

Planning and Environment Committee

Report

The 13th Meeting of the Planning and Environment Committee
July 22, 2019

PRESENT: Councillors A. Hopkins (Chair), M. Cassidy, S. Turner, Mayor E. Holder
ABSENT: J. Helmer, P. Squire
ALSO PRESENT: Councillors S. Lewis, J. Morgan, E. Peloza, M. van Holst and P. Van Meerbergen; I. Abushehada, M. Almusawi, G. Bailey, G. Barrett, G. Blazak, M. Campbell, B. Debbert, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, M. Henderson, P. Kokkoros, G. Kotsifas, J. Lee, C. Lowery, H. Lysynski, H. McNeely, L. Mottram, B. O'Hagan, M. Pease, L. Pompilii, D. Popadic, C. Saunders, C. Smith, J. Smolarek, L. Snyder, S. Spring, M. Sundercock, M. Tomazincic, S. Wise and P. Yeoman

The meeting was called to order at 3:05 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. Consent

Moved by: S. Turner
Seconded by: E. Holder

That Items 2.1 to 2.13, 2.15, 2.17 to 2.19, inclusive, BE APPROVED.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

2.1 6th Report of the Trees and Forests Advisory Committee

Moved by: S. Turner
Seconded by: E. Holder

That the 6th Report of the Trees and Forests Advisory Committee, from its meeting held on June 25, 2019 BE RECEIVED for information.

Motion Passed

2.2 6th Report of the Advisory Committee on the Environment

Moved by: S. Turner
Seconded by: E. Holder

That the 6th Report of the Advisory Committee on the Environment, from its meeting held on July 3, 2019 BE RECEIVED for information.

Motion Passed

2.3 7th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Turner

Seconded by: E. Holder

That, the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on June 20, 2019:

a) the following actions be taken with respect to the election of Chair and Vice-Chair for the term ending November 30, 2019:

i) notwithstanding section 4.12 of the General Policy for Advisory Committees, S. Levin BE ELECTED as Chair; and,

ii) S. Hall BE ELECTED as Vice-Chair;

b) the Working Group comments appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee, relating to the One River Master Plan Municipal Class Environmental Assessment BE FORWARDED to the Civic Administration for consideration;

c) R. Trudeau and K. Moser BE APPOINTED as the representative and alternate, respectively, to the Trails Advisory Group for Environmentally Significant areas; and,

d) clauses 1.1, 1.2, 3.1 to 3.4, inclusive, 4.2 and 5.2 BE RECEIVED for information.

Motion Passed

2.4 Application - Removal of Holding Provision - 9345 Elviage Drive (H-9056)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Sarah Stevens, relating to a portion of the lands located at 9345 Elviage Drive, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of a portion of the subject lands FROM a Holding Agricultural (h-2•AG2) Zone TO an Agricultural (AG2) Zone to remove the h-2 holding provision for this site. (2019-D09)

Motion Passed

2.5 Application - 2700 Asima Drive (P-9063)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Rockwood Homes, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to exempt Block 57, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the *Planning Act, R.S.O. 1990, c. P. 13*, for a period not exceeding three (3) years. (2019-D09)

Motion Passed

2.6 Application - 3270 Raleigh Boulevard (H-9086)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Speyside East Corporation, relating to the property located at 3270 Raleigh Crescent, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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/Community Facility/Convenience Commercial Special Provision (h*h-53*h-56*h-91*R5-2/R6-4/CF3/CC(13)) Zone TO a Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (R5-2/R6-4/CF3/CC(13)) Zone. (2019-D09)

Motion Passed

2.7 Application - 1509 Fanshawe Park Road West - Removal of Holding Provision h-17 (H-9083)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2568401 Ontario Inc., relating to the property located at 1509 Fanshawe Park Road West, the proposed, revised, attached, by-law BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 Restricted Service Commercial (h-17*RSC2/RSC5) Zone TO a Restricted Service Commercial (RSC2/RSC5) Zone to remove the h-17 holding provision. (2019-D09)

Motion Passed

2.8 Decision - Ontario Municipal Board Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - 58 Sunningdale Road West

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the staff report dated July 22, 2019 entitled "Final Decision (OMB) Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - Barvest Reality Inc. - 58 Sunningdale Road" BE RECEIVED for information. (2019-D09/D12)

Motion Passed

2.9 Downtown Façade Uplighting Grant Program

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to implementing program guidelines for a Downtown Façade Uplighting Grant Program, the proposed by-law amendment appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend By-law C.P.-1467-175, as amended, being "A by-law to establish financial incentives for the Downtown Community Improvement Project Areas", to adopt the Downtown Façade Uplighting Grant Program

as Schedule 2; it being noted that funding for the program is being accommodated within the existing Downtown Small Scale Projects fund. (2019-F11A)

Motion Passed

2.10 Register of Cultural Heritage Resources

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the staff report dated July 22, 2019 entitled "Register of Cultural Heritage Resources" BE RECEIVED for information. (2019-R01)

Motion Passed

2.11 Application - 1229 and 1265 Wharncliffe Road South (H-8974)

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2670040 Ontario Inc., relating to the properties located at 1229 and 1265 Wharncliffe Road South, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 Restricted Service Commercial Special Provision(h*h-11*h-63*h-95*h-100*h-104*h-138*RSC1/RSC2/RSC3(16) /RSC4(14)/RSC5(16)) Zone TO a Holding Restricted Service Commercial Special Provision (h-138*RSC1/RSC2/RSC3(16)/RSC4(14)/RSC5(16)) Zone to remove the h, h-11, h-63, h-95, h-100, and h-104 holding provisions. (2019-D09)

Motion Passed

2.12 Application - 349 and 379 Sunningdale Road West - Removal of Holding Provisions (h and h-100) (H-9064)

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Sunningdale Golf and Country Club Ltd., relating to the property located at 379 Sunningdale Road West, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 R9 Special Provision (h*h-53*h-100*R9-7(27)) Zone, a Holding Residential R5/R6 Special Provision (h*h-53*h-100*R5-3(19)/R6-5(53)) Zone and a Holding Residential R5/R6 Special Provision/ Office (h*h-53*h-100*R5-3(19)/R6-5(53)/OF1) Zone TO a Holding Residential R9 Special Provision (h-53*R9-7(27)) Zone, a Holding Residential R5/R6 Special Provision (h-53*R5-3(19)/R6-5(53)) Zone, a Holding Residential R5/R6 Special Provision/ Office (h-53*R5-3(19)/R6-5(53)/OF1) Zone, a Residential R9 Special Provision (R9-7(27)) Zone, and a Residential R5/R6 Special Provision (R5-3(19)/R6-5(53)) Zone to remove the h., h-53 and h-100 holding provisions. (2019-D09)

Motion Passed

2.13 Application - 7 Annadale Drive - Removal of Holding Provision (h-5) (H-9037)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Forest Park (Sherwood Glen), relating to the property located at 7 Annadale Drive, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 R6 Special Provision (h-5/R6-3(8)) Zone TO a Residential R6 Special Provision (R6-3(8)) Zone to remove the h-5 holding provision from these lands. (2019-D09)

Motion Passed

2.15 Application - 2835 Sheffield Place - Removal of Holding Provisions (h, h-100, h-159) (H-8814)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 2835 Sheffield Place, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 R6 Special Provision (h•h-100•h-159•R6-2(11) Zone TO a Residential R6 Special Provision (R6-2(11)) Zone to remove the h, h-100 and h-159 holding provisions. (2019-D09)

Motion Passed

2.17 Appeal of Committee of Adjustment Decision on Minor Variance
Application A.040/19 - 585 Colborne Street

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Local Planning Appeal Tribunal, dated May 27, 2019, and submitted by Elliott Pityn, relating to the minor variance application concerning 585 Colborne Street, the Local Planning Appeal Tribunal BE ADVISED that:

a) the Municipal Council supports the decision of the Committee of Adjustment to refuse the minor variance; and,

b) the City Solicitor and Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Local Planning Appeal Tribunal Hearing to support the decision of the Committee of Adjustment. (2019-D13)

Motion Passed

2.18 Building Division Monthly Report for May 2019

Moved by: S. Turner

Seconded by: E. Holder

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

Motion Passed

2.19 Application - 2650 Buroak Drive - Removal of Holding Provisions (h, h-54, h-71, h-95 and h-100) (H-8950)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Foxhollow North Kent Developments Inc., relating to the property located at 2650 Buroak Drive, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 R6 (h.*h-54*h-71*h-95*h-100*R6-5)) Zone TO a Residential R6 (R6-5) Zone to remove the h., h-54, h-71, h-95 and h-100 holding provisions. (2019-D09)

Motion Passed

2.14 Decision - Local Planning Appeal Tribunal - 3234, 3263 and 3274 Wonderland Road South (OZ-8590)

Moved by: M. Cassidy

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Local Planning Appeal Tribunal decision relating to the properties located at 3234, 3263, and 3274 Wonderland Road South:

a) the staff report dated July 22, 2019 entitled "Local Planning Appeal Tribunal Decision for Southside Group – 3234, 3263 and 3274 Wonderland Road South" BE RECEIVED for information; and,

b) the proposed by-law appended to the staff report dated July 22, 2019, which reflects the decision of the Local Planning Appeal Tribunal to approve commercial floor area on the subject lands and also implements the Urban Design policies of the Southwest Area Secondary Plan on the subject lands, BE ENDORSED, and BE FORWARDED to the Local Planning Appeal Tribunal for Approval. (2019-D09)

Yeas: (3): A. Hopkins, M. Cassidy, and E. Holder

Nays: (1): S. Turner

Absent: (2): J. Helmer, and P. Squire

Motion Passed (3 to 1)

2.16 Information Report - Proposed Regulations for Bill 108-More Homes, More Choices Act, 2019

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to the proposed regulations for Bill 108, the More Homes, More Choice Act, 2019:

a) the staff report dated July 22, 2019, entitled "Information Report – Proposed Regulations for Bill 108 – More Homes, More Choice Act, 2019" BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to submit the responses outlined in the above-noted report to the Ontario Ministry of Municipal Affairs and Housing postings before August 5, 2019. (2019-D04)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Delegation - M. Clawson, Clawson Group Inc. - 660 Sunningdale Road East

