

Planning and Environment Committee

Report

The 9th Meeting of the Planning and Environment Committee
May 13, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, P. Squire
ABSENT: M. Cassidy, S. Turner, Mayor E. Holder
ALSO PRESENT: J. Adema, I. Abushehada, G. Bailey, G. Barrett, G. Dales, B. Debbert, M. Feldberg, J.M. Fleming, K. Gowan, S. King, P. Kokkoros, G. Kotsifas, H. McNeely, L. Mottram, B. O'Hagan, N. Pasato, M. Pease, L. Pompilii, V. Santos, C. Saunders, S. Spring, M. Sundercock, M. Tomazincic and P. Yeoman

The meeting was called to order at 4:01 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.7, inclusive, BE APPROVED.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

2.1 4th Report of the Trees and Forests Advisory Committee

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

That the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on April 24, 2019:

a) A. Valastro BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee, to provide detailed information on her concerns, concurrent with the Civic Administration reporting back with respect to the following:

- i) a request to address the definition of "hazardous trees";
- ii) a review of the current Tree Protection By-law;
- iii) the protection of young trees;
- iv) trees being used as dens by animals; and,
- iv) the requirement for property owners to replace trees that are removed from their property;

it being noted that the Trees and Forests Advisory Committee heard a verbal presentation from A. Valastro, with respect to the above-noted matters;

b) clauses 1.1, 3.1 to 3.4, inclusive, 5.1 to 5.4, inclusive, BE RECEIVED for information.

Motion Passed

2.2 Application - 1602 Sunningdale Road West - 3 Year Extension of Draft Plan of Subdivision 39T-11503

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

That, on the recommendation of the Director, Development Services, based on the the request by Foxwood Developments (London) Inc., for the property located at 1602 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 Foxwood Developments (London) Inc. (File No. 39T-11503), prepared by Stantec Consulting Inc., certified David Bianchi, OLS (dated November 8, 2011), as redline revised which shows 18 low density residential blocks, six (6) medium density residential blocks, one (1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive SUBJECT TO the conditions contained in Schedule "39T-11503 appended to the staff report dated May 13, 2019. (2019-D12)

Motion Passed

2.3 Application - 177 Edgevalley Road - Removal of Holding Provisions (H-9045)

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

That, on the recommendation of the Director, Development Services, based on the application by Drewlo Holdings Inc., relating to the property located at 177 Edgevalley Road, the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 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 R5/Residential R6 (h*h-54*R5-7/R6-5) Zone TO a Residential R5/Residential R6 (R5-7/R6-5) Zone to remove the "h" and "h-54" holding provisions. (2019-D09)

Motion Passed

2.4 City Services Reserve Fund Claimable Works - Riverbend South Subdivision Phase 1

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

That, on the recommendation of the Director, Development Finance, the following actions be taken with respect to the subdivision agreement between The Corporation of the City of London and Sifton Properties Limited, for the construction of City Services Reserve Fund claimable works, relating to the Riverbend South Subdivision Phase 1:

a) the revised Special Provisions contained in the Subdivision Agreement for the construction of City Services Reserve Fund claimable works relating to the Riverbend South Phase 1 Subdivision (33M-711 /

39T-14505) outlined in Section 2.0 of the staff report dated May 13, 2019, BE APPROVED; and,

b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 13, 2019 as Appendix "A". (2019-F01)

Motion Passed

2.5 ReThink Zoning Terms of Reference

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the ReThink Zoning Terms of Reference appended to the staff report dated May 13, 2019 BE APPROVED; it being noted that the ReThink Zoning Terms of Reference is the process to prepare a new zoning by-law to replace the existing Zoning By-law No. Z.-1. (2019-D14)

Motion Passed

2.6 Community Improvement Plans - New Measures and Indicators of Success

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated May 13, 2019, entitled "Community Improvement Plans - New Measures and Indicators of Success" BE RECEIVED for information; it being noted that these measures will be circulated for feedback and modified as necessary within a future report to Municipal Council to include the measures within the relevant Community Improvement Plans. (2019-D19)

