

Planning and Environment Committee Report

15th Meeting of the Planning and Environment Committee
September 24, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer, T. Park, Mayor M. Brown
ALSO PRESENT: Councillor M. van Holst; I. Abushehada, A. Anderson, G. Barrett, M. Campbell, M. Corby, M. Elmadhoon, M. Feldberg, J.M. Fleming, M. Knieriem, P. Kokkoros, J. Logan, H. Lysynski, A. Macpherson, H. McNeely, D. O'Brien, B. O'Hagan, M. Pease, L. Pompilii, D. Popadic, M. Ribera, V. Santos, C. Saunders, J. Smolarek, 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 no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.7, inclusive, 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 9th Report of the Advisory Committee on the Environment

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

That the 9th Report of the Advisory Committee on the Environment from its meeting held on September 5, 2018 BE RECEIVED.

Motion Passed

2.2 Application - Creekview Subdivision - Request for a Three Year Extension of Draft Plan of Subdivision Approval (39T-05512)

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

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Landea North Development Inc. and Landea Developments Inc., for the property located at 995 Fanshawe Park Road West:

- a) the Approval Authority BE ADVISED that the Municipal Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Landea North Development Inc. and Landea Developments Inc., (File No. 39T-05512), prepared by Whitney Engineering Inc., certified by Jason Wilband (Drawing No. 2), which shows 20 low density residential blocks, two (2) multi-family blocks, one (1)

commercial block, two (2) stormwater management blocks and various reserve blocks served by one (1) new collector road and four (4) new local streets, SUBJECT TO the revised conditions contained in the attached Appendix “39T-05512”; and,

b) the applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information appended to the staff report dated September 24, 2018 as Schedule “B”. (2018-D09)

Motion Passed

2.3 Application - 982 Gainsborough Road (H-8908)

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

That, on the recommendation of the Senior Planner, Development Planning, based on the application by Highland Homes, relating to the property located at 982 Gainsborough Road, the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 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 Business District (h-11*h-17*BDC1/BDC2) Zone TO a Business District (BDC1/BDC2)) Zone to remove the h-11 and h-17 holding provisions. (2018-D09)

Motion Passed

2.4 Application - 1090, 1092 and 1096 Hamilton Road (H-8938)

Moved by: A. Hopkins
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 Italian Seniors Project, relating to the properties located at 1090, 1092 and 1096 Hamilton Road, the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R8 Special Provision (h-213•R8-4(41)) Zone TO a Residential R8 Special Provision (R8-4(41)) Zone to remove the h-213 holding provision. (2018-D09)

Motion Passed

2.5 Application - Part Lot Control -1245 Michael Street - Blocks 1 and 2 - 33M-745 (P-8858)

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

That, on the recommendation of the Senior Planner, Development Services, with respect to the application by Wastell Builders (London) Inc., the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to exempt Blocks 1 and 2, Registered Plan 33M-745, from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act*, for a period not exceeding three (3) years. (2018-D25)

Motion Passed

2.6 Amendment to By-law CP-1 – Expansion of Old East Village Business Improvement Area

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

That, on the recommendation of The Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and the Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated September 24, 2018, being a by-law to amend By-law CP-1 “A by-law to provide for the Improvement Area to be known as the Old East Village Business Improvement Area and to Establish a Board of Management Therefor” BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018, relating to the Old East Village Business Improvement Area request for expansion. (2018-D19)

Motion Passed

2.7 Designation of an Improvement Area Under Section 204 of The Municipal Act, 2001 - Hamilton Road Business Improvement Area

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated September 24, 2018, being “A by-law to designate an area as an improvement area and to establish the board of management for the purpose of managing the Hamilton Road Business Improvement Area” BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018, to designate the Hamilton Road Business Improvement Area in accordance with section 204 of the *Municipal Act, 2001*. (2018-D19)

Motion Passed

3. Scheduled Items

3.1 Delegation - VersaBank Incentives - 1979 Otter Place - Request to Extend Airport Area Community Improvement Plan (CIP) Tax Increment Grant

