

21ST REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 6, 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; Councillors H.L. Usher and M. van Holst; J. Adema, M. Elmadhoon, M. Feldberg, J.M. Fleming, P. Kokkoros, G. Kotsifas, A. Lockwood, A. Macpherson, L. Maitland, L. McDougall, H. McNeely, C. Parker, J. Parsons, M. Pease, L. Pompilli, S. Rowland, V. Santos, C. Saunders, J-A. Spence, S. Spring, M. Tomazincic, S. Wise, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That Councillor S. Turner disclosed a pecuniary interest in clause 7 of this Report having to do with the Urban Agriculture Strategy, by indicating that there are references in the Strategy to the Middlesex-London Health Unit, which is his employer.

II. CONSENT ITEMS

2. 11th Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 11th Report of the Trees and Forests Advisory Committee (TFAC) from its meeting held on October 25, 2017:

- a) the Manager Urban Forestry BE REQUESTED to provide an update with respect to the Tree Protection By-law at the November meeting of the TFAC; it being noted that a verbal update from J. Spence, Manager, Urban Forestry with respect to this matter, was received; and,
- b) clauses 1 to 3, 5 and 6, BE RECEIVED.

Motion Passed

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

III. SCHEDULED ITEMS

3. 10th Report of the Environmental and Ecological Planning Advisory Committee

That, the following actions be taken with respect to the 10th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on October 19, 2017:

- a) the following actions be taken with respect to the Draft Conservation Master Plan for the Medway Valley Heritage Forest Environmentally Significant Area (south):
 - i) the Environmental and Ecological Planning Advisory Committee (EEPAC) and the Accessibility Advisory Committee (ACCAC) Chairs BE GIVEN delegate status on behalf of the EEPAC and the ACCAC when this matter is before the Planning and Environment Committee;
 - ii) it BE NOTED that the EEPAC received the presentation appended to the 10th Report of the EEPAC from J. Petruniak, Dillon Consulting Inc.; and,

- iii) it BE NOTED that the EEPAC reviewed and received a communication dated October 17, 2017 from Environmental and Parks Planning and Dillon Consulting Inc., with respect to this matter;
- b) the following actions be taken with respect to the Environmental Impact Study for the property located at 2835 Sheffield Place:
 - i) the revised Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration;
 - ii) the Environmental and Parks Planning staff BE REQUESTED to provide the Environmental and Ecological Planning Advisory Committee (EEPAC) with a copy of the Neighbourhood Connection Plan in order to assist the EEPAC in making more informed recommendations on this matter; and,
 - iii) the Environmental and Ecological Planning Advisory Committee (EEPAC) BE PROVIDED with companion maps of the areas surrounding the Environmental Impact Statements that are being reviewed by the EEPAC;
- c) the 2017 Environmental and Ecological Planning Advisory Committee Work Plan BE AMENDED to include "Wetland Relocation, Monitoring and Creation" and "Relocation of Wildlife" activities;
- d) a Working Group consisting of C. Dyck, S. Sivakumar, C. Therrien and R. Trudeau BE ESTABLISHED to review wetland creation, monitoring and relocation and to report back at a future meeting;
- e) the following actions be taken with respect to the Parker Stormwater Management Facility and Trunk Storm Sewer Outlet Working Group:
 - i) Dillon Consulting Inc. BE REQUESTED to provide the above-noted Working Group, with the Master Drainage Addendum;
 - ii) the Working Group BE REQUESTED to provide further comments on this matter at the next meeting of the Environmental and Ecological Planning Advisory Committee; and,
 - iii) it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received the Parker Stormwater Management Facility and Trunk Storm Sewer Outlet Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee provided by Dillon Consulting Inc., with respect to this matter; and,
- f) clauses 1, 3, 4, 9 and 10 BE RECEIVED.