Motion Passed

2.7 Building Division Monthly Report for March 2019

Moved by: P. Squire

Seconded by: J. Helmer

That the Building Division Monthly Report for the month of March, 2019 BE RECEIVED for information. (2019-A23)

Motion Passed

3. Scheduled Items

3.1 Delegation - S. Ratz, Chair and A. Tipping, Vice-Chair, Advisory Committee on the Environment - 5th Report of the Advisory Committee on the Environment

Moved by: P. Squire

Seconded by: J. Helmer

That, the following actions be taken with respect to the 5th Report of the Advisory Committee in the Environment from its meeting held on May 1, 2019:

a) clause 5.1 BE RECEIVED for information; it being noted that clause 5.1 reads as follows:

"the Civic Administration BE REQUESTED to report back at a future meeting of the Advisory Committee on the Environment (ACE) with respect to the feasibility of adapting the Dark Sky Communities Guidelines in smaller communities within the City of London as per the International Dark Sky Communities Guidelines; it being noted that the ACE suggested the communities of Brockley-Shaver, Glanworth and/or Lambeth as pilot communities for this project;"

b) the Civic Administration BE REQUESTED to report back at a future meeting the Advisory Committee on the Environment with respect to the feasibility of making the new park on South Street "off-grid" in terms of energy usage;

c) the following actions be taken with respect to the Advisory Committee on the Environment (ACE) Work Plans:

i) the revised attached 2018 ACE Work Plan BE FORWARDED to the Municipal Council for their information; and,

ii) the 2019 ACE Work Plan BE DEFERRED to the new term of the ACE, starting on June 1, 2019;

d) clause 6.1 BE RECEIVED for information; it being noted that clause 6.1 reads as follows:

"the Civic Administration BE REQUESTED to report back at a future meeting the Advisory Committee on the Environment with respect to the feasibility of making the new park on South Street "off-grid" in terms of energy usage:

i) demonstrate the commitment of the city of London to address the Climate Emergency by creating a Sustainability Office, independent of all existing departments, that reports directly to Council; it being noted that this office should be given the power to independently investigate matters of interest, make observations, issue reports, and act as a point of contact for receiving public concerns involving the environment and the City of London;

ii) ensure that the above-noted Sustainability Office is run by an individual with a mandate that exceeds the terms for Municipal Council by no less than one year and who can only be removed from their position in exceptional circumstances which are enumerated as part of their contract of employment with the City of London;

iii) accept the use and validity of the Precautionary Principle as it relates to the environment and its protection through by-laws, regulations and city policies; and,

iv) request that the Civic Administration review existing policies, including but not limited to the Procurement Policy, for opportunities to apply the Precautionary Principle to strive to protect the environment through its application; it being noted that the Advisory Committee on the Environment wishes to be circulated on any reports related to this matter;

e) the delegation request from R. McNeil, with respect to the Proposed Maple Leaf Food Plant, BE APPROVED for a future meeting of the Advisory Committee on the Environment (ACE); it being noted that Mr. McNeil will be requested to provide a submission for inclusion on the ACE agenda, when the delegation takes place; and,

f) clauses 1.1, 3.1 to 3.6, inclusive, 5.3 and 5.4, BE RECEIVED for information.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.2 Public Participation Meeting - Application - 1081 Riverside Drive (Z-9017)

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Hajar Properties Inc., relating to the property located at 1081 Riverside Drive, the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Private Road Residential R6 (PR*R6-1) Zone TO a Residential R3 Special Provision (R3-2()) Zone;

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, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the proposed residential uses and scale of development are consistent with the Neighbourhoods Place Type policies of the London Plan;
- the recommended amendment is consistent with the policies of the Low Density Residential designation and will implement an appropriate infill development in accordance with the residential intensification and broader Official Plan policies; and,
- the subject lands are of a suitable size and shape to accommodate the development proposed, and provide for a sensitive and compatible development within the surrounding neighbourhood. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