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

That the Managing Director, Planning and City Planner's report dated September 24, 2018 entitled "VersaBank 1979 Otter Place - Request to extend Airport Area Community Improvement Plan (CIP) Tax Increment Grant" and the communication dated September 20, 2018 from D.R. Taylor, President & CEO, VersaBank, withdrawing their request for delegation status BE RECEIVED. (2018-D19)

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 - Application - 1877 Sandy Somerville Lane - Request for Draft Plan of Subdivision Approval (39T-18503)

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

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the property located at 1877 Sandy Somerville Lane:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application by Sifton Properties, for draft plan of subdivision relating to the property located at 1877 Sandy Somerville Lane;

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-18503) as prepared by AGM Land Surveyors, certified by Jason Wilband, OLS, which shows one (1) residential block, SUBJECT TO the conditions contained in the attached Appendix "39T-18503";

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

Motion Passed (6 to 0)

Additional Votes:

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

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: M. Cassidy

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)

3.3 Public Participation Meeting - Application - 418 Oxford Street East (SPA18-061)

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

That, on the recommendation of the Manger, Development Planning, the following actions be taken with respect to the application by Jason King, relating to the property located at 418 Oxford Street East:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the conversion of a single detached dwelling to a converted dwelling with three units; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application;

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

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

- the proposed Site Plan is consistent with the Provincial Policy Statement, which encourages infill and intensification and the provision of a range of housing types, compact urban form and efficient use of existing infrastructure;
- the proposed Site Plan has regard to the use, intensity, and form in conformity with The London Plan, and will implement Key Direction 5 – Build a Mixed-Use Compact City given this proposal supports intensification, takes advantage of existing services and facilities, and reduces the need to grow outward.
- the proposed Site Plan is in conformity with the policies of the Multi-Family, Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate medium density form in accordance with the Official Plan policies; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (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: M. Cassidy

Seconded by: T. Park

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: T. Park

Seconded by: M. Cassidy

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 - Application - 3425 Emily Carr Lane (39T-16508/Z-8697)

Moved by: A. Hopkins

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 2178254 Ontario Limited, c/o DNL Group Inc., relating to the property located at 3425 Emily Carr Lane (1160 Wharncliffe Road South):

a) the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan and the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) and Urban Reserve (UR6) Zone TO a Holding Residential R4 Special Provision (h.*h-100*h-104*h-155*R4-4(2)) Zone, to permit street townhouse dwellings with a minimum lot area of 180 m2, and a special provision to permit a minimum lot frontage of 6.7 metres, a Holding Residential R5 (h.*h-100*h-104*h-155*R5-7) Zone, to permit cluster townhouse development and a Holding Residential R8 (h*h-100*h-104*h-198*R8-4) Zone, to permit apartments to a maximum height of 13 metres;

it being noted that the following holdings provision have also been applied:

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement and the provision of adequate securities.
- (h-100) holding provision - to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.
- (h-104) holding provision - to ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "h-105" symbol shall not be deleted until the report has been accepted to the satisfaction of the General Manager of Planning and Development and City Engineer.
- (h-155) holding provision - Purpose: The removal of the h-155 symbol shall not occur until such time as the Owner has entered into a development agreement with the City of London, to ensure that the development is consistent with and conforms to the guidelines and vision of OPA 541, Southwest Area Secondary Plan (SWAP).
- (h-198) holding provision - Purpose: To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan.

