

Planning and Environment Committee

Report

14th Meeting of the Planning and Environment Committee
September 10, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park
ABSENT: Mayor M. Brown
ALSO PRESENT: Councillor M. van Holst, G. Barrett, A. Beaton, M. Corby, M. Elmadoon, M. Feldberg, J.M. Fleming, K. Gonyou, P. Kokkoros, G. Kotsifas, H. Lysynski, A. Macpherson, H. McNeely, L. Mottram, B. O'Hagan, N. Pasato, M. Pease, L. Pompili, M. Ribera, S. Rowland, A. Salton, C. Saunders, J-A. Spence, C. Smith, J. Smolarek, M. Sundercock, M. Tomazincic, R. Turk 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 3.2 of this Report, having to do with the properties located at 147-149 Wellington Street and 253-257 Grey Street, by indicating that her family owns property in the area.

2. Consent

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

That Items 2.1 to 2.4, inclusive and 2.6 to 2.9, inclusive, BE APPROVED.

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

2.1 List of Approved Tree Species

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

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated September 10, 2018 entitled "List of Approved Tree Species PEC Deferred Matter #2" BE RECEIVED for information. (2018-E04)

Motion Passed

2.2 Passage of Heritage Designating By-law for 660 Sunningdale Road East

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

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 September 10, 2018, to designate the property

located at 660 Sunningdale Road East, to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on September 18, 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

2.3 Passage of Heritage Designating By-law for 2096 Wonderland Road North

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

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 September 10, 2018, to designate the property located at 2096 Wonderland Road North, to be of cultural heritage value or interest BE INTRODUCED at the Municipal Council meeting to be held on September 18, 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

2.4 Application - 1245 Michael Street (Blocks 1-5, Plan 33M-745) (P-8858)

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

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Wastell Builders (London) Inc., to exempt lands from Part Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated September 10, 2018 BE INTRODUCED at a future Municipal Council meeting, to exempt Blocks 1-5, Plan 33M-745 from the Part Lot Control provisions of subsection 50(5) of the said Act, for a period not to exceed three (3) years; it being noted that the Applicant has requested that three separate exemption by-laws/reference plans for approval be brought forward to future meetings of the Planning and Environment Committee and Council;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control By-law for Blocks 1-5, Plan 33M-745 as noted in clause a) above:
 - i) the Applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - ii) the Applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

- iii) the Applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
- iv) the Applicant submit to the City for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
- v) the Applicant shall enter into any amending subdivision agreement with the City, if necessary;
- vi) the Applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- vii) the Applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited;
- viii) the Applicant shall obtain approval from Development Services for each reference plan to be registered prior to the reference plan being registered in the land registry office;
- ix) the Applicant shall submit to the City confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office; and,
- x) the site plan and development agreement be registered prior to passage of the exemption from part lot control by-law; and,
- c) the Applicant BE ADVISED that the cost of registration of this by-law is to be borne by the applicant in accordance with City policy. (2018-D09)

Motion Passed

2.6 City Services Reserve Fund Claimable Works for the SS15A Southwest Area Trunk Sewer

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

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the subdivision agreement between The Corporation of the City of London and Colonel Talbot Developments Inc. (Auburn Developments), for construction of the SS15A Southwest Area Trunk Sewer within the Hunt Lands Subdivision:

- a) the revised Special Provisions contained in the Subdivision Agreement for construction of the SS15A Southwest Area Trunk Sewer within the Hunt Lands Subdivision (39T-12503) outlined in Section 2.0 of the staff report dated September 10, 2018, BE APPROVED;
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated September 10, 2018 as Appendix "A". (2018-F01)

Motion Passed

2.7 Application - 1835 Shore Road (H-8890)

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

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 1835 Shore Road, the proposed by-law appended to the staff report dated September 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on September 18, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6 Special Provision (h•h-206•R5-6(10)/R6-5(42)) Zone TO a Residential R5/R6 Special Provision (R5-6(10)/R6-5(42)) Zone to remove the h and h-206 holding provisions. (2018-D09)

Motion Passed

2.8 Application - 3105 Bostwick Road - Talbot Village Subdivision - Phase 6

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

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 Topping Family Farm Inc. for the subdivision of lands over Part of Lot 76, East of the North Branch of the Talbot Road, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the north side of the Pack Road, east of Settlement Trail, and south of Old Garrison Boulevard, municipally known as 3105 Bostwick Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Topping Family Farm Inc., for the Talbot Village Subdivision, Phase 6 (39T-14506) appended to the staff report dated September 10, 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 September 10, 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 September 10, 2018 as Appendix "C";
- 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-D09)

Motion Passed

2.9 Building Division Monthly Report for July 2018

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

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

Motion Passed

2.5 Application - 89 York Street (H-8861)

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

That, consideration of the application by Endri Poletti Architect Inc., relating to the request to remove the h-1 and h--3 holding provisions on the property located at 89 York Street, BE POSTPONED to a future Planning and Environment Committee meeting. (2018-D09)

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Public Participation Meeting - Swimming Pool Fence By-law Amendments - City Initiated

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

That on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the proposed by-law appended to the staff report dated September 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on September 18, 2018 to amend By-law No. PS-5, as amended, entitled "Swimming Pool Fence By-law" in order to amend fee Schedule "A" relating to pool fence application permits; it being noted the last swimming pool fence fee increase took place in 1997;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2018-F21)

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: J. Helmer
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: (0): 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: (0): Mayor M. Brown

Motion Passed (5 to 0)

3.2 Public Participation Meeting - 147-149 Wellington Street - 253 and 257 Grey Street (Z-8905)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, the following actions be taken with respect to the application of JAM Properties Inc., relating to the properties located at 147-149 Wellington Street and 253-257 Grey Street:

a) the comments received from the public during the public engagement process appended to the staff report dated September 10, 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*; and,

c) the Civic Administration BE REQUESTED to include, as part of any recommended bonus zoning, the provision of a portion of the total units of the proposed building as affordable housing units;

it being noted that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation to be presented at a future public participation meeting;

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

Absent: (0): T. Park, and Mayor M. Brown

Motion Passed (4 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

Recuse: (1): T. Park

Absent: (0): Mayor M. Brown

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

Absent: (0): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - 1196 Sunningdale Road West - Zoning By-law Amendment (Z-8916)

