

**18TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on September 25, 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:** Mayor M. Brown; Councillor J. Morgan; I. Abushehada, G. Barrett, J.M. Fleming, L. Dent, M. Elmadhoon, S. Galloway, P. Kokkoros, J. Logan, J. MacKay, A. Macpherson, S. Mathers, L. Mottram, M. Pease, L. Pompili, M. Ribera, C. Saunders, M. Tomazincic, J. Yanchula and P. Yeoman.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

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

- a) Mayor M. Brown disclosed a pecuniary interest with respect to clause 5 of this Report having to do with the application by Banman Developments (West) Inc., relating to the Coronation Subdivision, by indicating that he has an interest in property within the distribution area.
- b) Councillor T. Park disclosed a pecuniary interest in clause 2 of this Report having to do with the request for designation for the property located at 391 South Street (Colborne Building), by indicating that her family owns a neighbouring property.

**II. CONSENT ITEMS**

2. STAFF REPORT - Property located at 391 South Street (Colborne Building) - Request for Designation

That, on the direction of the Municipal Council on November 10, 2015, with the advice of Planning Services staff, the following actions be taken with respect to the proposed designation of the Colborne Building located at 391 South Street:

- a) the Managing Director, Planning and City Planner's report dated September 25, 2017 entitled "Request for Designation, Heritage Listed Property at 391 South Street, Colborne Building, City of London" BE RECEIVED; and,
- b) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intent to designate the property located at 391 South Street, the Colborne building, to be of cultural heritage value or interest for the reasons outlined in Appendix C of the above-noted staff report. (2017-R01)

Motion Passed

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

RECUSED: T. Park (1)

3. STAFF REPORT - Subdivision Special Provisions - Hajjar Subdivision (39T-15505)

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 Sifton Properties Limited, for the subdivision of land over Part of Lots 7 and 8, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the north side of Commissioners Road East, west of Hamilton Road, municipally known as 2046 Commissioners Road East and 1733 Hamilton Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Siton Properties Limited, for the Hajjar Subdivision (39T-15505) appended to the staff report dated September 25, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated September 25, 2017 as Schedule "B",
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated September 25, 2017 as Schedule "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

Motion Passed

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

- 4. STAFF REPORT - Subdivision Special Provisions - Lawson Meadows Subdivision Phase 2 (39T-14501)

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 905 Sarnia Inc., for the subdivision of land over Part of Lots 5, 6, 7 and 8, Registered Plan No. 48(C) and Part of the unnamed road allowance as shown on Registered Plan No. 49(C), City of London, County of Middlesex, situated on the west side of Lawson Road between the Ontario and Quebec Railway and Coronation Drive, all east of Hyde Park Road and municipally known as 895 Sarnia Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and 905 Sarnia Inc., for the Lawson Meadows Subdivision, Phase 2 (39T-14501) appended to the staff report dated September 25, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated September 25, 2017 as Schedule "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

Motion Passed

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

- 5. STAFF REPORT - Subdivision Special Provisions - Coronation Subdivision (39T-15502)

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 Banman Developments (West) Inc., for the subdivision of land over Part of Lot 24, Concession 4, (Geographic Township of London), City of London, County of Middlesex, situated on the east side of Coronation Drive, north of Gainsborough Road, south side of Coronation Drive, all east of Hyde Park Road, municipally known as 2095 Coronation Drive and 955 Gainsborough Drive:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Banman Developments (West) Inc., for the Coronation Subdivision (39T-15502) appended to the staff report dated September 25, 2017 as Schedule "A", BE APPROVED;

- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated September 25, 2017 as Schedule "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

Motion Passed

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

RECUSED: M. Brown (1)

6. STAFF REPORT - Property located at 1295 Riverbend Road (H-8784)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 1295 Riverbend Road, the proposed by-law appended to the staff report dated September 25, 2017 BE INTRODUCED at the Municipal Council meeting to be held on October 3, 2017 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the lands FROM a holding Business District Commercial Special Provision (h•h-206•BDC(31)) Zone TO a Business District Commercial Special Provision (BDC(31)) Zone to remove the holding (h) and (h-206) provisions. (2017-D09)

