

14TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on July 17, 2017, commencing at 4:01 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: Mayor M. Brown; Councillors P. Squire and M. van Holst; E. Conway, A. Dunbar, M. Feldberg, J.M. Fleming, S. Galloway, K. Gonyou, P. Kokkoros, E. Ling, A. Macpherson, L. Maitland, L. Mottram, D. O'Brien, N. Pasato, M. Pease, L. Pompillii, J. M. Ribera, M. Tomazincic, B. Westlake-Power, S. Wise, Yanchula and P. Yeoman.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that the following pecuniary interests were disclosed:

- a) Councillor A. Hopkins disclosed a pecuniary interest with respect to clause 15 of this Report having to do with Secondary Dwelling Units, by indicating that her son owns rental property in the Near Campus Neighbourhood.
- b) Councillor S. Turner notes that his employer may provide future comment with respect to the draft Urban Agriculture Strategy, (clause 11), however at this time he does not have a pecuniary interest in the matter.
- c) Councillor J. Helmer notes that a former client was involved in the draft Urban Agriculture Strategy, (clause 11), however the client relationship was several years ago and there are not any current engagements.

II. CONSENT ITEMS

2. 6th Report of the Environmental Ecological and Planning Advisory Committee

That the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee:

- a) delegation status for a member of the Environmental and Ecological Advisory Committee to attend a meeting of the Animal Welfare Advisory Committee to gather their feedback with respect to the Cats and Birds pamphlet, BE REQUESTED; it being noted that Corporate Communications has reviewed the pamphlet;
- b) the draft recommended Green Standards for Light Pollution and Bird-Friendly Development BE REFERRED back to the Working Group for review and compilation of all edits including feedback from the Animal Welfare Advisory Committee; it being noted that the Environmental and Ecological Advisory Committee held a general discussion with respect to this matter; and,
- c) clauses 1 to 12, 14 to 16, BE RECEIVED.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

3. STAFF REPORT - Property located at 8076 Longwoods Road (Z-8735)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Mike Abualhayja, relating to the property located at 8076 Longwoods Road:

- a) the proposed by-law appended to the staff report dated July 17, 2017 BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Agricultural (AG4) Zone TO a holding Agricultural Commercial Special Provision (h-5-h-18-h-__-AGC2(_)) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan approval process:
 - i) relocation of the livestock paddock to the north side of the livestock facility;
 - ii) adequate fencing of the perimeter of the livestock paddock;
 - iii) provision of tree planting at the southeast corner of the property; and,
 - iv) provision of tree planting or landscaping along the east property boundary;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication from The Millars, Millar Berry Farm;
- a communication from Dr. G. Millar;
- a communication dated July 10, 2017, from B. King;
- a communication from J. Caranci, Longwoods Community Association;
- a communication from N. Crouch, 8357 Longwoods Road;
- a communication from R. McKee;
- a communication from R. McNeil;
- a communication from J. Donkervoort;
- a communication M. and L. Heggarty, 76231 Longwoods Road;
- a communication from Yaser, Parkill Meats;
- a communication from A. Bulgin, 4316 Murray Road; and,
- a communication from R. Hutchinson. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

4. STAFF REPORT - Improved Planning Report Templates for the Planning and Environment Committee

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to improved planning report templates for the Planning and Environment Committee:

- a) the Managing Director, Planning and City Planner's report dated July 17, 2017 entitled "Improved Planning Report Templates for Planning and Environment Committee" BE RECEIVED for information; and,
- b) the proposed improved Planning report templates BE ENDORSED by the Municipal Council at its session to be held on July 25, 2017. (2017-M17)

Motion Passed

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

5. STAFF REPORT - Property located at 2150 Oxford Street East (H-8686)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Dancor Construction Limited, relating to lands located at 2150 Oxford Street East, the proposed by-law appended to the staff report dated July 17, 2017, BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the lands FROM a Holding Light Industrial (h-199-h-200*LI1/LI2/LI4/LI5) Zone TO a Light Industrial (LI1/LI2/LI4/LI5) Zone to remove the holding (h-199 and h-200) provisions for Phase 1. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