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

That, on the recommendation of the Senior Planner, Development Services, based on the application by Landea Developments Inc., relating to the property located at 1196 Sunningdale Road West, the proposed by-law appended to the staff report dated September 10, 2018 BE INTRODUCED at the Municipal Council meeting on September 18, 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 (h*h-100*R1-4) Zone and a Holding Residential R1 (h-h*-100*R1-13) Zone TO a Holding Residential R1 Special Provision (h-h-100*R1-4 ()) Zone, Holding Residential R1 Special Provision (h-h-100*R1-4 ()) Zone, Holding Residential R1 Special Provision (h-h-100*R1-4 ()) Zone and a Holding Residential R1 Special Provision (h-h-100*R1-13 ()) 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. (2018-D09)

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

Absent: (0): 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: (4): S. Turner, A. Hopkins, M. Cassidy, and J. Helmer

Absent: (0): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

3.4 Public Participation Meeting - 3493 Colonel Talbot Road (Z-8922)

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

That, on the recommendation of the Manager, Development Planning, based on the application by the 2219008 Ontario Ltd., c/o MHBC Planning Ltd., relating to the properties located at 3493 Colonel Talbot Road, 3418 to 3538 Silverleaf Chase, 3428 to 3556 Grand Oak Cross, 7392 to 7578 Silver Creek Crescent and 7325 to 7375 Silver Creek Circle, the proposed by-law appended to the staff report dated September 10, 2018 BE INTRODUCED at the Municipal Council meeting September 18, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), FROM a Residential R1 Special Provision (R1-8(5)) Zone and a Holding Residential R1 Special Provision (h*h-100*R1-8(5)) TO a Residential R1 Special Provision (R1-8(_)) Zone and a Holding Residential R1 Special Provision (h*h-100*R1-8(_)) Zone, to permit a minimum front/exterior side yard depth of 4.5 metres for main buildings fronting a local street or secondary collector while maintaining the existing garage setback regulations, a minimum interior side yard depth of 1.2 metres; except that where no private garage is attached to the dwelling, one yard shall be 3.0 metres, a minimum rear yard depth of 7.0 metres, 35% minimum landscaped open space, and 40% maximum lot coverage;

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-D09)

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: T. Park
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: (0): Mayor M. Brown

Motion Passed (5 to 0)

Moved by: T. Park
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: (0): Mayor M. Brown

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Application for Draft Plan of Vacant Land Condominium Zoning By-law Amendment - 459 Hale Street (39-CD-18503/Z-8886)

Moved by: J. Helmer
Seconded by: T. Park

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Artisan Homes Inc., relating to the lands located at 459 Hale Street:

- a) the proposed by-law appended to the staff report dated September 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on September 18, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Residential R1 (R1-5) Zone TO a Residential R6 Special Provision (R6-2()) Zone, to permit cluster housing in the form of single detached dwellings with a special provision to permit a minimum lot frontage of 8.0 metres and maximum density of 22 units per hectare; and,
- b) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 459 Hale Street:
 - i) the provision of enhanced landscaping along the side and rear yards, in particular, the use of larger trees that would provide more of a buffer between the existing residential homes and the new homes;
 - ii) the loss of privacy;
 - iii) the close proximity of the proposed condominiums to the existing neighbours;
 - iv) the loss of existing wildlife;
 - v) the increase in noise;
 - vi) the loss of view;
 - vii) the need to relocate recreational equipment in backyards;
 - viii) water run-off concerns;
 - ix) the proposed dwellings are out of character with the existing neighbourhood;
 - x) garbage collection;

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: (0): Mayor M. Brown

Motion Passed (5 to 0)

Additional Votes:

Moved by: T. Park

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: (0): Mayor M. Brown

Motion Passed (5 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 T. Park

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

4. Items for Direction

4.1 9th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: M. Cassidy

Seconded by: T. Park

That the following action be taken with respect to the 9th report of the Environmental and Ecological Planning Advisory Committee from its meeting held on August 16, 2018:

a) C. Smith, Senior Planner, BE ADVISED of the following comments with respect to the application by Sifton Properties Limited, relating to the property located at 1877 Sandy Somerville Lane:

i) the block be fenced with no gates;

ii) signage be posted, with a positive message, advising why the area is environmentally significant; and,

iii) a trail map be included on the above-noted signage;

b) K. Oudekerk, Environmental Services Engineer, BE ADVISED that S. Hall, S. Levin and R. Trudeau, are the Environmental and Ecological Planning Advisory Committee (EEPAC) representatives on the draft Project File for the East London Sanitary Servicing Study; it being noted that the EEPAC reviewed and received a communication dated August 2, 2018, from K. Oudekerk, with respect to this matter;

c) the Working Group comments appended to the 9th Report of the Environmental and Ecological Planning Advisory Committee, with respect to the Environmental Impact Statement and exp Hydrogeology report relating to the W3 Farms/York Developments application, relating to the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road BE FORWARDED to N. Pasato, Senior Planner, for consideration; and,

d) clauses 1.1, 2.1, 2.2, 3.1, 3.3, 6.1 and 6.3 BE RECEIVED.

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

4.2 The City of London Boulevard Tree Protection By-law - Amendments

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner and the Managing Director, Environmental & Engineering Services and City Engineer, the following actions be taken in regards to The City of London Boulevard Tree Protection By-law:

a) the staff report dated September 10, 2018 entitled "The City of London Boulevard Tree Protection By-law - Amendments" BE RECEIVED for information;

b) the proposed By-law BE REFERRED to the Trees & Forest Advisory Committee for review and comment; and,

c) the proposed By-law BE REFERRED to a public participation meeting to be held by the Planning and Environment Committee in Q1 2019 for the purpose of seeking public input and comments on the proposed By-law. (2018-E04)

Yeas: (4): S. Turner, A. Hopkins, M. Cassidy, and T. Park

Nays: (1): J. Helmer

Absent: (0): Mayor M. Brown

Motion Passed (4 to 1)

4.3 Reinstatement of Demolition Control By-law

Moved by: J. Helmer

Seconded by: A. Hopkins

That the communication dated August 21, 2018, from J. Grainger, President, London Region Branch, Architectural Conservancy of Ontario, with respect to their request to reinstate the Demolition Control By-law BE REFERRED to the Managing Director, Development and Compliance Services & Chief Building Official to respond directly to Ms. Grainger. (2018-P10D)

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

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

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

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

Absent: (0): Mayor M. Brown

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 6:32 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 147 – 149 Wellington Street and 253 - 257 Grey Street (Z-8905)

