

19TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on October 10, 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: Councillors M. van Holst and J. Zaifman; I. Abushehada, J. Adema, G. Barrett, M. Elmadhoon, J.M. Fleming, S. Galloway, N. Hall, G. Kotsifas, A. Macpherson, L. McDougall, H. McNeely, N. Pasato, M. Pease, L. Pompilii, D. Popadic, M. Ribera, C. Saunders, M. Tomazincic, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. 3rd Report of the Agriculture Advisory Committee

That, the following actions be taken with respect to the 3rd Report of the Agricultural Advisory Committee from its meeting held on September 20, 2017:

- a) the Municipal Council BE ADVISED that the Agricultural Advisory Committee (AAC) supports the residual waste strategy related to the proposed expansion of the W12A Landfill which includes:

- an extension of the waste disposal capacity to the year 2050 (25 years beyond existing capacity);
- placing limits on annual tonnage that can be landfilled;
- considering allowing neighbouring municipalities to use new/expanded facilities; and,
- committing to increasing residential waste diversion from 45% to 60%;

it being noted that the AAC heard a presentation, as appended to the agenda, from W. Abbott, Project Manager, Solid Waste Management, related to this matter;

- b) the London Advisory Committee on Heritage (LACH) BE ADVISED that the Agricultural Advisory Committee (AAC) supports updating the LACH Terms of Reference to remove the voting representative from the AAC as a part of the LACH membership; it being noted that the AAC is willing to provide support on an ad hoc basis when required;
- c) G. Nichols, Ecological Technician, BE ADVISED that H. Fletcher will attend London Phragmites Working Group (LPWG) meetings to represent the Agricultural Advisory Committee, schedule-permitting;
- d) S. Franke BE REQUESTED to contact P. Kozak, Provincial Apiarist, Ministry of Agriculture, Food and Rural Affairs, to request that the Agricultural Advisory Committee be notified when *The Bees Act, R.S.O. 1990, C. B.6* is available for review and public consultation, as it is expected this review will begin later this year; and,

- e) clauses 1 and 3 to 7 BE RECEIVED.

Motion Passed

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

3. 10th Report of the Trees and Forests Advisory Committee

That the 10th Report of the Trees and Forests Advisory Committee from its meeting held on September 27, 2017, BE RECEIVED.

Motion Passed

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

4. STAFF REPORT - Properties located at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East - Notice of Appeal to Ontario Municipal Board (OZ-8711)

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, received July 25, 2017, submitted by Daniel Cardoso, relating to the Official Plan and Zoning By-law Amendment OZ-8711 concerning 633, 635, 637, 645, 649, 651, 655 Base Line Road East, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2017-D09)

Motion Passed

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

5. STAFF REPORT - Property located at 581 Ross Street - Notice of Appeal to the Ontario Municipal Board (Z-8695)

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, received April 29, 2017, submitted by Ryan O'Donnell, relating to the Zoning By-law Amendment Z-8695, concerning 581 Ross Street, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2017-D09)

Motion Passed

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

6. STAFF REPORT - Planning Services Work Program Update

That, on the recommendation of the Managing Director, Planning and City Planner, the Planning Services Work Program update, appended to the staff report dated October 10, 2017, BE RECEIVED and that the Strategic Plan Dashboard BE UPDATED accordingly. (2017-A23)

Motion Passed

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

7. STAFF REPORT - Amendments to Various Planning Related By-laws Pertaining to Delegation and Signing Authority

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to administrative changes to the following by-laws to reflect recent civic administration title changes and to address operational efficiencies:

- a) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. CP-7, as amended, the "Committee of Adjustment and London Consent Authority By-law" by deleting all references to the title "Manager, Development Services and Planning Liaison" and replacing them with the title "Director, Development Services";