Motion Passed

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

4. Properties located at 1140 and 1154 Sunningdale Road East (Z-8805)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Mary Dann and Daniel Gough, relating to the properties located at 1140 and 1154 Sunningdale Road East:

- a) the proposed by-law appended to the staff report dated November 6, 2017 BE INTRODUCED at the Municipal Council meeting to be held on November 14, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM a Convenience Commercial Special Provision (CC(1)) TO a Residential R1 Special Provision (R1-3(7)) Zone and a Convenience Commercial Special Provision (CC(_)) Zone; and FROM an Urban Reserve Special Provision (UR(1)) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone, and an Urban Reserve Special Provision (UR(1)) Zone; and,

- b) the Consent Authority BE ADVISED that the Municipal Council does not support the requirement for a road allowance dedication at this time;

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 amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the recommended amendment is consistent with the policies of the Low and Multi-Family Medium Density Residential designations and will implement an appropriate infill development along Waterwheel Road in accordance with the broader Official Plan policies;
- the subject lands are of a suitable size and shape to accommodate the development proposed, and provides for a sensitive and compatible development within the surrounding neighbourhood;
- the proposed residential uses and scale of development are generally consistent with the London Plan, and the proposed convenience commercial zone recognizes the historic commercial use of the site; and,
- the redeveloped convenience commercial plaza will continue to function at a neighbourhood-scale as the existing convenience commercial 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)

Motion to approve the staff recommendation.

Motion Passed

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

Motion to add a new part b) which reads as follows:

“the Consent Authority BE ADVISED that the Municipal Council does not support the requirement for a road allowance dedication at this time;”

Motion Passed

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

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

5. Expansion of the Downtown Community Improvement Plan Project Area (O-8788)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the expansion of the existing Downtown Community Improvement Plan project area:

- a) the attached, revised, proposed by-law amendment (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on November 14, 2017 to amend By-law C.P.–1356-246, being a by-law designating the Downtown Community Improvement Plan Area, passed on November 20, 1995, to identify the additional lands eligible for improvement subject to the policies in the Downtown Community Improvement Plan;
- b) the attached, revised, proposed by-law amendment (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on November 14, 2017 to amend By-law C.P.1357-249, being a by-law establishing a Downtown Community Improvement Plan, passed on December 4, 1995, to delete a sentence in Section II of the Downtown Community Improvement Plan and replace Figure 1 in the Plan;
- c) the Downtown Community Improvement Plan amendments appended to the staff report dated November 6, 2017 BE SUBMITTED to the Province for review under Section 28 (5) of the *Planning Act*;
- d) the proposed by-law amendment appended to the staff report dated November 6, 2017 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on November 14, 2017 to amend the Official Plan to delete Section 14.2.2 ii) (a) and replace with a new Section and amend Figure 14-1 that will recognize the expansion of the Downtown Community Improvement Plan project area; and,
- e) the proposed by-law amendment appended to the staff report dated November 6, 2017 as Appendix "D" BE INTRODUCED at a future Municipal Council meeting to amend the London Plan Map 8 (Community Improvement Project Areas) in Appendix 1 (Maps) to change the boundary of the Downtown CIP; and that three readings be withheld until such time as The London Plan comes into full force and effect;

it being noted that the map schedules in the Façade Improvement Loan Program and Upgrade to Building Code Loan Program will be modified consistent with the amended boundary through a future by-law amendment at a later date in conjunction with other changes to the Downtown Community Improvement Plan;

it being noted that the Planning and Environment Committee reviewed and received a communication dated October 30, 2017, from D. Lesperance, 403-250 Pall Mall Street, with respect to this matter;

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 amendment is consistent with the 2014 Provincial Policy Statement which recognizes the vitality of settlement areas which are critical to the long-term economic prosperity of our communities. This amendment helps to ensure appropriate development standards will be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety;
- the recommended amendment is consistent with Section 28 of the *Planning Act* which permits a Municipal Council to pass a bylaw for the preparation of, or amendments to, a Community Improvement Plan for a community improvement area; and,
- the recommended amendment is consistent with Section 14 of the Official Plan. (2017-D19)

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)