Moved by: M. Cassidy

Seconded by: E. Holder

That, the following actions be taken with respect to the property located at 660 Sunningdale Road East:

a) on the recommendation of the City Clerk, the report dated July 22, 2019 and entitled "Request for Council Resolution, under section 45(1.4) of the *Planning Act, 1990* – 660 Sunningdale Road East" BE RECEIVED for information; and,

b) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by M. Clawson, Clawson Group Inc., on behalf of Extra Realty Limited, for the property located at 660 Sunningdale Road East;

it being noted that the Planning and Environment Committee heard a verbal delegation from P. Hinde, on behalf of the Clawson Group Inc., with respect to this matter. (2019-D09)

Yeas: (3): A. Hopkins, M. Cassidy, and E. Holder

Nays: (1): S. Turner

Absent: (2): J. Helmer, and P. Squire

Motion Passed (3 to 1)

3.2 Delegation - D. Dudek, Chair, London Advisory Committee on Heritage -
7th 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 7th Report of the London Advisory Committee on Heritage, from its meeting held on July 10, 2019:

a) 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* seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing gable cladding be painted;
- the existing glass lite of the existing front door be replaced with a plain glass lite as proposed in Appendix C, as appended to the staff report dated July 10, 2019, and the door be painted; and,
- the existing porch be constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, as per the drawings in Appendix C, as appended to the staff report dated July 10, 2019, and all exposed wood be painted;

it being noted that the presentations appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, K. Strybosch and W. Pol, with respect to this matter, were received;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 2442 Oxford Street West (Kilworth United Church), the following actions be taken:

- 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 Appendix D of this report; and,
- ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 2442 Oxford Street West to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report 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 Municipal Council's notice of intention 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 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner and the photographs submitted by B. Moyer, with respect to this matter, were received;

c) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, the following actions be taken:

- i) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;

ii) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,
iii) the property at 567 King Street BE REMOVED from the Register; it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, as well as a verbal delegation from J. O'Neil, with respect to this matter, were received;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to construct an addition and alterations to the existing building located at 10 Napier Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings included in Appendix C, as appended to the staff report dated July 10, 2019 with the following terms and conditions:

- all exposed wood and the doors be painted;
- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

e) the following actions be taken with respect to the Archaeology Sub-Committee Report, as appended to the agenda:

i) the above-noted Archaeology Sub-Committee Report appended to the 7th Report of the London Advisory Committee on Heritage BE FORWARDED to the Civic Administration as part of the review of the wording of the H-18 Holding Provision; and,
ii) the Civic Administration BE REQUESTED to circulate the revised H-18 Holding Provision to the London Advisory Committee on Heritage at a future meeting for review;

f) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Places 2.0 document, as appended to the agenda;

it being noted that the LACH recommends that the above-noted document be reviewed every five years;

it being further noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from L. Dent, 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* to alter the porch of the building located at 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings in Appendix C, as appended to the staff report dated July 10, 2019, with the following terms and conditions:

- no decorative brackets be installed;
- the existing dentil details be restored;
- turned, painted wood spindles be spaced no greater than 3" apart on centre;
- all exposed wood be painted; and,

- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, 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, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval to alter the porch of the building located at 783 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED; it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received; and,

i) clauses 1.1 to 1.3, 2.5, 3.1 to 3.6, 4.1, 5.4 and 5.5 BE RECEIVED for information;

it being pointed out that the Planning and Environment Committee heard a verbal presentation from D. Dudek, Chair, London Advisory Committee on Heritage, with respect to these matters.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - 1631 - 1649 Richmond Street (OZ-9019)

Moved by: M. Cassidy

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1635 Richmond (London) Corporation, relating to the property located at 1631-1649 Richmond Street:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Official Plan BY AMENDING policies 3.5.25 and 3.5.26 of the Specific Policies for Residential Areas;

b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), BY AMENDING the Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and Residential R9 Special Provision (R9-7(23)) Zone; and,

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019, to amend The London Plan BY AMENDING specific policies 823_ and 825_ of the Transit Village Place Type;

it being noted that the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London 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 Provincial Policy Statement, 2014;
- the recommended amendment conforms to the in-force policies of The London Plan;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan; and,
- the recommended amendment conforms to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: E. Holder

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Demolition Request for Heritage Listed Property at 567 King Street

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Managing Director, City 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 567 King Street:

- a) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,

c) the property located at 567 King Street BE REMOVED from the Register;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2019-R01/P10D)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: M. Cassidy

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.5 Public Participation Meeting - Application - Part of 124 St. James Street (OZ-9012)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Grosvenor Development Corporation, relating to the property located at 124 St. James Street:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the 1989 Official Plan by changing the policies of Section 3.5.3 ii) – St. George/Grosvenor Neighbourhood – Multi-family, Medium Density Residential, to permit the use of a portion of 124 St. James Street contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for high density residential uses only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street;

b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend The London Plan by changing policy 1022_ – St. George/Grosvenor Neighbourhood – Medium Density

Residential, to permit the use of a portion of 124 St. James Street that is contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for a high-rise, high density apartment building, only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street; and,

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R8 (R8-4) Zone TO a Residential R9 (R9-7-H45) 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 Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement, 2014;
- the recommended 1989 Official Plan amendment will provide policies to facilitate the addition of the subject lands to a property that is already zoned for high density residential development, providing for the direct alignment of the private driveway servicing the development with the terminus of Talbot Street where it meets St. James Street, supporting Official Plan policies and City standards for the alignment of access locations on development sites. The marginal increase in the number of units to be accommodated as part of the proposed development at 112 St. James Street will not cause a cumulative impact on the ability to develop the site or on the surrounding neighbourhood. The amendment conforms to the general intent of the Official Plan;
- the recommended amendment to The London Plan will provide policies to facilitate the addition of the subject lands to a property that is already zoned for high density residential development, providing for the direct alignment of the private driveway servicing the development with the terminus of Talbot Street where it meets St. James Street, supporting City standards for the alignment of access locations on development sites. The marginal increase in the number of units to be accommodated as part of the proposed development at 112 St. James Street will not cause a cumulative impact on the ability to develop the site or on the surrounding neighbourhood. The amendment conforms to the general intent of the in-force policies of The London Plan; and,
- the recommended amendment to Zoning By-law Z.-1 will conform to the 1989 Official Plan and The London Plan as recommended to be amended and provide for seamless development of the site with an appropriate access location and safe traffic control. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: E. Holder

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.6 Public Participation Meeting - Application - Residential Plan of Subdivision and Zoning By-law Amendment - 600 Sunningdale Road West 39T-18501 (Z-8888)

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sunningdale Golf and Country Club, relating to the property located at 600 Sunningdale Road West (legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10 IRREG), located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2*UR3) Zone and an Open Space (OS4) Zone TO:

- i) a Holding Residential R1 (h*h-18*R1-9) Zone, to permit single detached dwellings with a minimum lot frontage of 18.0 metres, a minimum lot area of 690m²;
- ii) a Holding Residential R4 Special Provision (h*h-18*R4-4 (_)) Zone, to permit street townhouses to a maximum density of 35 units per hectare and maximum height of 10.5 metres; and,
- iii) an Open Space (OS5) Zone to permit conservation lands and passive recreational uses;

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision by Sunningdale Golf and Country Ltd., relating to the property located at 600 Sunningdale Road West; and,

c) the Approval Authority BE ADVISED that the Municipal Council supports issuing Draft Approval of the proposed plan of residential subdivision, submitted by Sunningdale Golf and Country Ltd. (File No. 39T-18501), prepared by Callon Dietz Inc., Terry Dietz OLS., as revised, which shows 108 single detached lots, two (2) residential multi-family blocks, two (2) walkway blocks, two (2) road widening blocks, five (5) open space blocks and several 0.3m reserve blocks all served by three (3) new local street, SUBJECT TO the conditions contained in Appendix “39T-18501” appended to the staff report dated July 22, 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;

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

- the proposed revised draft plan is consistent with the *Planning Act, R.S.O 1990, c. P.13*, including but not limited to Section 51 (24);
- the recommended revised draft plan and zoning amendments are consistent with the Provincial Policy Statement (PPS), 2014, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The recommended draft plan and amendments also supports efficient and resilient development patterns, accommodating an appropriate range and mix of housing and protects the Natural Heritage feature;
- the proposed revised draft plan and Zoning By-law amendment conforms to the in-force policies of The London Plan, including but not limited Section 1688;
- the proposed revised draft plan conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential” and “Open Space designation policies;
- the recommended Zoning By-law amendments encourage the development of plan of subdivision that includes an appropriate mix of residential uses that support pedestrian oriented development; and,
- the draft plan design is appropriate for the site, compatible with abutting land uses and makes efficient use of the existing services and infrastructure available in this area. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: M. Cassidy
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.7 Public Participation Meeting - Application - 3080 Bostwick Road (O-9025)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 731675 Ontario Ltd., relating to the property located at 3080 Bostwick Road:

- a) The Urban Design Guidelines for 3080 Bostwick Road appended to the staff report dated July 22, 2019 as Appendix "A" BE ADOPTED at the Municipal Council meeting to be held on July 30, 2019 by resolution of City Council;
- b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 1716 of The London Plan by ADDING the Urban Design Guidelines for 3080 Bostwick Road to the list of Council approved guideline documents;
- c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 1565_5 of The London Plan, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a policy to section 20.5.9.2.iv) – "Bostwick Residential Neighbourhood – High Density Residential";
- d) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 1565_5, List of Secondary Plans - Southwest Area Secondary Plan by ADDING a portion of the subject site to the list of Locations of Convenience Commercial and Service Station uses in section 20.5.17.3.3.6.5.vi); to permit Convenience Commercial Uses;
- e) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 19.2.2 of the 1989 Official Plan by ADDING the Urban Design Guidelines for 3080 Bostwick Road to the list of Council approved guideline documents;
- f) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 20.5 of the 1989 Official Plan, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a policy to section 20.5.9.2.iv) – "Bostwick Residential Neighbourhood – High Density Residential"; and,

g) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix “G” BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 20.5, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a portion of the subject site to the list of Locations of Convenience Commercial and Service Station uses in section 20.5.17.3.3.6.5.vi); to permit Convenience Commercial Uses;

