

Planning and Environment Committee

Report

5th Meeting of the Planning and Advisory Committee
February 19, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner

ABSENT: Mayor E. Holder

ALSO PRESENT: A. Anderson, G. Barrett, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, K. Killen, S. King, P. Kokkoros, C. Lowery, H. Lysynski, D. MacRae, L. Marshall, L. Maitland, H. McNeely, L. Mottram, B. O'Hagan, M. Pease, L. Pompilii, C. Smith, J.-A. Spence, S. Spring, M. Tomazincic, B. Westlake-Power, S. Wise and P. Yeoman

The meeting was called to order at 4:01 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor P. Squire disclosed a pecuniary interest in clause 2.5 of this Report, having to do with the application by Sunningdale Golf and Country Club Ltd., relating to the property located at 379 Sunningdale Road West, by indicating that he is a member of the Sunningdale Golf and Country Club.

2. Consent

Moved by: M. Cassidy

Seconded by: P. Squire

That Items 2.1 to 2.3, inclusive, and 2.7 to 2.11, inclusive, BE APPROVED.

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

2.1 2nd Report of the Advisory Committee on the Environment

Moved by: M. Cassidy

Seconded by: P. Squire

That, the following actions be taken with respect to the 2nd Report of the Advisory Committee on the Environment, from its meeting held on February 6, 2019:

a) the Civic Administration BE ADVISED that the Advisory Committee on the Environment recommends that a communication program be developed related to the Bee City implementation that would increase awareness for members of the public as well as between City of London departments; it being noted that the following items were received with respect to London as a Bee City:

- the presentation appended to the 2nd Report of the Advisory Committee on the Environment from L. McDougall, Ecologist Planner, entitled "Protecting and Enhancing Pollinator Habitat in London;
- a verbal delegation from A.M. Valastro;

- a verbal delegation from G. Barrett, Manager – Long Range Planning and Research; and,
- the resubmitted Memo, appended to the agenda, dated August 22, 2018, entitled “Responses to the ACE’s Plight of the Pollinators and Bee City Recommendations (2014 and 2018)”;
- the update document, appended to the agenda, dated Summer 2018, entitled “City of London A Leader in Habitat and Pollinator Protection, Engagement and Creation Initiatives”;

b) the following actions be taken with respect to the Energy and Built Environment Sub-Committee Report dated January 2019:

- i) the Civic Administration BE ADVISED that the Advisory Committee on the Environment recommends that the Discover Wonderland Environmental Assessment explore every possible avenue to avoid widening Wonderland Road to six lanes as there are a number of alternative methods that provide better traffic flow, improved options outside of driving ones own personal vehicle (public transit, cycling, walking, etc.), and proper access management; and,
- ii) the above-noted sub-committee report BE RECEIVED;

it being noted that verbal delegations from J. Ackworth, Transportation Design Technologist and J. Johnson, Dillon Consulting Limited, were received with respect to this matter; and,

c) clauses 1.1, 3.1 to 3.6, inclusive, 5.1 to 5.5, inclusive, 6.1 and 6.2, BE RECEIVED for information.

Motion Passed

2.2 1st Report of the Trees and Forests Advisory Committee

Moved by: M. Cassidy
Seconded by: P. Squire

That the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on January 23, 2019, BE RECEIVED for information.

Motion Passed

2.3 Application - 132, 146 and 184 Exeter Road - Stormwater Management (SWM) Facility Land Acquisition Agreement - 39T-15501

Moved by: M. Cassidy
Seconded by: P. Squire

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into an Agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part of Lots 34 and 35, Concession 2, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the north side of Exeter Road, between White Oak Road and Wonderland Road South, municipally known as 132, 146 and 184 Exeter Road:

- a) the Agreement appended to the staff report dated February 19, 2019 as Appendix “A” between The Corporation of the City of London and Sifton Properties Limited (39T-15501), 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 February 19, 2019 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute the above-noted Agreement, any amending agreements and all documents required to fulfil its conditions. (2019-L07)

Motion Passed

2.7 Application - 232-240 Oakland Avenue (H-8994)

Moved by: M. Cassidy
Seconded by: P. Squire

That, on the recommendation of the Manager, Development Planning, based on the application by BlueStone Properties Inc., relating to the property located at 240 Oakland Avenue, the proposed by-law appended to the staff report dated February 19, 2019 BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2019 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-5•R8-4(31)) Zone TO a Residential R8 Special Provision (R8-4(31)) Zone to remove the h-5 holding provision. (2019-D09)