6. STAFF REPORT - Request for Designation of a Heritage Listed Property located at 93-95 Dufferin Avenue

That, consistent with direction given by the Municipal Council on September 13, 2016, with the advice of Planning Services, notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intent to designate the properties located at 93-95 Dufferin Avenue to be of cultural heritage value or interest for the reasons outlined in Appendix D of the above-noted report. (2017-R01)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

7. STAFF REPORT - Staff Resourcing to Support the New Tree Protection By-law

That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE AUTHORIZED to increase the staff compliment in Planning Services by one permanent full-time equivalent, using existing Operational funding, to support the ongoing administration of the City's new Tree Protection By-law. (2017-E04/H06)

Motion Passed

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

8. STAFF REPORT - Development Charges (DC) Claimable Work for Westbury Subdivision M-641

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the construction of street lights along Wharnccliffe Road South fronting subdivision plan M-641:

- a) the proposed by-law appended to the staff report dated July 17, 2017, BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017, to approve an amendment to the subdivision agreement between The Corporation of the City of London and Westbury International (1991) Corporation, registered on the 30th day of April, 2012 as instrument number ER820910 in the form set out in Appendix 'A' of the staff report and to authorize the Mayor and the Clerk to execute the Amending Agreement; and,
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated July 17, 2017 as Appendix 'B'. (2017-F21)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

9. STAFF REPORT - Riverbend Golf Community Phase 9 (P-8762)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, to exempt the following lands from Part Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated July 17, 2017, BE INTRODUCED at a future Municipal Council meeting, to exempt Block 1 Plan 33M-721, from the Part Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are zoned Residential R6

Special Provision (R6-5(7) and R6-5(22)), which permits cluster forms of housing such as single detached, semi-detached, duplex, triplex, townhouse and stacked townhouse dwellings in the form of land lease community homes;

- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control By-law for Block 1 Plan 33M-721, as noted in clause a) above:
 - i) the applicant submit a draft reference plan to the Building Division for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - ii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited; it being noted that the digital file shall be formatted in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iii) prior to the reference plan being deposited in the Land Registry Office, the applicant submit to Development Services for review, a draft reference plan showing the proposed part lots are consistent with the approved site plan, servicing drawings, development agreement, and conditions to the approval of this application;
 - iv) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited;
 - v) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
 - vi) the site plan and development agreement be registered prior to passage of the exemption from part lot control by-law; and,
- c) the applicant BE ADVISED that the cost of registration of the above-noted By-law is to be borne by the applicant, in accordance with City policy. (2017-D25)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

10. STAFF REPORT - Proposed Amendment to the Tree Protection By-law C.P. - 1515-228

That, on the recommendation of the Managing Director, Planning and City Planner, that the proposed by-law appended to the staff report dated July 17, 2017, BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017, to amend the Tree Protection By-law C.P. -1515-228 by deleting Key Map D-16 and by replacing it with a new Key Map D-16; it being noted that the proposed amendment will correct a mapping error. (2017-E04)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

11. STAFF REPORT - Draft Urban Agriculture Strategy

That, on the recommendation of the Managing Director, Planning and City Planner, the Draft Urban Agriculture Strategy BE CIRCULATED to the Middlesex London Food Policy Council, Western Fair, Business Improvement Associations, Community Associations and all those who have previously participated in the process to date, for public review and comment. (2017-E11)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

III. SCHEDULED ITEMS

12. DELEGATION - D. Dudek, Chair, London advisory Committee on Heritage – 7th and 8th Reports of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 7th and 8th Reports of the London Advisory Committee on Heritage from its meetings held on June 14 and July 12, 2017, respectively:

