

# Planning and Environment Committee

## Report

12th Meeting of the Planning and Environment Committee  
July 16, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park  
ABSENT: Mayor M. Brown  
ALSO PRESENT: ALSO PRESENT: Councillor M. van Holst; G. Bailey, G. Barrett, M. Corby, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, P. Kokkoros, A. Macpherson, S. Meksula, B. O'Hagan, P. Kokkoros, G. Kotsifas, H. Lysynski, H. McNeely, D. O'Brien, M. Pease, L. Pompilii, D. Popadic, M. Ribera, C. Saunders, J. Smolarek, M. Sundercock, M. Tomazincic, R. Turk, S. Wise and P. Yeoman

The meeting was called to order at 4:00 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor T. Park disclosed a pecuniary interest in clause 4.1 of this Report, having to do with the property located at 391 South Street, by indicating that her family owns property in the area.

### 2. Consent

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

That Items 2.1, 2.3, 2.5, 2.8 to 2.10, inclusive, BE APPROVED.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

#### 2.1 3rd Report of the Agricultural Advisory Committee

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

That the 3rd Report of the Agricultural Advisory Committee, from its meeting held on June 20, 2018 BE RECEIVED.

**Motion Passed**

#### 2.3 8th Report of the Advisory Committee on the Environment

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

That the 8th Report of the Advisory Committee on the Environment, from its meeting held on July 4, 2018 BE RECEIVED.

**Motion Passed**

2.5 Strategic Plan Progress Variance Report

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

That, on the recommendation of the City Manager, with the concurrence of the Managing Director, Planning and City Planner, the staff report dated July 16, 2018, entitled "Strategic Plan Progress Variance" BE RECEIVED for information. (2018-C08)

**Motion Passed**

2.8 Riverbend South Subdivision - Phase 2 - Special Provisions (39T-16502)

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

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part of Lots 49 and 50, Concession 'B', (Geographic Township of Westminster), City of London, County of Middlesex, situated on the east side of Westdel Bourne, south of Oxford Street West, municipally known as 1420 Westdel Bourne:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the Riverbend South Subdivision, Phase 2 (39T-16502) appended to the staff report dated July 16, 2018, as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated July 16, 2018 as Appendix "B";

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated July 16, 2018 as Appendix "C"; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D12)

**Motion Passed**

2.9 Danforth (London) Ltd v. The Corporation of the City of London - Decision of the Ontario Superior Court of Justice Dated July 5, 2018

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

That, on the recommendation of Corporation Counsel, the staff report dated July 16, 2018 entitled "Danforth (London) Ltd. v. The Corporation of the City of London - Decision of the Ontario Superior Court of Justice - dated July 5, 2018" BE RECEIVED for information. (2018-L02)

**Motion Passed**

2.10 Building Division Monthly Report for May 2018

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

That the Building Division Monthly Report for the month of May, 2018 BE RECEIVED for information. (2018-F-21)

**Motion Passed**

2.2 6th Report of the Trees and Forests Advisory Committee

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

That, the following actions be taken with respect to the 6th Report of the Trees and Forests Advisory Committee, from its meeting held on June 27, 2018:

- a) the following actions be taken with respect to the Tree Protection By-law Amendments and Implementation Update Report, dated June 18, 2018 as presented to the Planning and Environment Committee:
  - i) it BE NOTED that the presentation appended to the 6th Report of the Trees and Forests Advisory Committee from S. Rowland, Urban Forestry Planner, with respect to the Tree Protection By-Law Amendments and Implementation Update Report, was received; and,
  - ii) a Working Group BE ESTABLISHED, consisting of J. Spence, A. Morrison, A. Melitus, M. Szabo, S. Teichert and M. Hooydonk, to review the above noted report, and to report back at the July meeting of the Trees and Forests Advisory Committee with input on the proposed amendments;
- b) clauses 1.1, 3.1, 3.2, 4.1, 5.1 and 5.2 BE RECEIVED; and,
- c) the Civic Administration BE DIRECTED to incorporate a shade policy into the Parks and Recreation Master Plan.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Additional Votes:

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

Motion to approve "the Civic Administration BE DIRECTED to incorporate a shade policy into the Parks and Recreation Master Plan."

