

Planning and Environment Committee

Report

5th Meeting of the Planning and Environment Committee
March 19, 2018

PRESENT: Concillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown

ALSO PRESENT: Councillors P. Hubert, J. Morgan, H.L. Usher and M. van Holst; I. Abushehada, J. Adema, A. Anderson, M. Campbell, M. Corby, A. Dunbar, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, P. Kokkoros, G. Kotsifas, A. Macpherson, H. McNeely, B. O'Hagan, M. Pease, L. Pompilii, V. Santos, C. Saunders, C. Smith, E. Soldo, S. Spring, M. Tomazincic, B. Westlake-Power, S. Wise, J. Yanchula and P. Yeoman

The meeting was called to order at 4:00 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 3.2 of this Report, having to do with the application by the London Health Science Centre with respect to the property located at 825 Commissioners Road East, by indicating that his wife's employer, ChildReach, operates a program at this location.

2. Consent

Moved by: T. Park

Seconded by: Mayor M. Brown

That Items 2.1 to 2.12 BE APPROVED.

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

Motion Passed (6 to 0)

2.1 4th Report of the Advisory Committee on the Environment

Moved by: T. Park

Seconded by: Mayor M. Brown

That the 4th Report of the Advisory Committee on the Environment from its meeting held on March 7, 2018 BE RECEIVED.

Motion Passed

2.2 2nd Report of the Trees and Forest Advisory Committee

Moved by: T. Park

Seconded by: Mayor M. Brown

That the 2nd Report of the Trees and Forests Advisory Committee from its meeting held on February 28, 2018 BE RECEIVED.

Motion Passed

2.3 Sidewalk Patio Standards and Application Process

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Sidewalk Patio Standards and Application process:

- a) the staff report dated March 19, 2018 entitled "Sidewalk Patio - Standards and Application Process" BE RECEIVED for information; and,
- b) the Sidewalk Patio – Standards and Application Process document appended to the above-noted staff report as Appendix “A” BE RECEIVED; it being noted that review and approval of sidewalk patios will be implemented as an administrative practice. (2018-D19)

Motion Passed

2.4 Planning Application - 1040 Waterloo Street - Passage of By-law to Repeal Existing Designation and Pass New Designating By-law

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the by-law appended to the staff report dated March 19, 2018, to repeal the existing heritage designating by-law and to designate the property located at 1040 Waterloo Street to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*. (2018-R01)

Motion Passed

2.5 328 Hamilton Road

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner and the Managing Director, Environmental and Engineering Services and City Engineer, the report dated March 19, 2018, entitled “328 Hamilton Road”, with respect to the potential purchase of property located at 328 Hamilton Road BE RECEIVED for information. (2018-L07)

Motion Passed

2.6 Deferred Matter #4 - Variances Granted by the Committee of Adjustment

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Manager, Development Planning, the report dated March 19, 2018, entitled "Deferred Matter (Item 4) -

Variations granted by the Committee of Adjustment - Information Report", relating to an overview of the nature of Minor Variance Applications granted in 2015, 2016 and 2017 by the Committee of Adjustment BE RECEIVED for information. (2018-D19)

Motion Passed

2.7 Planning Application - 3493 Colonel Talbot (H-8756)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, based on the application by 2219008 Ontario Ltd. (York Developments), relating to a portion of the the property located at 3493 Colonel Talbot Road, the proposed by-law appended to the staff report dated March 19, 2018, BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018, 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 Special Provision (h.h-100. R1-8(5)) Zone TO a Residential R1 Special Provision (R1-8(5)) Zone, to remove the "h", and "h-100" holding provisions that were put in place to ensure the orderly development of lands and the adequate provision of municipal services and to ensure there is adequate water service and appropriate access. (2018-D09)

Motion Passed

2.8 Planning Application -1245 Michael Street (H-8857)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, based on the application by Wastell Builders (London) Inc., relating to the property located at 1245 Michael Street, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R4 Special Provision (h•h-147•R4-4(2)) Zone TO a Residential R4 Special Provision (R4-4(2)) Zone to remove the h and h-147 holding provisions. (2018-D09)

Motion Passed

2.9 Planning Application - 770 Whetter Avenue (H-8873)

Moved by: T. Park

Seconded by: Mayor M. Brown

That, on the recommendation of the Senior Planner, Development Services, based on the application by Homes Unlimited (London) Inc., relating to the property located at 770 Whetter Avenue, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R9 Special Provision (h•h-5•h-18•h-65•R9-1(2)•H15) Zone TO a Residential R9

Special Provision (R9-1(2)•H15) Zone to remove the h, h-5, h-18 and h-65 holding provisions. (2018-D09)

Motion Passed

2.10 Building Division Monthly Report for January 2018

Moved by: T. Park
Seconded by: Mayor M. Brown

That the Building Division Monthly Report for the month of January, 2018 BE RECEIVED for information. (2018-D04)

Motion Passed

2.11 Single Source Procurement (#18-10) for Mobiinspect: Partho's Mobile Application

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the following actions be taken with respect to mobilINSPECT, a mobile application from Partho Technologies Inc.:

a) the price of \$104,231 (HST extra) negotiated with Partho Technologies Inc. for the provision of mobilINSPECT, BE ACCEPTED on a Single Source basis in accordance with sections 14.4 (d) and 14.4 (e) of the Procurement of Goods and Services Policy;

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;

c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for this purchase;

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract, statement of work or other documents, if required, to give effect to the above-noted recommendations;

e) the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to:

i) authorize and approve an Agreement (Schedule "A" to the by-law) between The Corporation of the City of London and Partho Technologies Inc. ("Partho") for the purpose of using mobilINSPECT mobile application which shall provide useful business functions to the building inspectors through an easy to use and intuitive mobile application running on their smartphone; and,

ii) authorize the Mayor and the City Clerk to execute the Agreement authorized and approved in part i), above. (2018-P06)

Motion Passed

2.12 Annual Report on Building Permit Fees

Moved by: T. Park
Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the staff report dated March 19, 2018 entitled "Annual Report on Building Permit Fees", with respect to building permit fees collected, the costs of administration and enforcement of the *Building Code Act* and regulations for the year 2017, BE RECEIVED for information purposes. (2018-P21)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Not to be heard before 4:00 PM - Planning Application - 50 Charterhouse Crescent (Z-8834)

Moved by: M. Cassidy
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by Active Wellness Products Inc., relating to the property located at 50 Charterhouse Crescent, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial (LI1/LI3/LI7) Zone TO a Light Industrial (LI1/LI2/LI3/LI7) Zone;

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

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

- the proposed reuse of the existing building is consistent with the Provincial Policy Statement 2014, and maintains the economic contributions of the light industrial employment lands;
- the proposed broadening of the industrial uses is appropriate for the subject site and conforms to the permitted uses in the Light Industrial designation and Light Industrial Place Type;
- the recommended amendment will ensure the continued operation and viability of the light industrial node for current and future uses; and,
- the dairy processing facility has demonstrated there will be no adverse impacts produced that would affect nearby sensitive uses through a compatibility assessment and Odour Evaluation Letter. (2018-D09)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: M. Cassidy
Seconded by: T. Park

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.2 Public Participation Meeting - Not to be heard before 4:00 PM - Planning Application - 825 Commissioners Road East (Z-8860)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by London Health Science Centre, relating to the property located at 825 Commissioners Road East:

a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Regional Facility (RF) Zone TO a Holding Regional Facility Special Provision (h-(*)*h-(**)*RF(_)) Zone; and,

b) pursuant to section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law noted in part a) above, as the amendment is minor in nature;

it being pointed out that at the public participation meeting associated with these matters, 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 the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the Regional Facilities policies of the Official Plan and Institutional Place Type policies;
- the recommended amendment provides flexibility for the site to accommodate an appropriate range of uses to implement the future Westminster Ponds Centre; and,

- the recommended amendment will facilitate the severance of this site from the larger LHSC parcel. (2018-D09)

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent (1): S. Turner

Motion Passed (5 to 0)

Additional Votes:

Moved by: T. Park

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent (1): S. Turner

Motion Passed (5 to 0)

Moved by: J. Helmer

Seconded by: Mayor M. Brown

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins, M. Cassidy, J. Helmer, T. Park, and Mayor M. Brown

Absent (1): S. Turner

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Not to be heard before 4:30 PM - Planning Application - 1176, 1200 and 1230 Hyde Park Road (O-8822)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Dave Tennant Urban Concepts relating to the properties located at 1176, 1200 and 1230 Hyde Park Road:

a) the revised, attached, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas; and,

b) the revised, attached, proposed by-law BE INTRODUCED at a future Council meeting, to amend The London Plan by changing the Place Type for a portion of the lands FROM Green Space TO Neighbourhoods; by ADDING a policy to Specific Policies for the Neighbourhoods Place Type; by 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;

it being pointed out that at the public participation meeting associated with these matters, 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 amendments are consistent with the 2014 Provincial Policy Statement, which encourages a range and mix of land uses and densities to support intensification and achieve efficient development patterns;
- the recommended amendment to the 1989 Official Plan meets one of the necessary criterion for a specific policy area, and would augment standard policies to permit the proposed development concept which more accurately reflects Council's vision and intent for the subject lands as expressed in The London Plan;
- the proposed development concept is generally consistent with the range of uses, intensity and form of development contemplated for the subject lands in The London Plan (prior to the construction of a new public street through the subject lands); and,
- the recommended amendment to The London Plan maintains the general intent of The London Plan; and, the recommended amendment to The London Plan to change a portion of the subject lands from the Green Space Place Type to the Neighbourhoods Place Type would continue to permit a Stormwater Management Facility as previously intended, but would also provide the flexibility to consider other land uses and potential development should stormwater management alternatives result from the final recommendations of the 2017 addendum to the Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule 'B' Municipal Class Environmental Assessment. (2018-D09)