- a) the Municipal Council BE REQUESTED to consider the North Talbot Community (bounded by Oxford Street East, the Thames River, Fullarton Street and Richmond Street) as the top priority on the list of upcoming Heritage Conservation Districts (HCD) to be designated; it being noted that the SoHo Neighbourhood is currently at the top of the HCD list; it being further noted that the London Advisory Committee on Heritage received the attached presentations from A.M. Valastro and M. Tovey with respect to this matter;
- b) the Mayor and the Municipal Council BE REQUESTED to send a letter to the Honourable Catherine McKenna, Minister of Environment and Climate Change with a copy to P. Van Loan, Member of Parliament and local Members of Parliament K. Young, P. Fragiskatos, I. Mathysen, and K. Vecchio, expressing support for Bill C-323, being a Bill for tax credits for the restoration of heritage properties;
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request by Julcon Developments Inc., for the demolition of the property located at 220 Greenwood Avenue, the following actions be taken:
 - i) the property located at 220 Green Avenue BE REMOVED from the *Inventory of Heritage Resources* Register;
 - ii) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property; and,
 - iii) the property owner BE REQUESTED to salvage the buff brick masonry for reuse in a new structure on the property;

it being noted that the London Advisory Committee on Heritage received a presentation from K. Gonyou, Heritage Planner, with respect to this matter;

- d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the verandah of the building located at 362 and 364 Princess Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings appended to the staff report dated June 14, 2017, with the following terms and conditions:
 - all exposed wood be painted;
 - additional trim detail be added to the capital and base of each column; and,
 - the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage received a presentation from K. Gonyou, Heritage Planner;

- e) the Civic Administration BE REQUESTED to review the current London Advisory Committee on Heritage (LACH) Terms of Reference and consider the following amendments:
 - change the Emerging Leaders representative to a representative from a general youth-oriented organization, for example ACO NextGen;
 - add a member to represent the Indigenous population;
 - add a member from the London Society of Architects; and,
 - check the membership totals listed on the current Terms of

Reference;

it being noted that the Committee Secretary will place a request on an upcoming Agricultural Advisory Committee agenda to ask that a member of that committee be appointed to the LACH as per the current Terms of Reference membership composition;

- f) clauses 1, 2, 4 to 12, 14, 17, 18 and 20, of the 7th Report BE RECEIVED;
- g) the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meeting held on June 28, 2017:
 - i) the 15 properties indicated on the list appended to the 8th Report of the London Advisory Committee on Heritage BE PLACED on the heritage inventory for the reasons provided in the East London Industrial Heritage Recommendations report, appended to the London Advisory Committee on Heritage agenda; and,
 - ii) the Civic Administration BE REQUESTED to provide, to the Heritage Planner, any digital copies of any photos of the Florence/ Rectory intersection that may be in the archived files that show buildings around that intersection prior to and during the alignment with York Street, circa 1960;
- h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 660 Sunningdale Road East, that notice BE GIVEN under the provision of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O. 18, of the Municipal Council's intention to designate the property located at 660 Sunningdale Road East to be of cultural heritage value or interest for the reasons appended to the staff report dated July 12, 2017;

it being noted that the London Advisory Committee on Heritage (LACH) supports the owner's intent to facilitate the rebuilding of barn one in another location and to maintain barns two and three;

it being further noted that LACH requests that the features of barn one be documented before further dismantling;

it also being noted that the LACH heard presentations from L. Dent, Heritage Planner, and N. Tausky, Heritage Consultant, and also received a communication from M. Bloxam, Architectural Conservancy Ontario, London Region Branch, with respect to this matter;

- i) clause 7 of the 8th Report of the London Advisory Committee on Heritage with respect to the request for the demolition of the Heritage Listed property located at 150 Dundas Street/153 Carling Street by Rygar Corporation Inc., BE REFERRED to the July 31, 2017 Planning and Environment Committee meeting; it being noted that clause 7 reads as follows:

“That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that Municipal Council permits the demolition of the building at 150 Dundas/153 Carling Street in the Downtown Heritage Conservation District pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

 - the proposed development concept outlined in the Appendix to the February 2017 Heritage Impact Statement as included with the staff report dated July 12, 2017, be endorsed in principle, and details be refined and be submitted as part of a complete Heritage Alteration Permit application with approval authority delegated to the City Planner;
 - demolition be permitted after the issuance of a building permit by the Chief Building Official;
 - the applicant be required to post a bond or provide a certificate of

