establishments, and laboratories to list of permitted uses and to regulate the minimum number of required parking spaces is consistent with, and will serve to implement, the Auto-Oriented Commercial Corridor policies of the Official Plan; and,

- the recommended Official Plan and Zoning By-law amendment to expand the list of permitted uses (including retail) is consistent with, and serves to implement, the use, intensity and form policies of the Shopping Area Place Type of the London Plan. (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)

8. PUBLIC PARTICIPATION MEETING - Property located at 221 Queens Avenue (TZ-8748)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Sifton Properties Limited, relating to the property located at 221 Queens Avenue, the proposed by-law appended to the staff report dated June 19, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 26, 2017 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-69) Zone for a period not exceeding three (3) years;

it being pointed out that at the public participation meeting associated with this matter, 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 extension to the Temporary Use (T-69) Zone is consistent with the Provincial Policy Statement 2014;
- the recommended extension to the Temporary Use (T-69) Zone is in keeping with the intent of the Downtown Area permitted use policies and the Temporary Use policies of the 1989 Official Plan;
- the recommended extension to the Temporary Use (T-69) Zone is in keeping with the intent of the permitted uses for the Downtown Place Type and the Temporary Use Provisions policies of The London Plan;
- the recommended extension to the Temporary Use (T-69) Zone does not compromise the ability to achieve the long-term goals of Our Move Forward: London's Downtown Plan;
- the recommended extension to the Temporary Use (T-69) Zone is appropriate to help maintain an adequate supply of parking to service businesses in the Downtown pending completion of the Downtown Parking Strategy Study, and the gradual transition away from the use of commercial surface parking lots as transit ridership increases and as alternative parking spaces are provided; and,
- the parking lot has existed for approximately 20 years and has achieved a measure of compatibility with the surrounding land uses. (2017-D09)

Motion Passed

YEAS: M. Cassidy, A. Hopkins, S. Turner (3)

NAYS: T. Park, J. Helmer (2)

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)

9. PUBLIC PARTICIPATION MEETING - Improvements to Public Engagement in the Planning Process - City of London (15 PRO p)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to improvements to public engagement in the planning process:

- a) the staff report dated June 19, 2017, entitled "Improvements to Public Engagement in the Planning Process", including mailed notices written in plain language, improved on-site signs, an improved web presence, and notice to tenants, BE RECEIVED for information;
- b) the proposed improvements to public engagement in the planning process BE ENDORSED by Municipal Council at its meeting to be held on June 26, 2017;
- c) the Civic Administration BE DIRECTED to initiate an Official Plan Amendment to address the Smart Growth for Our Communities Act (Bill 73) and other matters as they relate to the planning process for public consultation; and,
- d) the Civic Administration BE DIRECTED to include notification of tenants by mail in Phase 2 of the improvements to public engagement in the planning process;

it being noted that the Civic Administration will report back at a future meeting(s) of the Planning and Environment Committee requesting an endorsement of the remaining "Proposed Improvements to Public Engagement in the Planning Process" as modified based on stakeholder consultations;

it being further noted that the Civic Administration has been working with the sign manufacturer to reduce costs and that the sign budget relative to cost will be monitored;

it being also noted that the Planning and Environment Committee reviewed and received a communication dated June 5, 2017 from D. Dimitrie, with respect to this matter;

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 these matters. (2017-D19)

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)

10. PUBLIC PARTICIPATION MEETING - Properties located at 633, 635, 637, 645, 649, 651 and 655 Baseline Road East (OZ-8711)

That, the application of Seasons Retirement Communities, relating to the properties located at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East BE REFERRED back to the Civic Administration to work with the applicant to reduce the height of the proposed building;

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 these matters. (2017-D09)

Motion Passed

YEAS: M. Cassidy, A. Hopkins, S. Turner (3)

NAYS: T. Park, J. Helmer (2)

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 7:15 PM.