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

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: M. Cassidy

Seconded by: T. Park

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.4 Public Participation Meeting - Not to be heard before 5:00 PM -
Wonderland Road Community Enterprise Corridor

Moved by: M. Cassidy

Seconded by: Mayor M. Brown

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by The Corporation of the City of London, relating to the Wonderland Road Community Enterprise Corridor land use designation within the Southwest Area Secondary Plan, the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend the Southwest Area Secondary Plan TO DELETE policy 20.5.6.1.v) a), which requires that commercial development within a portion of the Wonderland Road Community Enterprise Corridor designation south of Bradley Avenue not exceed 100,000 square metres in gross floor area;

it being pointed out that at the public participation meeting associated with these matters, 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:

- is consistent with the Provincial Policy Statement (2014);
- conforms to the vision and intent of the Southwest Area Secondary Plan; and,
- will facilitate contiguous development along Wonderland Road South that meets the intent of the Wonderland Road Community Enterprise Corridor designation. (2018-D09)

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Nays: (2): S. Turner, and T. Park

Motion Passed (4 to 2)

Additional Votes:

Moved by: M. Cassidy

Seconded by: Mayor M. Brown

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to grant Mrs. Ward, Ward Land Economists and Mr. R. Zelinka, Zelinka Priamo Ltd., an extension of their respective delegations beyond five minutes.

Motion Passed

Moved by: M. Cassidy
Seconded by: J. Helmer

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.5 Public Participation Meeting - Not to be heard before 5:30 PM - Planning Application - Hamilton Road Area Community Improvement Plan (O-8866)

Moved by: A. Hopkins
Seconded by: Mayor M. Brown

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 a Community Improvement Plan for the Hamilton Road Area:

Adoption of the Community Improvement Plan

a) the proposed by-law appended to the staff report dated March 19, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to designate the lands generally defined as the CN railway tracks to the north, Highbury Avenue to the east, the Thames River to the south, Adelaide Street to the west, and also including all properties with frontage on Hamilton Road west of Adelaide Street, as well as 219-221 William Street as the Hamilton Road Area Community Improvement Project Area pursuant to Section 28 of the Planning Act and as provided for under Section 14.2.2 of the Official Plan;

b) the proposed by-law appended to the staff report dated March 19, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to adopt the Hamilton Road Area Community Improvement Plan to outline the strategies and framework used to stimulate community improvement in the Hamilton Road Area Community Improvement Project Area as designated in part a) above;

c) the Civic Administration BE DIRECTED to consider in any planning, design, and budgeting of future municipal capital investments in the Hamilton Road Area, the actions and initiatives included in the Hamilton Road Area Community Improvement Plan;

Official Plan Amendment

d) the proposed by-law amendment appended to the staff report dated March 19, 2018 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 to amend the Official Plan by ADDING a new policy to Section 14.2.2 ii) to add the Hamilton Road Corridor Sub-Project Area to the list of commercial areas eligible for community improvement, as well as to amend Figure 14-1 to

recognize the entire Hamilton Road Corridor Sub-Project Area as a commercial area eligible for community improvement;

e) the proposed by-law amendment appended to the staff report dated March 19, 2018 as Appendix "E" BE INTRODUCED at a future Municipal Council meeting to amend the London Plan Map 8 (Community Improvement Project Areas) in Appendix 1 (Maps) to ADD the Hamilton Road Area Community Improvement Project Area (as designated in part a) above); and that three readings of this by-law BE WITHHELD until such time as the London Plan comes into full force and effect;

f) that forgivable loans similar to those provided in downtown and Old East Village BE APPROVED IN PRINCIPLE for the Hamilton Road Community Improvement Area, it being noted that the balance of the Community Investment Reserve Fund is sufficient to cover the estimated budget of \$118,000 for 2018 and 2019; and,

g) the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee with amendments to the Hamilton Road Community Improvement Area to implement forgivable loans;

it being noted that the Planning and Environment Committee reviewed and received the following communications:

- a communication from M. van Holst; and,
- a communication from the Hamilton Road Business Association;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- throughout a two-year community engagement process, the Hamilton Road Area has been shown to meet the test for community improvement as defined under the Planning Act. Further, the adoption of the Community Improvement Plan and the approval of the requested Official Plan Amendment is consistent with the Provincial Policy Statement and is supported by the policies in both the existing Official Plan and the London Plan. (2018-D09)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: M. Cassidy
Seconded by: Mayor M. Brown

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: A. Hopkins
Seconded by: Mayor M. Brown

f) that forgivable loans similar to those provided in downtown and Old East Village BE APPROVED IN PRINCIPLE for the Hamilton Road Community Improvement Area, it being noted that the balance of the Community Investment Reserve Fund is sufficient to cover the estimated budget of \$118,000 for 2018 and 2019;

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Nays: (1): S. Turner

Absent (1): T. Park

Motion Passed (4 to 1)

3.6 Public Participation Meeting - Not to be heard before 6:00 PM - Planning Application - 504 English Street - Demolition Request and Heritage Alteration Permit Application

Moved by: Mayor M. Brown
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 19, 2018 as Appendix D, subject to the following terms and conditions:

a) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;

b) the property owner demonstrate, to the satisfaction of the Heritage Planner, that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;

c) the property owner be requested to salvage any elements of the existing building that may be suitable for reuse;

d) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,

e) Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2018-R01)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

3.7 Public Participation Meeting - Not to be heard before 6:00 PM - Planning Application - 491 English Street - Demolition Request and Heritage Alteration Permit Application

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 19, 2018 as Appendix D, subject to the following terms and conditions:

a) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit;

b) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,

c) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2018-R01)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: Mayor M. Brown

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

4. Items for Direction

4.1 3rd Report of the Environmental and Ecological Planning Advisory Committee

Moved by: J. Helmer

Seconded by: M. Cassidy

That the following actions be taken with respect to the 3rd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on February 15, 2018:

a) a Working Group consisting of S. Levin, B. Krichker, S. Sivakumar and C. Therrien BE ESTABLISHED to review the Environmental Impact Statement for the Rapid Transit Project;

it being noted that the Environmental and Ecological Planning Advisory Committee (EEPAC) received the presentation appended to the 3rd Report of the EEPAC from J. Ramsay, Project Director, Rapid Transit and E. Fitzpatrick, WSP, with respect to this matter;

b) the Issues for Investigation Working Group comments appended to the 3rd Report of the EEPAC BE APPROVED and BE INCORPORATED into the 2018 Environmental and Ecological Planning Advisory Committee's Work Plan;

it being noted that the EEPAC received the presentation appended to the 3rd Report of the EEPAC from C. Therrien, with respect to research objectives and methods for pet interference in Environmentally Significant Areas (ESA), particularly the Medway Valley Heritage Forest ESA;

c) the following matters BE INCORPORATED into the 2018 Environmental and Ecological Planning Advisory Committee Work Plan:

- dogs off leash in Environmentally Significant Areas;
- the possible impacts of manufactured surfaces on trails;
- and,
- the creation of informal trails;

d) the Green Standards for Light Pollution and Bird-Friendly Development brochure appended to the 3rd Report of the EEPAC BE FORWARDED to Corporate Communications for approval; and,

e) clauses 1 to 3, 5 and 6, BE RECEIVED.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

4.2 Planning Application - 499 Sophia Crescent (H-8791)

Moved by: Mayor M. Brown

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Planning, based on the application of West Coronation Developments Limited, relating to the property located at 499 Sophia Crescent the following actions be taken:

a) the proposed by-law appended to the staff report dated March 19, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 27, 2018 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 R5/R6/R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone TO a

Holding Residential R5/R6/R8 (h-100*R5-4/R6-4/R8-2) Zone, to remove the h. and h-34 holding provisions;

b) the request to change the zoning of the subject properties located at 499 Sophia Crescent FROM a Holding Residential R5/R6/R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone TO Residential R5/R6/R8 (R5-4/R6-4/R8-2) Zone, to remove the h-100 holding provision BE REFERRED back to the Civic Administration for further consideration and to report back at a future Planning and Environment meeting; and,

c) through the preparation of the 2019 Development Charges Background Study staff BE DIRECTED to review opportunities to include a project to complete the road connection for Coronation Drive south of Gainsborough Drive. (2018-D09)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

Moved by: Mayor M. Brown
Seconded by: A. Hopkins

That M. Palumbo BE GRANTED delegation status.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

4.3 Old East Village Business Improvement Area (BIA) Request for Boundary Expansion

Moved by: J. Helmer
Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE DIRECTED to take the necessary steps in 2018 to expand the boundary of the Old East Village Business Improvement Area in response to the communication dated December 19, 2016 from Jennifer Pastorius, Manager, Old East Village Business Improvement Area appended to the staff report dated March 19, 2018. (2018-D09)

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

Absent (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 PEC Deferred List

Moved by: M. Cassidy
Seconded by: A. Hopkins

That the Managing Director, Planning and City Planner and the Managing Director, Development and Compliance Services & Chief Building Official BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