- insurance as a guarantee that adjacent buildings will be protected during demolition and construction; and,
- prior to any demolition, photo documentation of the exterior details of the existing building be completed by the applicant and submitted to Planning Services;

it being noted that the London Advisory Committee on Heritage received a presentation from L. Dent, Heritage Planner, with respect to this matter.”;

- j) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the verandah of the building located at 299 Central Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings, as appended to the staff report dated July 12, 2017, with the following terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage received a presentation from L. Dent, Heritage Planner, with respect to this matter;

- k) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter windows and chimney and to erect a new porch at the building located at 169 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings, as appended to the staff report dated July 12, 2017, and with the following terms and conditions:

- all exposed wood be painted;
- brick be encouraged as the material for the replacement chimney; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage received a presentation from L. Dent, Heritage Planner, with respect to this matter;

- l) 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 application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 21 Marley Place, within the Wortley Village-Old South Heritage Conservation District:

- i) the application BE PERMITTED as submitted, as proposed in the drawings appended to the staff report dated July 12, 2017, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed; and,
- ii) the Chief Building Official BE REQUESTED to provide the City’s tree protection awareness brochure to the applicant with the issuance of the building permit, to foster tree/root zone protection measures of City trees on the abutting City property in order to ensure consistency with the aesthetic guidelines in s. 10.3.2.2 of the Wortley Village-Old South Heritage Conservation District Plan to maintain and enhance the current streetscape of the HCD;

it being noted that the London Advisory Committee on Heritage received a presentation from L. Dent, Heritage Planner, with respect to this matter;

- m) 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 Archaeological Master Plan:
- i) the Archaeological Management Plan, as appended to the staff report dated July 12, 2017, BE ADOPTED as the Corporation's approach to archaeological resource management in the City of London;
 - ii) the Civic Administration BE DIRECTED to initiate an amendment to the Official Plan (1989, as amended) to adopt the Archaeological Management Plan as a Guideline Document pursuant to Section 19.2.2;
 - iii) the Civic Administration BE DIRECTED to initiate an amendment to The London Plan to adopt the Archaeological Management Plan as a Guideline Document pursuant to Policy 1721_1, upon The London Plan coming into effect;
 - iv) the Civic Administration BE DIRECTED to initiate an amendment to By-law Z-1 to amend the definition, under "Holding Zone Provisions" for h-18; and,
 - v) the Civic Administration BE DIRECTED to collaborate with the First Nations noted in the Archaeological Master Plan to develop administrative processes for engagement with Indigenous communities for archaeological resources;

it being noted that the London Advisory Committee on Heritage (LACH) would like to acknowledge the excellent work done by staff on the Archaeological Management Plan; and,

it being further noted that the LACH received a presentation from J. Yanchula, Manager, Urban Regeneration, with respect to this matter;

- n) clauses 1 to 4, 12 to 15, of the 8th Report BE RECEIVED;

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

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

13. PUBLIC PARTICIPATION MEETING - Amend the Zoning By-law for Industrial Land Uses with Regard to Height, Parking Rate, Access to Loading Areas and Maneuvering on City Streets (Z-8744)

That, on the recommendation of the Manager, Development Planning, the proposed attached, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017, to amend Zoning By-law No. Z-1, (in conformity with the Official Plan), TO:

- a) amend Sections 40 Light Industrial (LI), table 40.3, 41 General Industrial (GI), table 41.3, and 42 Heavy Industrial (HI), table 42.3 of the Z-1 Zoning By-law to change the height and setback regulations for industrial buildings;
- b) add, to the bottom of tables 40.3, 41.3, and 42.3, the following footnote: "It being noted that lands within the approach, outer, or transitional surface(s) of the London International Airport are subject to the London Airport Zoning Regulations, Chapter 93 of the Aeronautics Act.";
- c) amend Section 4.19 b) 'Parking Standard Areas 2 and 3 parking requirements are as follows', to permit a parking rate of 1/200m² for the following uses: Advanced Manufacturing Industrial Uses, Advanced Manufacturing Educational Uses, and Manufacturing Establishments; and,
- d) amend Section 4.13 LOADING SPACE REQUIREMENTS, subsection 5) "ACCESS TO LOADING SPACES" by adding the following paragraph to the end of the subsection:

On roads identified as “secondary collector” or “local street” in the Zoning By-law, and where the existing premises are zoned to permit Industrial use(s) vehicles may be permitted to maneuver into loading areas using the road allowance where necessary. Where a new building is proposed, the development shall provide sufficient space for the maneuvering of vehicles on the lot so as not to obstruct or otherwise cause a hazard on adjacent streets.;

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

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

- businesses which develop and occupy industrial buildings are subject to a highly competitive environment where they must almost always seek the lowest cost and shortest time period from concept to production;
- efficiency and flexibility are vital to attracting and retaining industrial clients in the current marketplace. The recommendations herein are made with the intent of furthering goals outlined in the Provincial Policy Statement, City of London Official Plan, London Plan, London’s Strategic Plan, and Community Economic Road Map through amending industrial regulations impacting municipal industrial development efforts;
- the recommended amendments are consistent with, and will serve to implement, the policies of the Provincial Policy Statement, 2014 (2014 PPS), which promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. As well, the 2014 PPS directs planning authorities to... “take into account the needs of existing and future businesses.”;
- the recommended amendments are consistent with, and will serve to implement, the policies of the Official Plan by encouraging an efficient utilization of land within industrial areas, providing for the continuation and improvement of inner-city industrial lands, and providing opportunities within existing industrial areas for new, compatible industries; furthermore, as the Official Plan states, the transportation system shall be designed to provide for parking that is, “...adequate for the land uses (it) supports, and developed to a standard which promotes compatibility with adjacent land uses. Council may consider a policy to limit the maximum amount of parking spaces to support a proposed development.”;
- the recommended amendments are consistent with, and will serve to implement, the policies of the London Plan by demonstrating that we understand the needs and demands of the sectors we hope to attract, and by creating a competitive industrial advantage for London which supports the growth of industrial sectors; as well, the London Plan states that the Zoning By-law is to ensure that excessive amounts of parking are not required; requirements may be lower within those place types and parts of the city... that are close to employment areas, office areas, and other uses that generate high levels of attraction; the recommended amendments are consistent with, and serve to implement, the London Plan with regard to the accommodation of on-site truck movements for loading, unless it is deemed appropriate to utilize streets where there are no viable alternatives;
- the recommended amendments are consistent with, and serve to implement the Community Economic Road Map, and in turn the Strategic Plan, by supporting opportunities for economic growth and by working to streamline the industrial development process; and,
- the recommended amendments are consistent with the general intent of the Z.-1 Zoning By-law, which provides regulations for Industrial zones and land uses. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

14. PUBLIC PARTICIPATION MEETING - Request for Demolition of Heritage Listed property located at 660 Sunningdale Road East

That, the following actions be taken with respect to the request for the demolition of a heritage listed property located at 660 Sunningdale Road East:

- a) notice BE GIVEN under the provision of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 660 Sunningdale Road East to be of cultural heritage value or interest for the attached, revised reasons; and,
- b) the Civic Administration BE DIRECTED to evaluate the current approvals processes to ensure that applications with identified natural or built heritage features on the properties consider the identified features at all stages of the approvals;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated July 10, 2017 from M. Bloxam, Architectural Conservancy of Ontario, London Region Branch; and,
- the attached communication dated July 7, 2017 from T. Regnier, President, London and Middlesex Historical Society;

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-P10D/R01)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

NAYS: M. Brown, S. Turner (2)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

Motion to ask that the Civic Administration BE DIRECTED to evaluate the current approvals processes to ensure that applications with identified natural or built heritage features on the properties consider the identified features at all stages of the approvals properties are considered at all stages of approvals.