- b) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. C.P.-1455-541, as amended, the "Site Plan Control Area By-law", to:
- i) delete all references to the title of "Manager, Development Services and Planning Liaison" and replace them with the title "Director, Development Services";
 - ii) add the title "Manager, Development Services (Site Plans)" to section 2.2;
 - iii) delete all references to the title "General Manager of Environmental Services and City Engineer" and replace them with the title "Managing Director, Environmental & Engineering Services and City Engineer"; and,
 - iv) delete all references to the title "Managing Director of Development Approvals Business Unit" and replace them with the title "Managing Director, Development and Compliance Services and Chief Building Official";
- c) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. CP-17, as amended, the "Subdivision and Condominium Delegation and Approval By-law", to delete all references to the title "Manager, Development Services and Planning Liaison" and replace them with the title "Director, Development Services";
- d) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. C.P.-1470-218, as amended, the "Complete Application Delegation and Acceptance By-law", to delete all references to the title "Manager, Director, Development Services and Planning Liaison" and replace them with the title "Director, Development Services";
- e) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. C.P.-1363-381, as amended, the "Site Alteration By-law", to:
- i) delete all references to the title "Manager, Director, Development Services and Planning Liaison" and replace them with the title "Director, Development Services"; and,
 - ii) delete all references to the title "Manager, Development Services & Engineering Liaison" and replace them with the title "Manager, Development Engineering";
- f) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. B-1, as amended, the "Naming of Highways & Number of Buildings & Lots By-law", to delete all references to the title "Manager, Development Services & Engineering Liaison" and replace them with the title "Manager, Development Engineering"; and,
- g) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "G" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend By-law No. A-1, as amended, the "Execution of Certain Documents By-law", to:
- i) delete all references to the title "Manager of Development Services & Planning Liaison" and replace them with the title "Director, Development Services"; and,

- ii) add the title “Manager, Development Services (Subdivisions)” to sections 1.2.1. (2017-D00)

Motion Passed

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

III. SCHEDULED ITEMS

- 8. PUBLIC PARTICIPATION MEETING - Property located at 1835 Dundas Street (Z-8790)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1891614 Ontario Inc., relating to the property located at 1835 Dundas Street:

- a) the proposed by-law appended to the staff report dated October 10, 2017 BE INTRODUCED at the Municipal Council meeting to be held on October 17, 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 Associated Shopping Area/Restricted Service Commercial (ASA5/RSC6) Zone TO an Associated Shopping Area Special Provision (ASA1/ASA2/ASA3(*)) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide for a 2-storey massing along the Dundas Street corridor;
 - ii) minimize the front yard depth of buildings located along the Dundas Street corridor while allowing for views to adjacent buildings and for architectural encroachments that support the building design such as canopies, roofline/cornice projections;
 - iii) incorporate windows, entrances, and building articulation along the Dundas Street frontage to animate the street;
 - iv) provide methods to reduce noise and visual impact, including a minimum 5.5m landscaped buffer comprised of dense landscaping, along the eastern property line abutting a residential zone; and,
 - iv) include walkways through the parking area linking the proposed building at the rear of the property with the City sidewalk and include walkways linking each 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;

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

- the recommended action is consistent with the policies of the *Provincial Policy Statement*, 2014, particularly as those policies pertaining to the efficient use of land, regeneration and intensification;
- the recommended Zoning By-law amendment to add a limited range of service, office and retail uses is consistent with the permitted use policies of the Auto-Oriented Commercial Corridor designation of the City of London Official Plan;
- the recommended Zoning By-law amendment to establish site-specific zoning regulations to the Associated Shopping Area (ASA3) Zone is consistent with the form policies of the Auto-Oriented Commercial Corridor designation of the City of London Official Plan; and,
- the recommended Zoning By-law amendment will provide for the adaptive re-use and redevelopment of a site in a manner that is consistent with the Transitional Urban Corridor Place Type policies 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)

9. PUBLIC PARTICIPATION MEETING - Property located at 4380 Castleton Road (Z-8769)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Tara Forristal, relating to the property located at 4380 Castleton Road:

- a) the proposed by-law appended to the staff report dated October 10, 2017 BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Light Industrial (LI1) Zone TO a Light Industrial/Light Industrial Special Provision (LI1/LI6(*)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the most appropriate placement of the stormwater management facility;
 - ii) restrictions with truck access from the south to be incorporated into this site;
 - iii) whether or not Castleton Road can handle the weight of the trucks; and,
 - iv) the extent of the vegetation buffer along the south and east portions of the property;

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 Planning and Environment Committee reviewed and received a communication dated October 4, 2017, from R.-L. Gillis, on behalf of the Brockley residents, with respect to this matter;

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

- the recommended action is consistent with, and will serve to implement, the policies of the Provincial Policy Statement, 2014, particularly those policies pertaining to facilitating a mix of uses, accommodating freight supportive land uses, and expanding the range of employment opportunities;
- the recommended Zoning By-law amendment to add an expanded range of industrial and complimentary land uses is consistent with the policies of the Light Industrial designation of the City of London Official Plan;
- the recommended Zoning By-law amendment to establish site-specific zone regulations to the Light Industrial (LI6) Zone is consistent with the "Function and Purpose" and "Built Form and Intensity" policies of the Brockley Industrial Neighbourhood designation of the Southwest Area Secondary Plan; and,
- the recommended Zoning By-law amendment is also consistent with the policies of the Light Industrial 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)

10. DELEGATION – Sandy Levin, Chair Environmental and Ecological Planning Advisory Committee re 9th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 9th Report of the Environmental and Ecological Planning Advisory Committee on Heritage from its meeting held on September 28, 2017:

- a) the following actions be taken with respect to the 7th and 8th Reports of the Environmental and Ecological Planning Advisory Committee (EEPAC) from its meetings held on July 20 and August 24, 2017:
 - i) the 7th Report of the EEPAC BE RECEIVED; and,
 - ii) the 8th Report of the EEPAC BE AMENDED in clause 2 to correct the spelling of A. Boyer;
- b) the revised Working Group comments appended to the 9th Report of the Environmental and Ecological Planning Advisory Committee, related to the Parker Stormwater Management Facility and Trunk Storm Sewer Environmental Impact Study, BE FORWARDED to the Civic Administration for consideration;
- c) the Working Group comments appended to the 9th Report of the Environmental and Ecological Planning Advisory Committee, related to the Bostwick Road Improvements Municipal Class Environmental Assessment and Subject Lands Status Report and Environmental Impact Study, BE FORWARDED to the Civic Administration for consideration;
- d) the Acting Division Manager, Stormwater Engineering, BE ADVISED that, based on the information received to date, the review by the Environmental and Ecological Planning Advisory Committee of said information and pending further information specifically related to fluvial geomorphology and benthic monitoring data, specifically the Environmental Impact Study, the Environmental and Ecological Planning Advisory Committee believes that the restoration of the Springbank Dam would have an undesirable impact on:
 - i) fisheries and fish management;
 - ii) water quality;
 - iii) reptiles and their habitat, especially turtles; and;
 - iv) the red horse sucker species and their habitat will be negatively impacted;

it being noted that the EEPAC received a presentation from A. Rammeloo, Acting Division Manager, Stormwater Management, with respect to the One River Master Plan Environmental Assessment Study;