- Maria Gitta, 117 Clarence Street – believing that this is too massive of a project and she has noticed especially being more familiar with South London and Old South London, there almost seems to be a disrespect for what exists and this need to intensify to such an extent that it makes the quality of living for people around very unpleasant; indicating that she could see maybe eight to ten storeys on this project; expressing displeasure with bonus zoning; wondering what bonus zoning means; is that an excuse to have a one-time exception to this kind of project because then it falls back into we have planning issues that the City runs and then they get exceptional one-time excuses that they do not have to follow that and if there is going to be Bus Rapid Transit along that route, why do there need to be two layers of underground parking when everybody should be hopping on public transit and that could reduce the levels of the building right there; noticing that, in the comments from the past, not that there were many, statements like meets the needs to balance the neighbourhood, that is totally meaningless, that means absolutely nothing; expressing that she is not sure how you would give weight to something like that as this process continues; reiterating that it is too much, it is too big.
- Harry Froussios, Zelinka Priamo Ltd., on behalf of the applicant – see attached presentation.
- David Yuhasz, Zedd Architects - see attached presentation.
- *(Councillor A. Hopkins enquiring about the number of underground and above-ground parking spaces.);* Mr. H. Froussios, Zelinka Priamo Ltd., responding that there will be two hundred total parking spaces, one hundred sixty-two of them will be underground and thirty eight will be surface parking for accessible needs, visitors and commercial requirements as well.
- *(Councillor J. Helmer enquiring, if the ground floor units were not residential and were commercial instead, what is the commercial square footage that would be available at the ground level, roughly.);* Mr. H. Froussios, Zelinka Priamo Ltd., responding that the residential units will be of a certain size and the commercial could be expanded depending on the needs of the individual tenants; noting that it is approximately four thousand square feet for a single unit; *(Councillor Helmer enquiring, for that kind of square footage, is the agent for the applicant thinking that if there were requirements around parking for the commercial space that the surface parking would be able to accommodate all of that.);* Mr. H. Froussios, Zelinka Priamo Ltd., responding that he thinks it would accommodate some of that but at the same time they are going to look at maybe, if necessary, a reduced rate to take advantage of the fact that it is on a Bus Rapid Transit line as well.
- Resident – enquiring how long it takes to design one of these buildings, on average. *(Councillor S. Turner indicating that the Committee will collect all of the questions and respond to them at the closing of the public participation meeting.)*
- Sam Trosow, Broughdale area – asking that the Planning and Environment Committee not characterize any objections he makes to this as NIMBYism because it is not; advising that he has no objection with intensification; understanding that this is an underutilized site; understanding that it is the policy of the City to build inside the core and up; noting that he does not have a problem with any of that; thinking that this is a good site to be intensified especially since it is a parking lot; however, his problem, and what he has spent all of his time on today, is the question of the bonusing because he thinks that if you are going to engage in bonusing, you have to understand what the base is; stating that the allowable density now is two hundred fifty units per hectare and they are asking for five hundred ninety-three; indicating that is a big bonus, that is not just a little fifteen percent tip that you are getting on the side; that is a big bonus; advising that the current allowable height is twelve metres, they are asking for sixty-three; reiterating that is a big bonus; indicating that the question is not whether there should be a big development here, that is fine, but the question is that if you are going to engage in the practice of bonusing, what are you getting for it and if you do not get something that is a public benefit, a community oriented, a community facing public benefit, you are really frustrating the purpose of the density bonus provisions; thinking

that we have to look very carefully at what you are getting; stating that all he has to go on, so far, is the Planning Justification Report, and what you are getting is really nothing because the only things that are mentioned as enhancements in the Planning Justification Report, on pages 17, 18 and 19, are underground parking to the rear and high quality design; indicating that you give someone bonusing for a high quality design, they are going to say that otherwise they are going to do poor quality design, a mix of building materials, an entrance near the intersection; oh, great, there is going to be an entrance near the intersection; pointing out that these are not public benefits that qualify as things that you should be giving huge, massive bonusing for; balconies on all sides of the building, yes, if they want to market these units and he presumes that they are going to at least be at market rate, yes, a balcony will help them sell units but that is not a public benefit for the purposes of bonusing; what are some examples of things that would be public benefits for purposes of bonusing, well, even before you have your Inclusionary Zoning by-law done, you could ask for a set aside of some number of affordable units, yes you can, you can do that under bonusing and you are not under any legal obligation to give the bonus; you set the terms, you go to the negotiating table with some reasonable demands; stating that everybody is in favour of affordable housing, put some in this site; there are some other things you can do, the report that he read said nothing about bicycle storage, nothing and the number of accessible parking spaces, he thinks they said five; noting that is pretty small; what is the setback they are asking for in the front, oh, right, it is a round number, it is zero; indicating that is not reasonable; you need to have a drive-through area on the first floor, make it cantilevered if they want so they are only losing two or three floors but if you think it is a good idea to put up a big apartment building without any type of a drive-through in the front for pizza trucks and FedEx deliveries and what have you, look at the Luxe on Richmond Street, that is what is going to happen; advising that this is a transportation corridor, the very fact that this is a transportation corridor is why you have to create a little bit more space in front; zero setback, really, you should be asking them to dedicate some space in front so that the public is not squeezed, you should be asking for some type of bicycle storage, you should be asking for some better accessibility, you should be thinking about what the traffic situation is going to be and you have not done that, not yet; you can take this back but he has seen some of the bonusing arrangements that you come back with and he has seen too many situations which the developers have been given huge bonuses for using nice materials; indicating that you have got to do better than that; advising that is what he wanted to say; reiterating that he is not against the project but he thinks that if you give this away, the massive bonusing that they are getting, without getting something substantial, public benefit bonusing, in return, you are setting a very bad precedent.

- Fabian Haller, area resident – advising that she has been living in the area with her family for about twenty-five years now; expressing appreciation to Mr. S. Trosow for having some very good points; indicating that she and her family are extremely excited about this development; pointing out that they attended the June meeting and were very pleased with the design that they saw; thinking that there has been a lot of improvement; expressing that what gets them really excited, having lived in the neighbourhood and recently having purchased another property in SoHo is the potential that is happening; they are excited; noting that they have three young adult children that have spent time in Toronto going to school and when she showed them the plan of this they were excited, it is so great to see young people excited about what is happening in London and considering that this is something that they might want to live in one day; advising that she does not have any questions or demands but she wanted to make sure that their voices are heard, that they really enjoyed seeing the proposal and they really hope that it will happen for them and for those younger people that we are all trying to retain in this city.

Public Meeting – Planning and Environment Committee



JAM Properties Inc.

Proposed Apartment Building – 147-149 Wellington Street and 253-257 Grey Street

September 10, 2018



The Developer – JAM Properties Inc.

- JAM Properties Inc. is a development group consisting of local individuals with strong ties to the SoHo Community.