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 amendment is consistent with the policies of the Provincial Policy Statement, 2014 as the Urban Design Guidelines promote well-designed built form and a sense of place;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to Chapter 19 which governs the use and adoption of Guideline Documents;
- the proposed amendment conforms to the policies of the Southwest Area Secondary Plan and will guide the design for 3080 Bostwick Road in the Bostwick Residential Neighbourhood;
- the proposed amendment conforms to the in-force policies of The London Plan including but not limited to Our Tools and the Key Directions to build strong, healthy and attractive neighbourhoods for all; and,
- the proposed amendment provides more specific direction for the preparation and review of planning and development proposals in this area. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: E. Holder

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.8 Public Participation Meeting - Application - 1076 Gainsborough Road (Z-9035)

Moved by: M. Cassidy

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2648822 Ontario Inc., relating to the property located at 1076 Gainsborough Road, the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 Holding Business District Commercial (h-17*BDC) Zone TO a Business District Commercial Special Provision (BDC*H15.5*D90(_)) Zone;

it being noted that the following site plan matters have been raised during the public participation process:

- i) outdoor garbage storage (central location and not along the western property line); and,
- ii) landscaping along westerly property line to help provide additional privacy to abutting rear yards;

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 the in-force policies of The London Plan including, but not limited to, the Main Street Place Type policies;
- the recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development; and,
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, location on and near arterial roads and close proximity amenities and transit services. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.9 Public Participation Meeting - 447 Old Wonderland Road - SPA19-021

Moved by: S. Turner
Seconded by: E. Holder

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

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 4 storey, 41 unit apartment building:

- i) garbage storage being maintained on site;
- ii) lighting concerns;
- iii) privacy concerns for the neighbouring condominium complex;
- iv) noise, including air conditioning units;
- v) designated smoking areas;
- vi) snow storage; and,
- vii) parking;

b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application to permit the construction of a 4 storey, 41 unit apartment building at 447 Old Wonderland 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: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.10 Public Participation Meeting - Not to be heard before 5:30 PM - Lambeth Area Community Improvement Plan (O-9044)

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

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

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to designate the Lambeth Area Community Improvement Project Area;

b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to adopt the Lambeth Area Community Improvement Plan;

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to establish financial incentive programs for the Lambeth Area Community Improvement Project Area;

d) the proposed by-law amendment appended to the staff report dated July 22, 2019 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the 1989 Official Plan by adding Section 14.2.2 ii) Lambeth Village Core and Wharncliffe Road Corridor to the list of commercial areas eligible for community improvement under Section 14.2.2 ii), and adding the Lambeth Village Core and Wharncliffe Road Corridor to Figure 14-1 to recognize the commercial areas eligible for community improvement; and,

e) the proposed by-law amendment appended to the staff report dated July 22, 2019 as Appendix "E" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 8 – Community Improvement Project Areas is in full force and effect by ADDING the Lambeth Area Community Improvement Project Area;

it being noted that the Civic Administration will consider the action items and initiatives included in the Lambeth Area Community Improvement Plan in any planning design, and budgeting of future municipal capital investments within the Lambeth Area CIP Project Area; and, that the funding for the financial incentive programs is accommodated within the existing budget;

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 reason:

- through the project process, it was illustrated that the Lambeth Area meets the test for community improvement as defined under the Planning Act. Like many communities, the Lambeth Area is undergoing change which is impacting its existing form and function (e.g. residential development, infrastructure projects). The Lambeth Area CIP can be used as a tool to help move the community forward through this transition. Specifically, issues and needs in the areas of: businesses and the local economy; community and connections; mobility and safety; public realm and recreation opportunities; cultural heritage; and, natural heritage were identified by stakeholders as priorities for action. The Goals, Objectives and Action Items of the Lambeth Area CIP were developed to address these issues, and are within the scope of CIPs as defined by the Planning Act. The adoption of the Lambeth Area Community Improvement Plan and the approval of the requested Official Plan Amendment is also consistent with the Provincial Policy Statement (PPS) and supported by the policies in the Southwest Area Plan (SWAP), the 1989 Official Plan and The London Plan. (2019-D19)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

3.11 Public Participation Meeting - 3334 and 3354 Wonderland Road South (OZ-9043)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Gateway Casinos and Entertainment Ltd., relating to the properties located at 3334 and 3354 Wonderland Road South and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being noted that the Planning and Environment Committee reviewed and received a communication dated July 16, 2019, from D. Speller, 3225 Singleton Avenue;

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)

Moved by: S. Turner

Seconded by: A. Hopkins

The application by Gateway Casinos and Entertainment Ltd., relating to the property located at 3334 and 3354 Wonderland Road South BE DEFERRED to the August 12, 2019 Planning and Environment Committee, to allow for comment to be provided by First Nations communities.

Yeas: (2): A. Hopkins, and S. Turner

Nays: (2): M. Cassidy, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Failed (2 to 2)

Moved by: M. Cassidy

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Gateway Casinos and Entertainment Ltd., relating to the property located at 3334 and 3354 Wonderland Road South:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Official Plan to change the designation of the subject lands FROM Multi-Family, Medium Density Residential TO Wonderland Road Community Enterprise Corridor;

b) the proposed attached, revised, by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Official Plan for the City of London, 1989 as it relates to the Southwest Area Secondary Plan to change the designation of the subject lands FROM Medium Density Residential TO Wonderland Road Community Enterprise Corridor;

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Southwest Area Secondary Plan policies for the Wonderland Boulevard Neighbourhood by ADDING a Section 20.5.6.6, 3334 and 3354 Wonderland Road South;

d) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 1 is in full force and effect to change the Place Type of the subject lands FROM Neighbourhoods TO Shopping Area;

e) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) through d) above), to change the zoning of the subject property FROM a Holding Light Industrial (h-17-LI1/LI7) Zone and Environmental Review (ER) Zone TO a Commercial Recreation Special Provision (CR(*)) Zone and an Open Space Special Provision (OS4(*)) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority with regard to the design of the space between the Casino building and the City sidewalk as a unique space that functions as a forecourt to the building and also permits a limited amount of parking; it being further noted that the following design elements achieve the principles discussed in detail Subsection 4.1 of this report:

- i) a flush surface that extends from the main north-south driveway to the City sidewalk along the Wonderland Road frontage;
- ii) include wide pedestrian walkways, with landscaping from the City sidewalk to the building on both the north and south edges of the forecourt;
- iii) provide continuous built form elements, such as a canopies, to delineate the forecourt space and to provide for pedestrian amenity along the walkways on north and south edges of the forecourt;
- iv) differentiate the approach to tree planting and tree locations; pedestrian scale lighting and site furniture; and landscaping scheme; between the forecourt and the general parking field. Include a similar level of trees that would be required through the City's Site Plan Control By-law;
- v) differentiate the approach to the surface treatment between the forecourt and the general parking field, either by using an alternate paving material, colour or use a combination of materials and colours; and,
- vi) include similar elements, used in the forecourt design, in the area between the main north-south driveway up to the front building façade within the drop off area and restaurant patio;

f) the Civic Administration BE DIRECTED to consult with the Oneida Nation of the Thames, the Chippewa First Nation and Munsee-Delaware Nation and to report back at the Municipal Council meeting to be held on July 30, 2019;

it being noted that the Planning and Environment Committee received and reviewed a communication dated July 16, 2019, from D. Speller, 3225 Singleton Avenue, 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 recommended Official Plan Amendment and zone change are consistent with the 2014 Provincial Policy Statement ("PPS") and will contribute to a broad range and mix of land uses within the City and the Southwest Area in the interest of long-term economic prosperity. The development of the subject lands for the proposed Casino adjacent to other developed and developing lands in the Southwest Area is an efficient use of land and infrastructure in an area intended for urban development consistent with the PPS. The proposed Casino will function as an entertainment destination that has a City-wide or broader service area that will support sustainable tourism in the City consistent with the

PPS. The recommended zone change will protect the natural heritage features and ecological functions of the Natural Heritage System and will direct development outside of hazardous lands consistent with the PPS;

- the recommended Official Plan Amendment to change the current Place Type and designation on the easterly (rear) portion of the subject lands to include, and expand, the Shopping Area Place Type in The London Plan and the WRCEC designation in the 1989 Official Plan and the SWAP will not fundamentally change the land use patterns in the Wonderland Road South corridor and is a reasonable extension of the Shopping Area Place Type and the WRCEC designation;
- the recommended Official Plan Amendment to the Wonderland Boulevard Neighbourhood policies in the SWAP to add a site specific policy to permit parking between the proposed building and the City sidewalk would permit a specific site design that includes a forecourt that is street-oriented, pedestrian-friendly and transit supportive and conforms to the general intent of the SWAP;
- the proposed Casino would function as an entertainment use and the recommended zone change to permit a Casino on the subject lands, conforms to the in-force policies of The London Plan including the permitted uses that are contemplated in the Shopping Area Place Type and the WRCEC designation in the 1989 Official Plan and the SWAP. The proposed, 2-storey height of the proposed Casino conforms to the maximum building height of 4-storeys (without Bonus Zoning) contemplated in the Shopping Area Place Type in The London Plan and in the WRCEC destination in the SWAP. The gross floor area maximum or “cap” for commercial development in the WRCEC designation does not apply to entertainment uses. The proposed form of the Casino building is consistent with the existing large format retail stores in the immediate area and thereby is a good fit and compatible with its context and conforms to The London Plan. The site design would include elements that are street-oriented, pedestrian-friendly and transit supportive and would conform to the general intent of the SWAP; and,
- the recommended zone change conforms to The London Plan and the 1989 Official Plan and will limit development to areas outside of natural hazards and to areas that are appropriately buffered from the natural heritage features and ecological functions of the Natural Heritage System. (2019-D09)

Yeas: (2): M. Cassidy, and E. Holder

Nays: (2): A. Hopkins, and S. Turner

Absent: (2): J. Helmer, and P. Squire

Motion Failed (2 to 2)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

Motion Passed (4 to 0)

Moved by: E. Holder
Seconded by: M. Cassidy

Motion to grant Mr. S. Allen, MHBC, an extension beyond five minutes for his delegation.