Motion Passed

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

7. STAFF REPORT - Application by Speyside East Corporation re property located at 3105 Bostwick Road (Talbot Village Phase 5 - 39T-14506) (H-8781)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Speyside East Corporation, relating to the property located at 3105 Bostwick Road, (Talbot Village Phase 5 – 39T-14506), the proposed by-law appended to the staff report dated September 25, 2017 BE INTRODUCED at the Municipal Council meeting to be held on October 3, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Holding Residential R2 Special Provision (h-100\*R2-4(2)) Zone TO a Residential R2 Special Provision (R2-4(2)) Zone to remove the "h-100" holding provision. (2017-D09)

Motion Passed

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

8. STAFF REPORT - London Invasive Plant Management Strategy

That, on the recommendation of the Managing Director, Planning and City Planner regarding the London Invasive Plant Management Strategy, the following actions be taken with respect to the Strategy:

- a) the London Invasive Plant Management Strategy appended to the staff report dated September 25, 2017 as Appendix 'A', BE ENDORSED;
- b) the recommendations from the London Invasive Plant Management Strategy BE INITIATED to be prepared for spring 2018 implementation; and,
- c) the Managing Director, Planning and City Planner, BE DIRECTED to prepare a Budget Amendment for consideration through the 2018 Budget Update process; it being noted that funding may be available through the Woodland Acquisition and Management Reserve Fund to fund all or a portion of the increased funding requirement. (2017-E18)

Motion Passed

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

9. STAFF REPORT - Building Division Monthly Report for July 2017

That the Building Division Monthly Report for the month of July, 2017 BE RECEIVED. (2017-A23)

Motion Passed

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

10. STAFF REPORT - Designation of an Improvement Area Under Section 204 of the Municipal Act, 2001 – Hyde Park BIA

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the designation of a Hyde Park Business Improvement Area:

- a) the proposed by-law appended to the staff report dated September 25, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 3, 2017 to designate the Hyde Park Business Improvement Area in accordance with section 204 of the *Municipal Act, 2001*; and,
- b) the request from the Hyde Park Business Association (HPBA) for a grant in the amount of \$16,861.10 for the period of November 1, 2017 to December 31, 2017 BE APPROVED SUBJECT TO a Source of Financing being identified; it being noted that the HPBA will make its best efforts to refund the grant to the City of London;

it being noted that the Planning and Environment Committee reviewed and received a communication dated September 18, 2017, from D. Szpakowski, Executive Director, Hyde Park Business Association, with respect to this matter. (2017-D19)

Motion Passed

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

### III. SCHEDULED ITEMS

11. DELEGATION - D. Dudek, Chair, London Advisory Committee on Heritage - 11th Report on the London Advisory Committee on Heritage

That the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on September 13, 2017:

- a) the following actions be taken with respect to the notice of application to amend the Official Plan and Zoning By-law, dated August 2, 2017, by Marigold Homes Inc. related to the properties located at 467-469 Dufferin Avenue:
  - i) M. Campbell, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the above-noted notice of application;
  - ii) M. Campbell, Planner II, BE ADVISED that the LACH feels that the Heritage Impact Assessment included with the notice of application is not sufficient to make a determination as to the true age or the cultural heritage value of the building and therefore the LACH would not support demolition of the building at this time; and,
  - iii) M. Campbell, Planner II, BE ADVISED that the LACH supports that the design and materials of the proposed new structure should be in keeping with the East Woodfield Heritage Conservation District;

it being noted that the LACH heard verbal presentations from G. Warren, Woodfield Community Association and B. Lansink, L. Lansink and D. Lansink, Marigold Homes Inc., related to this matter;