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

2.4 Application - 6188 Colonel Talbot Road (B.047/17)

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

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Land Planning Appeal Tribunal from Mainline Planning Services Inc. c/o Joseph Plutino, dated May 18, 2018 relating to the Provisional Decision of Consent Application B.047/17 concerning the property located at 6188 Colonel Talbot Road, the following actions be taken:

- a) the Land Planning Appeal Tribunal BE ADVISED that the Municipal Council supports the Consent Decision appended to the staff report dated July 16, 2018 as Appendix A; and,
- b) the City Solicitor BE DIRECTED to provide legal and planning representation at the Local Planning Appeal Tribunal Hearing in support of the position of the Consent Authority. (2018-L01)

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

2.6 Environmental Impact Study Compliance

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to how conditions set out in Environmental Impact Statements are met:

- a) the staff report dated July 18, 2018, entitled "Environmental Impact Study (EIS) Compliance (Deferred Matters Item)" BE RECEIVED for information; and,
- b) this item BE REMOVED from the Planning and Environment Committee Deferred Matters list (Item #7 of the May 28, 2018 PEC report). (2018-D03)

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

2.7 Capital Works Claim - 33M-654 Riverbend Meadows - Phase 3

Moved by: A. Hopkins  
Seconded by: T. Park

That, the following actions be taken with respect to the request for additional payment of the Capital Works Budget claim under 33M-654 Riverbend Meadows Phase 3:

- a) the request for additional payment of the Capital Works Budget claim under 33M-654 Riverbend Meadows Phase 3 BE POSTPONED to the August 13, 2018 Planning and Environment Committee meeting; and,
- b) C. Linton BE GRANTED delegation status at the August 13, 2018 Planning and Environment Committee meeting relating to this matter. (2018-T04/F05)

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

### **3. Scheduled Items**

3.1 Delegation - S. Levin, Chair, Environmental and Ecological Planning Advisory Committee - 7th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on June 21, 2018:

a) the Working Group comments appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee with respect to the William Street Storm Sewer Outfall Environmental Impact Statement BE FORWARDED to P. Yanchuk, Engineer in Training, for review and consideration;

b) B. Huston, Project Manager, Dillon Consulting, BE ADVISED that the Environmental and Ecological Planning Advisory Committee (EEPAC) requests to be a participant in the review of the detailed design documents on the Subject Land Status Report for the Southdale Road West Environmental Assessment Study; it being noted that the EEPAC reviewed and received the following with respect to this matter:

- a Notice of Public Information Centre #2 from B. Huston, Project Manager, Dillon Consulting Limited and T. Koza, Transportation Design Engineer;
- slides from the public information centre held on May 31, 2018; and,
- a communication dated June 6, 2018, from B. Huston, Project Manager, Dillon Consulting Limited;

c) P. Adams, Environmental Planner or A. Spargo, Project Manager, AECOM Canada, BE REQUESTED to attend a future meeting of the Environmental and Ecological Planning Advisory Committee (EEPAC) to present the Environmental Impact Study for the Broughdale dyke, when it is ready to be reviewed by the EEPAC; it being noted that the EEPAC reviewed and received the Notice of Public Information Centre with respect to this matter;

d) further to the presentation to the Environmental and Ecological Planning Advisory Committee (EEPAC) with respect to the Parks and Recreation Master Plan update, the Civic Administration BE ADVISED that the EEPAC would like guidance as to how to assist staff to achieve the objective to, "improve awareness and understanding about the importance of the City's natural heritage system, the city's urban forest and their broader role within Carolinian Canada" as noted in the Master Plan; it being noted that this is in alignment with the EEPAC mandate;

e) the issues appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee identified in the review of the Hydrogeological Desktop study for Sunningdale Court BE REFERRED to the Civic Administration for review and consideration;

f) the revised Working Group comments appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee with respect to the properties located at 3612 and 3630 Colonel Talbot Road and 6621 Pack Road BE FORWARDED to N. Pasato, Senior Planner, for review and consideration; it being noted that the Environmental and Ecological Planning Advisory Committee will provide hydrogeological comments at its next meeting;

g) clauses 1.1, 3.1 to 3.3, 5.3, 5.7, 5.8 and 6.1 BE RECEIVED; and,

h) the Managing Director, Environmental and Engineering Services & City Engineer BE REQUESTED to report on the outstanding items that are not addressed during the Environmental Assessment response be followed up through the detailed design phase in its report to the Civic Works Committee.