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

Absent (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5.2 (ADDED) Not to be heard before 6:00 PM - D. Dudek, Chair of the London Advisory Committee on Heritage - 4th Report of the London Advisory Committee on Heritage

Moved by: A. Hopkins
Seconded by: M. Cassidy

That the following actions be taken with respect to the 4th Report of the London Advisory Committee on Heritage from its meeting held on March 14, 2018:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to erect a new building on the property located at 67 Euclid Avenue, within the Wortley Village – Old South Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,

ii) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner and the handout appended to the 4th Report of the London Advisory Committee on Heritage from D. Lansink, were received with respect to this matter;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to demolish the existing building and to erect a new building on the property located at 504 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

- i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- ii) the property owner demonstrate, to the satisfaction of the Heritage Planner, that sufficient quantity and quality of brick may be salvaged from the existing building for reuse to clad the proposed building as shown in Appendix D;
- iii) the property owner be requested to salvage any elements of the existing building that may be suitable for reuse;
- iv) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- v) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the Ontario Heritage Act to demolish the existing building and to erect a new building on the property located at 491 English Street, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated March 14, 2018, subject to the following terms and conditions being met:

- i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- ii) the property owner be encouraged to use colours from the Old East Heritage Conservation District palette; and,
- iii) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the London Advisory Committee on Heritage requests that the City of London not use chain link fence along the north façade of the subject property;

it being further noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner was received with respect to this matter;

d) the Cultural Heritage Evaluation Report for the property located at 3544 Dingman Drive, dated March 2018, from AECOM, BE REFERRED to the Stewardship Sub-Committee to review the Statement of Cultural Heritage Value or Interest and report back to the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH recommends that the cultural heritage resource at 3544 Dingman Drive be designated and be incorporated into the future expansion of the Dingman Creek Pumping Station;

it being further noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from M. Greguol, AECOM was received;

e) the following actions be taken with respect to the Notice of application dated February 21, 2018, from S. Wise, Planner II, related to the application by Paramount Developments (London) Inc., with respect to the property located at 809 Dundas Street:

i) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research contained in the Heritage Impact Statement dated January 2018, prepared by Zelinka Priamo Ltd. for the adjacent property located at 795 Dundas Street; and,

ii) the LACH recommends that the property located at 432 Rectory Street BE ADDED to the Register (Inventory of Heritage Resources) for physical/design and historical/associative reasons;

f) M. Knieriem, Planner II, BE REQUESTED to attend the April meeting of the London Advisory Committee on Heritage to provide clarification with respect to the Notice of application dated March 7, 2018, related to an application by the City of London with respect to City-wide - Low-density residential zones (R1, R2, R3) within the Primary Transit Area;

g) the delegation request from G. Hodder related to the Fugitive Slave Chapel Preservation Project BE APPROVED for the April 2018 meeting of the London Advisory Committee on Heritage;

h) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on February 28, 2018:

i) further cultural heritage work BE COMPLETED for the revised list of properties appended to the 4th Report of the London Advisory Committee on Heritage, including Cultural Heritage Evaluation Reports (CHER) and/or Heritage Impact Assessments (HIA), with respect to the Draft Cultural Heritage Screening Report – London Bus Rapid Transit System;

ii) the Terms of Reference for HIAs and CHERs BE PREPARED;

iii) the properties requiring further cultural heritage review that are not yet listed on the Register (Inventory of Heritage Resources) BE ADDED to the Register;

iv) further review BE UNDERTAKEN to identify specific properties that may be affected within the Downtown Heritage Conservation District, West Woodfield Heritage Conservation District and Blackfriars/Petersville Heritage Conservation District to identify where property-specific HIAs may be required; and,

v) the remainder of the Stewardship Sub-Committee report BE RECEIVED;

i) 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 porch of the building located at 200 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED, subject to the following terms and conditions being met:

- i) the Heritage Planner be circulated the applicant's Building Permit application drawings to verify compliance with the submitted design, prior to issuance of the Building Permit;
- ii) all exposed wood be painted;
- iii) square spindles, set between a top and bottom rail, be installed as the guard;
- iv) the top rail of the guard be aligned with the height of the capstone of the cast concrete plinths; and,
- v) the Heritage Alteration Permit be displayed at the subject property, in a location visible from the street, until the work is completed;

it being noted that the presentation appended to the 4th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

j) the following actions be taken with respect to the London Advisory Committee on Heritage (LACH) Work Plans:

- i) the 2018 Work Plan for the LACH appended to the 4th Report of the LACH BE APPROVED; and,
- ii) the 2017 LACH Work Plan appended to the 4th Report of the LACH BE RECEIVED; and,

k) clauses 1.1, 3.1 and 5.2 BE RECEIVED.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and Mayor M. Brown

Absent (1): T. Park

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 9:34 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – 50 Charterhouse Crescent (Z-8834)

- Matt Campbell, Zelinka Priamo Limited, on behalf of the applicant – expressing support for the staff recommendation; advising that they are excited to see this use occupy the rear building on the property.

Appendix A

Bill No. (number to be inserted by Clerk's Office)
(2018)

By-law No. Z.-1-18 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 825 Commissioners Road East.

WHEREAS London Health Science Centre has applied to rezone an area of land located at 825 Commissioners Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 825 Commissioners Road East, as shown on the attached map comprising part of Key Map No. A.112, from a Regional Facility (RF) Zone to a Holding Regional Facility Special Provision (h-(*)h-(**)*RF(_)) Zone.
- 2) Section Number 3.8 of the Holding "h" Zone is amended by adding the following Holding Provision's:

3.8) h-(*)

*Purpose: To ensure that development occurs in a safe manner, no new structures that would require municipal servicing shall be erected, or the use of the Wellington Pavilion Building be permitted until it is demonstrated to the City Engineer that the on-site water servicing meets current City standards, prior to the removal of the "h-(*)" symbol.*

3.8) h-(**)

*Purpose: To ensure that adequate provision of municipal water services, the "h-(**)" symbol shall not be deleted until it is demonstrated to the City Engineer that the on-site water servicing meets current City standards, prior to the removal of the "h-(**)" symbol.*

Permitted Interim Uses: Conservation lands, Conservation works, Cultivation of land for agricultural/horticultural purposes, Greenhouses, Institutional uses, Managed forest, Office of a charitable non-profit organization and associated uses, Offices in association with an institutional use, Outdoor farmers market, Playground, Passive recreational uses which include hiking trails and multi-use pathways, Private Schools, Recreational Buildings, Recreational buildings in association with conservation lands and public parks, Sports fields without structures, Wellness Centre.

- 3) Section Number 31.4 of the Regional Facility (RF) Zone is amended by adding the following Special Provision:

) RF() 825 Commissioners Road East

a) Permitted Uses

- i) Institutional uses
- ii) Recreational Buildings
- iii) Private Schools

- iv) Supervised Residents
 - v) Ancillary residential and/or hostels and accommodations, in association with an Institutional use
 - vi) Conservation lands
 - vii) Conservation works
 - viii) Cultivation of land for agricultural/horticultural purposes
 - ix) Community Centres
 - x) Greenhouses
 - xi) Managed forest
 - xii) Office of a charitable non-profit organization and associated uses
 - xiii) Offices in association with an institutional use
 - xiv) Outdoor farmers market
 - xv) Playground
 - xvi) Passive recreational uses which include hiking trails and multi-use pathways
 - xvii) Recreational buildings in association with conservation lands and public parks
 - xviii) Restaurant in association with an Institutional use
 - xix) Retail Store in association with an Institutional use
 - xx) Sports fields without structures
 - xxi) Wellness Centre in association with an Institutional use
- b) Regulation[s]
- i) Lot Frontage (minimum) 0 metres (0 feet)
 - ii) Height (maximum) 12 metre (39.4 feet)
 - iii) Lot Area (minimum) 5 hectares (12.35 acres)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