- b) that J. Ramsay, Project Manager, Rapid Transit, BE ADVISED that Shawn Adamsson will represent the London Advisory Committee on Heritage (LACH) on the Municipal Advisory Group related to Rapid Transit, subject to the meeting schedule and his availability; it being noted that Derek Dudek will act as an alternate representative for the LACH on the Advisory Group;
- c) that M. Corby, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the revised application to amend the Zoning By-law, by Drewlo Holdings Inc., related to the properties located at 661 and 667 Talbot Street; it being noted that the LACH encourages a more active pedestrian interface on Talbot Street which could include more doors or entrances;
- d) the following actions be taken with respect to the notice of application to amend the Zoning By-law, dated August 16, 2017, by the London Language Institute related to the property located at 653 Talbot Street:
  - i) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the conclusions of the Heritage Impact Statement related to the property located at 653 Talbot Street;
  - ii) S. Wise, Planner II, BE ADVISED that the LACH, therefore, supports the above-noted application to amend the Zoning By-law; and,
  - iii) the following additional actions BE UNDERTAKEN with respect to the application:
    - A) a stage 1 and 2 archaeological assessment be done on the entire property;
    - B) the property located at 653 Talbot Street be designated under the *Ontario Heritage Act*; and,
    - C) the existing windows along the Talbot Street façade be restored and repaired rather than replaced;

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

- e) that M. Corby, Planner II, BE ADVISED that the London Advisory Committee on Heritage supports the application to amend the Zoning By-law by Youth Opportunities Unlimited related to the properties located at 329 and 331 Richmond Street as well as the Heritage Impact Statement appended to the notice dated September 7, 2017;
- f) the Managing Director, Planning and City Planner BE REQUESTED to prepare a terms of reference document to aid in the preparation of Heritage Impact Assessments with a more consistent format; and,
- g) clauses 1, 2, 4 to 8, 10 to 12 and 17 BE RECEIVED.

Motion Passed

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

- 12. PUBLIC PARTICIPATION MEETING - Properties located at 1635 Commissioners Road East and 2624 Jackson Road - Approval for Draft Plan Subdivisions Official Plan and Zoning By-law Amendments and Properties located at 1663, 1685 Commissioners Road East and 2652 Jackson Road - Official Plan Amendment (39T-06507/OZ-7176/0-7178)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 748094 Ontario Ltd. and 2624 Jackson Road Inc., for the lands located at 1635 Commissioners Road East and 2624 Jackson Road and the application by the City of London, relating

to Official Plan Amendments for 1663 Commissioners Road East, 1685 Commissioners Road East and 2652 Jackson Road:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision by 748094 Ontario Ltd. and 2624 Jackson Road Inc., relating to lands located at 1635 Commissioners Road East and 2624 Jackson Road;
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing Draft Approval of the proposed plan of subdivision as submitted by 748094 Ontario Ltd. and 2624 Jackson Road Inc., prepared by Stantec Consulting Ltd. and certified by Terry P. Dietz O.L.S. (Project No. 1614-03884 Drawing No.1, dated May 2, 2017), which shows thirty-nine (39) low density residential blocks, seventeen (17) medium density residential blocks, three (3) open space blocks, two (2) open space buffer blocks, six (6) park blocks, three (3) park/walkway blocks, one (1) part block, one (1) access/servicing block, one (1) school block, one (1) stormwater management block, one (1) existing hydro corridor block, two (2) future development blocks, twelve (12) reserve blocks, and four (4) road widening blocks, SUBJECT TO the conditions contained in the staff report dated September 25, 2017 as Appendix "D";
- c) the proposed by-law appended to the staff report dated September 25, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 3, 2017 to amend the Official Plan for lands located at 1635 Commissioners Road East and 2624 Jackson Road to change the land use designations on Schedule 'A' – Land Use FROM "Urban Reserve - Community Growth" and "Environmental Review" TO "Low Density Residential", "Multi-family, Medium Density Residential", and "Open Space"; and to amend Schedule 'C' – Transportation Corridors to add "Secondary Collectors";
- d) the proposed by-law appended to the staff report dated September 25, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 3, 2017 to amend the Official Plan for lands located at 1663 Commissioners Road East and 1685 Commissioners Road East to change the land use designation on Schedule 'A' – Land Use FROM "Urban Reserve - Community Growth" TO "Multi-family, Medium Density Residential";
- e) based on the City-initiated review of the Official Plan land use designations, NO FURTHER ACTION be taken with respect to lands located at 2652 Jackson Road; it being noted that the property is adjacent a phase of the subdivision intended for future development requiring further detailed planning, and no changes to the land use designation are proposed at this time;
- f) the proposed by-law appended to the staff report dated September 25, 2017 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 3, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in Part c) above), to change the zoning of the subject lands FROM an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone and an Agricultural (AG1) Zone TO:
  - i) a Holding Residential R1 Special Provision (h•h-100•R1-13( )) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 270 square metres; together with a special provision for a minimum rear yard depth of 6.0 metres;
  - ii) a Holding Residential R1 (h•h-100•R1-4) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
  - iii) a Holding Residential R4/R5/R6 (h•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and 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) a Holding Residential R4/R5/R6 (h•h-54•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and 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;
  - v) a holding Neighbourhood Facility / Residential R1 (h•h-100•NF/R1-4) Zone to permit such uses as elementary schools, places of worship, and day care centres; and to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
  - vi) an Open Space (OS1) Zone to permit public parks, conservation lands, and recreational buildings associated with conservation lands and public parks;
  - vii) 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;
  - viii) an Urban Reserve Special Provision (UR4( )) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 7.0 hectares;
  - ix) a holding Urban Reserve Special Provision (h-82•UR4( )) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 160 square metres and no minimum lot frontage requirement;
  - x) an Agricultural Special Provision (AG1( )) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 2.6 hectares; and,
  - xi) an Agricultural Special Provision (AG1( )) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 1.5 hectares and minimum lot frontage of 50 metres;