Motion Passed

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

NAYS: J. Helmer (1)

15. PUBLIC PARTICIPATION MEETING - City Wide Official Plan and Zoning By-law Amendments - Secondary Dwelling Units (OZ-8053)

That, the following actions be taken with respect to the application by The Corporation of the City of London, relating to an Official Plan Amendment to introduce new city-wide policies related to secondary dwelling units and for a Zoning By-law Amendment to introduce regulations related to secondary dwelling units:

- a) the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017 to amend the City of London Official Plan, 1989 to amend Policy 3.2.3.9 Secondary Dwelling Units to add policies to permit the creation of secondary dwelling units in a single detached dwelling, semi-detached dwelling or street townhouse dwelling and to remove the prohibition on secondary dwelling units in the Near Campus Neighbourhood; and,
- b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017, to amend the City of London Zoning By-law Z.-1, (in conformity with the Official Plan, as amended in clause a) above), to permit secondary dwelling units with regulations to address such matters as location, scale, and accessory structures and to remove the prohibition on secondary dwelling units in the Near Campus Neighbourhood;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- communications from D. Pellarin, 1019 Waterloo Street;
- a communication from S. Bentley, 34 Mayfair Drive;
- a communication dated June 29, 2017, from M. Boucher, Colborne Street United Church;
- a communication from C. Butler, 863 Waterloo Street; and,
- a communication dated July 13, 2017, from J. Coley Phillips, Chair, London Housing Advisory Committee;

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;

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

- Bill 140 *Strong Communities through Affordable Housing Act, 2011* amended the *Planning Act* to require that municipalities adopt policies in their Official Plans to provide for secondary dwelling units;
- Policy 1.4.3 of the Provincial Policy Statement requires that the City plan for an appropriate mix of housing types and densities and permit, where appropriate "all forms of *residential intensification*, including second units";
- in the approval of the new Official Plan for the City of London, *The London Plan*, the Minister of Municipal Affairs modified the secondary dwelling unit policies as adopted by Municipal Council. This amendment ensures that the secondary dwelling unit policies of *The London Plan* and the Official Plan, 1989 are consistent; and,
- further to Council's direction to receive community input regarding secondary dwelling unit policies as modified by the Minister of Municipal Affairs, general support for these modified policies was received from the advisory committees and the public. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer (4)

NAYS: S. Turner (1)

RECUSED: A. Hopkins (1)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

RECUSED: A. Hopkins (1)

Motion to close the public participation meeting.

Motion Passed

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

RECUSED: A. Hopkins (1)

16. PUBLIC PARTICIPATION MEETING - Property located at 1355 Commissioners Road West (formerly 1349, 1351, 1357, 1361 Commissioners Road West) (SPA17-024)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application by Village West Developments (London) Inc., relating to the property located at 1355 Commissioners Road West:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting held by the Planning and Environment Committee with respect to the application for Site Plan approval to permit the construction of a five (5) storey apartment building;
- b) the Approval Authority BE ADVISED that the Municipal Council has issues with respect to the construction staging, the sidewalk and accessibility, relating to the Site Plan application (subject to any required revisions); and,
- c) the Civic Administration BE REQUESTED to provide any notifications related to Committee of Adjustment meetings to anyone who made a submission with respect to this matter, at the Planning Environment Committee previously;

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-D11)

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 approve part a):

“the Approval Authority BE ADVISED that no issues were raised at the public meeting held by the Planning and Environment Committee with respect to the application for Site Plan approval to permit the construction of a five (5) storey apartment building”.

Motion Passed

YEAS: T. Park, J. Helmer, S. Turner (3)

NAYS: M. Cassidy, A. Hopkins (2)

Motion to approve part b):

“the Approval Authority BE ADVISED that the Municipal Council has issues with respect to the construction staging, the sidewalk and accessibility, relating to the Site Plan application (subject to any required revisions); and,”

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins (4)

NAYS: S. Turner (1)

Motion to approve the original part c):

“Notwithstanding Section 34 (10.0.0.1) of the Planning Act, consent BE GIVEN to the Committee-Secretary of the Committee of Adjustment to accept a submission for a Minor Variance Application at 1355 Commissioners Road West by Village West Development (London) Inc.”

Motion Failed

YEAS: J. Helmer, S. Turner (2)

NAYS: T. Park, M. Cassidy, A. Hopkins (3)

Motion to approve the original part d):

“the Civic Administration BE REQUESTED to provide any notifications of related Committee of Adjustment meetings to include the people who spoke to this matter at the Planning Environment Committee previously.”