Consultation – City Staff & Public

- Extensive meetings with City Staff prior and following formal ZBA submission to discuss proposal and design of building; several concepts prepared resulting in different design and reduced density from original application;
- Public Open House held on June 26, 2018; well attended by members of the Community;
- Current design is a product of ongoing discussions with City Staff, agencies and members of the public; achieves a very good balance between all policy directions, comments, and client objectives.



Proposed Development

- Design of building has been updated since the preparation of the Staff Report, in response to comments from Staff, UDPRP, and the public;
- 18 storey apartment building, consisting of a 4 storey podium along Wellington Street, and 4 storey podium along Grey Street;
- 240 residential units (545 uph);
- Ground floor units designed to accommodate commercial and residential uses;
- 200 parking spaces (162 underground spaces; 38 surface spaces); surface parking and ramp to underground parking not visible from Wellington and Grey Streets;
- Rooftop terraces proposed on multiple floors; extensive landscaping proposed along street frontages.



Benefits of Proposed Development

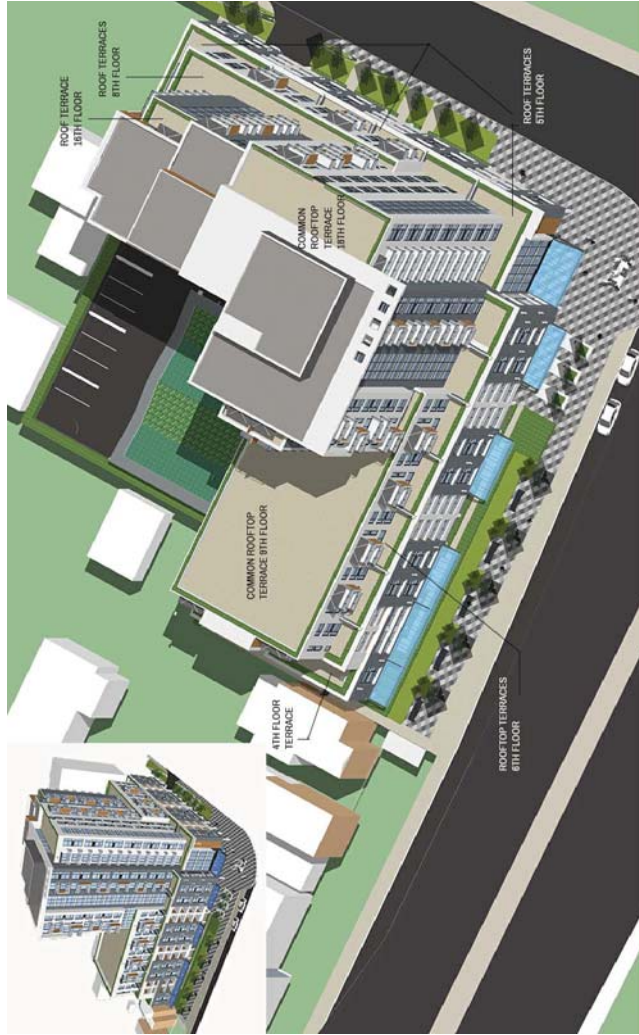
- The proposed development represents a significant redevelopment within the SoHo Community and provides enhancement of the immediate streetscape; potential to be a catalyst for additional development within the SoHo Community and along the Wellington Street corridor.
- Provides a desired and preferred form of housing with modern facilities designed to high architectural standards that will contain a range of amenities typical of contemporary apartment buildings.
- The majority of parking facilities are contained within underground parking, and are carefully designed to be out of view from the public realm thereby eliminating the visual impact of the parking facilities;
- The proposed development is located proximate to a wide range of services, amenities, commercial establishments, and will make extensive use of existing and planned public transit, including the future planned BRT line;



Benefits of Proposed Development

- Proposed design has had regard for, and respects, the character of existing buildings in the area.
- The scale and built form of the proposed development is in keeping with other existing and recently approved high-density residential apartment buildings in the area.
- The ground floor of the building is designed to be interchangeable between commercial and residential uses, as market conditions warrant.
- Bonusable features attributable to the proposed development will provide an overall benefit to the Community.
- Proposed development is consistent with PPS policies regarding intensification, efficient use of existing infrastructure, and promotion of the use of transit.
- Rezoning application is consistent with the policies of the current, in-effect (1989) Official Plan; and is a great example of the type of development that is envisioned by the London Plan for properties along the intensification corridors.





32+ BUILDING CORNERS | 12 ROOFTOPS + TERRACES | 4 FACADE PLANAR SETBACKS

17-019 ONE FORTY SEVEN

Jain Properties Inc.

ISOMETRIC

SEP 05, 2018

A-007



WELLINGTON STREET ELEVATION

- MIXED BRICK - DARK
- RIBBED CONCRETE PROFILE - ORANGE TINT
- GLASS GUARD
- SAND TEXTURED CONCRETE FINISH
- RIBBED CONCRETE PROFILE - ORANGE TINT

- DECORATIVE METAL CANOPY

- SAND TEXTURED CONCRETE FINISH
- MIXED BRICK - DARK
- RIBBED CONCRETE PROFILE - ORANGE TINT
- SPANDREL PANEL - DARK WITH WHITE FEATURE - DARK MULLIONS
- GLAZING SYSTEM - DARK MULLIONS
- GLASS GUARD
- OFF-WHITE MANSURRY CAP
- MIXED BRICK - DARK
- EXTERIOR LIGHT FIXTURE - UP/DOWN SCIENCE
- POWDER COATED BLACK STEEL CANOPY FRAME

17-019 ONE FORTY SEVEN

Jain Properties Inc.