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

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.3 Public Participation Meeting - Summerside Subdivision - 2910 and 3229 Turner Crescent (Phase 12B) - Request for Revisions to Draft Plan of Subdivision 39T-07508 (Z-9021)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Greengate Village Limited, relating to the lands located at 2910 to 3229 Turner Crescent (also known as Lots 1 - 38 and Blocks 97 - 108 within the Summerside Draft Plan of Subdivision – Phase 12B):

- a) the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 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 Residential R4 Special Provision (R4-5(2)) Zone TO:
 - i) a Residential R1/R4 Special Provision (R1-3(12)/R4-5(2)) Zone to permit single detached lots with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres, and street townhouse dwellings;
 - ii) a Residential R4 Special Provision (R4-5(*)) Zone to permit street townhouse dwellings with a special provision for a lot frontage of 6.7 metres minimum, a front yard depth to garage of 5.5 metres minimum, exterior side yard depth to main building of 3.0 metres minimum, interior side yard depth of 1.5 metres minimum, lot coverage of 45% maximum, east and west side yard depths to main building of 3.0 metres minimum, and a provision that the exterior side yard depth to main building shall apply to all adjacent street classifications;
 - iii) a Residential R4 Special Provision (R4-5(**)) Zone to permit street townhouse dwellings with a special provision for a lot frontage of 7.0 metres minimum, front yard depth to garage of 5.5 metres minimum, exterior side yard depth to main building of 3.0 metres minimum, interior side yard depth of 1.5 metres minimum, lot coverage of 45% maximum, and a provision that the exterior side yard depth to main building shall apply to all adjacent street classifications;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Greengate Village Limited, prepared by Stantec Consulting Ltd. (Drawing No. 1, Project No. 161413742 dated January 18, 2019), which shows 62 single detached residential lots and six (6) street townhouse blocks on the extension of Turner Crescent, SUBJECT TO the conditions contained in Appendix 'A-2' appended to the staff report dated May 13, 2019; and,
- c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Summerside (Phase 12B), as submitted by

Greengate Village Limited relating to the applicant's request to amend the lot frontage on Blocks 63 and 66 from 6.7 metres to 6.4 metres;

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 zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;
- the recommended zoning amendments and revisions to draft plan of subdivision conform with The London Plan and the 1989 Official Plan; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: P. Squire

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.4 Public Participation Meeting - Application - 462, 468, 470 and 472 Springbank Drive (OZ-8995)

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Atlas Springbank Developments Ltd., relating to the properties located at 462, 468, 470, 472 Springbank Drive:

a) the proposed by-law appended to the staff report dated May 13, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 to amend the Official Plan to change the designation of the subject lands FROM an Office Area designation TO a Multi-Family, High Density Residential designation;

b) the proposed by-law appended to the staff report dated May 13, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Holding Office Special Provision (h-11*OF5(4)) Zone TO a Holding Residential R9 Bonus Zone (h-11*R9-7*B() Zone;

it being noted that the Bonus Zone shall be implemented through one or more agreements to provide for an apartment building with a maximum height of 9-storeys and 186 dwelling units which substantively implements the Site Plan and Elevations appended to the staff report dated May 13, 2019 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

The building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design:

- A) an "L" shaped building located along the Springbank Drive frontage next to the internal driveway providing a well-defined built edge and activating both the Street and driveway frontages;
- B) a well-defined principle entrance at the northwest corner of the building;
- C) ground floor commercial/retail units along the Springbank Drive frontage oriented toward the street;
- D) a significant setback above the sixth floor;
- E) individual terraces for the ground floor units facing the internal driveway;
- F) a variety of building materials and building articulation to break up the massing of the building;
- G) all parking located underground or in the rear yard away Springbank Drive frontage; and,
- H) a purpose-designed amenity space and walkway within the internal portion of the site;

ii) Provision of Affordable Housing

10% of the total unit count (rounded up to the nearest unit), above the 150 unit per hectare threshold, to a maximum of 8 units, shall be allocated for affordable housing units (1 bedroom units) established by agreement at 95% of average market rent for a period of 25 years. An agreement shall be entered into with the Corporation of the City of London, to secure those units for this 25 year term;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the City of London Official Plan policies and Urban Corridor Place Type policies of the London Plan;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard;
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, location on and near arterial roads, close proximity to the Springbank Park trail system, and existing transit services in the area; and,
- the proposed development includes the provision of affordable housing which will be mixed throughout the development. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: J. Helmer