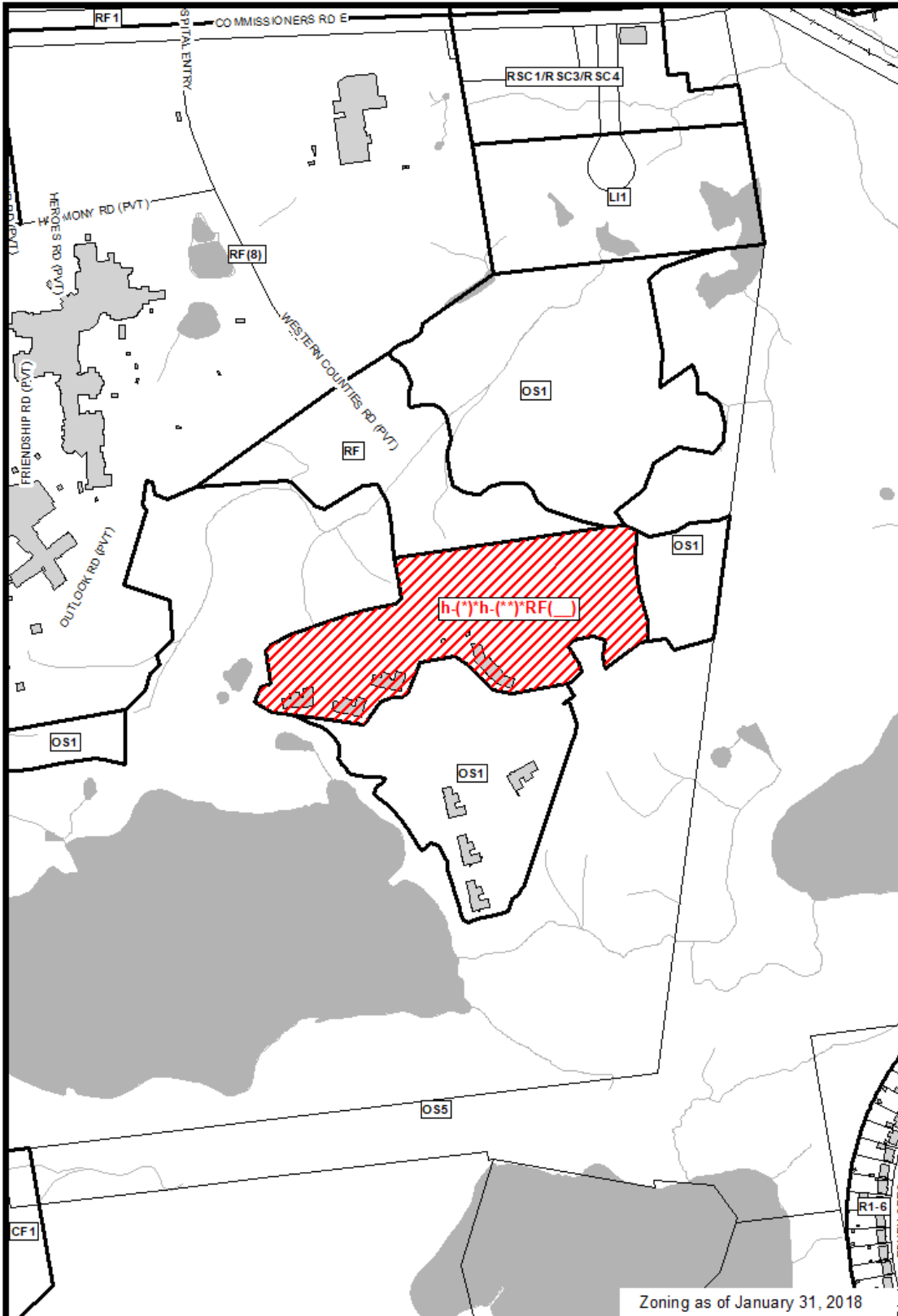
PASSED in Open Council on March 27, 2018.



Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 27, 2018
Second Reading – March 27, 2018
Third Reading – March 27, 2018

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-8860 Planner: MC Date Prepared: 2018/03/01 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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Geodatabases

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 825 Commissioners Road East (Z-8860)

- *Councillor Paul Hubert – relating to the water servicing so to increase that they would have to increase the size of the main and would they have to connect all the way back to Commissioners Road or is there a source closer that they could tap into, like Parkwood or some place around there; Mr. M. Corby, Senior Planner, responding that it does not look like there is anyone here from water; however, he did have a conversation with them so he may not technically be right, but he does believe the main doesn't actually have to be bigger, they have to create more pressure, in a sense this main is actually too big is the problem; the connection would have to be from Wellington Road as it cannot be from Commissioners Road; it has to go up through to the west of the site to get to Wellington Road; Councillor Hubert clarifies that the current mains coming from Commissioners Road; Mr. M. Corby, Senior Planner, responding that that is correct, but the pressure on Wellington Road is higher and it will get the appropriate pressure to the site; Councillor Hubert asking could they add an auxiliary pumping station; Mr. M. Feldberg, Manager, Development Finance, responding that there are two systems out there, there is a low level and a high level for this site; believing that they need a high level so they would have to run a pipe out to Wellington Road to make that connection so it is a pretty lengthy piece, he thinks it is a kilometer or 800 metres or something like that so pretty far in order to get the connection.*
- *Councillor Michael van Holst – thinking staff said that they were not able to make use of the larger building; Mr. M. Corby, Senior Planner, responding that through amendments the recommendation actually restricts them from using the larger building as it is a quite old and it would take a lot of repairs, but in terms of kind of limiting the intensity of uses on the site we have restricted it to just the three cottages; Councillor van Holst advising that he personally thinks that it is a wonderful site and it would be great if we could reuse that; not understanding the argument of it being old because that is something that said to us in heritage places all the time; indicating that he had a chance to go out there and have a sense of what they were proposing and it is really a wonderful idea; news to him, but he sees that Mr. J.M. Fleming, Managing Director, Planning and City Planner, may have a response; Mr. J.M. Fleming, Managing Director, Planning and City Planner, pointing out that Mr. Sheppard is here to speak to the proposal in more detail but he just wants to point out that in response to the technical questions this has been a real collaboration between the applicant and really our engineering group in trying to resolve some very difficult servicing issues and this is something that took some time before we could get to a point where the required health and safety issues would be addressed and at the same time the use could move forward; the Technical question that was just asked leads him to believe that maybe there is a misunderstanding, the intention is to use that building definitely, it is just that the use cannot be accommodated until such time as the services are improved to allow that kind of intensity of use and that is something that is going to be controlled through a holding provision and when the services are improved then that building definitely will be used and the Committee will hear about that from the applicant in a moment.*
- D. Sheppard, Executive Director, ReForest London, on behalf of the applicant – indicating that it is actually an example of how collaborative this process has been to get us this far and really there is an important part of this project that he would like to acknowledge and that is how many people have cooperated and collaborated to get us even this far; first London Health Sciences Centre deserves a huge amount of credit and recognition for have being such marvelous stewards of the land and the buildings over the years; stating that if they had not been such good stewards there would be no buildings left standing for us to even be talking about right now and they also have been very committed to preserving the culture heritage of the site and have done extensive work to make sure that this transfer is successful; advising that Kirkness Consulting has been engaged on this file and like so many of our other contributors they have gone above and beyond to see this vision move forward and I would like the Planning and Environment Committee, the Municipal Council and the leadership of the Civic Administration to know how incredibly collaborative and helpful city staff have been along the way; pointing out that, as you could imagine, when we first envisioned this project there was a mountain of unknown variables including City requirements and how to fulfill them and he can tell you he worked with staff from Zoning and Development Services and Building and Water Engineering and Heritage and Water Engineering again and, of course, Current Planning and every single one has been generously informative and helpful and I know you hear more complaints than kudos so he wanted to use some of his short time to share his positive experience; relating to the vision itself, they know two important things, environment and sustainability issues become more

important to our city and to our lifestyles every single day and London has never had an environmental center, it is a long standing gap in our community; advising that ReForest London together with Thames Talbot Land Trust have a vision to create a dynamic environmental center filling all four building with varied forms of programming and opportunities that will help our community become more sustainable by educating on issues and showing how we can change our behaviors to become more sustainable in the long run; stating that an important point about this site and this project that he like the Planning and Environment Committee and the public to know is that this is not going to be a center just for environmental groups we envision a mix of organizations operating on the site each with some form of environmental connection; for example, a children's charity running nature based programming or a mental health organization offering nature based counselling and recovering opportunities; we see a really interesting and dynamic mix of opportunities here; we are also committed to preserving and telling the story of the veterans history of the site, the heritage is very important to us; stating that the site has the potential to be an incredible new amenity in service to our community and to help us become a greener, healthier and more sustainable city we are delighted to be here right at the beginning of our journey.

- D. Crocket, 73695 Shingla Boulevard, Zurich – advising that he is a retired Vice-President of Facilities Management and he has been working on this file since 1999; stating that he really just wants to add to this it has been a wonderful experience to work with the community over the years; seeing David Wake is here and he goes back to the early days when he thinks we were all educated about the very special nature of this property and so he really commends the London Health Sciences Centre now for realizing as it did, that it is a 50 to 100 year master plan that this parcel of land, six hectares, did not fit into the future, but they did want to honor their original commitment to protect the environmental aspects of the land and to preserve the culture heritage so they have been working really for almost three years now to find a partner, which is ReForest London and the Thames Talbot Land Trust and they are really here today to, he thinks, being really close to finalizing the investment of this property back to not for profit in the communities; the hospital is delighted to be here today and we hope you will be supportive of this initiative.

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to 1176,
1200, and 1230 Hyde Park Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on March 27, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 27, 2018
Second Reading – March 27, 2018
Third Reading – March 27, 2018

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to Section 10.1.3 – “Policies for Specific Areas” to the Official Plan for the City of London to facilitate the development of a mixed-use neighbourhood on the subject lands.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1176, 1200, and 1230 Hyde Park Road in the City of London.

C. BASIS OF THE AMENDMENT

Chapter 10 – “Policies for Specific Areas” of the Official Plan allows Council to consider policies for specific areas where one of four criteria apply. One of these criteria is “the change in land uses is site-specific and is located in an area where Council wishes to maintain the existing land use designation, while allowing for a site specific use” (Section 10.1.1. ii)).

The recommended amendment will permit mixed-use development having a low-rise to mid-rise profile. The mixed use development will consist of mixed-use buildings up to 6-storeys in height fronting onto Hyde Park Road that include commercial uses on the ground floor together with residential uses; and townhouses, stacked townhouses, triplexes, fourplexes, and apartment buildings up to 4-storeys in height fronting onto a new public street. The recommended amendment would augment the Auto-Oriented Commercial Corridor and Open Space policies that would otherwise apply to the subject lands, to permit land uses and an intensity of development that more accurately reflects Council’s vision and intent for the subject lands as expressed in The London Plan. The recommended amendment is generally consistent with the range of uses and intensity of development contemplated for the subject lands in The London Plan.