WELLINGTON ELEVATION

AUG 27, 2018

A-004



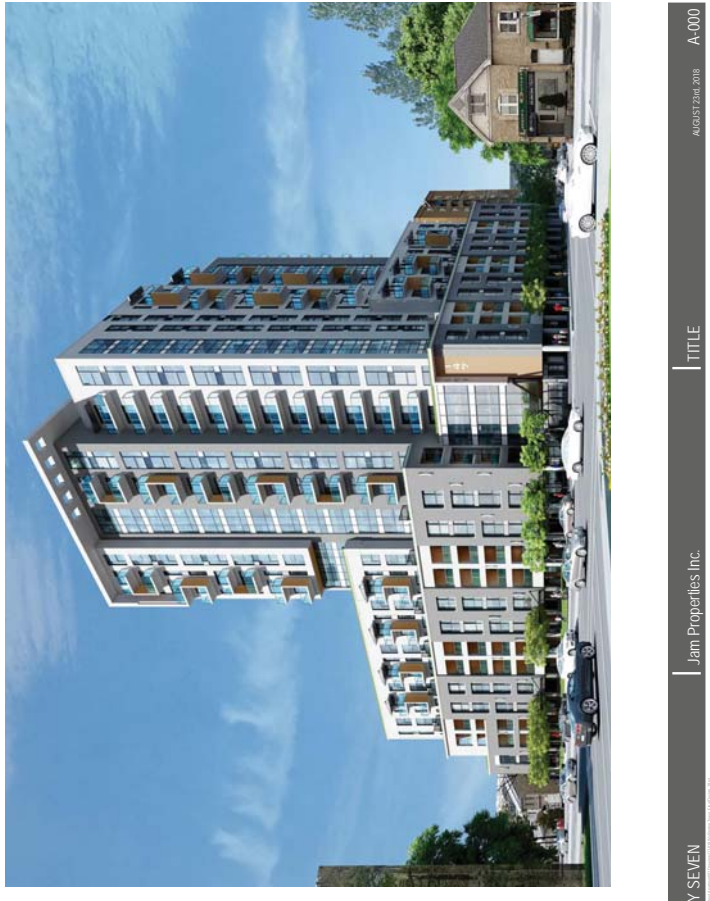
17-019 ONE FORTY SEVEN

Jain Properties Inc.

GREY ELEVATION

AUGUST 23RD 2018

A-005



17-019

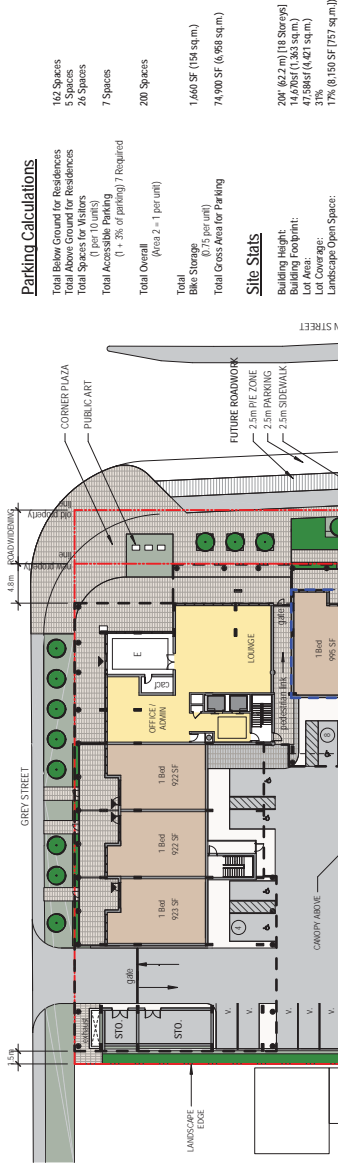
ONE FORTY SEVEN

Jain Properties Inc.

TITLE

AUGUST 23RD 2018

A-000



Parking Calculations

Total Below Ground for Residences
 Total Above Ground for Residences
 Total Spaces for Visitors
 Total Area (1 per 10 units)
 (1 = 26% of parking) / Required

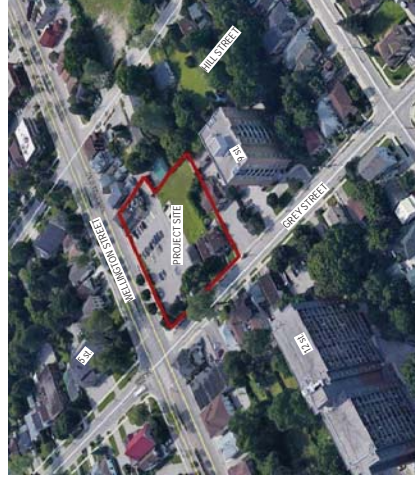
Total Overall (Area 2 - 1 per unit)
 Total
 Bike Storage (87.5 per unit)
 Total Gross Area for Parking

Site Stats

Building Height:
 Lot Area:
 Lot Coverage:
 Landscape Open Space:

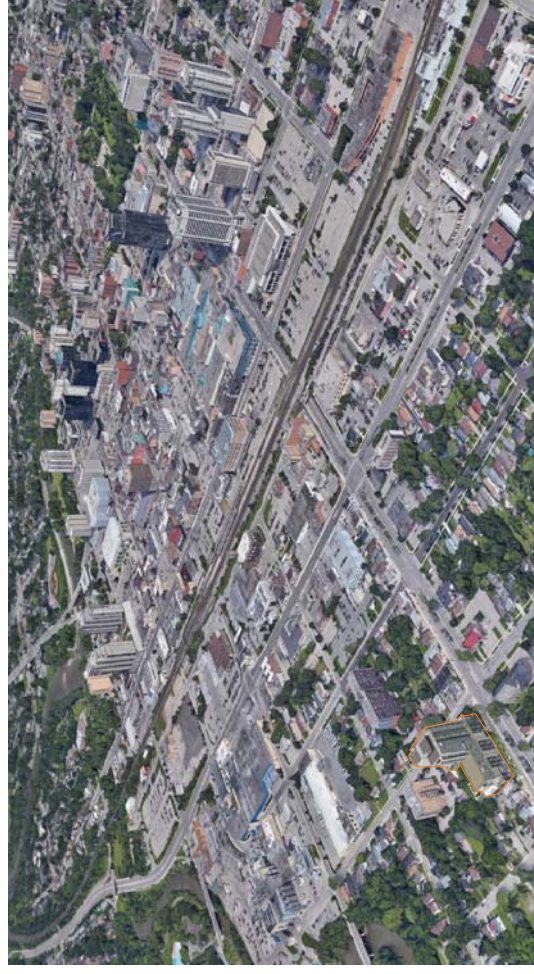
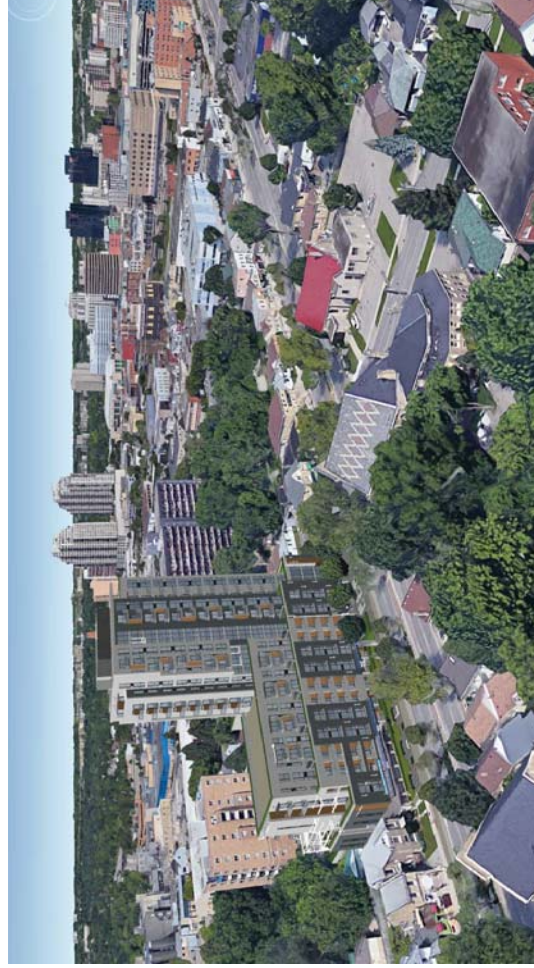
162 Spaces
 5 Spaces
 26 Spaces
 7 Spaces
 200 Spaces
 1,660 SF (154 sq.m)
 74,900 SF (6,958 sq.m)