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application by 2178254 Ontario Limited, c/o DNL Group Inc., for draft plan of subdivision relating to the property located at 3425 Emily Carr Lane(1160 Wharncliffe Road South);

c) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the recommended plan of residential subdivision, which shows seven (7) medium density residential blocks and three (3) local public street SUBJECT TO the conditions contained in the attached Appendix "39T-16508"; and,

d) the applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information appended to the staff report dated September 24, 2018 as Schedule "B";

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 residential development is consistent with the Provincial Policy Statement;
- the draft plan conforms with the Neighbourhood designation policies of the City of London, as contained in The London Plan and Multi-Family, Medium Density designation of the Official Plan;
- the proposed road and lot pattern is integrated with a future subdivision to the north, and an existing residential subdivision to the east, with public road access provided by an extension of Lismer Way;
- the recommended zoning and conditions of draft approval will ensure that development of services occurs in an orderly manner; and,
- the recommended development represents good land use planning. (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: J. Helmer

Seconded by: A. Hopkins

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: A. Hopkins

Seconded by: M. Cassidy

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 - Application - 745-747 Waterloo Street (Z-8921)

Moved by: J. Helmer

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 of The Y Group Investments and Management Inc., relating to the property located at 745-747 Waterloo Street:

a) the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 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 Residential R2/Office Conversion (R2-2/OC4) Zone TO a Residential R2/Office Conversion Special Provision Zone (R2-2/OC6(_)) Zone at 745 Waterloo Street and FROM an Office Conversion/ Convenience Commercial Special Provision (OC4/CC(1)) Zone TO an Office Conversion Special Provision/Convenience Commercial Special Provision Zone (OC6(_)/CC(1)) Zone at 747 Waterloo Street; and,

b) the Civic Administration BE REQUESTED to review, in consultation with the neighbourhood, the traffic and parking congestion concerns raised by the neighbourhood and to report back at a future Planning and Environment Committee meeting;

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

- a communication from B. and J. Baskerville, by e-mail;
- a communication from C. Butler, 863 Waterloo Street; and,
- a communication from L. Neumann and D. Cummings, Co-Chairs, Piccadilly Area Neighbourhood 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 further noted that the Municipal Council approves this application for the following reasons:

- the recommended Zoning By-law Amendment would allow for the reuse of the existing buildings with an expanded range of office conversion uses that are complementary to the continued development of Oxford Street as an Urban Corridor, consistent with The London Plan polices for the subject site. Limiting the requested Zoning By-law Amendment to the existing buildings helps to ensure compatibility with the surrounding heritage resources and also that the requested parking and landscaped area deficiencies would not be perpetuated should the site be redeveloped in the future. While the requested parking deficiency is less than the minimum required by zoning, it is reflective of the existing conditions. By restricting the office conversion uses to the ground floor of the existing building at 745 Waterloo Street and the entirety of the existing building at 747 Waterloo Street (rather than the entirety of both buildings, as requested by the applicant), the parking requirements for the site would be less than the parking requirements for the existing permitted uses. The applicant has indicated a willingness to accept the special provisions limiting the permitted uses to the ground floor of the existing building at 745 Waterloo Street and to the entirety of the existing building at 747 Waterloo Street. (2018-D09)

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

Nays: (1): T. Park

Motion Passed (5 to 1)

Additional Votes:

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

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: A. Hopkins
Seconded by: Mayor M. Brown

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)

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

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

b) the Civic Administration BE REQUESTED to review, in consultation with the neighbourhood, the traffic and parking congestion concerns raised by the neighbourhood and to report back at a future meeting.

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

Motion Passed (6 to 0)

3.6 Public Participation Meeting - Application - 723 Lorne Avenue
(former Lorne Avenue Public School site) (Z-8454)

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 by The Corporation of the City of London, relating to the property located at 723 Lorne Avenue:

a) the proposed by-law appended to the staff report dated September 24, 2018 BE INTRODUCED at the Municipal Council meeting to be held on October 2, 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 Neighbourhood Facility (NF) Zone TO a Residential R1 Special Provision (R1-2(_)) Zone and an Open Space (OS1) Zone; and,

b) that any procurement process associated with the subject site evaluate submissions to ensure that the design of development is consistent with "Section 4.5.1 Design Guidelines for New Buildings" of the Old East Heritage Conservation District – Conservation and Design Guidelines when determining the successful proponent;

it being noted that the Planning and Environment Committee reviewed and received a communication from R.N.R. Crossman, 482 Elizabeth Street, 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;