The subject lands located west of the City-owned corridor (that bisects the subject lands) are within the Open Space designation of the Official Plan for the City of London, 1989, and were intended to provide for a stormwater management facility (“SWMF6”) consistent with the recommendations contained within the 2002 Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule ‘B’ Municipal Class Environmental Assessment (“EA”). The recommended amendment would continue to permit SWMF6, as well as, provide the flexibility to consider other land uses and potential development should stormwater management alternatives result from the final recommendations of 2017 addendum to the Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule ‘B’ Municipal Class Environmental Assessment.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 – “Policies for Specific Areas” of the Official Plan for the City of London is amended by adding the following:

1176, 1200, 1230 Hyde Park Road

In the Open Space designation townhouses, stacked townhouses, triplexes, fourplexes and apartment buildings up to 3-storeys in height may be permitted. Development shall not be permitted in the Open Space designation unless through a

Zoning By-law Amendment an Environmental Impact Study, Geotechnical Report and Hydrogeological Assessment have demonstrated that the permitted land uses and form of development will not have a negative impact on adjacent natural hazards and natural heritage features and their functions to the satisfaction of the City of London and the UTRCA

In the Auto-Orientated Commercial Corridor designation located no more than 100 metres west of the widened Hyde Park Road right-of-way, mixed-use buildings up to 6-storeys in height which consist of retail and service-oriented commercial use and small-scale office uses on the ground floor together with residential use may be permitted through the Bonus Zoning.

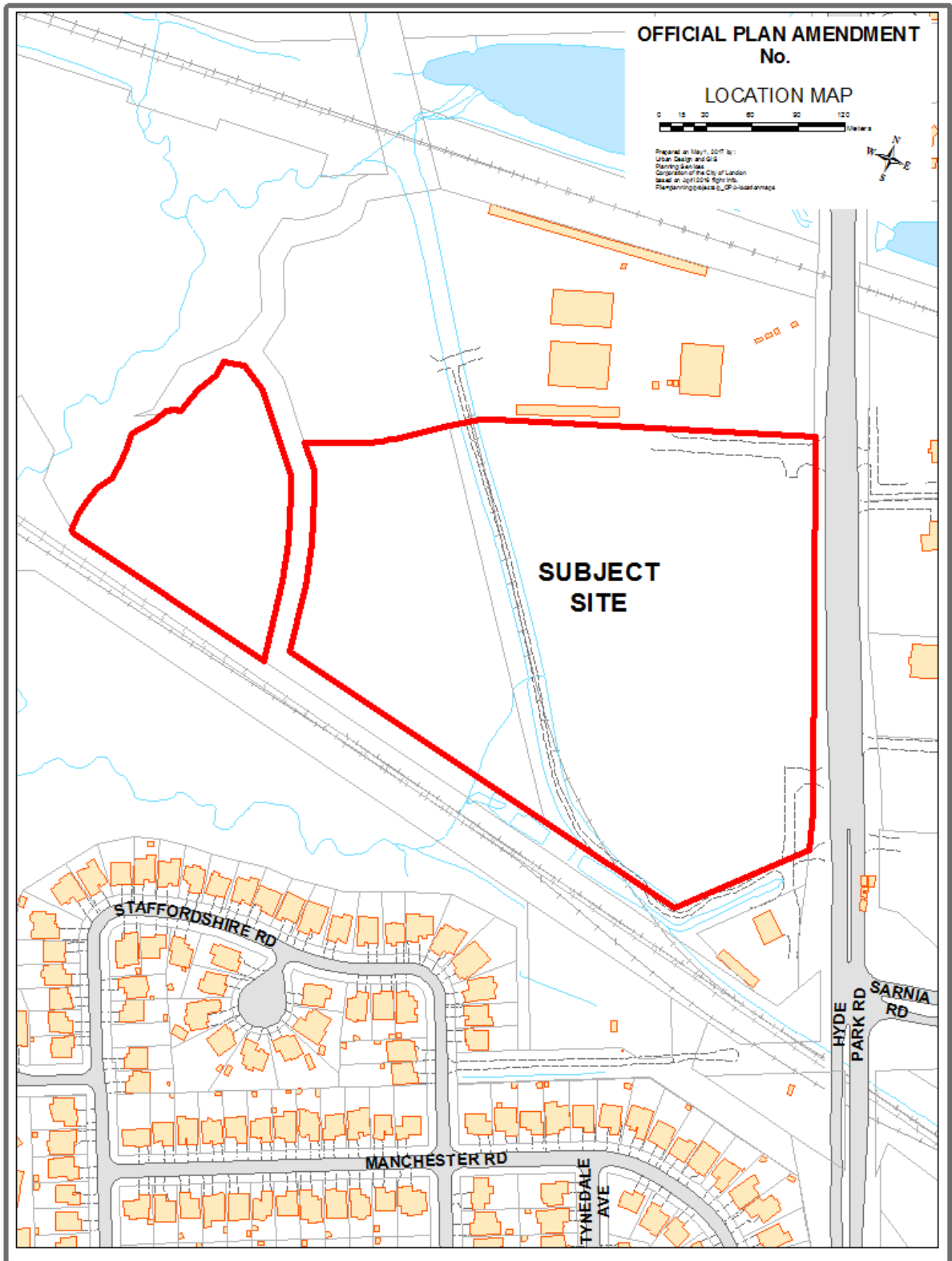
In the Auto-Oriented Commercial Corridor designation located greater than 100 metres west of the widened Hyde Park Road right-of-way, and east of the westerly limit of the new public street, and south of the southerly limit of the new public street, townhouses, stacked townhouses, triplexes, fourplexes and apartment buildings may be permitted up to 4-storeys in height.

In the Auto-Oriented Commercial Corridor designation located west of the westerly limit of the new public street and north of the northerly limit of the new public street, townhouses, stacked townhouses, triplexes, fourplexes and apartment buildings may be permitted up to 3-storeys in height.

Development in all designations shall not be permitted unless through a Zoning By-law Amendment and Plan of Subdivision:

- i) A Noise and Vibration Study has demonstrated that railway corridors will not have an adverse impact on new sensitive land uses, or mitigative measures provided, to the satisfaction of the City of London;
- i) A compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility between Industrial facilities and Sensitive Land Uses can be met, or mitigative measures provided, to the satisfaction of the City of London; and
- ii) A new public street is created west of Hyde Park Road.

A gross maximum density of 75 unit per hectare will be permitted calculated using the total site area.



Appendix B

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. C.P.-____

A by-law to amend The London Plan for
the City of London, 2016 relating to 1176,
1200, 1230 Hyde Park Road.

The Municipal Council of The Corporation of the City of London enacts as
follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for
the City of London Planning Area – 2016, as contained in the text attached hereto and
forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of
the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the Place Type of certain lands described herein from Green Space Place Type to Neighbourhoods Place Type on Schedule “A”, Map 1 – Place Type, to The London Plan for the City of London.
2. To add new policies to the Specific Policies for the Neighbourhoods Place Type and to add certain lands described herein to Map 7 – Specific Policy Areas, to The London Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1176, 1200, and 1230 Hyde Park Road in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment will permit mixed-use development having a low-rise to mid-rise profile. The mixed use development will consist of mixed-use buildings with commercial at grade that may be up to 6-storeys in height fronting onto Hyde Park Road; and townhouses, stacked townhouses, triplexes, fourplexes, and apartment buildings that may be up to 4-storeys in height fronting onto a new public street constructed on the site west of Hyde Park Road.

Notwithstanding the Neighbourhoods Place Type policies to the contrary, stacked townhouses, triplexes, fourplexes and low-rise apartments up to 4-storeys in height will be permitted within the Neighbourhoods Place Type fronting onto a Neighbourhood Street. The above noted uses and building heights are consistent with the types of uses and intensity of development permitted in the Neighbourhoods Place Type where fronting onto a Civic Boulevard. The creation of a new street through the subject site is preferred for the purposes of pedestrian, cycling and vehicular connectivity, but would have the unintentional effect of limiting the range of uses and intensity of development that would otherwise be permitted; thereby, necessitating the need for a special policy to maintain the range of uses and intensity of development.