- e) the Working Group comments related to the Conservation Master Plan Phase II draft for the southern portion of the Medway Valley Heritage Forest Environmentally Significant Area, BE APPROVED; it being noted that S. Levin will incorporate and forward the Working Group comments into the format requested by the Managing Director, Planning and City Planner;
- f) the Working Group comments appended to the 9th Report of the Environmental and Ecological Planning Advisory Committee, related to the Thames Village Environmental Impact Study, BE FORWARDED to the Civic Administration for consideration;
- g) the Working Group comments appended to the 9th Report of the Environmental and Ecological Planning Advisory Committee, related to the Draft Urban Agriculture Strategy, BE FORWARDED to the Managing Director, Planning and City Planner, for consideration; it being noted that there were no changes from the previous EEPAC submission relating to this matter;
- h) J. Ramsay, Project Manager, Rapid Transit, BE ADVISED that C. Evans will represent the Environmental and Ecological Planning Advisory Committee (EEPAC) on the Municipal Advisory Group related to Rapid Transit, subject to the meeting schedule and his availability; it being noted that B. Krichker will act as an alternate representative for the EEPAC on the Advisory Group;
- i) the proposed amendments recommended by the Animal Welfare Advisory Committee (AWAC) to the Cat and Bird pamphlet BE COMPLETED and the revised pamphlet BE FORWARDED to Corporate Communications for review; it being noted that Environmental and Ecological Planning Advisory Committee will work with AWAC on the distribution of the pamphlet when complete;
- j) C. Kushnir BE PERMITTED to remain on the Environmental and Ecological Planning Advisory Committee (EEPAC); it being noted that Ms. Kushnir's educational schedule does not permit her to attend meetings until January, 2017; it being further noted that Ms. Kushnir continues to participate in Working Group projects and is a valuable member of the EEPAC;
- k) the Working Group comments appended to the 9th Report of the Environmental and Ecological Planning Advisory Committee, related to the Boler Mountain Access Road Environmental Impact Study, BE FORWARDED to the Managing Director, Planning and City Planner; and,
- l) clauses 1, 3, 4, 7, 8, 10, 12 to 14, 16, 17, 19, 20, 24, 25, BE RECEIVED.

Motion Passed

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

11. PUBLIC PARTICIPATION MEETING - Property located at 6188 Colonel Talbot Road (Z-8795)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Mainline Planning Services Inc., relating to the property located at 6188 Colonel Talbot Road, the request to amend Zoning By-law No. Z.-1 by changing the zoning of the subject property FROM an Agricultural (AG2) Zone TO a Holding Agricultural Special Provision (h-18•AG2(_)) Zone, BE REFUSED for the following reasons:

- a) the requested amendment is not consistent with the Provincial Policy Statement (2014) with regards to agricultural lot creation;
- b) the requested amendment does not comply with the policies of the 1989 Official Plan for the City of London that relate to agricultural lot creation;

- c) the requested amendment does not comply with the policies in The London Plan that relate to agricultural lot creation; and,
- d) the requested amendment would facilitate the creation of parcels that are not of a suitable size for the type of agricultural uses common to the area, and therefore do not maintain flexibility for future changes in the type or size of agricultural operations;

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 does not support this application for the following reasons:

- the requested amendment is not consistent with the Provincial Policy Statement (2014) with regards to agricultural lot creation;
- the requested amendment does not comply with the policies of the 1989 Official Plan for the City of London that relate to agricultural lot creation;
- the requested amendment does not comply with the policies in The London Plan that relate to agricultural lot creation; and,
- the requested amendment would facilitate the creation of parcels that are not of a suitable size for the type of agricultural uses common to the area, and therefore do not maintain flexibility for future changes in the type or size of agricultural operations. (2017-D09)

Motion Passed

YEAS: J. Helmer, A. Hopkins, S. Turner (3)

NAYS: T. Park, M. Cassidy (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)

12. PUBLIC PARTICIPATION MEETING - Properties located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street (OZ-8794)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of E & E McLaughlin Ltd., relating to the properties located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street and 1151 York Street:

- a) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend the Official Plan to change the designation of those lands located at the north portion of 100 Kellogg Lane and 1097 and 1127 Dundas Street FROM a Light Industrial designation TO a Main Street Commercial Corridor designation;
- b) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

