

11TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on May 4, 2015, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Squire (Acting Chair) and Councillors M. Cassidy, J. Helmer and S. Turner and H. Lysynski (Secretary).

ABSENT: Councillor P. Hubert.

ALSO PRESENT: Councillors M. Salih and M. van Holst and G. Barrett, G. Belch, M. Davis, M. Elmadhoon, J.M. Fleming, T. Grawey, P. Kokkoros, G. Kotsifas, A. Macpherson, L. Maitland, J. Ramsay, A. Riley, C. Saunders, C. Smith, S. Spring and P. Yeoman.

I. CALL TO ORDER

1. That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. 4th Report of the Trees and Forests Advisory Committee

That the 4th Report of the Trees and Forests Advisory Committee from its meeting held on April 22, 2015, BE RECEIVED.

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

3. City of London Response to Draft Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

That, the following actions be taken with respect to the City of London response to the draft Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas:

- a) the report dated May 4, 2015, from the Managing Director, Planning and City Planner, with respect to the City of London response to the draft Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, BE RECEIVED; and,
- b) the communication dated April 15, 2015, from B. Mercier, Committee Secretary, Agricultural Advisory Committee, with respect to the draft Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, BE RECEIVED. (2015-A16)

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

4. Special Provisions - Sifton Properties Limited - Forest Hill Subdivision (Phase 4C) (39T-99515-4C)

That, on the recommendation of the Senior Planner, Development Services, 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 Lot 11, Concession 6, (Geographic Township of London), City of London, County of Middlesex, situated west of Springridge Drive and north of Rollingacres Drive:

- a) the Special Provisions, as appended to the staff report dated May 4, 2015, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the Forest Hill Subdivision (39T-99515-4C), BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" as appended to the staff report, dated May 4, 2015, as Schedule "B";
- c) the financing for this project BE APPROVED in accordance with the "Source of Financing Report" as appended to the staff report, dated May 4, 2015, as Schedule "A"; 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. (2015-D12)

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

- 5. Property located at 1820 Woodhull Road (H-8433)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Farhi Holdings, relating to the property located at 1820 Woodhull Road, the proposed by-law, as appended to the staff report dated May 4, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 12, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 1820 Woodhull Road FROM a Holding Residential R1 (h*R1-14) Zone, a Holding Residential R1 (h*R1-15) Zone, a Holding Residential R1 (h*R1-16) Zone and a Holding Residential R1 (h-h-37*R1-14) Zone TO a Residential R1 (R1-14) Zone, a Residential R1 (R1-15) Zone, a Residential R1 (R1-16) Zone and a Holding Residential R1 (h-37*R1-14) Zone to remove the h- holding provision. (2015-D09)

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

- 6. Building Division Monthly Report for March 2015

That, the Building Division Monthly Report for March 2015, BE RECEIVED. (2015-D00)

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

III. SCHEDULED ITEMS

- 7. 5th Report of the Environmental and Ecological Planning Advisory Committee

That, the Terms of Reference for the Environmental and Ecological Planning Advisory Committee (EEPAC) to allow the EEPAC to work with staff during the collaboration of reports, the electronic distribution of files and to provide advice directly to the Planning and Environment Committee BE REFERRED to the Civic Administration for consideration and to report back at a future meeting of the Planning and Environment Committee;

it being noted that the Planning and Environment Committee reviewed and received the 5th Report of the EEPAC from its meeting held on April 16, 2015; and,

it being further noted that the Planning and Environment Committee heard a verbal delegation by S. Levin, Chair, EEPAC, with respect to these matters.

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

8. Property located at 1551 Blackwell Boulevard (39T-08504/Z-7521)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Inc., relating to the property located at 1551 Blackwell Boulevard:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to these matters, the following issues were raised:
 - i) concerns with the existing grading and stormwater management; and,
 - ii) the provision for access to the northerly side of the property to allow for future development to take place consistent with the Official Plan;
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, as submitted by Sifton Properties Inc., (File No. 39T-08504, prepared by Delcan, certified by Robert Stirling, OLS, FKS Land Surveyors), as redline revised, which shows 33 single detached lots served by two (2) new local streets, SUBJECT TO the conditions contained in the attached, revised, conditions contained in Appendix "39T-08504";
- c) the proposed by-law, as appended to the staff report dated May 4, 2015, as Appendix "C", BE INTRODUCED at the Municipal Council meeting to be held on May 12, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1/Residential R7/ Neighbourhood Facility (h.*h-45*R1-4/R7 D75 H13/NF1) Zone TO a Holding Residential (h*h-45*R1-4) Zone, which permits single detached dwellings on lots with a minimum lot frontage of 12 metres and a minimum lot area of 360 m²; and
- d) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" as appended to the staff report, dated May 4, 2015, as Appendix "A";

it being further 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 in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: M. Cassidy, J. Helmer, P. Squire, S. Turner (4)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL

(See Confidential Appendix to the 11th Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 4:20 PM to 4:25 PM after having passed a motion to do so, with respect to the following matters:

C-1. A matter pertaining to litigation affecting the municipality, specifically an outstanding appeal by AAR-CON Enterprises Corporation to the Ontario Municipal Board, File No. PL030543; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, relating to a pending hearing before the Ontario Municipal Board.

VII. ADJOURNMENT

The meeting adjourned at 5:00 PM.