The Green Space Place Type was intended to provide for a stormwater management facility (“SWMF6”) consistent with the recommendations contained within the 2002 Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule ‘B’ Municipal Class Environmental Assessment (“EA”). The recommended amendment would continue to permit SWMF6, as well as, provide the flexibility to consider other land uses and potential development should stormwater management alternatives result from the final recommendations of 2017 addendum to the Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule ‘B’ Municipal Class Environmental Assessment.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

The London Plan is hereby amended as follows:

1. Map 1 – Place Types, to The London Plan for the City of London Planning Area is amended by changing the Place Type of lands located at 1176 Hyde Park Road in the City of London, as indicated on “Schedule 1” attached hereto from the Green Space Place Type to the Neighbourhoods Place Type.
2. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding the following:

1176, 1200 and 1230 Hyde Park Road

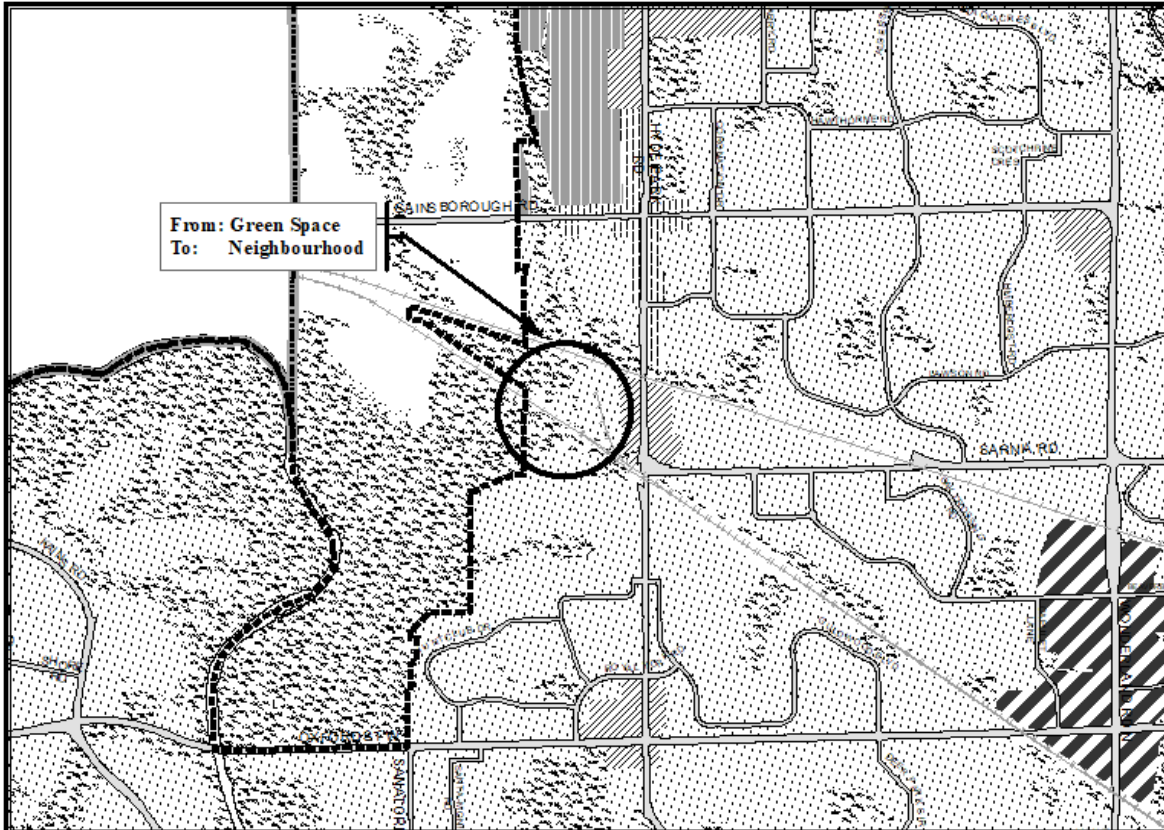
()_ In the Neighbourhoods Place Type located greater than 100 metres from the widened Hyde Park Road right-of-way and east of the westerly limit of the new public street and south of the southerly limit of the new public street, stacked townhouses, triplexes, fourplexes and low-rise apartments will be permitted fronting onto a Neighbourhood Street up to 4-storeys in height.

In the Neighbourhoods Place Type located west of the westerly limit of the new public street, and north of the northerly limit of the new public street, townhouses, stacked townhouses, triplexes, fourplexes and low-rise apartments will be permitted fronting onto a Neighbourhood Street up to 3-storeys in height.

Development shall not be permitted in the Neighbourhoods Place Type unless through a Zoning By-law Amendment and/or Plan of Subdivision:

- i) An Environmental Impact Study, Geotechnical Report and Hydrogeological Assessment have demonstrated that the permitted land uses and form of development will not have a negative impact on adjacent natural hazards and natural heritage features and their functions to the satisfaction of the City of London and the UTRCA;
 - ii) A Noise and Vibration Study has demonstrated that railway corridors will not have an adverse impact on new sensitive land uses, or mitigative measures provided, to the satisfaction of the City of London;
 - iii) A compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility between Industrial facilities and Sensitive Land Uses can be met, or mitigative measures provided, to the satisfaction of the City of London; and
 - iv) A new public street is created west of Hyde Park Road.
3. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a specific policy area for the lands located at 1176, 1200 and 1230 Hyde Park Road in the City of London, as indicated on “Schedule 2”

AMENDMENT NO: _____



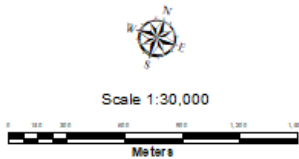
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.
 At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

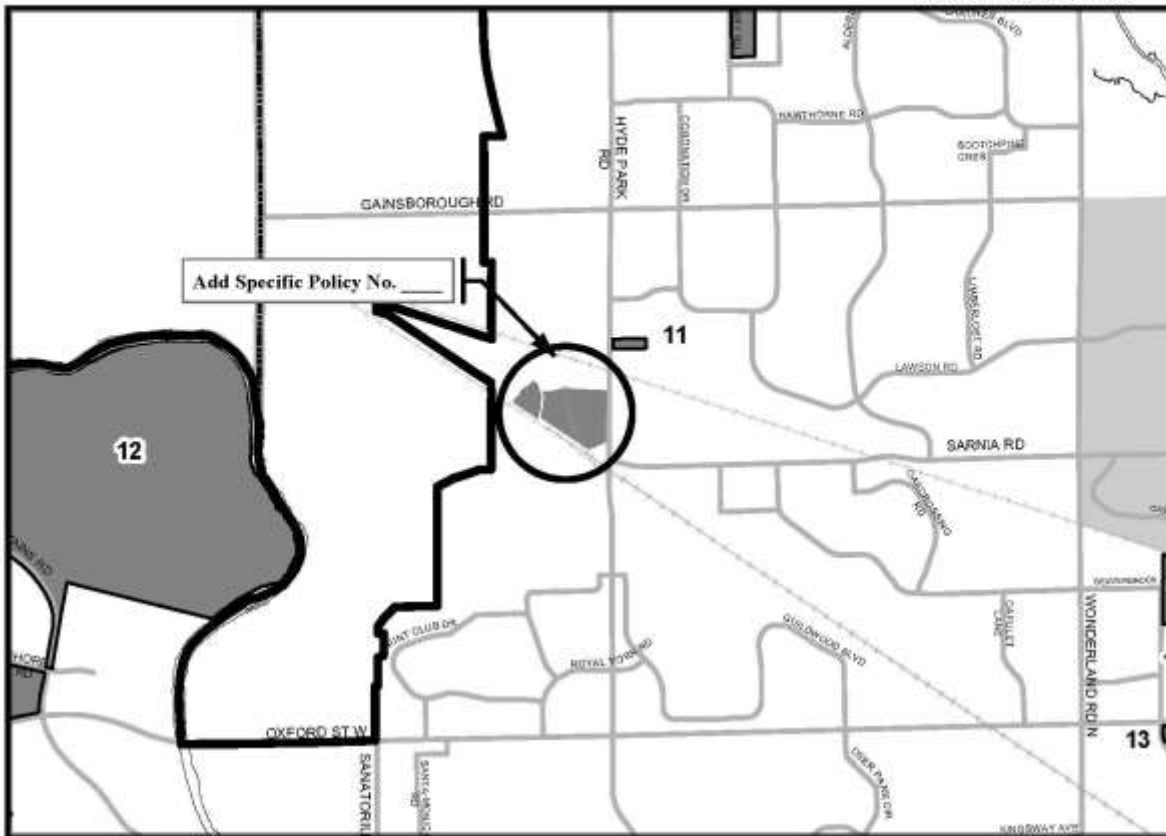
**SCHEDULE 1
 TO
 THE LONDON PLAN**
 AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: O-8822
 PLANNER: MC
 TECHNICIAN: MB
 DATE: 3/9/2018

AMENDMENT NO: _____



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

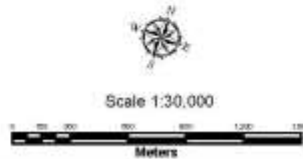
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 2
 TO
 THE LONDON PLAN**
 AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: O-8822
 PLANNER: MC
 TECHNICIAN: MB
 DATE: 10/31/2017

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 1176, 1200 and 1230 Hyde Park Road (O-8822)

- J. McGuffin, Monteith, Brown Planning Consultants, on behalf of the owners and the applicant – advising that they have reviewed the staff report and have been in consultation with Ms. M. Campbell, Planner II, to identify some components within it; thinking that is why the Planning and Environment Committee is receiving an addendum tonight; thanking staff for working on that with them.
- Nancy Powell-Quinn, 377 South Carriage Way, on behalf of Moffatt and Powell – advising that she is the President of the operation that is north of the subject lands; indicating that, as you see in the file, there has been a notice from them submitted back in October and an additional notice submitted this morning from the land owners, Navou Investments; advising that the land owners, there is a relation as it is owned by her father and she just wanted to make that clear if there was any question to anyone as far as to why, as Moffatt and Powell, we would be speaking to this development; pointing out that she has spoken to Monteith Brown and they have certainly shared the plans as you see them here before us and we have had some discussions around them; understanding that there are many steps ahead of the whole approval process for that and she does appreciate being part of the process as it is here today; indicating that she would like to understand the difference between the local street compared to what a civic boulevard might have been; pointing out that it is good to see the land uses in London representing the need for more densely dense building and use of land that we have inside of city limits; having said that, safety concerns, in terms of the traffic that will be generated in such an intensely populated and developed area is certainly on our mind and it is something that she hopes staff takes into consideration in the various testing and studies that will be done in the coming months and years.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Wonderland Road Community Enterprise Corridor