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

- the Old East Village has been identified as being parks deficient, relying heavily on the former Lorne Avenue Public School site for community outdoor space. The City acquired the former Lorne Avenue Public School site due to this municipal need for parkland in the area. While a portion of the funding for acquiring the former Lorne Avenue Public School site was from the City's Parklands Reserve Fund, the remainder of the funding came from other funding sources with the expectation that the portion of the site not used for parkland would be developed for residential uses in the future. Working closely with the community, a preferred land use concept was prepared that would permit a public park and would also allow a portion of the site to be sold for residential development in the form of single detached dwellings. The Zoning By-law Amendment includes special provisions to help ensure any future development of the site is compatible with the Old East Heritage Conservation District. (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: T. Park

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: Mayor M. Brown

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)

3.7 Public Participation Meeting - Application - 900 King Street and 925 Dundas Street (0Z-8937)

Moved by: J. Helmer

Seconded by: T. Park

That, the following actions be taken with respect to the application of the Western Fair Association and The Corporation of the City of London, relating to the property located at 900 King Street and 925 Dundas Street:

- a) the proposed by-law appended to the staff report dated September 24, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 TO AMEND Section 6.2.2

ii) of the Official Plan to adopt permitted uses for the Western Fairgrounds as identified in The London Plan;

b) the proposed attached, revised by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on October 2, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to ADD new definitions to Section 2 (Definitions), and to change the zoning of the subject property FROM a Regional Facility Special Provision (RF(2)) Zone TO a Holding Regional Facility Special Provision (h-5•h-18•h-205•RF(*)) Zone and a Holding Regional Facility Special Provision (h-•h-205•RF(*)) Zone;

c) the Civic Administration BE DIRECTED to consider amendments to the Official Plan and the Zoning By-law for the balance of the Western Fairgrounds that are located north of King Street and bounded by existing commercial/residential to the north, Ontario Street to the east, King Street to the south and Rectory Street to the west; and located south of Florence Street bounded by Florence Street to the north, Egerton Street to the east, the CN railway facilities to the south and Rectory Street to the west to align the planning framework for all the sites operated by Western Fair Association;

d) the Civic Administration BE DIRECTED to review the proposed Statement of Significance contained in the Cultural Heritage Evaluation Report for 900 King Street prepared by Common Bond Collective (August 2018) and consult with the London Advisory Committee on Heritage for consideration of the designation of the property under Part IV of the *Ontario Heritage Act* (R.S.O. 1990, as amended);

e) the Site Plan Approval Authority BE REQUESTED to consider the following for inclusion in the Development Agreement:
“That the owner/developer be required to execute and complete the recommendations of the archeological monitoring mitigation strategy to the satisfaction of the City of London.”; and,

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

i) locate any new buildings as close to Queen’s Park as practical, in order to contribute to a positive relationship with this key public space and help to further define the edge of the park;

ii) ensure that new building locations do not preclude the opportunity for street-oriented buildings abutting Florence Street, Rectory Street and King Street in order to provide for an active street edge in the future.

iii) provide an on-site walkway that connects between Queen’s Park and the Park-facing building entrance, moving pedestrians through any intervening surface parking area. This walkway should be significantly wider than standard walkways, have a distinctive surface material and/or finish, and be supported by appropriate flanking landscaping, including trees, along its edges;

iv) design the northerly (facing Queen’s Park) and westerly (facing Rectory Street) building elevations as principal building elevations. The principal building elevations will be the priority for architectural treatment and emphasis. Principal building elevations are meant as the front “face” of the building. They should include primary building entrances and transparent glazing as a principal component providing openness between the interior building activity areas and the exterior. Emphasis of primary building entrances should be achieved through a combination of glazing, lighting, signage and building overhangs or canopies;

v) secondary building elevations should be designed with windows or glazing, a diversity of material types (which may include non-transparent glazing), colours, and/or features together with variations in the depth of

the wall plane to avoid long stretches of blank, monotonous, and featureless walls. Design elements should be applied to establish a positive pedestrian environment;