- c) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 17, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b) above, to change the zoning of the lands at the north portion of 100 Kellogg Lane FROM a Light Industrial (LI8) Zone TO a Holding Business District Commercial/Business District Commercial Special Provision (h-(_)*BDC1/BDC2(_)) Zone and on the south portion of 100 Kellogg Lane FROM a Light Industrial (LI8) Zone TO a Light Industrial Special Provision/Light Industrial (LI1(_)/LI3/LI4/LI5) Zone and on the lands located at 1097 and 1127 Dundas Street FROM a Light Industrial (LI2) TO a Holding Business District Commercial Special Provision (h-(_)*BDC1/BDC2(_)) Zone and on the north portion of 1063 Dundas Street and 1080 Dundas Street FROM a Business District Commercial (BDC) Zone TO a Business District Commercial Special Provision (BDC(_)) Zone and on the lands located at 335 and 353 Kellogg Lane and the south portion of 1063 Dundas Street FROM a Residential R2 (R2-2) Zone TO a Residential R2 Special Provision (R2-2(_)) Zone and on the lands located at 1151 York Street FROM a Light Industrial (LI7) Zone TO a Light Industrial Special Provision (LI7(_));
- d) the proposed by-law appended to the staff report dated October 10, 2017 as Appendix "D" BE INTRODUCED at a future Council meeting, to amend The London Plan by ADDING new policies to the Specific Policies for the Rapid Transit and Urban Corridor Place Type and Specific Policies for the Neighbourhoods Place Type and Light Industrial Specific Policies AND ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan and that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect; and,
- e) the Site Plan Approval Authority BE REQUESTED to consider, through the site plan process, that accessory parking lots provide quality landscaping and screening along with a knee high wall on Dundas Street;

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 supports this application for the following reasons:

- the recommendation is consistent with Provincial Policy Statement 2014.
- the recommendation is consistent with the Main Street Commercial Corridor, Light Industrial policies and Policies for Specific Areas of the Official Plan;
- the recommendation provides for a compatible adaptive reuse of a large industrial site located within a community in transition comprised of legacy industrial uses, residential uses and new commercial land use policies;
- the recommendation will provide the subject site a variety of uses that will help activate the pedestrian realm along an arterial road and future rapid transit corridor;
- the lands being designated Main Street Commercial Corridor are in keeping with the future Rapid Transit Corridor place type of the London Plan;
- the recommendation to remove the subject site from the requirements of section 7.3.2 of the Official Plan and 40.3(4)(a) of the Zoning By-law No. Z.-1, is appropriate as the London Plan recommends Light Industrial place types within 300 metres of the site; and,
- the recommended Policies for Specific Areas on the remaining sites is appropriate as it maintains the existing designations identified through the London Plan while providing flexibility for the site to support the uses at 100 Kellogg Lane as they have historically done. (2017-D09)

Motion Passed

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

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

13. STAFF REPORT - Property located at 2054 Adelaide Street North (39T-11502/OZ-7921)

That, on the recommendation of the Senior Planner, Development Services, in response to the appeal to the Ontario Municipal Board, dated October 15, 2014, as submitted by Peter Sergautis (Sherway Limited), relating to the Official Plan and Zoning By-law Amendments concerning the property located at 2054 Adelaide Street North:

- a) the Ontario Municipal Board BE ADVISED that Municipal Council supports the revised redlined draft plan of subdivision and revised conditions, appended to the staff report dated October 10, 2017 as Appendix "A", submitted by Sherway Limited (File No. 39T-11502), which shows 132 single detached lots, one (1) low density block, two (2) medium density blocks, four (4) open space blocks, one (1) future access block, one (1) road widening block, several 0.3 m reserves, all served by four (4) new local streets and one (1) new secondary collector (Superior Drive) for the following reasons:
 - i) the proposed draft plan is consistent with the Provincial Policy Statement;
 - ii) the proposed draft plan is consistent with the Planning Act;
 - iii) the proposed draft plan is consistent with the Official Plan;
 - iv) the recommended Official Plan and Zoning By-law amendments encourage the development of a plan of subdivision that includes placemaking elements, and protects significant natural heritage features;

- b) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the Official Plan BE AMENDED on the subject lands appended to the staff report dated October 10, 2017 as Appendix "B" to:
 - i) amend Schedule A - From Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, and Open Space; and,
 - ii) amend Schedule C – add a Secondary Collector (Superior Drive); and,