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

Absent: (1): Mayor M. Brown

### **Motion Passed (5 to 0)**

#### 3.2 Public Participation Meeting - Expansion of Downtown Community Improvement Plan Project Area - Revised By-laws (O-8788)

Moved by: T. Park

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the expansion of the existing Downtown Community Improvement Plan:

a) the proposed by-law appended to the staff report dated July 16, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 24, 2018 to repeal By-law C.P. – 1356(a)-535 entitled "A by-law to amend By-law No. C.P.-1356-246, being a by-law to designate the Downtown Community Improvement project area" and to amend By-law C.P.-1356-234, being a by-law entitled "A By-law designating the Downtown Community Improvement Area" to identify the additional lands eligible for improvement subject to the policies in the Downtown Community Improvement Plan;

b) the proposed by-law appended to the staff report dated July 16, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 24, 2018 to repeal By-law C.P.- 1357(a)-536 entitled "A by-law to amend By-law C.P.-1357-249, being, A by-law to establish the Downtown Community Improvement Plan project area" and amend By-law C.P.- 1357- 249, entitled "A by-law to adopt the Downtown Community Improvement Plan" to include lands on Richmond Street as part of the Downtown Community Improvement Plan pursuant to Section 28 of the *Planning Act* and as provided for under Section 14.2.2 ii) (a) of the Official Plan;

c) the Downtown Community Improvement Plan amendment noted in b) above BE SUBMITTED to the Province for review under Section 28 (5) of the *Planning Act*;

it being noted that the map schedules in the Façade Improvement Loan Program and Upgrade to Building Code Loan Program will be modified consistent with the Downtown Community Improvement Area boundary as amended above;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- Policy Statement which recognizes the vitality of settlement areas which are critical to the long-term economic prosperity of our communities. This amendment helps to ensure appropriate development standards will be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety;
- the recommended amendment is consistent with Section 28 of the *Planning Act* which permits a Municipal Council to pass a by-law for the preparation of, or amendments to, a Community Improvement Plan for a community improvement area; and,
- the recommended amendment is consistent with Section 14 of the Official Plan. (2018-D09/D19)

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: A. Hopkins

Seconded by: T. Park

Motion to open the public participation meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Moved by: T. Park

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

### 3.3 Public Participation Meeting- Application - 661-675 Wharncliffe Road South (OZ-8898)

Moved by: A. Hopkins

Seconded by: T. Park

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 552062 Ontario Ltd, relating to the property located at 661-675 Wharncliffe Road South:

- a) the proposed by-law appended to the staff report dated July 16, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 24, 2018 to amend the Official Plan to add a special policy to permit the open storage of vehicles;

b) the proposed by-law appended to the staff report dated July 16, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 24, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a holding Residential R5/R9(h-5\*R5-7/R9-7\*H48) Zone TO a holding Residential R5/R9/Restricted Service Commercial Special Provision (h-\_\_\_\*R5-7/R9-7\*H48/RSC1( )) Zone;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) addressing stormwater management at west boundary (rear) of site to mitigate standing water and existing pooling;

ii) providing a 1.8m (6ft) wooden, board on board fence along the west boundary (rear) of the site;

iii) providing enhanced landscaping along the west boundary (rear) of the site for the screening and buffering of adjacent residential properties; and,

iv) directing any lighting used on site away from nearby residential areas;

it being noted that the Planning and Environment Committee reviewed and received a communication from A.M. Spriet, Andrew Investments, with respect to this matter;

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 recommended amendment is consistent with the Provincial Policy Statement 2014 which facilitates an expansion of an existing employment use;

- the recommended amendment conforms to the Official Plan through a site specific special policy to allow for the open storage use;

- the recommended amendment conforms to the policies of the Urban Corridor Place Type and the Transitional Segment policies of The London Plan; and,

- the required setback between the abutting residential zones ensures a sufficient buffer between proposed open storage and the existing neighbourhood. (2018-D04)

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

Absent: (1): Mayor M. Brown

**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 T. Park

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

3.4 Public Participation Meeting - Application - Demolition Request for Heritage Listed Property located at 172 Central Avenue