vi) design taller hotel components with a base that contributes to a transparent, active, and human-scale on the ground; and a top that provides a refined and interesting finish to the building that would reflect its prominence within the broader Western Fair District and Old East Village;

vii) use quality, durable cladding materials throughout all building elevations that fit with the overall building architecture and unify the project. There is a wide diversity of cladding materials that are appropriate for a contemporary architectural expression, including compositions of transparent glass, metals, woods and masonry products;

viii) explore opportunities for incorporating similar materials, colours or finishes from surrounding cultural heritage resources;

ix) include screening walls to rear loading and service areas and any field of parking; and ensure that these walls are clad in a consistent fashion to that of the main building architecture; and,

x) parking should be avoided between Queen's Park and any adjacent building;

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 Statement ("PPS") and will provide for a broad range and mix of entertainment, recreational, and secondary commercial land uses that will allow for the intensification, redevelopment, and revitalization of the subject lands. The recommended range and mix of land uses will also provide for more sustainable, year-round tourism on the subject lands which has the potential to improve the long-term economic prosperity of the community and support current and planned transit proximate to the subject lands consistent with the PPS;
- the recommended amendment to the 1989 Official Plan to explicitly allow hotels on the Western Fairgrounds is consistent with the expanded recreational and entertainment focus for the Western Fairgrounds in The London Plan;
- the recommended amendment to the Zoning By-law, and the list of specific land uses to be recognized as additional permitted uses is generally consistent with the permitted use of Western Fairgrounds as described in the 1989 Official Plan and conforms to the specific policies for the Western Fairgrounds in The London Plan;
- the recommended regulations providing a single parking rate for all permitted uses and the ability to locate required parking on adjacent lots will result in a reasonable and appropriate amount of parking, consistent with the PPS that promotes appropriate development standards and the efficient use of land. The recommended increase in building height up to a maximum of 50 metres for hotels without the use of Bonus Zoning conforms to the 12-storey building height maximum contemplated in The London Plan. The recommended minimum yard depth requirement abutting a public street of 3.0 metres will support street-oriented development consistent with the form based consideration for the Western Fairgrounds found in The London Plan;
- recognizing the significant cultural heritage value of the subject lands, and consistent with the PPS and conforming to the 1989 Official Plan and The London Plan that direct significant cultural heritage resources to be conserved, it is a recommendation of this report that Staff

be directed to consider designation of the subject lands under Part IV of the *Ontario Heritage Act*;

- consistent with the PPS and conforming to the 1989 Official Plan and The London Plan that direct significant archaeological resources be conserved, holding provisions will be used to ensure that potential archaeological matters are addressed. This includes the use of a new holding provision for an archaeological monitoring mitigation strategy. It is also a recommendation of this report, that the Site Plan Approval Authority be requested to consider adding a clause to the Development Agreement that the owner/developer be required to execute and complete the recommendations of the archeological monitoring mitigation strategy to ensure the conservation of archaeological resources; and,
- a holding provision is also recommended to be used to ensure any land uses compatibility issues with major facilities, namely railway facilities, are addressed consistent with the PPS, and conforming to The London Plan and other relevant guideline documents. (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: T. Park

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: Mayor M. Brown

Seconded by: A. Hopkins

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)

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

Moved by: T. Park

Seconded by: S. Turner

The application by Tricar Group, relating to the property located at 230 North Centre Road, BE REFERRED back to the Civic Administration to initiate consultation between the applicant, the community and the Civic Administration to explore potential revisions to the proposed development taking into consideration the concerns raised by the public; it being noted that the Civic Administration will report back no later than the November 12, 2018 meeting of the Planning and Environment Committee on the results of the consultation;

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

- a petition signed by approximately 210 people;