- *Councillor H.L. Usher – expressing concern about 17 Exeter Road; asking for more information; asking about 4141 Wellington Road South; advising that he is not familiar with the specific address, he is familiar with the area.* Mr. M. Tomazincic, Manager, Current Planning, responding that the property located at 17 Exeter Road is the property immediately at the southwest corner of Wonderland Road and Exeter Road; referencing page 214 of the Planning and Environment Committee Agenda, there is an arrow pointing “No Commercial Zoning Available” at the southwest corner of Wonderland Road and Exeter Road; *Councillor H.L. Usher enquires about 51 to 99 Exeter Road, noting that there are two listed there, one is approved and the other is designated, wondering if he can get some information about those.*; Mr. M. Tomazincic, Manager, Current Planning, responding that 99 Exeter Road is what they refer to as the Greenhills site, it is at the southeast corner of Wonderland Road and Exeter Road and there was an Official Plan and Zoning By-law Amendment to allow for some commercial development on that site several years ago; *Councillor H.L. Usher asking about 4141 Wellington Road, requesting more information;* Mr. M. Tomazincic, Manager, Current Planning, responding that this is a site off Wellington Road, it is on the west side of Wellington, just north of Dingman Drive, south of Roxborough Road.
- Nick Dyjach, Planner, Stantec Consulting, on behalf of The AARTS Group – indicating that the lands that he is discussing are west of Wonderland Road and south of Exeter Road; expressing support for the staff recommendation to remove the policy thereby lifting the commercial development threshold; within the South West Area Secondary Plan, the intersection of Exeter Road and Wonderland Road is a focal node and a gateway to the Enterprise Corridor; pointing out that there are also policies in the Secondary Plan that pertain to their clients lands that are specific and guide the direction of a mixed use development including office, higher density residential and lower intensity commercial uses that would support the day to day needs of approximately 2,800 square metres of commercial or 30,000 square feet; advising that their clients site is currently zoned Urban Reserve and therefore any planned commercial uses would already exceed the threshold that has currently been allotted and zoned for; by removing this overall commercial threshold, their clients site will be able to develop in accordance with the Secondary Plan and it would allow for smaller, low intensity uses and would not hinder or directly compete with the Regional Commercial to the north; indicating that if today’s recommendation is approved, it would allow for the appropriate development of their clients land.
- Mimi Ward, President, Ward Land Economists – advising that she is a professional Land Economist and a Member of the Canadian Institute of Planners, a registered professional Planner and for the last thirty years she has specialized in carrying out Market Demand and Impact Studies and she has carried out many of these types of studies on behalf of the cities and towns across Ontario as input to Official Plan policy formulation on Secondary Plans; advising that she has also been qualified by the Ontario Municipal Board, on many occasion, as an expert in retail market analysis in land economics with a background in land use planning; on behalf of York Developments and North American, she has reviewed the staff report dated March 19, 2018 and she has also reviewed the coriolis report with respect to planning and market related issues and, in particular, the market demand and impact analysis; relating to the staff report, the purpose of the coriolis report is set out for her and it says the coriolis report was given direction to the consultants were to evaluate the impact of removing the cap on existing and planned retail and service space in the City of London and to identify strategies to mitigate potential impact; believing the purpose of the study, from what she sees in the staff report is two-fold, test the impact of lifting the cap and what are the strategies to mitigate that impact and that, to her, from a Land Economist, is balancing supply and demand and really that is what land economics is all about; indicating that she has presented her findings in a letter dated March 15, 2018 and quickly reviewing those findings, she has reviewed the coriolis report which had similar findings to other market studies that have addressed this same issue of market demand and impact; there is no need or justification to increase or eliminate the cap in the Enterprise Corridor; indicating that the conclusion of the report on page 2 and 52 says that removing the cap creates excess region serving retail capacity which is not needed over the next thirty years from 2017 to 2047 and that removal of this cap postpones viable development options; advising that they have addressed the second part of that question that was addressed to them by staff and what do you do to mitigate those impacts; the coriolis report has recommended to avoid excess commercial capacity with removal of the cap, they have recommended that five commercial lands be redesignated for non-

commercial uses; stating that obviously there is impact, and there is significant impact, there is much more capacity or supply than demand for many years, thirty years; uncontrolled development in the city then risks impact on all the existing and planned commercial transit nodes, the Enterprise Corridor, South West Area Plan and even the Downtown; pointing out that the staff report of 2014 has set out a lot of detail and background and a lot of extensive work that was put into identifying that cap and the purpose of that cap; indicating that the cap was put in place to preserve the planned function of existing commercial centers and to ensure that there would not be an oversupply of commercial space; however, based on the coriolis report, there is no need or justification and that lifting the cap would create excess supply for thirty years; there are also various inputs that she has noticed from just a market perspective that actually overstate what the demand might be and that is from population and income and spending but she also noticed that there is a lot of existing space, there is already over 7,000,000,000 square feet and there is over 7,000,000 square feet of vacant space in South London today according to the report; that is a significant amount of space and they do not account for that in the supply; pointing out that there is another issue of potential impact where this existing vacant space has not been accounted for; if the cap is removed, the report advises that there would be an additional 1,300,000,000 of permitted space as of right and that is quite significant, that is about the size of White Oaks Mall and Masonville Mall together on the Corridor, in addition to already the 100,000 square metre cap; (*Councillor Turner advising that Ms. Ward is at her five minutes and determining if the Planning and Environment Committee would entertain an extension; noting that the extension was granted.*); wondering what does this mean, it means that if there is impact, if there is too much space too soon, then the City risks impacting its commercial structure and its planning function of commercial areas and it would also mean that there would be partly developed and partly undeveloped sites and this is not conducive to the Official Plan, it is not consistent with the policies of the Official Plan; there are certain policies in the Official Plan that direct that, if there is to be new space, that it should be shown that there is need for that space and that there will not be any impact on existing commercial facilities and that is in policies 875, 876, 880 and 881; you have to clearly demonstrate need and that extra space will not undermine or detract from the planned function; noting that none of this has been tested; it is also to protect Lambeth Village core from risk of impact as well and that is not consistent with the recommendations; noting that the recommendations are also not consistent with the Provincial Policy Statement which is protecting the Downtown; maintaining and enhancing the viability and vitality of Downtowns'; wondering what have we learned if too much space is permitted to soon, we have learned that there will be impacts on other areas, if you allow too much and the market is not there to handle that space than it has to come out of somewhere and that risks the impact on all the other commercial areas; going back to the purpose of the report was, to test impact and then identify the strategies to mitigate this impact, there is an inconsistency with the proposed Official Plan Amendment because it only addresses one part of that purpose of the report, lifting the cap but it does not address the other side which was take away five commercial sites, Greenhills, AARTS, two others on Wharncliffe Road South and one in the Regional node down by Highway 401; understanding that Greenhills wants to maintain that commercial permission and not have that taken away; the way that the Official Plan Amendment is set up, it does not address that so it just permits extra space in the market and therefore that leads to impact, store closures and job losses which is not in the interests of the City and it is not consistent with planning; recommending that the City protect what it has and not permit additional space beyond the cap and therefore protect the planned function of your existing and planned space in the city.

- Jim Harbell, Stikeman Elliott, North American Development Group and York Developments – indicating that he has a letter on file, along with Ms. Ward's report and a report from MHBC; stating that he has three points this evening that he wants to raise with the Committee as well as a recommendation on how he thinks this matter should be addressed; stating that his first point deals with the intent of the corridor; noting that in his submission on behalf of York Developments throughout the SWAP hearing, he was here for all eight weeks of the OMB hearing, and he acted for York Developments and North American Development Group for several years ahead of that and he has a very good view of what the intent was with respect to the SWAP corridor and it is fundamentally flawed as set out in the staff report before the Committee; indicating that there was never the suggestion that the Enterprise Corridor was going to be a continuous retail strip with residential above it, as you might imagine; stating that the Board specifically understood, and in its decision specifically says that SWAP does not contain the phrase "continuous commercial corridor"; indicating that