Motion Passed

YEAS: M. Cassidy, J. Helmer, A. Hopkins, S. Turner (4)

NAYS: T. Park (1)

17. PUBLIC PARTICIPATION MEETING - Eagle Ridge Subdivision - Phase 2 - Properties located at 810, 1055 and 1079 Westdel Bourne and 1959 and 1997 Oxford Street West (39T-17501/Z-8725)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Craig Linton, Developro Land Services Inc., on behalf of West Kains Land Corp. and Liahn Farms Ltd., relating to the lands located at 810 Westdel Bourne, a portion of 1055 Westdel Bourne, 1079 Westdel Bourne, 1959 Oxford Street West and 1997 Oxford Street West:

- a) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Craig Linton, Developro Land Services Inc., on behalf of West Kains Land Corp. and Liahn Farms Ltd., relating to the lands located at 810 Westdel Bourne, a portion of 1055 Westdel Bourne, 1079 Westdel Bourne, 1959 and 1997 Oxford Street West relating to:

- i) the potential impacts on neighbouring well water supply;
 - ii) ensuring contingency plans are in place for the entire subdivision during construction;
 - iii) damage to neighbouring foundations during construction;
 - iv) the proximity of the Kains Road extension to existing driveways;
 - v) the proximity of the traffic circle to existing driveways;
 - vi) the location of the driveway and parking area for the Thames Valley Parkway;
 - vii) the impact on wildlife;
 - viii) a request to complete a Traffic Study; and,
 - ix) the provision of services to the area;
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by Craig Linton, Developro Land Services Inc., on behalf of West Kains Land Corp. and Liahn Farms Ltd., prepared by RICOR Engineering Ltd. and certified by P. R. Levac, Ontario Land Surveyor (Project No. 1047-1, dated June 21, 2016), as red line revised which shows eighty-nine (89) single detached residential dwelling lots, one (1) medium density residential block, two (2) open space blocks, three (3) park blocks, seven (7) part blocks for future development, five (5) reserve blocks, and one (1) road widening block, SUBJECT TO the conditions appended to the staff report dated July 17, 2017 as Appendix "C";
- c) the proposed by-law appended to the staff report dated July 17, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017 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 (UR1 and UR3) Zone, a Residential R1 (R1-14) Zone and an Open Space OS4 Zone TO:
- i) a Holding Residential R1 (h•R1-4) Zone, a Holding Residential R1 (h•h-82•R1-4) Zone, and a Holding Residential R1 (h•h-__•R1-4) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres;
 - ii) a Holding Residential R1 (h•R1-8) Zone to permit single detached dwellings on lots with a minimum lot frontage of 15 metres and minimum lot area of 600 square metres;
 - iii) a Holding Residential R6 (h•h-54•h-71•R6-5) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
 - iv) an Open Space (OS1) Zone to permit conservation lands, conservation works, golf courses, public and private parks; and,
 - v) an Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and to amend Section 4.21 Road Allowance Requirements - Specific Roads to By-law No. Z.-1 by adding Kains Road from the north limit of the proposed draft plan of subdivision to Oxford Street West as a Secondary Collector Road;

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

- (h) - to ensure orderly development and adequate provision of municipal services, the "h" symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;
- (h-54) - to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads (Block 1);
- (h-71) - to encourage street oriented development the Owner shall prepare a building orientation plan to be incorporated into the approved site plan and development agreement (Block 1);

- (h-82) – to ensure consistent lotting pattern and that any part blocks are consolidated with adjacent lands (Future Development Blocks 7 to 13); and,
- (h-___) – to ensure orderly development of lands, the holding provision shall not be deleted until the interim SWM facility adjacent the south and southeast perimeter of SWM Facility 'A' is decommissioned (Lots 8 to 24).