Motion Passed

2.8 Application - 1284 Sunningdale Road West - 3 Year Extension of Draft Plan Subdivision - 39T-04510

Moved by: M. Cassidy
Seconded by: P. Squire

That, on the recommendation of the Senior Planner, Development Services, based on the request by Auburn Development Inc., for the property located at 1284 Sunningdale Road West, 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 Auburn Development Inc., (File No. 39T-04510), prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP2, dated March 31, 2009), as redline revised which shows thirty (30) low density residential blocks, three (3) medium density residential blocks, three (3) park blocks, one (1) SWM Block, walkway blocks and various reserve blocks served by two (2) new collector roads and ten (10) new local streets, SUBJECT TO the revised conditions contained in Appendix "39T-04510" appended to the staff report dated February 19, 2019. (2019-D09)

Motion Passed

2.9 Passage of Amending By-law for Heritage Designated Property at 660 Sunningdale Road East

Moved by: M. Cassidy
Seconded by: P. Squire

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 February 19, 2019 BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2019 to amend the heritage designating by-law for the property at 660 Sunningdale Road

East, By-law No. L.S.P.-3476-474; it being noted that this matter has been considered by the London Advisory Committee on Heritage and notice has been completed with respect to the designation, in compliance with the requirements of the *Ontario Heritage Act*. (2019-R01)

Motion Passed

2.10 Passage of Heritage Designating By-law for 336 Piccadilly Street

Moved by: M. Cassidy
Seconded by: P. Squire

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 February 19, 2019 BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2019 to designate 336 Piccadilly Street to be of cultural heritage value or interest; 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*. (2019-R01)

Motion Passed

2.11 Application - 2688 Asima Drive (P-9008)

Moved by: M. Cassidy
Seconded by: P. Squire

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Rockwood Homes to exempt Block 56, Plan 33M-699 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 February 19, 2019 BE INTRODUCED at a future Municipal Council meeting, to exempt Block 56, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to registered subdivision agreements and are zoned Residential R4 Special Provision (R4-5(2)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum garage front yard depth of 5.5m, a minimum exterior side yard main building depth of 3.0m and a minimum interior side yard depth of 1.5m; and,
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 56, Plan 33M-699 as noted in part a) above:
 - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
 - ii) the applicant submit a draft reference plan to the 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;
 - iii) the applicant submits to the 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;

- iv) 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 Engineer 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 the Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from the Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) 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;
- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title for the reciprocal use of parts 3 and 4 by parts 2 and 5; and,
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question. (2019-D09)

Motion Passed

- 2.4 Application - 810 Westdel Bourne, Portion of 1055 Westdel Bourne, 1079 Westdel Bourne, 1959 and 1997 Oxford Street West - Eagle Ridge Subdivision Phase 2 - Special Provisions - 39T-17501

Moved by: A. Hopkins

Seconded by: J. Helmer

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 West Kains Land Corporation and Dr. Hugh Allen (Liahn Farms), for the subdivision of land over Part of Lot 1, Registrar's Compiled Plan No. 400 and Part of Lots 3, 4, 13 and 14, Registrar's Compiled Plan No. 376, (Geographic Township of Delaware), in the City of London, situated on the west side of Westdel Bourne and the north side of Oxford Street West, municipally known as 810 Westdel Bourne, a portion of 1055 Westdel Bourne, 1079 Westdel Bourne, 1959 and 1997 Oxford Street West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and West Kains Land Corporation and Dr. Hugh Allen (Liahn Farms), for the Eagle Ridge Subdivision, Phase 2 (39T-17501) appended to the staff report dated February 19, 2019 as Appendix "A", BE APPROVED;

- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues information appended to the staff report dated February 19, 2019 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 February 19, 2019 as Appendix “C”; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute the above-noted Agreement, any amending agreements and all documents required to fulfill its conditions. (2019-D09)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

2.5 Application - 379 Sunningdale Road West - Sunninglea Subdivision - Special Provisions - 39T-16504

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

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 Sunningdale Golf and Country Club Ltd., for the subdivision of land over Part of Lot 12, Registrar’s Compiled Plan 1028 and Part of Block 104, 33M-633, in the City of London, County of Middlesex, situated on the north side of Sunningdale Road West, between Richmond Street and Wonderland Road North, municipally known as 379 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Club Ltd., for the Sunninglea Subdivision, (39T-16504), appended to the staff report dated February 19, 2019 as Appendix “A”, BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues information appended to the staff report dated February 19, 2019 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 February 19, 2019 as Appendix “C”; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and M. Cassidy

Recuse: (1): P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (3 to 0)

2.6 Urban Forest Health - Oak Wilt

Moved by: M. Cassidy
Seconded by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services & City Engineer, the staff report dated February 19, 2019 entitled "Urban Forest Health - Oak Wilt" BE RECEIVED for information; it being noted that the attached presentation was received. (2019-E04)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Delegation - L. Kirkness, Kirkness Consulting Inc. - 131 King Street - Obtain a Section 45(1.4) Council Resolution