205' (62.2 m) (18 Stories)
 14,076 SF (1,303 sq.m)
 47,884 SF (4,421 sq.m)
 33%
 17% (8,150 SF / 757 sq.m)

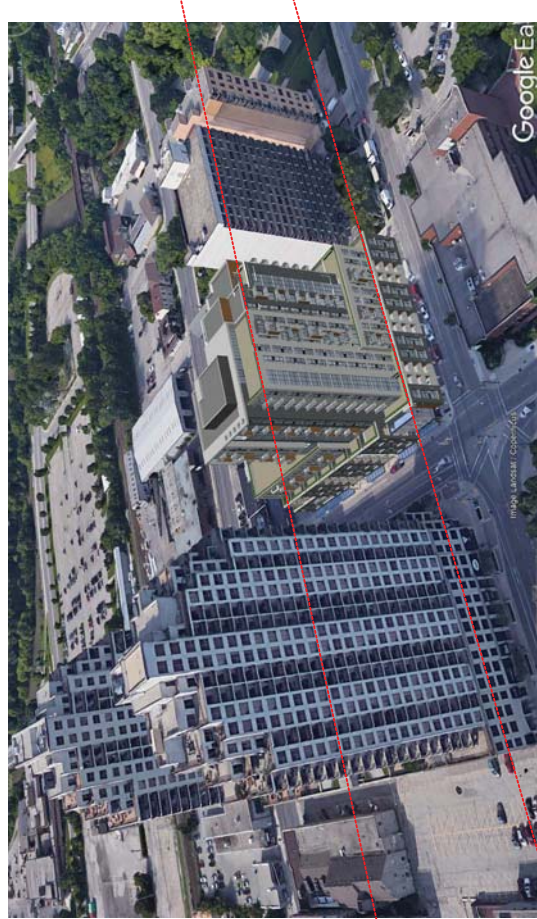


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PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 1196 Sunningdale Road West (Z-8916)

- Casey Kulchyki, Zelinka Priamo Ltd. – indicating that they have reviewed the staff report; expressing agreement with the staff recommendation.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 3493 Colonel Talbot Road
(Z-8922)

- Scott Allen, MHBC Planning – expressing agreement with the staff recommendation; thanking staff for their attention to this application.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 459 Hale Street (39CD-18503/Z-8886)

- *(Councillor T. Park enquiring about the current R1-5, what are the units per hectare on it currently.);* Mr. L. Mottram, Senior Planner, responding that there is a density in the R1-5 Zone, it is expressed in terms of lot area and lot frontage; a minimum lot area for a lot in that zone is 415 square metres and a minimum lot frontage is 12 metres.
- *(Councillor J. Helmer indicating that Mr. L. Mottram, Senior Planner, touched on this during the presentation, but wondering if he can repeat it in terms of the side yard and rear yard setbacks, what is contemplated with what they see here in the concept.);* Mr. L. Mottram, Senior Planner, responding that this concept plan would provide for a 6 metre rear yard setback and that would be along the westerly rear yards of the four dwelling units as well as the southerly rear yards of the other two dwelling units south of the common access driveway; the side yards are a minimum of 3 metres and that is set by the zone standards of the requested R6-2 Zoning.
- Laverne Kirkness, Kirkness Consulting, on behalf of the applicant – indicating that Artisan Homes has been building homes in this city since 1985 and are well reputed; advising that he has three areas to cover, one is that he would like to thank Development Services and Larry Mottram for their supporting report for the six unit detached vacant land condominiums; expressing agreement with the staff report; asking that the Planning and Environment Committee support it and put it in front of the Municipal Council for their adoption; indicating that there are reports that they prepared to make a complete application such as the Final Proposal Report which is the planning justification, the Neighbourhood Character and Compatibility Report, a Tree Inventory and Preservation Report and a number of Engineering briefs and memos that helped to make this application complete and thorough and he thinks the City staff have acknowledged that; advising that Artisan wants him to convey to the Planning and Environment Committee that they are concerned, even about the thirteen letters that were received that have expressed concerns; noting that there were approximately one hundred thirty letters that went out and to have thirteen letters come back for an infill proposal is, in his view, relatively not many; stating that is not to minimize the concerns but it is to put some kind of quantitative aspect, there is no major petition here or something to oppose it but there are concerns and Artisan said let us deal with those; the key word is compatibility of course with infill, how to be sensitive to the abutting neighbours; noting that these six slides try to demonstrate further than what already Mr. L. Mottram explained in page 180 and 181 of his report about how he is responding to the neighbourhood concerns; noting that he will go through these quickly, they are pictures and they take you around the perimeter of the site visually and show what it looks like and what they would do in addition; showing an orientation plan that the Planning and Environment Committee has already seen, you can see the six units, these are lots but in the condominium world we call them units and upon each one we put a dwelling unit and then as you can see on the upside, you can see 465, 461, 459, 457 and 455 Hale Street, those are the four properties abutting the north, east and south sides and then there are three properties, 81 through 85 Heather Crescent on the west side and in addition to this already internalized site design they have front yards facing front yards and not into people's rear yards that exist is a major step in what they think is compatible; advising that they already have aspects of built-in interface that help to deal with compatibility; in addition to the zoning, site plan approval will require supplemental planning and they will have to talk to that neighbour as to whether or not they would also build a privacy fence or simply use that one but you can see that there is already something there; noting that there is a three metre side yard; pointing out that they do not wish to disturb the vegetation abutting 81 Heather Crescent; however, with these infill developments they have to make a point to talk to the neighbour about what would they see fitting; do they want to leave that alone or do they just want a privacy fence which Artisan is prepared to build with supplemental planting on Artisan's side or their side; starting off with something pretty decent; talking to the three neighbours along Heather Crescent to see what they feel in terms of compatibility. See attached presentation.
- *(Councillor A. Hopkins enquiring about how many bedrooms the units will have.);* Mr. J. Knoester, Artisan Homes, responding that what they intended to do here was, this area does not have any new single family homes available and what they were looking at was