Seconded by: P. Squire

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.5 Public Participation Meeting - Application - 4680 Wellington Road South (TZ-9027)

Moved by: J. Helmer

Seconded by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by 761030 Ontario Limited, relating to the property located at 4680 Wellington Road South, the proposed by-law appended to the staff report dated May 13, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 21,

2019 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-74) Zone for a period not exceeding three (3) years;

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 recommended amendment is consistent with Sections 1 and 2 of the Provincial Policy Statement 2014 which directs Planning Authorities to manage and direct land use efficiently and protect natural and cultural heritage resources;
- the recommended amendment conforms to the policies of The London Plan and the Urban Reserve – Industrial Growth and Open Space designation policies 1989 Official Plan; and,
- the recommended temporary use is not intended to continue on a permanent basis. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: P. Squire

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.6 Public Participation Meeting - Demolition Request for Heritage Designated Property - 123 Queens Avenue

Moved by: J. Helmer

Seconded by: P. Squire

That the request to demolish the heritage designated property located at 123 Queens Avenue BE REFERRED to a future meeting of the Planning and Environment Committee to allow for a structural assessment of the building to be undertaken;

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

- the attached communication dated May 7, 2019, from R. Stranges, Vice-President, VanBoxmeer & Stranges Ltd.; and,
- the attached communication dated May 10, 2019, from P. Nanavati, Vice-President, Leasing & Property Management, FENGATE;

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-P10D/R01)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

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

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

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

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.7 Public Participation Meeting - Demolition Request for Heritage Listed Property - 3303 Westdel Bourne

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

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, relating to the request for the designation of the heritage listed property at 3303 Westdel Bourne, that the following actions be taken:

- a) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property located at 3303 Westdel Bourne to be of cultural heritage value or interest for the attached reasons; and,
- b) should no appeal be received to the notice of intent to designate, a by-law to designate the property located at 3303 Westdel Bourne to be of cultural heritage value or interest for the reasons outlined in the staff report dated May 13, 2019 as Appendix F BE INTRODUCED at a future

meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the Planning and Environment Committee reviewed and received two Site Review Reports from centric Engineering relating to this property (attached);

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-P10D/R01)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: P. Squire

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.8 Public Participation Meeting - Application - 3557 Colonel Talbot Road (Z-9003)

Moved by: P. Squire

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1423197 Ontario Inc. (Royal Premier Homes), relating to the property located at 3557 Colonel Talbot Road:

- a) the comments received from the public during the public engagement process appended to the staff report dated May 13, 2019 as Appendix "A", BE RECEIVED for information; and,

b) the Civic Administration 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;

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 further noted that the Planning and Environment Committee reviewed and received the attached communication dated May 13, 2019, from I. Campbell, 3637 Colonel Talbot Road;

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: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: P. Squire

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.9 Public Participation Meeting - 2096 Wonderland Road North (Z-9010)

Moved by: J. Helmer

Seconded by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Invest Group Ltd., relating to the property located at 2096 Wonderland Road North, the proposed by-law appended to the staff report dated May 13, 2019 BE INTRODUCED at the Municipal Council meeting to be held on May 21, 2019 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 R1 (R1-16) Zone TO a Residential R5 Special Provision (R5-6(_)) Zone;