- a communication dated September 13, 2018 from D. Holman, 32-145 North Centre Road;
- a communication dated September 13, 2018 from P. Digby, 16-1890 Richmond Street;
- a communication dated September 13, 2018 from J. Brania, by e-mail;
- a communication dated September 13, 2018 from I.G. Walker, by e-mail;
- a communication dated September 13, 2018 from A.M. Patrick, by e-mail;
- a communication dated September 13, 2018 F. Birch, 1890 Richmond Street;
- communications dated September 14 and 20, 2018 from V. Digby, 1890 Richmond Street;
- a communication dated September 14, 2018 from M. Bogdan Stanescu, by e-mail;
- a communication dated September 17, 2018 from D. Bai, by e-mail;
- communications dated September 17 and 20, 2018 from B. Boss, by e-mail;
- a communication dated September 19, 2018 from S. Gliksman, 1890 Richmond Street;
- a communication dated September 19, 2018 from M. Birch, 1890 Richmond Street;
- a communication dated September 19, 2018 from A. Robin and R.M.L. Bajonero, 52-250 North Centre Road;
- a communication dated September 19, 2018 from P. Newson, by e-mail;
- a communication dated September 19, 2018 from N. Cottle, 21-215 North Centre Road;
- a communication dated September 19, 2018 from Y. Yang, J.J. Ding and R. and M. Mclean, 215 North Centre Road;
- a communication dated September 20, 2018 from J. Cottle, 215 North Centre Road;
- a communication dated September 20, 2018 from O. da Silva, by e-mail;
- a communication dated September 20, 2018 from H. Morrison, McGarrell Drive;
- a communication dated September 20, 2018 from Main, by e-mail;
- a communication dated September 20, 2018 from D. Hillis, by e-mail;
- a communication dated September 20, 2018 from M. Ordoñez, by e-mail;
- a communication dated September 20, 2018 from M. Gajda, by e-mail;
- a communication dated September 20, 2018 from P. Reath, by e-mail;
- a communication dated September 20, 2018 from A. Watson, by e-mail;
- a communication dated September 20, 2018 from B. Auger, 145 North Centre Road;
- a communication dated September 20, 2018 from C. MacKinnon, 203-235 North Centre Road;
- a communication dated September 21, 2018 from J. Chemali, 1997 Valleyrun Boulevard;
- a communication dated September 20, 2018 from D. Stollar and D. Morrison, 31-145 North Centre Road;
- a communication dated September 21, 2018 from G. McGinn-McTeer, Past President, Stoneybrook Heights/Uplands Residents Association;

- a communication dated September 21, 2018 from J. and S. Jackson, 185 North Centre Road;
- a communication dated September 20, 2018 from J. Chestnut, 145 North Centre Road;
- a communication dated September 20, 2018 from L. Ibrahim, 145 North Centre Road;
- a communication dated September 21, 2018 from R. and S. Sturdy, 9-230 North Centre Road;
- a communication dated September 20, 2018 from R. Croft, by e-mail;
- a communication dated September 21, 2018 from R. Marti, by e-mail;
- a communication dated September 21, 2018 from R. Whimster, 55-250 North Centre Road; and,
- a communication dated September 20, 2018 from Denis, by e-mail;

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.

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

Nays: (1): J. Helmer

Motion Passed (5 to 1)

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

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 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)

4. Items for Direction

4.1 9th Report of the London Advisory Committee on Heritage

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

That the following actions be taken with respect to the 9th Report of the London Heritage Advisory Committee from its meeting held on September 12, 2018:

- a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* to remove and replace the existing slate roof on the building located at 836 Wellington Street,

consent BE GIVEN with the condition that the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; it being noted that the London Advisory Committee on Heritage is satisfied with the proposed shingle brought forward by the applicant;

it being noted that the presentations appended to the 9th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, and C. and R. Leishman, property owners, with respect to this matter, were received;

b) the following actions be taken with respect to the Notice of Planning Application, dated August 29, 2018, from M. Knieriem, Planner II and the Heritage Impact Assessment (HIA) dated August 2018 and communication dated September 6, 2018, from ASI Archaeological Cultural Heritage Services with respect to the property located at 723 Lorne Avenue, located in the Old East Heritage Conservation District:

i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied by the recommendations of the above noted HIA; and

ii) the Civic Administration BE ADVISED that the LACH prefers development concept 1 from the above-noted Notice of Planning Application;

it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from M. Knieriem, Planner II, with respect to this matter, was received;

c) the Civic Administration BE REQUESTED to undertake the following actions with respect to the update on the Rapid Transit Cultural Heritage Screening Report:

i) provide the London Advisory Committee on Heritage (LACH) with the final Cultural Heritage Screening Report (CHSR);

ii) consult the LACH on the post-Transit Project Assessment Process (TPAP), Cultural Heritage Evaluation Process (CHER) and Heritage Impact Assessment (HIA) methodology;

iii) consult the LACH with respect to the proposed groupings of properties for the completion of Cultural Heritage Evaluation Reports (CHERs) and/or Heritage Impact Assessments (HIAs); and,

iv) consult the LACH on the identification of individual properties which warrant individual, property-specific, CHERs and/or HIAs;

it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from J. Hodgins, Engineer-in-Training, Environmental and Engineering Services, with respect to this matter, was received;

d) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research assessment and conclusions of the Heritage Impact Review, dated June 2018, from Kirkness Consulting, with respect to the property located at 470 Colborne Street; it being noted that the LACH is not opposed to the proposed Official Plan and Zoning By-law Amendment and that a Heritage Alteration Permit may be required for any exterior alterations;

it being further noted that the Notice of Planning Application, dated August 29, 2018, from B. Debbert, Senior Planner, with respect to the above-noted matter, was received;

e) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the properties identified in Appendix A of the staff report, dated September 12, 2018, BE REMOVED from the Register (Inventory of Heritage Resources); it being noted that the demolition requests were processed following the applicable legislation and practice at the time of the request and that no further notification or consultation is required;

f) the Civic Administration BE REQUESTED to report back at a future meeting of the London Advisory Committee on Heritage with respect to further information related to proposed City of London Guidelines for the Installation of Photovoltaic Technology on Heritage Designated Properties; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, with respect to this matter, was received;

g) 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* for upgrades to the commercial storefront and signage to the building located at 187 Dundas Street, within the Downtown Heritage Conservation District, BE PERMITTED, with the term and condition that the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received;

h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, 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 intent to designate the property located at 432 Grey Street to be of cultural heritage value or interest for the reasons outlined in the revised Statement of Cultural Heritage Value or Interest appended to the 9th Report of the London Advisory Committee on Heritage; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received;

i) the Civic Administration BE REQUESTED to add the Register (Inventory of Heritage Resources) to the City of London's Open Data Portal; it being noted that a communication from M. Whalley, with respect to this matter, was received;

j) the following actions be taken with respect to the 2018 London Advisory Committee on Heritage (LACH) Work Plan:

i) the revised 2018 Work Plan appended to the 9th Report of the London Advisory Committee on Heritage BE RECEIVED; it being noted that changes were made to the distribution of the LACH budget; and,

ii) the item on the above-noted work plan, with respect to heritage signage and plaque placement and funding, BE REFERRED to the Education Sub-Committee for review and a report back to the LACH; and,

k) clauses 1.1, 2.1, 2.4, 3.1 to 3.9, 3.11 to 3.15, 4.1, 4.2, 5.5, 5.7, 5.8, 5.10 and 5.11 BE RECEIVED.

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

Motion Passed (6 to 0)

4.2 Request for Delegation Status - D. Park, Halls Mill Place - Byron Valley Conceptual Nature Trail Plan

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

That D. Park, L. Black, C. Morrison, E. Washburn, J. Santin and M. Laliberte, BE GRANTED delegation status at the October 29, 2018 Planning and Environment Committee meeting with respect to the Byron Valley Conceptual Nature Trail Plan concurrent with the Managing Director, Planning and City Planner's report. (2018-D09)

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

Motion Passed (6 to 0)

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

Move Item 4.2 to the first item under Scheduled Items

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 9:45 PM.