Yeas: (3): A. Hopkins, M. Cassidy, and E. Holder

Nays: (1): S. Turner

Absent: (2): J. Helmer, and P. Squire

Motion Passed (3 to 1)

3.12 Public Participation Meeting - 8076 Longwoods Road - SPA19-022

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of London Quality Meat, relating to the property located at 8076 Longwoods Road:

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 facilitate the construction of an abattoir:

- i) the increase in climate change;
- ii) the increase in land, air and water pollution from the increase in animals;
- iii) the increase in waste flowing into rivers and streams;
- iv) the increase in greenhouse and methane gases; and,
- v) the loss of trees to provide grazing land for animals;

b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application to facilitate the construction of an abattoir;

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 Farmland Place Type and all other applicable policies of The London Plan;

- the proposed Site Plan is in conformity with the policies of the Agriculture designation of the Official Plan (1989) and will implement an appropriate form of development on 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, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

Motion Passed (3 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

Motion Passed (3 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

Motion Passed (3 to 0)

4. Items for Direction

4.1 Demolition Request for Heritage Designated Property at 123 Queens Avenue

Moved by: S. Turner

Seconded by: M. Cassidy

That the demolition request for the heritage designated property at 123 Queens Avenue, located in the Downtown Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- a) prior to any demolition, the property owner BE REQUIRED to obtain final Site Plan Approval for the redevelopment of the property that includes new building(s) and/or structure(s) and submit full building permit drawings;
- b) prior to any demolition, photographic documentation and measured drawings of the existing building, including the alleyway, at 123 Queens Avenue BE COMPLETED by the property owner and submitted to the satisfaction of City Planning;

c) prior to final Site Plan Approval, the recommendations of the Heritage Impact Assessment BE COMPLETED by the property owner and submitted to the City.

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

Motion Passed (3 to 0)

4.2 Request for Delegation Status - P. Derakhshan, Thames Valley Joint Venture - Lot 66 - 1738-1754 Hamilton Road

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

That P. Derakhshan, Planner, Thames Village Joint Venture, BE GRANTED delegation status at the August 12, 2019 Planning and Environment Committee meeting relating to the application by Thames Village Joint Venture, with respect to the property located at Lot 66, 1738 Hamilton Road, in the Old Victoria subdivision. (2019-D09)

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

Motion Passed (3 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 10:49 PM.

Motion Passed

Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2018

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1509 Fanshawe Park Road West.

WHEREAS 2568401 Ontario Inc. have applied to remove the holding provision from the zoning for the lands located at 1509 Fanshawe Park Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1509 Fanshawe Park Road West, as shown on the attached map, to remove the h-17 holding provision so that the zoning of the lands as a Restricted Service Commercial (RSC2/RSC5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

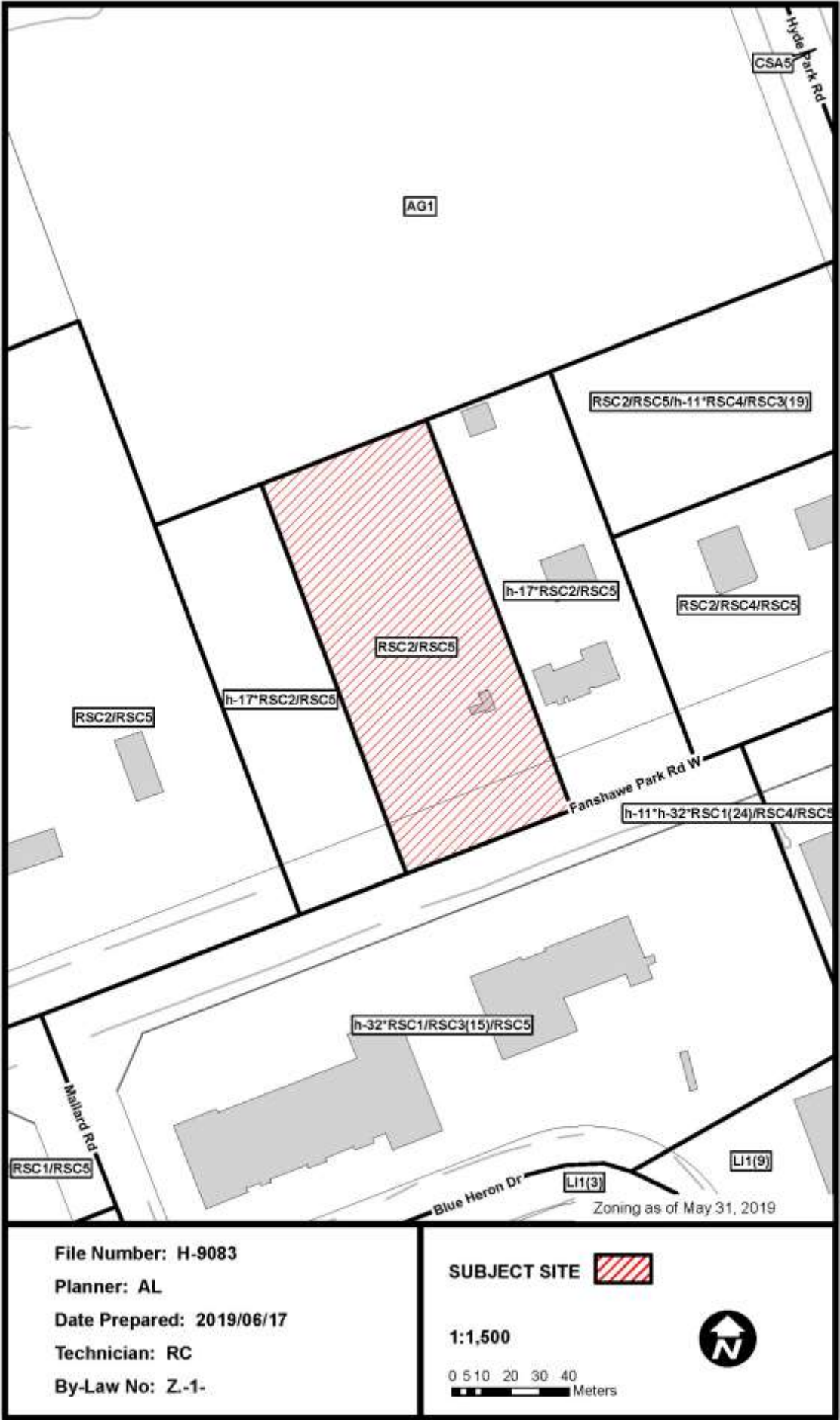
PASSED in Open Council on July 30, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - July 30, 2019
Second Reading – July 30, 2019
Third Reading - July 30, 2019

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 1631-1649 Richmond Street (OZ-9019)

- *(Councillor A. Hopkins enquiring about, with this amendment, what the changes in units are to the previous application.);* Ms. C. Lowery, Planner II, indicating that the previous development proposal proposed to 220 units; this proposal requests, she believes, 291 units.
- Harry Froussios, Zelinka Priamo Limited, on behalf of 1635 Richmond (London) Corporation – discussing the amendments before the Planning and Environment Committee; advising that in attendance this afternoon is also Mr. Brian McMullen who represents the applicant; wanting to thank staff for their efforts in bringing forward this recommendation and for working with us throughout this process; thanking the members of the Old Masonville Ratepayers Association who have been involved since the onset of this process and have provided very valuable comments and overall support for the amendments that are before the Planning and Environment Committee this afternoon; stating that, in their opinion, the proposed amendments will allow for a more efficient and appropriate development that provides increased separation and sufficient and generous amounts of open space between the proposed development and their neighbors to the west; advising that their client has already received permits for the construction and commenced construction for the six story apartment buildings on the site; noting that as for the current approved zoning for the property; approval of these amendments will require minor site plan amendment to show the increased height of the buildings and to add more parking supply to the property; hoping that there will be a quick process so that construction can continue on; expressing support of the staff recommendation.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 124 St. James Street (OZ-9012)

- *(Councillor A. Hopkins enquiring about an application for consent on 124 St. James Street so that is the lands that are going to be adjacent to the lands that they are talking about now so if Ms. B. Debbert, Senior Planner, could add to that consent and what that application is about.);* Ms. B. Debbert, Senior Planner, indicating that she will use the drawing that is on the screen, 124 St. James Street is this piece; advising that the consent application is to create a new property line and add a piece to 112 St. James Street.
- *(Councillor S. Turner indicating that in 3.2, the requested amendment, it says with respect to The London Plan that they did not request an amendment to The London Plan as it subject to a site specific appeal; thinking that, as he looks at the application itself, the recommendation has an amendment to The London Plan would be required; wanting to be clear that there is actually a London Plan Amendment, a 1989 Official Plan Amendment and a zoning change as well.);* Ms. B. Debbert, Senior Planner, responding that there is an amendment to both Official Plans, there are three schedules being recommended for adoption, the first one is an amendment to the 1989 Official Plan, the second one is an amendment to The London Plan, the wording is virtually identical except for technical differences because it is just two different documents and then the third amendment is for the Zoning By-law Amendment.)
- Harry Froussios, Zelinka Priamo Limited, on behalf of Grosvenor Development Corporation - discussing the proposed amendments before the Planning and Environment Committee this afternoon; thanking staff again for their efforts in bringing this recommendation forward for the Committee's consideration today and he would also like to thank site plan staff for their assistance in bringing the matter forward as we are at a stage now where the site plans have been basically approved pending the signing of the development agreement and they are hoping to move forward with this application today that will allow the development to proceed further; thanking the St. George-Grosvenor Neighborhood Association for their input throughout this process there has been a lot of dialogue, they have received a lot of feedback from them and they are happy to report that this final outcome includes some of the matters that were that were brought forward by the Association; pointing out that as stated by staff the approval of this application will facilitate the consolidation of the subject lands together with the property known at 112 St. James Street; noting that the Committee has seen the site plan for 112 St. James Street back in May; stating that the process is near completion now; however, the outcome of this process does not really affect the site plan other than adjusting the ultimate property boundary and then updating the stats to accommodate the additional units; pointing out that even though the access is shown on the portion of the subject lands that are discussed today there is not there is an easement in place already that allows access to exist over the subject lands in favor 112 St. James Street; reiterating that it is not something that is necessary to change in the site plan and what has been done so far; expressing support the staff recommendation and the amendments proposed.
- Ken Owen, 139 St. James Street – noting that he is also the President of the St. George-Grosvenor Neighbourhood Association; noting that he cannot speak on their behalf; advising that he would like to say thank you to everybody who was involved in this project both people from city staff and the developer, because every one of the concerns that we have raised around this project, in all its aspects, has been addressed and very satisfactory to address our concerns and needs around this development.
- Jason McArthur, 1 Grosvenor Gate – indicating that he attended the last meeting; wanting to check out what is going on; advising that he was voted in as the new President of Grosvenor Gate; expressing a few concerns that people have, mainly concerning a lot of the trees that are going to be cut down; indicating that he does not