6. Property located at 1880 Phillbrook Drive - Public Site Plan Meeting (SPA17-069)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application by Adelaide and Phillbrook Centre Inc., relating to the property located at 1880 Phillbrook Drive:

- a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of a three storey commercial development at the south west corner of Phillbrook Drive and Adelaide Street North; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (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)

IV. ITEMS FOR DIRECTION

7. Urban Agriculture Strategy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Urban Agriculture Strategy:

- a) the Urban Agriculture Strategy appended to the staff report dated November 6, 2017, consistent with the Food System policies of The London Plan, BE ADOPTED in order to guide and support the

development of urban agriculture within the City of London as part of London's food system;

- b) the Terms of Reference for an Urban Agriculture Steering Committee appended to the staff report dated November 6, 2017 BE ENDORSED; and,
- c) the Managing Director, Planning and City Planner BE DIRECTED to implement the Urban Agriculture Steering Committee;

it being noted that the initiatives in this Strategy that are the responsibility of the City can be accommodated within existing budgets and any new initiatives may be considered in future multi-year budget cycles; and,

it being further noted that the Planning and Environment Committee reviewed and received a communication dated November 2, 2017, from M. Woods, Chief Operating Officer, Western Fair District, with respect to this matter. (2017-E11)

Motion Passed

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

RECUSED: S. Turner (1)

8. Tree Planting Strategy 2017-2022

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the City of London's Tree Planting Strategy:

- a) the Tree Planting Strategy appended to the staff report dated November 6, 2017 as Appendix A, BE ENDORSED; and,
- b) the five-year action plan included within this Strategy BE ENDORSED, with the expectation that this action plan will be revised and updated as necessary within the next five years;

it being noted that the funding to implement the Tree Planting Strategy is included in the approved 2016-2019 Multi Year Budget and the 2020-2025 capital budget forecast, subject to annual budget approval. (2017-E04)

Motion Passed

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

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

9. PEC Deferred List

That the Civic Administration BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Motion Passed

YEAS: T. Park, J. Helmer, A. Hopkins, S. Turner (4)

10. (ADDED) Property located at 6188 Colonel Talbot Road

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Mainline Planning Services Inc., relating to the property located at 6188 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated November 6, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 14, 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 (AG2) Zone TO a Holding Agricultural Special Provision (h-18•AG2(*)) Zone and a Holding Agricultural Special Provision (h-18•AG2(**)) Zone that would have the effect of permitting a severed parcel with a minimum lot area of 4 ha and a lot frontage of 100m and a retained parcel with a minimum lot frontage of 36m to be created through a future consent application. It being noted that as a condition of the future Consent application, the retained parcel with a lot area of 14.29 ha and a lot frontage of 36.3m will be required to be merged with adjacent lands to form a consolidated parcel with an area of 40 ha or greater;

- b) 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:
- i) the requested amendment is not consistent with the Provincial Policy Statement, 2014 with regards to agricultural lot creation;
 - ii) the requested amendment does not comply with the policies of the Official Plan for the City of London that relate to agricultural lot creation;
 - iii) the requested amendment does not comply with the policies of The London Plan that relate to agricultural lot creation; and,
 - iv) the requested amendment would facilitate the creation of a parcel that is not of a suitable size for the type of agricultural uses common to the area, and therefore does not maintain flexibility for future changes in the type or size of agricultural operations;

it being noted that the Planning and Environment Committee reviewed and received a communication from J. Plutino, Mainline Planning Services Inc., with respect to this matter; and,

it being further noted that the Planning and Environment Committee heard a verbal delegation from J. Fontana, on behalf of the applicant, with respect to this matter. (2017-D09)

Motion Passed

YEAS: T. Park, J. Helmer, A. Hopkins, S. Turner (4)

Voting Record:

Motion to approve the request for delegation status.

Motion Passed

YEAS: T. Park, J. Helmer, A. Hopkins, S. Turner (4)

VI. ADJOURNMENT

The meeting adjourned at 8:07 PM.