what SWAP contains the Board decision, “the permitted amount of commercial space will be spread out over a wider area and consequently there will be room for as of right development for other complimentary uses, thereby resulting in a mix of uses throughout the corridor” meaning that everybody knew that you could not take the jam and spread it out over the full slice of bread, that the jam was going to be interspersed on the bread because the bread was longer than the amount of retail; indicating that where there is no jam, the expectation was that there would be residential, office, institutional, maybe light industrial, but the mixed use part of this was to be interspersed among the landholdings and it was never to be a continuous retail strip; indicating that when you read the staff report they make the fundamental assumption that that is what SWAP was all about but that is not what the Board found and that is not the evidence that was before the Board; stating that when you start with a fundamental flaw like that, you end up with a fairly flawed conclusion, which is what he speaking to this evening and is what Ms. Ward has, in part, gone through; stating that Ms. Renny has four paragraphs of conclusions in her report and has addressed one of them to the Committee this evening and the other three are the points that Ms. Ward was making, which is that this Council and then staff said to the Vancouver-based marketing consultant “have a look at mitigation” and the other three paragraphs of her report relate to mitigation, they relate to basically saying “let’s spread the jam only over the full half of the bread and take it away from the other half”; stating that Ms. Renny is saying, in her other three paragraphs to look at removing the retail permissions off of retail, off of Greenhills, off of Arts, over near the new Ikea/Costco site and a couple of sites on Wharncliffe; indicating that that part of her recommendations is not addressed at all in the staff report; noting that his third point to the Committee is that the way this process is operated, given that the appeals on this are going to go to LPAT, has been unfair; indicating that what he means by that is that appeals go to LPAT and LPAT is the new OMB and the appeals are on the record; stating that everything they want in front of that tribunal they have to make sure is in front of Council, and that is fine, Council should have that information before Council makes a decision; indicating that they had forty-five hours from the time the staff report was released last Wednesday at noon until 9:00 AM on Friday to complete a planning report filed with the Committee, the market report filed with the Committee as well as his letter that was filed with the Committee and if they do not get it in on time they are not allowed to put it forward in the future; stating that the forty-five hours is an unfair process and the City of London, as a municipality need to think about that and he may file more information before Council but the process needs to be considered and that his letter, which is part of the Added Agenda has a series of recommendations which is how they think this matter ought to be addressed, which is to send it back to the planners because the fair process cuts both ways, if they do not give you a full review of the provincial policy statement or of the London Plan, that is not going to be in front of LPAT and they may not be able to reach a decision that supports whatever Council decides to do here; stating that this matter needs to be sent back for a very comprehensive review.

- Anna Lee Ferreira, Ferriera Law, on behalf of Southside Group, for the properties located at 3244, 3263 and 3274 Wonderland Road South and Westbury International, for the property located at 3680 Wonderland Road South – advising that both of her clients have made applications for Official Plan Amendments that would result in increases to the commercial cap and those applications have been appealed to the Ontario Municipal Board due to lack of decision; expressing support for the staff recommendation with respect to the removal of the cap.
- R. Zelinka, Zelinka Priamo Limited, on behalf of Southside Group, for the properties located at 3244, 3263 and 3274 Wonderland Road South and Westbury International, for the property located at 3680 Wonderland Road South – indicating that this recommendation is based on what they considered to be a comprehensive review of the matter of commercial use within this part of the City, the City went beyond its initial market consultant and hired a second market consultant to determine, with certainty, whether the proposed action of removing this cap would be appropriate and would have adverse impacts that Council had identified as being a concern the first time this came to the Planning and Environment Committee and Council; believing that staff reviewed this from an independent standpoint and looking very carefully at the land use planning considerations, the vision for this area, the vision for the Corridor, the vision for London, both as set out in the South West Area Plan (SWAP) and as set out in The London Plan

which, while it is not in force right now, certainly is envisioned that planning staff and Council have been looking towards; indicating that when the cap was established, there was no strategy established at that time for how there would be fair and equitable distribution of the commercial floor area and, more importantly, there was no strategy established to ensure an allocation that was in the interest of good planning and in the community interest; advising that the result of the process was simply an ad-hoc allocation of various lands to landowners that happened to be first in line and some of these approvals basically came before the Ontario Municipal Board even had its opportunity to review the SWAP and even make a decision on the SWAP; this ad-hoc allocation has resulted in some key parcels being left without commercial allocation, parcels that both planning staff and he believes Council, as representatives of the City, would seem to be logical extensions of the existing commercial node and, in fact, the lands at Southside, at the south side of Bradley Avenue and Wonderland Road were in the initial recommendations of staff in the draft SWAP process, they were identified as the key of first priority lands for designation for commercial purposes because they were contiguous, because it would mean greater access and ease of access for the citizens of London because there was an emphasis by Council of nodal development and these lands were left out of the allocation; pointing out that he listened with interest to the submissions by York Developments and York was one of the parties that was able to achieve, in their case, more than half of the allocation to their lands, but even on the York lands, if one looks at where those lands have been developed to this point, they are all at the north end of the York lands which would certainly indicate that that is where commercial interests want to locate, that is where residents of London and consumers want to be, closest to the commercial node that is there existing right now; *(Councillor Turner advising that Mr. Zelinka is at his five minutes and that a previous speaker provided an extension; and an extension was granted.);* advising that Mr. J. Harbell, Stikeman Elliott, in his presentation brought the Planning and Environment Committee's attention to the intent of the Corridor and the Ontario Municipal Board's decision and the wording of the Ontario Municipal Board's decision for the spreading out of this commercial land; unfortunately, the lands of York Developments had already gone through a process and therefore the determination of the appropriateness of the amount of commercial space on their site was not subsequent to the Ontario Municipal Board hearing; noting that it was a matter that was settled between commercial parties at that hearing, between certain commercial parties, at that hearing; emphasizing the main points that planning staff have put forward to the Planning and Environment Committee that, through their consultant, recognition that there are key parcels that because of the commercial cap that is in place right now are not being allocated commercial floor space that should, in the public interest, should be allocated commercial floor space; indicating that there are also market forces in place that have been addressed by the City of London's commercial consultants that will ensure that there is not an oversupply of commercial floor space in this area, the lands will not be built out in advance of need and the need has been identified for this area; indicating that the approach being taken by planning staff is to allow the market, which includes the consumer, the London residents, to determine the appropriate location for commercial floor space; asking the Planning and Environment Committee to support the staff recommendation.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Hamilton Road Area Community Improvement Plan (O-8866)

- Dannielle Allaire, President, Hamilton Road Community Association – advising that Hamilton Road has been around for a very long time; noting that her house was built before 1907; indicating that there are a lot of older homes, a lot of older businesses and they are falling apart; stating that is a huge problem; indicating that they have the highest percentage of homeowners in the City and they are treated like second class citizens; pointing out that when you are coming in from Toronto, you are heading Downtown, Google takes you right down Hamilton Road and what do you see when you drive down Hamilton Road; wondering how many people have driven down Hamilton Road and had a good look; pointing out that it is depressing, it is falling apart and it needs work; believing that the only way to improve it is to invest some money into it; requesting that the businesses get money as they need the help, they are small businesses, they are not your big chain stores and they need help; indicating that they cannot do it alone; giving them a loan is not going to help them, is not going to get what everyone needs; they need grants, they need forgivable loans; they need the City to invest in us; we need the City to invest in us; expressing that it is sad that the City has let them go this bad, they have a prostitution problem, they have a drug problem and they have buildings that are falling apart and they need help; stating that she just spent \$30,000 on her house and she is not going to get that in return investment; noting that she has been in this neighbourhood for twenty-five years; enquiring who wants to live there because the City has let them down; reiterating that they need help and the only way to get that is by the City investing in them; get the businesses who want to improve their façades, the buildings fixed up, bring more people in, more businesses in; talking to people who live in Byron, and they say that they are not going to go East of Adelaide; indicating that they have wonderful restaurants but do the people from the west end want to come to them, no, they do not because they do not want to be in that neighbourhood; reiterating that they need the City to invest in them and give them some money to fix up the businesses and the neighbourhoods.
- Dave Broostad, Founding Director, Hamilton Road Business Association – advising that when they started many years ago, there was a course that they took at the Police station called Business Police Academy and they talked about the broken window affect or theory; believing the Councillors are all familiar with it; stating that these derelict businesses along Hamilton Road are our broken windows and they need help to give these businesses a push to get the ball rolling; advising that there are 20,000 cars a day passing both directions on Hamilton Road in some places and it is the way that Google maps sends people Downtown, they spent millions of dollars over the last ten years, justifiably so, fixing up Downtown and would it not be nice if, when they turned that west turn, it looked like they were going the right direction; indicating that, if they have the support of City Council and the Planning and Environment Committee, they can do it.
- Marlene Dale, area resident – advising that she has lived in the Hamilton Road area for forty-five years; indicating that when they moved there it was a wonderful area, everyone owned their own home, everyone went to work, they knew what the school hours were and now they do not even know what is happening; every house has been rented and as people got older and sold their homes or passed away, the landlords from Toronto just came in by the throngs and bought up the houses and now they are renting them at an exorbitant amount of money; stating that if you ever went into one of those places above the businesses along Hamilton Road, where she used to deliver Christmas baskets, and she saw one room with a toilet in it, a hot plate, stove and these landlords were charging \$500 a month to these residents; no wonder Hamilton Road has become so desolate; advising that they need new businesses, they need someone from the City to come into their area and take a really good look, they have the schools there, they have the B. Davidson School where students are learning trades, they have the other schools, they have really good churches but half of these areas are not being utilized because there is so much drug abuse, prostitution and there are also mental challenges; believing that if they did not have the neighbourhood resource centre and the Crouch Neighbourhood Resource Center, it would even be a worse situation; stating that they can only do so much as the public and they try to keep their streets clean but as they get older they are so afraid to approach young people; advising that they need more safety, more police protection; noting that the Police run down Hamilton Road all of the time, they do not even know where they are going; indicating that the media is not keeping their area informed of what is actually going on as they hear the fire trucks, police and ambulances going by; asking City Council to please take a good look at Hamilton Road; advising that they used to be a very proud area but now they are almost ashamed some times to say where they live; indicating that they used to have really good shops but everything has moved out of the

area; asking Councillors to come down and take a good look at the buildings that are going to wreck and ruin.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – 504 English Street – Demolition Request and Heritage Alteration Permit Application

- Owner, 504 English Street – expressing support for the staff recommendation.