know if these new amendments are going to include more trees but, as far as he knows, it is like 115 trees currently that are going to be cut down; expressing concern that many of the tenants do not really know the scope at Grosvenor Gate, do not really know the full extent of what is going on, a lot of people assume that a building is going up in that pasture area and that a lot of these trees are going to be affected; indicating that he has heard a few times that people do not feel as though they have been properly informed, there is a lot of misinformation; providing an example that he does not even know when this construction is set to take place, whether it is in the spring or it is going to be some time this year but he just wanted to voice his concerns about the trees in the back; being honest, he does live right there and he will be witness to what is going to happen; noting that there are deer back there, he has seen fox's, all kinds of animals and he is concerned about what kind of environmental impact; feeling as though he just wanted to make a statement that some people in neighbourhood are not fully aware; advising that he has seen postings but they usually disappear very quickly from the building, within two or three days, indicating that he did not personally receive any kind of mail out himself; noting that he is not saying that that it did not occur but there is concern, there is confusion amongst the tenants at Grosvenor Gate; reiterating that he is the new President so he is kind of stepping into this and he just wanted to voice that there are a lot of elderly residents here that will be shocked and surprised to see what is happening behind them; stating that he is not really sure what he is asking, basically maybe more information for people so they are braced for what is going to happen to what a lot of them have been very familiar with; noting that some of the residents have been there for over thirty years and they love it so much there; from his point of view a lot of people are coming up to him not really knowing what is going on and he is not sure if it is a generational thing, they are not getting the information; advising that he does not know if people read The Londoner, for example, anymore as he sees stacks of them in the lobby; expressing concerned that the message is not fully being brought out; reiterating that he was at the last meeting and he recognizes that they have made a lot of amendments and a lot of changes to try to make everybody happy but he is super concerned that people do not have a full idea of what this is going to actually physically look like; advising that he has been told that this is something that has been fought for forty years, people in neighborhood have come up against it, and there is confusion about the area; thinking some of the tenants even think that the current owners, Homestead, own that property so that might be the reason why they have not said anything because they have had a changeover and people are just concerned about their standing and a lot of them are elderly; indicating that they asked him to come speak; thinking that he would just be handling bingo honestly, bingo and trivia and events; asking if they can get some more information out to the neighborhood to let them know just to be sure that they dot all the i's and cross all the t's.

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – Residential Plan of Subdivision and Zoning By-law Amendment – 600 Sunningdale Road West 39T-18501 (Z-8888)

- *(Councillor S. Turner enquiring about the duration of the monitoring, looking through the report there are indications about collaboration on apportionment of costs on short and long-term monitoring; wondering if there is a specified period of time for post condition monitoring in this location specifically, on stormwater management, methane and encroachments and impact to the adjacent Environmentally Significant Area.);* Mr. C. Smith, Senior Planner, responding that it is a two-year monitoring program that will monitor the plantings and the implementation of all those features that the Councillor indicated and ensure that they are working and they are not impacting forest; indicating that he will take a look at the plan; *(Councillor S. Turner indicating that he appreciates that two years is generally standard but he was not sure if longer provisions have been put in place; he would imagine that some of the other things like methane monitoring would be something that is a little more long-term than just two years.);* Mr. C. Smith, Senior Planner, indicating that unfortunately the Ecologist could not attend and he will look through the report. *(Councillor A. Hopkins wondering if staff could come back to answer that question.)*
- *(Councillor A. Hopkins enquiring if there is a proposed pathway, is that part of this plan as well.);* Mr. C. Smith, Senior Planner, responding that as shown on the map of the lower portion behind the lot, that is the location of the proposed pathway through the Medway Valley at this location and it connects across the tributary and then lower to the Medway Valley system that is already in place a lot of the west branch of the Medway River.)
- Dave Schmidt, Development Manager, Corlon Properties and our sister company Sunningdale Golf and Country Club – appreciating the opportunity to work with staff and the Upper Thames River Conservation Authority over the last a number of months since our applications were originally accepted; advising that there have been several changes including many positive ones which provided, as Mr. C. Smith, Senior Planner, mentioned, over eight hectares of land that is going to be protected and dedicated to the City of London as part of the development of the subdivision; expressing support for the staff recommendation before the Planning and Environment Committee here this evening; looking forward to continuing to work with staff and the Upper Thames River Conservation Authority to address the conditions of draft plan approval to move this piece of property through to development.

PUBLIC PARTICIPATION MEETING COMMENTS

3.7 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (O-9025)

- Scott Allen, MHBC, on behalf of the applicant – indicating that Mr. A. Soufan representing York Developments is in attendance with him; expressing support for the findings and recommendations of the planning report presented by Ms. Wise, Senior Planner; thanking Ms. S. Wise, Senior Planner and Mr. J. Smolarek, Urban Designer, for their attention to this application and for their assistance and directing them through the design guidelines process.
- Amanda Topping, 3095 Bostwick Road – speaking on behalf of her grandfather Glenn Topping; indicating that on page 498 of the Planning and Environment Committee Agenda, you can see their little house there; stating that they are located on two hundred acres on the other side of this development; indicating that on that development there is actually cows and horses and what is not really demonstrated through this application; advising that they have just found out about this process because her grandfather and his brother have been receiving the invites to come to these meetings; indicating that this is the first time that anyone in their family has attended; pointing out that she is actually sixteen generation farmer person in London and her grandfather is thirteenth generation; noting that he is ninety-one; stating that the farm is still there, there are still horses on it and that that picture of the high rises would be actually directly across from the field that they stay in and so we are here to basically ask if there is some more time that they can have to review this information because it is over seventy-five pages that they have just been able to read; expressing surprise by the things that have been accepted for developments without the sustainability of farming and agriculture in mind and then also the impact of the environment that could be taken in place.

PUBLIC PARTICIPATION MEETING COMMENTS

3.8 PUBLIC PARTICIPATION MEETING – Application – 1076 Gainsborough Road (Z-9035)

- *(Councillor J. Morgan – indicating that one of things that came up was height and it was mentioned that the applications for height of fifteen point five meters had to be initiated as part of the zoning; enquiring if there is a current height that is allowed on this particular development, and if so, what would that be.);* Mr. M. Tomazincic, Manager, Current Planning, indicating that he will look that information up; *(Councillor J. Morgan – indicating that we can proceed with the rest the presentations on as long as he gets the answer it at some point; noting that he doesn't want to slow things down but he knows that it is something that is important to a number the residents who are listening in.)*
- M. Doornbosch, Brock Development Group – indicating that she is the owner of the property and the applicant of this application before the Committee this evening; stating that they held a neighborhood meeting with regards to the proposal, back in May, to have the open discussion with the neighbors with regards to what they are proposing here and the overall layout for the property; noting that through those discussions she was able to determine that the majority of the concerns raised by the public related to the height of the building, the parking and trees and fencing, so just to kind of cover those items off because she anticipates that the Committee will be hearing some of those comments this evening; indicating that with respect to the height under the current BDC's that is on the property, there is a twelve meter high permission; indicating that they can accommodate a four story building within that height and she thinks that is what is really important for the Committee to understand, that under the twelve metres we can accommodate a four story building that would allow for 9.8 feet per floor and then that could be within the twelve metres; noting that with urban design requirements and contemporary architectural features and things like that, that is the reason for the request for the additional building height, so that they can accommodate all of those features on the building, offer higher ceiling heights, and in and with respect to mechanical equipment, and things like that, in the hallway; noting that this just allows them to provide a more complimentary design for the tenants of the building; stating that, otherwise without that, they can still under the current zoning of the top metres we can still accommodate the four storey building; indicating that with regards to parking there is a parking reduction as part of the zoning request, as with many mixed use buildings, that is a common occurrence as you have parking requirements for the residential as well as parking requirements for the commercial; stating that, in order to address that, they will be accommodating on-site, once the building is occupied, there will be a specific number of parking spaces set aside during business hours for the commercial units; indicating that the residential will be granted the thirty-two units will have thirty-two parking spaces during business hours and then the remaining twenty-three parking spaces, because there is fifty-five in total, the remaining twenty-three parking spaces during business hours will be specifically allocated for the commercial use; noting that the commercial, itself, is only thirty-two hundred square feet so the twenty-three parking spaces that will be allocated during those times are more than sufficient to accommodate that and as well there is on street parking on the north side of Gainsborough Road; stating that this is their solution and then those additional twenty-three parking spaces, after business hours, they will be available to tenants of the building and things like that so at least we know with the off peak times between the various uses there will be more than sufficient parking on-site; indicating that with regards to trees and fencing, they are proposing a fence around the perimeter of the property; stating that they have had discussions with the adjacent property owners in terms of what their preference is so they are still open to those discussions with them and will be reaching out to them through the site plan approval process to determine exactly what their preferences are; noting that sometimes people prefer existing vegetation as opposed to new

fencing and things like that; stating that they are absolutely open to a coordinating in that respect; indicating that, with regards to the staff report, they have no concerns with what has been proposed by staff and are fully supportive of the recommendation before the Committee; stating that if the Committee has any questions she would be happy to answer them and would also appreciate an opportunity to respond to the public if there are any concerns that come forward that she hasn't spoken to already.