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;
- (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;
- (h-82) – to ensure consistent lotting pattern and that any part blocks are consolidated with adjacent lands; and,
- (h-100) – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available;

it being noted that modifications to Map 1 – Place Types and Map 3 – Street Classifications in The London Plan reflecting the amendments as recommended in parts c) and d) above will be undertaken by the Civic Administration and will be brought forward to Municipal Council as part of a future comprehensive review; and,

- g) the applicant BE ADVISED that the Development Finance has summarized the estimated costs and revenues information appended to the staff report dated September 25, 2017 as Appendix "E";

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:

- the recommended Draft Plan, Official Plan and Zoning amendments conform to the policies of the Official Plan, and are consistent with the Provincial Policy Statement;
- the proposal will utilize existing municipal services and preserve significant natural heritage features; provide for an attractive, pedestrian-oriented and compatible development; and contribute to compact urban form through the proposed range and mix of low and medium density residential uses; and,
- in order to consider the proposed land use changes comprehensively, the City initiated a concurrent review of three existing residential lots that are located outside the limits of the Draft Plan of subdivision. Based on that review, it is appropriate to include the two "orphan" parcels on Commissioners Road East in the amendments to the Official Plan. At this time no action is recommended for the third property located at the corner of Jackson Road and Bradley Avenue as that part of the Draft Plan is being held for future development, and there are no proposed changes to the land use designation. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, S. Turner (4)

NAYS: J. Helmer, A. Hopkins (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 refer the application back for further discussion between the applicant and staff to consider exploring the extension of Street E to the east and the relocation of Street L farther north to create views onto the adjacent natural heritage features.

Motion Failed

YEAS: J. Helmer, A. Hopkins (2)

NAYS: M. Brown, T. Park, M. Cassidy, S. Turner (4)

#### **IV. ITEMS FOR DIRECTION**

13. STAFF REPORT - Request from Municipality of Middlesex Centre: Arva Sanitary Servicing and Delaware Water Servicing

That, the report of the Managing Director, Planning and City Planner and the Managing Director, Environmental and Engineering Services and City Engineer dated September 25, 2017 entitled "Request From Municipality of Middlesex Centre: Arva Sanitary Servicing and Delaware Water Servicing" BE RECEIVED



for information. (2017-E01)

Motion Passed

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

Voting Record:

Motion to ask the Managing Director, Planning and City Planner to report back with a draft agreement that reflects Option 2 as outlined in the staff report dated September 25, 2017, including consideration of an appropriate financing agreement.

Motion Failed

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

NAYS: M. Brown, M. Cassidy, A. Hopkins (3)

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VI. ADJOURNMENT**

The meeting adjourned at 7:10 PM.