Moved by: T. Park

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 172 Central Avenue, that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property located at 172 Central Avenue to be of cultural heritage value or interest for the reasons outlined in the staff report dated July 16, 2018 as Appendix D;

it being further noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- communications dated July 2, 2018 and July 10, 2018, from J. Grainger, President, London Region Branch, Architectural Conservancy Ontario;
- a communication dated July 6, 2018, from P. Whitlow, Co-Executive Director, Museum Director, Woodland Cultural Centre;
- a communication dated July 10, 2018, from F. Leslie Thompson, President, Architectural Conservancy of Ontario;
- a communication from M. Rice, President, London Middlesex Historical Society;
- a communication dated July 11, 2018, from A. Hill, Chief, Six Nations of the Grand River;
- a communication dated July 9, 2018, from T. Peace, Assistant Professor, Department of History;
- a communication from C. Ross, 166 John Street;
- a communication dated July 10, 2018, from D. Hallam, 2 -166 John Street;

- a communication dated July 10, 2018, from E. Di Trolio, 14 St. George Street and A.M. Valastro, 1 – 133 John Street, on behalf of the North Talbot Neighbourhood Association;
- a communication dated July 10, 2018, from Chief R.D. Maracle, Mohawks of the Bay of Quinte;
- a communication dated July 11, 2018, from S. Nielson, Global Chief Administration Officer, Foresters Financial;

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. (2018-P10d/R01)

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

Absent: (1): Mayor M. Brown

**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 T. Park

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

3.5 Public Participation Meeting - Application - 230 North Centre Road (OZ-8874)

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

That, the following actions be taken with respect to the application of The Tricar Group, relating to the property located at 230 North Centre Road:

- a) the comments received from the public during the public engagement process appended to the staff report dated July 16, 2018 as Appendix "A" BE RECEIVED;
- b) Planning staff BE DIRECTED to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the *Planning Act, R.S.O 1990, c.P. 13*;

c) Planning staff BE DIRECTED to continue to work with the applicant and the community to move towards a design that would result in reduced shadow or overlook, reduce massing, etc.;

it being noted that planning staff will continue to process the application and will consider the public, agencies, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application;

it being noted that the Planning and Environment Committee reviewed and received a communication dated July 2, 2018, from M. Whalley, 39-250 North Centre Road, with respect to this matter;

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. (2018-D09)

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

#### **4. Items for Direction**

##### **4.1 Medallion Realty Holdings - Application for Brownfield Incentives - 391 South Street**

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Medallion Realty Holdings ("Medallion"), relating to the property located at 391 South Street:

a) a total expenditure of up to a maximum of \$4,328,520 in municipal brownfield financial incentives BE APPROVED AND BE ALLOCATED at the Municipal Council meeting to be held on July 24, 2018 under the

following two programs in the Community Improvement Plan (CIP) for Brownfield Incentives:

i) providing a rebate equivalent to 50% of the Development Charges that are required to be paid by Medallion Realty Holdings on the project; and,

ii) providing a tax increment equivalent grants on the municipal component of property taxes for up to three years post development.

it being noted that no grants will be provided until the work is completed and receipts are obtained showing the actual cost of the remediation work;

b) the Civic Administration BE DIRECTED to process the brownfield incentive application to provide for eligibility for tax increment equivalent grants for up to three years for the development project under the Brownfields CIP and up to the full 10 year term of the Tax Increment Grant Program of the Heritage CIP for the conservation of the Colborne Building on the subject property;

c) the Civic Administration BE AUTHORIZED to process the brownfield incentive application prior to Medallion Realty Holdings obtaining ownership of the subject property;

d) the applicant BE REQUIRED to enter into an agreement with the City of London outlining the relevant terms and conditions for the incentives that have been approved by Municipal Council under the Brownfield CIP;

it being noted that the agreement between the City of London and Medallion Realty Holdings will be transferable and binding on any subsequent property owner(s);

e) the applicant BE REQUESTED to dispose of any resulting contaminated material at the W12A site to the greatest extent possible; and,

f) that B. Blackwell, Senior Project Manager, Stantec, BE GRANTED delegation status at the July 16, 2018 Planning and Environment Committee with respect to this matter.

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: J. Helmer

Seconded by: A. Hopkins

Motion to grant delegation status to B. Blackwell, Senior Project Manager, Stantec, with respect to this matter.