- Joseph Beukeboom, 39 Prince of Wales Gate – indicating that he lives on the street adjacent to this property; stating that his main concern is the number of units and the amount of traffic; stating that Prince of Wales Gate is already used for a lot of people commuting in and out from London to avoid the left turn on from Hyde Park to Gainsborough; indicating that they already have a lot of people coming through the neighborhood at quite a high speed; stating that they do not have sidewalks on that street, it was built back before was part of the city; noting that there are a lot of small children that live on the streets, including his own, and five or six houses as well; stating that there are lots of kids walking right on the streets and he thinks that with this new building there is going to be a lot more traffic, especially considering that if you take Prince of Wales Gate coming north to Gainsborough Road, all you have to do is a right turn and then a right turn into the building; indicating that he thinks a lot of residents are going to avoid that left turn from Hyde Park on to Gainsborough Road and then another left turn into the building where they can just do two right turns and go right into the building so they will be using that street a lot more; indicating that he knows it is zoned for twelve metre height and it is going to be at least to a fifteen and a half metre height; enquiring whether it affects the number of residential units, does it actually increase the number of units or do the units stay the same; (*Councillor A. Hopkins – indicating that we can get back to him on that if he would like to continue.*); stating that his main concern is just the safety on Prince of Wales Gate as there are no traffic calming measures there now and even without the building there now they probably should have traffic calming measures or possibly the street needs a sidewalk built; noting that he sees a lot more traffic coming through with this proposed building and that is his main concern.

- K. Drzymala – indicating that she is here on behalf of her mom and dad that live at 14 Prince of Wales Gate and their concerns are exactly what the gentleman just said; stating that the height is definitely a concern as the building is going right in her parents' backyard; stating that they have privacy right now and they have lived there since 2000; indicating that there is going to be windows facing right into their backyard and the road coming into the building is going to be right in their backyard so the noise is a concern; stating that, with commercial, there will be kind of a nine to five type of ordeal and with residential it is going to be twenty-four seven; stating that traffic is definitely a concern; noting that she visits her parents every day, she lives not too far away, and her three year old daughter almost got hit a couple of months ago because there is no sidewalks on that street; indicating that she does walk her to daycare, which is across Gainsborough, and traffic is already pretty bad and their concern is the same thing, people in that building are going to go right, right into the building instead of the left hand turn from Hyde Park on to Gainsborough; stating that sometimes you wait about seven minutes to make that turn so it is definitely going to be easier to go that way and she really does not think there is going to be enough parking spots; indicating that their last concern is people parking in front of their house and the traffic that is going to add to, now we have cars parked in front of the house and then cars driving by.

PUBLIC PARTICIPATION MEETING COMMENTS

3.9 PUBLIC PARTICIPATION MEETING – Application – 447 Old Wonderland Road SPA19-021

- *(Councillor S. Turner enquiring about the deep storage itself, some issues were raised, he can see where the concern might lie in having that in proximity to the adjacent residential uses there; advising that he is not aware of how much odour those produce themselves, Mr. M. Pease, Manager, Development Planning, says it is less than the other options like just a general clipped in garbage storage but he would still imagine it does produce some odor and that adjacency close to the property line would be less preferred as to having it further from the property lines of the adjacent properties.); Mr. M. Pease, Manager, Development Planning, indicating that he can certainly appreciate that argument, the balance is trying to resolve a location on site for a deep waste collection system like this potentially at the end of the parking drive aisle, while it does become a little bit difficult from what they have seen with the trucks that have to access them because they usually do side access them and then they had have to back out as well; avoiding a full back up from the end of the parking area and having it mid parking lot is probably a suitable location; the odor aspect, it kind of works like a like a bin and there is a lock handle, a little bit more secure and more air tight than maybe an outdoor storage system where the bin can be left askew; and the collection, as well, the proper term is the leachate or the liquid that drains from it is usually just drain into the bottom of the pit so to speak so they do not leak on to the parking area so there are some benefits to this system and that being one of them and they found it a suitable compromise given the circumstances on site; (Councillor S. Turner wondering if it is necessary or can the residential garbage not be maintained on site within the garbage room up to collection day.); Mr. M. Pease, Manager, Development Planning, responding that the difficulty then becomes where does the bin get pulled out or pushed out to on garbage day and so then we get back into the discussion about a masonry enclosure because the trucks will have to access the garbage bins or the deep waste collection system and whatever the case may be; there has to be a place to bring the garbage out on garbage day and with them with forty-one units typically a bin is utilized for garbage collection and thus the balancing act here is what they are dealing with; (Councillor S. Turner apologizing for this because it raises a few more questions that go with that; thinking about the logistics of this, garbage in the apartment would go into bins, the traditional roll bins that then does it get transferred from the bins to the deep waste collection system or does what goes into the deep waste collection system and how does that work.); Mr. M. Pease, Manager, Development Planning, deferring some of the specifics about this to the applicant, this was their request and we have utilized this for other projects; advising that he would be happy to discuss it as we get further but he thinks that this may give the applicant a bit of a an opportunity to respond as well if that is suitable; (Councillor S. Turner appreciating that and it gives the opportunity for a nice heads up for when the applicant presents.)*
- Michelle Doornbosch – speaking about the garbage, typically the garbage is located internal to the building as you said with the bin but what they have found with other locations is that there are certain occasions in times throughout the year where you do not have enough spaces within the bins, Christmas is exceptional so essentially the outdoor bins are treated as overflow so if the bins internal to the building get full at least you have got somewhere else for the remainder of the garbage to be located as opposed to overflowing; stating that what they have experienced in the past literally overflowing onto the floor so this allows for a lot cleaner situation; in other locations they have had these bins are directly along property lines adjacent to low density residential and they have not received any complaints with regards to smell or noise or anything like that so it does provide for significant assistance in the odor issue with regards to the outdoor storage of garbage; pointing out that there was an email submitted to staff with regards to a number of items related to the application; thinking staff has done an exceptional job reviewing all

of those comments and outlining to the Committee how they have addressed those, there is one in particular that she just wanted to expand on with regards to the fence, there were notes that we do need to add to the plan but she does want to point out to the Committee that in preparation of the construction going on; noting that you can see it on the plan, the existing residential that is directly along Teeple Terrace they have actually constructed the eight foot wood privacy fence already, they have replaced landscaping and they have done that hoping to avoid and mitigate the noise from construction on those condo units because they are closer than the other dwelling so that is already in place and then the majority and the remaining easterly property line they will deal with through site plan approval; indicating the existing trees on the property and how they can accommodate that; pointing out that it was suggested by the resident that they reduce the number of parking spaces on site; stating that the parking requirement under the Zoning By-law does require 1.25 spaces per unit that would give them, based on what they have provided, that gives them a surplus of nine spaces but again the requirement is a bit lower we do find that typically they look more for a ratio of one and a half parking spaces per unit as that is what they find the demand of tenants are so it does become problematic for them to reduce the number of parking spaces from what they have shown; *(Councillor S. Turner, with respect to the garbage since we are here, the amount of space in what it looks like it takes up on this drawing here, if you were to move westward to the three southernmost parking spots right across from it, right next to the building, could you not put three parking spots in exchange up on the eastern side of the parking lot where the where the deep waste collection storage is and therefore have the deep waste collection storage closer to the building rather than further from it.);* Ms. M. Doornbosch responding that they cannot because of the angle of the drive aisle, the parking spaces are not deep enough so if we were to relocate the deep waste collection system or that the deep bins across on the other side of the drive aisle they would have to take out those spaces altogether and we that would be a reduction parking but the depths based on the requirement of five and a half meters we can accommodate the spaces on the other side; *(Councillor S. Turner providing another alternative perhaps to be explored is that if you just try recycling cans and cardboard were to be maintained there and free up the space in your interior storage for garbage alone, are those opportunities that were explored.);* Ms. M. Doornbosch responding that she is not sure she entirely understands Councillor S. Turner's question, the recycling, they actually have twice as many recycling bins because it is a greater demand in the buildings for recycling as opposed to garbage so that is also accommodated internal to the building, they do both, they have overflow for one of each; *(Councillor S. Turner indicating that more to his point there is no odors from recycling in the same way that there is from garbage and if the recycling were accommodated in overflow on the outside purely and that garbage was to be in the space that is allocated to recycling within the building allocated outside of the building so that all the garbage was maintained within the building is that a possibility.);* Ms. M. Doornbosch indicating that it is a possibility although she does know it starts to become problematic in terms of, again these are just all technical matters, but the sorting of recycling because you have to have a number of bins for different materials so that is where it starts to get a bit tricky it is hard to sort that and have tenants sort it; this is something that she can discuss with staff.