- c) the Ontario Municipal Board BE ADVISED that Municipal Council recommends that the Zoning By-law No. Z.-1 BE AMENDED appended to the staff report dated October 10, 2017 as Appendix "C", in conformity with the Official Plan as amended in part b) above FROM an Environmental Review (ER) Zone and an Urban Reserve (UR3) Zone TO:
 - i) a Holding Residential R1 Special Provision (h*h-100*R1-4(**)) Zone to permit single detached dwellings with a minimum lot area of 360 m² and a minimum lot frontage of 12 m, with special provisions for reduced front yard setbacks of 3.0 metres to the main dwelling and 5.5 metres to the garage from a collector or local street and a 16.5 metres rear yard setback from the high pressure gas pipeline easement;

- ii) a Holding Residential R5 Special Provision/Residential R6 Special Provision (h*h-35*h-100*R5-2(*)/R6-1(*) Zone to permit cluster townhouses and stacked townhouses at a maximum height of 12 metre and a maximum density of 30 units per hectare with a special provision for a minimum lot frontage of 12.0m (whereas 30.0 m is required in an R5 Zone), and to permit cluster single detached dwellings at a height of 10.5 metres and a maximum density of 15 units per hectare within the R6 Zone variation, with a special provision for a minimum lot frontage of 12.0m (whereas 30.0 m is required in an R6 Zone);
- iii) a Holding Residential R5 Special Provision/R6 Special Provision (h*h-100*R5-4(**)/R6-5(**) Zone to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare, with special provisions for reduced front yard setbacks of 3.0 metres to the main dwelling and 5.5 metres to the garage from a collector or local road and a 16.5 metres rear yard setback from the high pressure gas pipeline easement (within the R5 Zone variation), and to permit cluster single detached, semi-detached or duplex dwellings at a height of 10.5 metre and a maximum density of 30 units per hectare, with special provisions for reduced front yard setbacks of 3.0 metres to the main dwelling and 5.5 metres to the garage from a collector or local road and a 16.5 metres rear yard setback from the high pressure gas pipeline easement;
- iv) a Holding Residential R5 Special Provision/R6 Special Provision/Residential R8 (h. h-100•R5-4(*)/R6-5(*)/R8-4) Zone to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 40 units per hectare (within the R5 Zone variation), with special provisions for reduced front yard setbacks of 3.0 metres to the main dwelling and 5.5 metres to the garage from a collector or local road, and to permit cluster single detached, semi-detached or duplex dwellings at a height of 12 metres and a maximum density of 35 units per hectare (within the R6 Zone variation), with special provisions for reduced front yard setbacks of 3.0 metre to the main dwelling and 5.5 metre to the garage from a collector or local road, and to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities at a maximum height of 13.0 metres and a maximum density of 75 units per hectare;
- v) an Open Space (OS1) Zone to permit conservation lands and works, public and private parks, and public and private golf courses (used as a public pathway); and,
- vi) an Open Space (OS5) Zone to permit conservation land and works;

it being noted that the holding provisions will address the following:

- (h) - to ensure that there is orderly development through the execution of a subdivision agreement and adequate securities; 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 the Planning and Environment Committee reviewed and received a communication dated September 28, 2017, from A .L. Ferreira, Ferreira Law, with respect to this matter. (2017-D09/L01)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

14. (ADDED) – Small Agricultural Lot Creation for Microfarming Operations

That the Agricultural Advisory Committee BE REQUESTED to provide comments on small agricultural lot creation for microfarming operations in the context of Provincial Policy Statement Section 2.3.4.1.a), London Plan Policy 1228 and Official Plan (1989) Policies 9.2.14.3 and 9.1.1.iv.

Motion Passed

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

VI. CONFIDENTIAL

(Confidential Appendix enclosed for Members only.)

The Planning and Environment Committee convened in camera from 7:22 PM to 8:02 PM after having passed a motion to do so, with respect to the following matter:

- C-1. A matter pertaining to litigation or potential litigation with respect to appeals to the Ontario Municipal Board arising out of the London Plan and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation with respect to appeals to the Ontario Municipal Board arising out of the London Plan.

VII. ADJOURNMENT

The meeting adjourned at 8:02 PM.