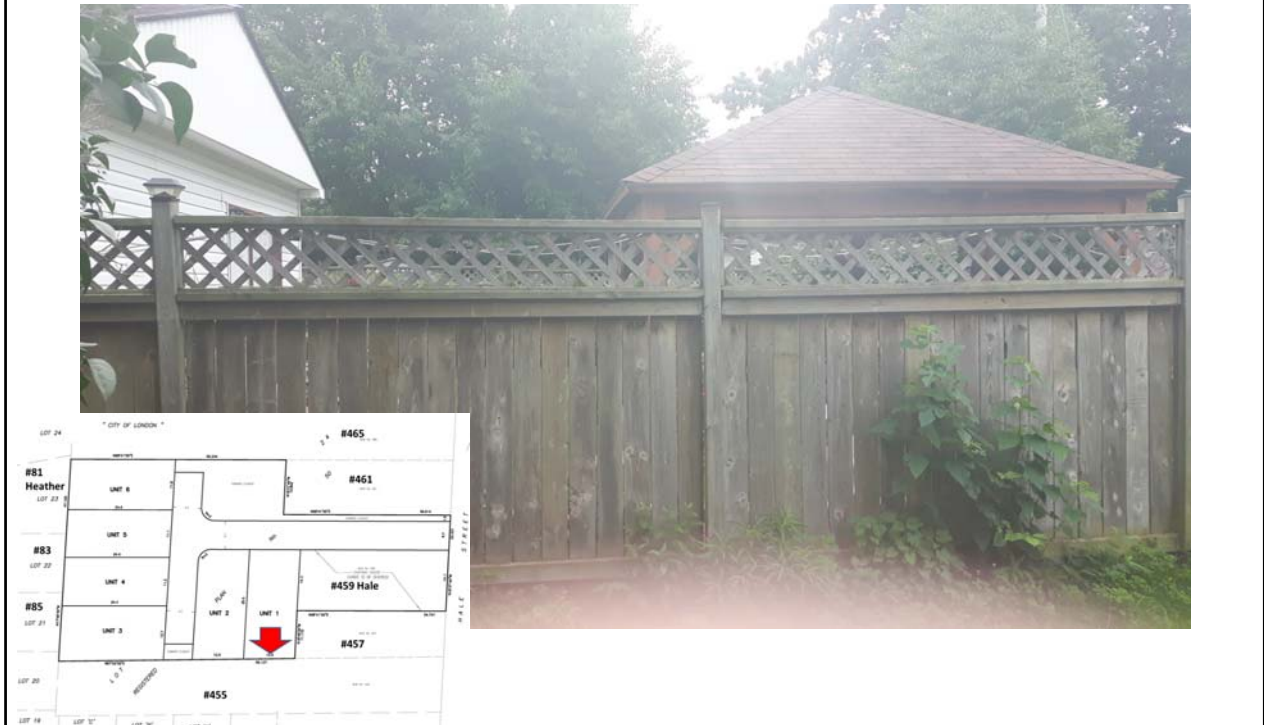
to build three bedrooms with possibly finished basements in here; the houses will be around 1,500 square feet on two levels with the potential to develop another 500 square feet in the lower level; they will all come with two car garages, all be brick, all be sided with the highest quality material they can use; advising that there is a lack of affordability with new houses as the price of land, the price of construction has gotten so high that when you throw out a number like \$400,000 people go, well it is impossible to find something new with a two car garage for that and that is what these will do, these will be in that price range so they will not be a detriment to that neighbourhood, they will increase the value of whatever is going on in that neighbourhood; the other thing is, they were talking about the idea of the existing house and what they did was to leave the existing house, they could have taken it out and incorporated it and wound up with the frontage they needed but this suited the neighbourhood better; as a matter of fact, if you drive by 459 Hale Street, except for the sign that says that there is a rezoning application, you cannot even tell the property is back there and how he knows that is because if people knew that, they would have fifty other developers trying to develop in the last five years; reiterating that you can drive past this site 100 times and never know or even see it; when the houses are in there, the houses that sit, 1 and 2, will be sitting behind the existing two houses and the other ones will be way at the back, you will have very much difficulty seeing them but they are really good quality houses, reasonably priced in a neighbourhood where you cannot find new houses; *(Councillor Turner interrupting and indicating that the Councillor had asked how many bedrooms.)*

- Darrell Laraway, 465 Hale Street – indicating that he does not want to see this happen; advising that is it going to create more noise and there is already a lot of noise on Hale Street because of the roundabout and he is sick of that; expressing concerns about the storm, where are they going to put the water; it is going to go right against one of his trees, he has a great big maple tree there, he has a big swimming pool and he thinks it is going to do something to it; advising that they have birds of prey in the backyard that feed all the time and it is going to do something to them; they are going to have to remove the groundhogs on the property; reiterating that he does not want to see it; advising that he is ready to retire, he has been in that house for twenty-five years and it is going to invade his privacy not only with the noise of building it, but the noise after, all the car doors, everything else, he does not want to see it happen.
- Resident, 455 Hale Street – indicating that there is going to be a wall spanning the entire length of his property; advising that never again will he see another sunset; noting that this weekend he looked out, saw the sun and a nice red sky and that is going to be gone, he will never ever see to the west of his property again as there is going to be a house with windows looking onto his yard and it has been said that there is no invasion of privacy but there is lots; any of his neighbours on Heather Crescent will no longer see the sunset; when he first heard the proposal, to say that he was a little more than angry is an understatement; these condos are going to make the whole area look terrible, this is out of place with the character of the neighbourhood; it will never blend in, it is an eye sore; advising that he did not put a lot of blood, sweat and tears into his place to have some stranger, who is never going to live there, destroy it all; to have someone come in and build a wall with windows just mere feet from where he eats and cooks; these condos are so close they can look out their windows and literally see what he has on his barbeque grill; stating that a 1.8 metre fence is not tall enough; indicating that he looked Google Earth from above these houses and he can see right where he sits; noting that he has a hot tub right there and you can see inside of it; indicating that they will see him in his hot tub and he is sure he will have to relocate it at his expense; advising that it is literally an intrusion of his privacy and most people will say oh well, it is not in my neighbourhood but it is in his neighbourhood and he is not happy about it; advising that not one person on this Council would want this in their backyards so why should they; stating that the developer had a tree assessment done to have some trees removed because there is something wrong with them; lies; believing the only thing wrong with these trees is that they are in his way; indicating that the builder, Artisan Homes, does not care about the impact on the community surrounding this lot, they only care about the impact on their wallets and this is evident by the sheer size squeezed into that area; in one of the renderings there is a picture of some kind of lush vegetation growing in his backyard blocking the view of the condo; another lie, this does not exist; *(Councillor Turner interrupting and stating that claiming the validity or falseness of a statement that speaks into somebody's character and he would ask that he refrains from that; he can certainly make comments to the merits of the proposal but please do not claim that something is a lie if you do not have something to back that up because that might get*