- Dave Rutherford - residing at the condominium complex which is directly east of this particular development that you're doing; advising that he is the President of Condominium Corporation 502 which is the condominium complex that we are going to be talking about and we are bordering on; advising that the Committee has written submissions by him on some of his concerns like that and just to start off with regards to the garbage situation that you were talking about, Councillor S. Turner, he is in full agreement with you, it makes a heck of a lot more sense than having raw garbage that close to anybody; realizing they are up at the farther end but they are still going to get a wafting situation with regards of smells if it does occur; pointing out one of the things he wants to establish, they have been fighting this thing since and a little bit of history they got from this gentleman down here since 2014 and as a result there has been a

variation of different buildings that have been proposed and this is what they basically have come up with and he is not so necessarily against it, it is just the process that they are going through; advising that last time he would say that he was very pleased with the Council, they turned around and they give us pretty well one hundred percent of everything that we asked for and you should be praised on that; unfortunately the rezoning kicked in and they decided to put up a different type of building and now this is what they are stuck with, the rezoning that has occurred, he should not say they are stuck with it, they have a new neighbor but this new neighbor happens be instead of a two story building happens to be four stories high and there some advantages to that because it is going to buffer them to a certain degree the certain amount of noise that is going to be accumulated coming down Wonderland Road etc., but there are disadvantages with it to and the garbage is one example of it; lighting is a very big concern and one of the things that you have to realize that this condominium complex only has five units in it and out of the five units, out of those nine people that are there, there are seven of them that are retired and they are very sensitive towards change and to have a situation where privacy is being invaded to a certain degree, rightly or wrongly; stating that there are several things that are mentioned down here and every time he mentions something, if you take a look at his notes, he always tries to give you something in return with regards to what can we do to solve the problem; lighting, for example, this is the first time he has been able to see the actual lighting situation and how many units are there; advising that they are stating that its compliance as far as because it is L.E.D. and it is shining down directly; wondering how much flood or over exacting light carries on from one end to the other, in other words, when you turn a light on it is going radiate a certain amount or it is going to reflect off of the surface below especially in the summertime etcetera; stating that the condominium complexes that are across the back with there, which are three, have their actual bedrooms that are facing towards there like that and that is one of the concerns; pointing out that one of the things they could do with regards to the lighting is, during the evening, is possibly cut down by having a timing set up and maybe that the lights are actually turned down or shut off periodically around the place so you do not have to have them on on a full-time basis; thanking Ms. M. Doornbosch for installing the eight foot fence; expressing appreciation for the fence from the standpoint that it is going to buffer a certain amount of sound; stating that noise levels are obviously one of the things they have a problem with and that goes with the air conditioning systems; advising that the units that he saw them build over in Byron, which he is assuming they are going to take the same type of cooling systems etc., like that, all of a sudden they have got the equivalent of let us say it is a forty-one; *(Councillor A. Hopkins advising that he is getting close to five minutes.)*; saying that maybe buffering the upper end would have to be done as a result to cut down the noise; smoking areas are very important because you do not want people smoking cannabis right in front of you right along their level; noting that at the other location, again, they saw a smoking set up that was crossing the lines and they are concerned with that; speaking to signage, obviously any lighting from the signage is a problem as they do not want more carry-over with regards to lighting; speaking to garbage, the Committee just had a discussion there; relating to snow removal, the areas for storage, do they have sufficient drainage, etc., do they have sufficient areas for that snow that is going to be put out there; parking, they are talking about reducing the parking by nine spaces based on 1.25 spaces, they are asking for sixty spaces around the drives and they only require fifty-one and the idea is because those nine parking spots, there is fourteen that right along directly just west of us and as a result that becomes a problem because if you have got cars idling, going in there, lights, slamming of doors, whatever the case may be, if they can reduce that by nine units out of the fourteen, then that is going to make a difference.

PUBLIC PARTICIPATION MEETING COMMENTS

3.10 PUBLIC PARTICIPATION MEETING – Application – Lambeth Area Community Improvement Plan (O-9044)

- C. Guimond, 3256 Maidstone Lane – stating that he lives in Talbot Village in the newer part of Lambeth; indicating that he has been a resident there since 2005; stating that he has three children, one is 25 one is 12 one is 10; expressing thanks to Council for hearing him and to Mayor Ed Holder and to all of the other community members here tonight; indicating that to give some context, he is just like most people here, he is a community member and he has a family; stating that his son went to Lambeth, his oldest son, and his two sons now play sports there; stating that he is quite grateful for all the infrastructure money that has gone into this and thank you very much for all the planning and hard work that he has seen to date; indicating that he thinks that it has been a long road and much appreciated; noting that he thinks there is still work to do and we got a ways to go; stating that he has a major concern about the intersection at Campbell Street and Wharncliffe Road, as it comes in and turns into a main street; stating that for years it has been four lanes all the way through and with this change now four lanes to west bound to east bound turns into three lanes; indicating that there have been two people have gone to hospital because of an accident that has happened there and one of the community members that is with him tonight was also staring; stating that those who live there kind of know what is supposed to happen but he was sitting in the middle lane waiting to take a turn and somebody was coming in hot and swerves to avoid him and he saw his life flash before his eyes; stating that his big issue that he wants to have addressed as soon as possible is for everybody's safety is to implement some sort of a change; indicating that he has written down a couple of suggestions do something about or increase the signage in at that intersection, he is not sure exactly what that would look like but he is sure that the city planners would have some good input; noting that speed signage, as you are heading into Lambeth down Wharncliffe, that shows you how fast you are going so that people can slow down; indicating that the posted limit now is around eighty kilometers an hour or at least seventy so he thinks that it would be helpful; stating that he knows it is affective when he is traveling through the city and he sees those signs flashing at him; indicating that maybe having traffic heading into Lambeth slow down sooner, maybe as early as Bostwick Road, and then, maybe, in conjunction with these changes, have frequent police presence just to get people to note take note; indicating that he does believe that this is quite important; that that his kids are going to be cycling around, they go to school in Lambeth, they are going to be cycling around; stating that he walks across that intersection and he commutes there and he travels through there and he does business there; stating that he thinks that is the most important one that needs to be addressed; indicating that at South Routledge to Main Street there has been a concrete planter that was put up in the middle, he believes that is what is going to be in there, and he thinks it has a good traffic calming measure, but where it is placed is causing major disruption with the traffic going in and out of that parking lot; stating that there is a post office there, there is an LCBO, there is an ice cream shop as well and he thinks a coffee shop, so it gets used frequently and just how people can enter and exit that he thinks needs to be better controlled; noting that he does not know what would have to happen there but that is another point of concern so maybe change the way that island is extended, maybe make it block more of that parking lot so that you can only enter it if you are heading east and probably signage as well, because right now it is signed to be a one way out and one way in and people are using both the exit of the parking lot they are using it to go in and out of which, with the signage the way that it is; indicating that he would like to know what the next steps are or feedback is about making these changes; *(Councillor A. Hopkins suggesting that he take some of his concerns to the Civic*

Works Committee and there are staff here from Transportation, as well, making notes on the concerns.)

- Mark Drew - indicating that he is local president of the Lambeth B&B group and he also owns a business within the proposed community improvement plan subzone for the Main Street and Colonel Talbot area and is also a resident of the Talbot Village neighbourhood, which is also within Lambeth and he has a few comments, concerns, questions for both the Committee and the planners involved; expressing thanks to everybody for taking the comments, this is a lot of work and sometimes it feels like not a lot of reward; stating that he will not harp too much on the Main Street issue as, like it was said, it is not a part of it but his one comment is that when I look at the community improvement plan and what it is suggesting, and he looks at the actual work that has been done so far on the main street construction, it does not add up as being something where the city necessarily is focused on improving the community, so to speak; indicating that he feels that a lot of issues that were brought up in that planning from the community were not addressed in now we do have those issues and if we are being expected to get involved with the city again in a way to develop our community that we all care about, and the Main Street construction is the first introduction to Lambeth residents as what it is going to be like to work with the city, he does not think you will be surprised if you find there is a lot of push back and negative feedback on some of the ideas that come forward because he thinks the general consensus is that Lambeth was its own community before London annexed it in 1993, so it did develop its own culture and its own type of identity and up for a lot of residents when the CIP is coming in and the city is essentially making a pitch to that community to work with them, it is going to be difficult to convince them if the work that is being done, like the Main Street construction, is the way to introduce that; indicating that in his opinion, the issue with that work is that there was nobody held accountable for problems that happened during that construction; stating that for him it is hard to trust the city to do other projects in that community when something happens on another job in that community and nobody takes accountability, either through the city or through the contractor that was making the mistake; noting that he would also like to suggest, with the CIP, is essentially, if it is approved tonight and city goes to do these things, engage with the community, is to start with a non-major project or small sub-project within any of those areas because it will give you an opportunity to work with the community; stating that he is suggesting something along the lines of a park the, plaque for the London airport does make sense to put at the Cenotaph because it is already a monument to World Wars and to the veterans of that community and since the airport, itself, has a connection to the World War II and the industry and Lambeth community, it makes sense to put that there and he thinks it would provide an opportunity for the city and for the people that they are hiring to do the work to have a non-major, non-threatening start and then he thinks the city will learn through those types of interactions what the community of Lambeth really prioritize and values and then with the CIP he thinks there is enough flexibility built in that you can take the ideas of the community on the ground and put them into practice by putting the things people actually want to see and essentially you will have the opportunity to learn more about what Lambeth this is like in a format that is not standing up here in meetings and holding committees at events where the city is set those things up; stating that he thinks there is a lot of value to going to the community events in a “non-formal” way, as a city official or community member or something like that, because you will meet people in the community that go to those events and care a lot about the community but are not necessarily the kind of people that show up to these types of meetings and put their comments in that way; indicating that there is a lot of value to those types of people's comments in that community and he thinks that if the CIP goes forward and works with that in mind that is probably the most positive way to start a relationship with the veterans and the old Lambeth guard.
- Cathy Melo, Member, Lambeth Community Executive Association, 1538 Thornley Street - indicating that they found the Lambeth Community Improvement Plan very vague and she has some questions about what is not in the Plan; stating

that they have been asking for a number of years for a crosswalk on Colonel Talbot Road as they have a unique situation where the houses are on one side of Colonel Talbot Road and the facilities such as the arena, the library and the splash pad are on the other side; advising that Colonel Talbot Road is going to be a four lane highway and they do not have any way of getting across so that is a concern that they have; pointing out the other thing about the Lambeth Community Improvement Plan is that it talked about connections and they have been asking for years for a sidewalk from Main Street all the way down to Diana Crescent in Southwinds; noting that Southwinds has never been connected to the main part of Lambeth; mentioning that the gentleman that was over there that was talking about the corner of Campbell and Main Street, what the corner actually needs is an advanced light because there is a bit of a curve there in front of where the daycare centre is and that is why there are so many accidents is that they need to get the left hand vehicles out of the way so that people can see, it has to transition.

- Joy Bevin, 15-7222 Clayton Walk – expressing concern that their community is a fair distance away from the shopping districts and what she sees or does not see is comprehensive system planning in terms of increasing traffic flow within the area; advising that they have so many developments being built up in this surrounding area that are going to affect long-term ability for people to be able to get around; noting that there is a lot of focus on bikes and walking and that is great, they love the walking paths but many of them are senior citizens and they are not going to be able to bike to the Foodland or to the No Frills; asking for better road systems to improve flow; expressing frustration when she hears that that is not part of the Lambeth Area Community Improvement Plan because she thinks we need, as a city, to look at it systemically.