Moved by: P. Squire
Seconded by: J. Helmer

That, the following actions be taken with respect to the property located at 131 King Street:

a) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by Kirkness Consulting Inc., for the property located at 131 King Street;

b) on the recommendation of the Director, Development Services, the staff report dated February 19, 2019 entitled "Delegation Request By: Kirkness Consulting Inc., 131 King Street, Obtain a Section 45(1.4) Council Resolution BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation and reviewed and received the attached presentation from L. Kirkness, Kirkness Consulting, with respect to this matter. (2019-D09)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.2 Delegation - L. Kirkness, Kirkness Consulting Inc. - 894 Adelaide Street North - Obtain a Section 45(1.4) Council Resolution

Moved by: P. Squire
Seconded by: J. Helmer

That, the following actions be taken with respect to the property located at 894 Adelaide Street North:

a) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by Kirkness Consulting Inc., for the property located at 894 Adelaide Street North; and,

b) on the recommendation of the Director, Development Services, the staff report dated February 19, 2019 entitled "Delegation Request By Kirkness Consulting Inc., 894 Adelaide Street North" BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation and reviewed and received the attached presentation from L. Kirkness, Kirkness Consulting, with respect to this matter. (2019-D09)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - 1820 Canvas Way - Draft Plan of Vacant Land Condominium - 39CD-18513

Moved by: P. Squire

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium by 2584857 Ontario Inc., relating to lands located at 1820 Canvas Way;

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. (2019-D09)

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Moved by: P. Squire

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Application - 2626 Sheffield Boulevard - Draft Plan of Vacant Land Condominium - 39CD-19501

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

That, on the recommendation of the Senior Planner, Development Services, the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium by Sifton Properties Ltd., relating to lands located at 2626 Sheffield Boulevard;

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. (2019-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: P. Squire
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, J. Helmer, M. Cassidy, and P. Squire

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: P. Squire

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Application - 1395 Riverbend Road - Application for Zoning By-law Amendment (Z-8924)

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

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 1395 Riverbend Road, the proposed by-law appended to the staff report dated February 19, 2019 BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2019 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/R7/R8 Special Provision (h•h-206•R5-6(10)/R6-5(42)/R7•D75•H18/R8-4(29)) Zone and a Holding Residential R5/R6 Special Provision (h•h-206•R5-3(18)/R6-5(42)) Zone TO a Holding Residential R6/R7 Special Provision (h•h-206•R6-

5(42)/R7()•D115•H30) Zone with a special provision to permit a seniors apartment building with a maximum 115 units and a retirement lodge with a maximum 150 beds; front and exterior side yard depth to main building (minimum) of 3.0 metres; front and exterior side yard depth to the sight triangle (minimum) of 0.8 metres; lot coverage (maximum) of 40%; and required parking (minimum) of 123 spaces;

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 is consistent with the Provincial Policy Statement;
- the recommended zoning special provisions are appropriate, and conform with The London Plan, the (1989) Official Plan, and the Riverbend West Five Specific Area Policies; and,
- the proposal is found to be compatible in terms of form, scale, and intensity within the context of existing and planned future development for this area. (2019-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Moton to open the public participation meeting.

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

Absent: (2): P. Squire, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: P. Squire

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.6 Public Participation Meeting - 447 Old Wonderland Road (Z-8962)

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Nest on Wonderland, relating to the property located at 447 Old Wonderland Road:

a) the attached, revised, proposed by-law appended BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Open Space (OS1) Zone and Residential R1 (R1-10) Zone TO a Holding Residential R8 Special Provision/Restricted Office Special Provision (h-5*R8-4(__)/RO2(__)) Zone and a Residential R1 (R1-10) Zone;

b) subject to policy 19.1.1 ii) of the 1989 Official Plan where 'Minor variations from numerical requirements in the Plan may be permitted by Council without an Official Plan amendment, provided that the general intent and objectives of the Plan are maintained', the requested density of 78 units per hectare BE INTERPRETED to conform to the policies of the 1989 Official Plan; and,

b) pursuant to Section 34(17) of the *Planning Act*, no further public notice BE GIVEN with the exception of the h-5 holding provision for the public site plan;

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

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

- the recommended amendment is consistent with the policies of the Provincial Policy Statement, 2014;
- the recommended amendment is in conformity with the policies of The London Plan; and,
- the recommended amendment is in conformity with the policies of the 1989 Official Plan. (2019-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Cassidy
Seconded by: S. Turner