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

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

**Motion Passed (4 to 0)**

4.2 Request for Delegation Status - D. R. Taylor, Versa Bank - Airport Area Community Improvement Plan

Moved by: A. Hopkins  
Seconded by: T. Park

That delegation status BE GRANTED to D.R. Taylor, President & CEO, VersaBank, or his designate, at a future meeting of the Planning and Environment Committee when the Managing Director, Planning and City Planner, reports back on this matter; it being noted that the Planning and Environment Committee reviewed and received a communication dated July 4, 2018, from .R. Taylor, President & CEO, VersaBank, with respect to this matter. (2018-F11A)

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

4.3 L. Kirkness, Kirkness Consulting - Development Application Procedure - 2156 Highbury Avenue North

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

That L. Kirkness, Kirkness Consulting, BE GRANTED delegation status with respect to the request to accept the application by Chinmaya Mission (Canada), relating to the property located at 2156 Highbury Avenue at the August 13, 2018 Planning and Environment Committee meeting.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

4.4 Bonusing and Affordable Housing

Moved by: S. Turner  
Seconded by: J. Helmer

That, the following actions be taken with respect to the communication dated July 9, 2018, from Councillor S. Turner, relating to bonusing and affordable housing:

a) the Civic Administration BE REQUESTED to prepare a background report identifying the full suite of tools available to promote the development of affordable housing in London and providing recommendations regarding options for implementing and coordinating these tools to be most effective; it being noted that tools to be considered may include such things as Bonus Zoning under Section 37 of the *Planning Act*, Community Improvement Plans, Inclusionary Zoning, use of surplus property for affordable housing development, etc.; and,

b) the Civic Administration BE DIRECTED to consult with the development community, relevant organizations, Advisory Committees and agencies, and the broader public to develop a draft Inclusionary Zoning by-law for consideration by the Municipal Council, consistent with the requirements of Ontario Regulation 232/18 and the affordable housing policies of the London Plan, including, but not limited to, policies 517, 518, 519 and 520.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

## **5. Deferred Matters/Additional Business**

### **5.1 (ADDED) Delegation - D. Dudek, Chair, London Advisory Committee on Heritage - 8th Report of the London Advisory Committee on Heritage**

Moved by: T. Park

Seconded by: M. Cassidy

That, the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage, from its meeting held on July 11, 2018:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 172 Central Avenue, that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property at 172 Central Avenue to be of cultural heritage value or interest for the reasons outlined in the Statement of Cultural Heritage Value or Interest appended to the 8th Report of the London Advisory Committee on Heritage;

it being noted that the presentations and submissions from K. Gonyou, Heritage Planner, G. Mitsis, P. Mitsis and M. Hamilton were received with respect to this matter;

it being further noted that a verbal delegation from A.M. Valastro and the communications, dated July 2, 2018 and July 10, 2018, from J. Grainger, Architectural Conservancy Ontario - London Region Branch, were received with respect to this matter;

b) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment for the Colborne Building located at 391 Colborne Street and is also satisfied that the proposed development is appropriate to conserve the cultural heritage value of the Colborne Building, with the following recommendations:

- the open space should maintain vistas of adjacent cultural heritage resources, namely, the War Memorial Children's Hospital; and,
- the lower podium heights of the proposed new building should match the height of the eaves of the Colborne Building;

it being noted that the Colborne Building is being preserved in-situ and is appropriately setback from new buildings on the property;

it being further noted that a verbal delegation from E. van der Maarel, A+LiNK Architecture Inc., 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 under Section 42 of the *Ontario Heritage Act* to add a rear dormer to the building located at 104 Wharncliffe Road North, within the Blackfriars-Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation from L. Dent, Heritage Planner appended to the 8th Report of the London Advisory Committee on Heritage, with respect to this matter, was received;

d) the property located at 1903 Avalon Street BE ADDED to the Inventory of Heritage Resources (the Register) based on the Statement of Significance appended to the 8th Report of the London Advisory Committee on Heritage;

it being noted that the Stewardship Sub-Committee report from its meeting held on June 27, 2018, was received;

e) M. Knieriem, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusions of the Heritage Impact Statement for the properties located at 745 and 747 Waterloo Street but the LACH is not opposed to the proposed zoning amendment;

it being noted that the Notice of Planning Application, dated July 4, 2018, from M. Knieriem, Planner II, with respect to this matter, was received; and,

f) clauses 1.1, 2.3, 3.1 to 3.8, 5.1, 6.1, 6.2 and 6.4 BE RECEIVED.

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

Moved by: T. Park

Seconded by: M. Cassidy

Motion to move Item 5.1 to after Item 3.1

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

Absent: (1): Mayor M. Brown

**Motion Passed (5 to 0)**

## **6. Adjournment**

The meeting adjourned at 9:07 PM.