- d) the applicant BE ADVISED that the Director, Development Finance, has summarized the estimated claims and revenues as appended to the staff report dated July 17, 2017, as Appendix "D";
- e) the proposed by-law appended to the staff report dated July 17, 2017, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 25, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of lands immediately adjacent the proposed draft plan of subdivision identified and as future stormwater management facility (SWMF 'A'), and described as Parts 1 and 2 Plan 33R-19671, FROM an Urban Reserve (UR1 and UR3) Zone and an Open Space OS4 Zone TO an Open Space (OS1) Zone to permit conservation lands, conservation works, golf courses, public and private parks;

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;

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

- the recommended draft plan and Zoning amendment conforms to the policies of the Official Plan, and are consistent with the Provincial Policy Statement;
- the proposed subdivision draft plan is in keeping with the Riverbend Community Plan;
- the subject lands are located within the urban growth boundary where full municipal services are currently in place or are being constructed to service new development; and,
- the proposal is compatible with surrounding land uses; provides good connectivity and access to Thames Valley Parkway pathway system, and appropriate protection and enhancement of natural heritage resources. (2017-D09/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)

Motion to continue after 11:00 PM.

Motion Passed

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

IV. ITEMS FOR DIRECTION

18. 7th Report of Trees and Forests Advisory Committee

That the following actions be taken with respect to the 7th Report of the Trees and Forests Advisory Committee, from its meeting held on June 28, 2017:

- a) the following actions be taken with respect to concerns of the Trees and Forests Advisory Committee related to construction projects and mature trees:
 - i) as part of “Protecting More”, the Civic Administration BE REQUESTED to begin monitoring and reporting, on an annual basis, the number of trees damaged or removed as a result of construction processes as well as any fines issued, and that those metrics be included in the semi-annual Urban Forest Strategy progress report;
 - ii) as part of “Planting More”, the Civic Administration BE REQUESTED to begin monitoring and reporting on an annual basis, how many trees have been removed from roadways and replaced with a species of a different mature size class so as to be able to determine the net impacts on city canopy cover; and,
 - iii) the Civic Administration BE REQUESTED to make contractors subject to the same assessment for appraising tree values as residents;

it being noted that the Trees and Forests Advisory Committee received a presentation from B. Nourse, Environmental Services Engineer with respect to this matter;

- b) the Civic Administration BE REQUESTED to consider the comments appended to the 7th Report of the Trees and Forests Advisory Committee for inclusion in the Draft Tree Planting Strategy;
- c) the Civic Administration BE ADVISED that the Trees and Forests Advisory Committee strongly supports any actions taken to reduce greenhouse gas emissions, based on the known impacts of climate change on trees and forests;
- d) the Civic Administration BE REQUESTED to provide a presentation to the Trees and Forests Advisory Committee with respect to the draft City of London Complete Streets Design Manual; it being noted that a verbal update from C. Linton with respect to this matter, was received;
- e) the 2016 Trees and Forests Advisory Committee Work Plan Summary BE RECEIVED; and,
- f) clauses 1, 3 to 6, 10, 12 to 14, BE RECEIVED.

Motion Passed

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

19. STAFF REPORT - Archaeological Management Plan (2017)

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 Archaeological Master Plan (2017):

- a) the Archaeological Management Plan appended to the staff report dated July 17, 2017, BE ADOPTED as The Corporation of the City of London’s approach to archaeological resource management in the City of London;
- b) the Civic Administration BE DIRECTED to initiate an amendment to the Official Plan (1989, as amended) to adopt the Archaeological Management Plan as a Guideline Document pursuant to Section 19.2.2;

- c) the Civic Administration BE DIRECTED to initiate an amendment to The London Plan to adopt the Archaeological Management Plan as a Guideline Document pursuant to Policy 1721_1 upon The London Plan coming into effect;
- d) the Civic Administration BE DIRECTED to amend the definition, under “Holding Zone Provisions” for h-18; and,
- e) the Civic Administration BE DIRECTED to collaborate with the First Nations noted in the Archaeological Master Plan to develop administrative processes for engagement with Indigenous communities for archaeological resources. (2017-R03)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

- 20. (ADDED) 6th Report of the Environmental and Ecological Planning Advisory Committee

That the 6th Report of the EEPAC BE RECEIVED; it being noted that it is addressed in clause 2 of this Report.

Motion Passed

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

VI. ADJOURNMENT

The meeting adjourned at 11:40 PM.