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to include an h-5 holding provision for the site plan; and,

c) pursuant to Section 34(17) of the *Planning Act*, no further public notice BE GIVEN with the exception of the h-5 holding provision for the public site plan;

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

Nays: (1): P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 1)

3.7 Public Participation Meeting - Draft Old East Village Dundas Street Corridor Secondary Plan (O-8879)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the draft Old East Village Dundas Street Corridor Secondary Plan, appended to the staff report dated February 19, 2019 BE RECEIVED for information; it being noted that the draft Secondary Plan will:

- serve as the basis for further consultation with the community and stakeholders and the feedback received through this consultation process; and,
- the outcomes of supporting and informing studies will feed into a revised Secondary Plan and implementing Official Plan Amendment that will be prepared for the consideration and approval of the Planning and Environment Committee at a future public participation meeting in the second quarter of 2019;

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. (2019-D08)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: P. Squire

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.8 Public Participation Meeting - Proposed New City of London Boulevard
Tree Protection By-law

Moved by: S. Turner
Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Environmental and Engineering Services & City Engineer, the proposed by-law appended to the staff report dated February 19, 2019 BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2019 to regulate planting trees on boulevards in London;

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 this matter. (2019-E04)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: S. Turner

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 (ADDED) 3rd Report of the London Advisory Committee on Heritage

Moved by: M. Cassidy
Seconded by: S. Turner

That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage from its meeting held on February 13, 2019:

a) the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meeting held on January 30, 2019:

i) the Stewardship Sub-Committee Report, as noted above and appended to the 3rd Report of the London Advisory Committee on Heritage, BE FORWARDED to J. Ramsay, Project Director, Rapid Transit Implementation so that the comments within it can be incorporated into future Cultural Heritage Evaluation Reports (CHER) and Environmental Project Reports; it being noted that the London Advisory Committee on Heritage supports an individual CHER or Heritage Impact Assessment (HIA) being completed during detailed design for the following six properties that the Stewardship Sub-Committee recommended be further reviewed:

- 740 Richmond Street;
- 744 Richmond Street;
- 746 Richmond Street;
- 136 Wellington Road;
- 138 Wellington Road; and,
- 142 Wellington Road; and,

ii) the following items, related to the above-noted matter, BE RECEIVED:

- the presentation and hand-out appended to the 3rd Report of the London Advisory Committee on Heritage from M. Tovey and J. Hunten with respect to properties located on Richmond Street;
- the presentation and hand-out appended to the 3rd Report of the London Advisory Committee on Heritage from J. Ramsay, Project Director, Rapid Transit Implementation with respect to the Rapid Transit CHERs; and,
- the above-noted Stewardship Sub-Committee Report;

b) the following actions be taken with respect to the Notice of Public Meeting, dated January 24, 2019, from K. Killen, Senior Planner, with respect to an Official Plan Amendment for the Draft Old East Village Dundas Street Corridor Secondary Plan as well as the Old East Village-Dundas Street Corridor Secondary Plan Cultural Heritage Assessment

Report (CHAR) prepared by ASI Archaeological and Cultural Heritage Services:

i) K. Killen, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage recommends that the properties included on the Appendix C appended to the above-noted Old East Village-Dundas Street Corridor Secondary Plan Cultural Heritage Assessment Report, be added to the Register (Inventory of Heritage Resources); and,

ii) the above-noted Notice of Public Meeting and CHAR, BE RECEIVED;

c) B. Debbert, Senior Planner, BE ADVISED of the following with respect to the Notice of Planning Application for a Zoning By-law Amendment for the property located at 2096 Wonderland Road North:

- the London Advisory Committee on Heritage (LACH) is not satisfied with the research and assessment of the Heritage Impact Statement (HIS) Addendum, appended to the agenda, from zedd Architecture and Kirkness Consulting;

- the LACH does not support the conclusions of the above-noted HIS Addendum;

- the LACH suggests that further consideration be given to the conservation of the heritage attributes, described in the designating by-law, for the property located at 2096 Wonderland Road North; and,

- the LACH has concerns about the following with respect to this application:

- retaining the Georgian character of the current building;
- massing of the proposed development related to the Georgian farmhouse, particularly townhouse 1, 2, 8 and 9 on the submitted plans;
- proposed window and door replacement, which was proposed to match design treatment of the new townhouses, but should, instead, reflect the Georgian character of the farmhouse;
- the lack of green space to retain the context of the Georgian farmhouse; and,
- potential construction impacts on the heritage building;

it being noted that the presentation appended to the 3rd Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, was received with respect to this matter; and,

d) clauses 1.1, 3.1 to 3.3, 3.6, 5.1 to 5.4, inclusive, and 6.1 BE RECEIVED, for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 7:46 PM