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 2014 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;
- the recommended amendment conforms to The London Plan which contemplates townhouses and converted dwellings as a primary permitted use, and a minimum height of 2-storeys and maximum height of 4-storeys within the Neighbourhoods Place Type where the property has frontage on an Urban Thoroughfare. The subject lands represent an appropriate location for residential intensification, along a higher-order street at the periphery of an existing neighbourhood, and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of neighbourhoods providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities; and,
- the recommended amendment conforms to the 1989 Official Plan and would implement the residential intensification policies of the Multi-family, Medium Density Residential designation that contemplate residential intensification in the form of cluster townhouse dwellings at a density up to 75 uph. The recommended amendment would permit development at an intensity that is less than the upper range of the maximum density for residential intensification within the Multi-family, Medium Density Residential designation to ensure the form of development is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the goal of providing housing options and opportunities for all people. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

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

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

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

Motion to grant Mr. Kirkness an extension to his presentation.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

3.10 Public Participation Meeting - Public Site Plan Meeting - 112 St. James Street SPA18-140

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by St. James Development Corp. relating to the property located at 112 St. James Street:

- a) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 112 unit apartment building:
 - i) waste collection and storage to be enclosed entirely within the main building;
 - ii) the volume of traffic, cut-through traffic and congestion;
 - iii) future intensification development proposals for the Grosvenor lands; and,
 - iv) the risk of personal injury; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application, SUBJECT TO the following:
 - i) a masonry enclosure for the temporary storage of external garbage be provided; and,
 - ii) the installation of a four way stop at the intersection of St. James Street and Talbot Street;

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 proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development;

- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan is in conformity with the policies of the Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (2019-D09)

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: P. Squire

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: P. Squire

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

Moved by: P. Squire

Seconded by: J. Helmer

Motion to allow Mr. Owen an extension of time.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

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

Motion to approve the following:

"the Site Plan Approval Authority BE REQUESTED to consider the following with respect to this application:

- a) a masonry enclosure for the temporary storage of external garbage; and,
- b) the installation of a four-way stop at the intersection of St. James Street and Talbot Street."

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

- 5.1 (ADDED) D. Dudek, Chair, London Advisory Committee on Heritage - 6th Report of the London Advisory Committee on Heritage

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

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage, from its meeting held on May 8, 2019:

- a) J.M. Fleming, Managing Director, Planning and City Planner and L. Davies Snyder, Planner II, Urban Regeneration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Draft Lambeth Area Community Improvement Plan, as appended to the LACH public agenda, as it relates to heritage matters;
- b) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on April 24, 2019:
 - i) the property located at 700 Oxford Street East BE ADDED to the Register (Inventory of Heritage Resources); and,
 - ii) the remainder of the above-noted report BE RECEIVED;
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage designated property located at 123 Queens Avenue within the Downtown Heritage Conservation District:
 - i) the demolition request BE REFUSED; and,
 - ii) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being noted that the presentations appended to the 6th Report of the London Advisory Committee on Heritage Report from K. Gowan, Heritage Planner and M. Rivard, Stantec Consulting, as well as a communication dated May 7, 2019 from R. Stranges, VanBoxmeer & Stranges Engineering Ltd., were received with respect to this matter;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the heritage listed property located at 3303 Westdel Bourne:

i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in the Statement of Cultural Heritage Value or Interest appended to the 6th Report of the London Advisory Committee on Heritage; and,

ii) should no appeal be received to the above-noted notice of intent to designate, a by-law to designate the property located at 3303 Westdel Bourne to be of cultural heritage value or interest BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 6th Report of the London Advisory Committee on Heritage Report from K. Gowan, Heritage Planner, with respect to this matter, was received;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to permit the existing signage at 371 Dufferin Avenue in the West Woodfield Heritage Conservation District BE PERMITTED with the term and condition that internal illuminations be prohibited; it being noted that the presentation appended to the 6th Report of the London Advisory Committee on Heritage Report from K. Gowan, Heritage Planner, with respect to this matter, was received; and,

f) clauses 1.1, 3.1 to 3.5, inclusive, 3.7, 5.4 and 6.1, BE RECEIVED for information.

Yeas: (3): A. Hopkins, J. Helmer, and P. Squire

Absent: (3): M. Cassidy, S. Turner, and E. Holder

Motion Passed (3 to 0)

6. Adjournment

The meeting adjourned at 8:45 PM