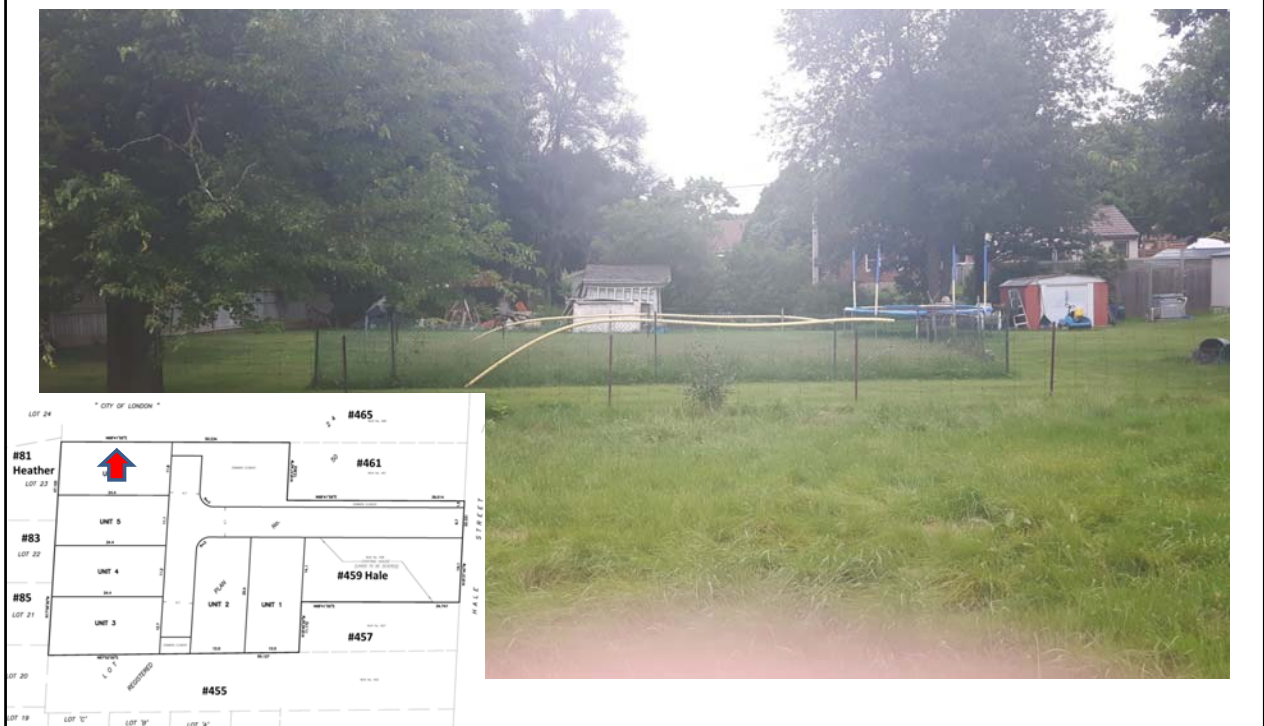
you into trouble.); indicating that there is a picture of it, a rendering; advising that the backyard of the property has only been cut once in the year that he has owned it and the only reason that lawn was cut was because of complaints from the neighbourhood; indicating that there have been complaints again and it is still not cut; he does not care about what is going on, about the property, he does not care about the people that live around it, he does not care about the neighbourhood that is there; all he cares about is building these homes and leaving, good bye, see you, have a nice day.

- Jared Townsend, Argyle Community Association – indicating that clearly there are a lot of people in their area that do not like it so he is going to have to go ahead and say that he does not want to see it either because you have this guy with the groundhogs, that guy with his privacy and it is just like they do not want it done so do not do it.
- Brian Tourout, 461 Hale Street – advising that they came out to the meeting to hear what the neighbours had to say; expressing concern with the garbage trucks and how the garbage is going to be taken care of; expressing concern with the height of the fence; advising that he does not believe that 1.8 metres is high enough, it is a little short for the neighbourhood; indicating that the neighbourhood has a lot of break-ins from people jumping fences and an easy access on the way through to Heather Place is probably an easier way for them to get through; expressing concern because he has seen in the past builders come in without thinking of the intent of the neighbours around it and he wanted to make sure that they keep in mind; seeing the pictures of the backyards, he does not have those trees in his backyard; for a staggered fence on a big, long driveway, everyone can see right down through his backyard and the privacy will be affected; hoping the builder would have discussed things more or maybe try to work with it a little bit more, he does not know but there are a few concerns and he would like to see a responsible decision made for this.

Looking south from rear of Unit (lot) 1 onto 455 Hale street showing existing fence and garage - shed.



Looking north from the Unit (lot) 6 adjacent to 465 Hale street – also 90 m deep. The house on lot 6 will be at least 100 ft. away from the house at 465 and well away from the pool area and garden and storage place.



The rear of Units (lot) 5/6 backing onto 81 Heather Crescent. Note vegetation and fencing



The rear view from lot 4/5 backing onto 83 Heather Crescent. Note the large concrete block workshop at neighbour's rear yard boundary.



Looking west from Unit (lot 3) and part of Unit (lot) 4 backing on to 85 Heather Crescent. Again, note trees at rear yard boundary



Closing Comments

- Policy framework focus is about INFILLING.
- COMPATIBILITY
 - Existing fencing and vegetation
 - Additional fencing and landscaping thru SPA
 - Setbacks are not being reduced
 - Density and Frontage are slightly reduced (10%) to preserve existing residence
 - 129 letters sent out – 13 replies in writing (10%)
 - 7 abutting land owners – 3 replied