- Arlene Carroll, 6720 James Street – indicating that she has been a member of the Lambeth community for over fifty years and over this time she has found that, especially since they have become part of the city, Lambeth has been neglected and now with this Improvement Plan, it does not even seem to touch on what really needs to go on in our town; believing that if they are going to be part of this city, and they pay their property taxes as part of this city, they need busing for the kids, they need more things for their kids to do; noting that her daughter does not live in London anymore, she lives in Toronto but all these younger kids need something more to do in our community, there needs to be more done for them; advising that she lives where the new Campbell Street is being pulled through, where they are putting the houses between Pack Road and James Street and we need to make sure that there is a safe way for the kids coming from the Lambeth new Beattie Street when they walk to school that one side gets pulled through, there is a safe way for them to cross the street; pointing out that you do not know how many times they have seen kids almost hit, people blow through the sign at the baseball diamond, especially the construction workers, they blow through that stop sign and she does not know how many times they have had near misses, people getting hit, car accidents and something needs to be done about that right away; expressing agreement with the gentleman who spoke about the flower boxes on Main Street, other than once the flowers are established, they might look pretty, but number one, they are an eyesore and the one he spoke about near the liquor store, there have been accidents, somebody is going to lose their life trying to turn into that area, it is too dangerous, it needs to come out; indicating that she has been driving that road for approximately thirty-five years and with that in the way, it is hard to see, it really is; something needs to be done, even if it is lowered or made longer, but the height it is at really blocks people seeing oncoming traffic; outlining that it is mentioned in the Community Improvement Plan about drainage and sewers; indicating that this is all new to her because they have been fighting for the twenty-five years that she has owned a house in Lambeth, for sewers and they keep being told there is no room, there is no room, there is no room; advising that in the meantime they are building all these new subdivisions around them and they are all on sewers but she still has a septic tank; indicating that she pays her taxes like everybody else; wondering why she has to have a septic tank and they have proper sewers; indicating that her

basement floods because of the topography, the land has changed over time of all this new construction, it is going to flood even more; something needs to be done, all of these things need to be kept in mind for all of use that live in the older part of town.

PUBLIC PARTICIPATION MEETING COMMENTS

3.11 PUBLIC PARTICIPATION MEETING – Application – 3334 and 3354 Wonderland Road South (OZ-9043)

- Scott Allan, MHBC, on behalf of Gateway Casinos – advising that with him today are several representatives of the Gateway project team who will be glad to answer any questions Committee members may have; providing a short presentation to supplement the information provided by Ms. M. Campbell, Manager, Development Planning, and he just wanted to advise that the presentation may exceed five minutes but will not exceed ten, and they would like your approval to present that; (*Councillor A. Hopkins asking the Committee if they are agreeable to an extension of five minutes, not to exceed ten minutes.*); expressing support for the findings and recommendations of the planning staff report presented by Ms. M. Campbell, Manager, Development Planning, and he would also like to thank staff and extend their appreciation for all your assistance through this process; stating that it has been a truncated exercise and he appreciates that effort.
- Amanda Fics, Intern Architect, Cumulus Architects – thanking the Committee for the opportunity to present here today, another chance to share and describe the spirit and intent of the design of both the site and the building of this proposal; stating that it is currently going through the site plan control application process with the City and through that we have had numerous opportunities to meet with City staff to discuss and review the design of the forecourt area between Wonderland Road and the building façade, which is the image that you are seeing here on the screen; outlining that through this iterative and productive process we believe that the outcome of the design is the better for it, and we are here to share some of that with you here today; starting off looking at the overall site experience, highlighting considerations for transit access from Wonderland Road, the pedestrian experience described by the second image, through to active transportation options and considerations such as cycling, through to the future passive recreation zone to the east of the site; moving from the overall site experience, she would like to spend some time focusing on the spirit of the future forecourt space that we were talking about previously, the vision for that space and how it might be used, and for an event space for varying activities such as car shows through to markets were represented by the images that we see on the screen here; starting with the site plan overall and just to orient everyone, to the bottom of the screen is Wonderland Road which is the west edge of the site, and up to the top of the screen is the Pincombe drain, at the top of the screen which is the east extent of the site; this primary East-West connection through the site is identified by the black-dotted line that is running through there and that connects the public sidewalk up at Wonderland all the way through to the re-naturalized Pincombe drain, from its current condition of the existing cement plant to this future passive recreation zone; starting off, the big circle at the bottom of Wonderland is identifying a proposal to relocate the existing transit stop, directly located in line with this main East-West pedestrian walkway, transitioning through the forecourt edge, one of the spaces that defines that edge - built up with built-form, enhanced landscaping elements and urban furniture like benches and seating; moving from that forecourt edge towards the south façade of the building, which is the length running along that black-dotted line, it is further articulated and animated by an exterior second story patio that overlooks that walkway, and a floor to ceiling curtain wall with controlled views into and out of the building; advising that there is both patron and staff bicycle parking distributed along that edge and then landscape elements with consideration to all seasons transitioning beyond the south façade; further towards the back extent of that walkway to the Pincombe drain is articulated by canopy trees and pedestrian scale lighting; pointing out that the pink line that is identified on the screen there is identifying a north-south vehicular connection to future developments on either side of the site, which is mindful to the desire of creating an internal road network described in the southwest area plan; turning your attention towards the future forecourt space in front of the building in between

Wonderland Road, this series of diagrams here are representations of the design parameters employed to develop this space; starting with the first one on the left-hand side, that blue diagram, it is explaining the extent of the forecourt space which is defined by the width of the extent of the primary building façade, and then reaches out from there like a welcome mat up to Wonderland Road; stating that the second diagram defines the edges the articulated edges that define the forecourt space is an area unlike anything or anywhere else within the site or standard parking lots; indicating that the last diagram identifies the field space within those defined edges that are articulated with elements that are differentiated and distributed throughout this space, different than any other standard parking lot; pointing out at the very bottom of the site plan there you see a black-dashed line that represents the existing property line and eastbound in from there is a red-dashed line that represents future property line, which represents the condition of the road widening of Wonderland; advising that the future condition and the design of the forecourt space has been responsive to that future condition; starting with a full-some description of the edges that define the forecourt space with the east edge which is the building frontage and the view terminus from Wonderland Road is a public element through the forecourt to the building edge; starting from sort of left, moving through to right of the rendered image that you are seeing there, you start off with the match restaurant and patio which is a sports and entertainment style restaurant of the casino, and the image on the far right is a representation of what that space would be like; noting that there is an exterior bar, TV's, seating and booths that animate and articulate that edge so it sits within an oasis of landscape elements; transitioning from that patio to the middle you see the primary facade and main building entrance, which faces and addresses Wonderland Road; that is articulated by a grand port-corsair which stands proud of that façade and reaches out towards the forecourt space; noting that it is further identified and articulated by prominent site signage which identifies the casino from Wonderland Road as well; transitioning to the right of the façade and at the top you see the Atlas restaurant, which is a fine-dining restaurant of steak and seafood, with another exterior patio articulating that edge; moving on to the north and south edges that define the forecourt space are generous and wide, they define both the north and south side and it is comprised of a wide expanse of walkways, and articulated from Wonderland all the way to the building frontage with built-form elements which are these pavilions which are represented in the precedent image to the left here, that would be designed in the spirit and quality that the casino itself upholds; indicating that they would provide shade in the summer, casting shadows that create a level of playfulness as the patterns dance across the surface between various hours of the day; associated with these pavilions, these built-form pavilions, would be seating and benches, pedestrian scale lighting that starts to build them up as destinations in and of themselves as a place of rest, and perhaps used on an event night when something else is going on out there, like a market for instance where Sherry or Bob might be selling their beets; moving on from describing the built-form, these edges are further defined by landscape elements that are built up in hierarchies; moving again from left to right, you start off with perennials which are lower density or lower height planting that bloom throughout different times of the year, providing various colors from summer, fall and spring, ornamental grasses; (*Councillor A. Hopkins indicating that Ms. A. Fics has one minute left.*); ornamental grasses that maintain a presence in the winter months and a mid-height hedge to help further define that space, and then these columnar trees that run the length and also act as the sort of feature landscape element that is distributed throughout the forecourt; advising that what we are seeing here on the screen is a scratch representation of what that space might feel like standing within it; noting that you are inside the forecourt space closer towards Wonderland, so you get to see the expanse of some of the elements distributed throughout the field; sculptural lighting which helps to set a datum which is a height different than that of standard lighting and standard parking areas; pointing out that the landscape planters that you see with low dense planting and the base of the columnar trees as well, imagine those lit up in the evening so they still hold a presence

and so hope to animate the space throughout, and definition of the space. (See attached presentation.)

- Cary Parkinson – indicating that she lives in Lambeth; noting that she grew up in Norton Estates, and most of her family friends still live and reside in the area; stating that in the report outlined this evening, there was a bunch of points made in regards to the casino and building it where it is; believing the noise will definitely increase in the area which is completely bothersome, considering right now it is mostly residential other than the commercial businesses that surround it to support the residents that live out in the area; indicating that traffic is a joke as it stands right now; Wonderland is a parking lot; pointing out that we just redid Lambeth so that people were not cutting through Lambeth; advising that there is no other way into Wonderland other than the 402; stating that if you are advising people from out of the city to come to this casino, if they cannot get down Wonderland they are going to come through Lambeth, so just food for thought; speaking to the lighting, she feels terrible for anybody that surrounds that space, it will be lit up 24/7; you might as well have lights on at all times; pointing out that crime comes with a casino no matter how hard you try and what you try to do and put in place; indicating that they outlined some studies done by users of drugs, addicts, etc.; noting that this is all coming to a community that does not want it, does not need it, and does not deserve it; advising that there is absolutely no supporting business around this infrastructure; most of the businesses there are there to support the community that is in place and that plans on growing; feeling bad for the people who own houses right behind there as they have invested millions of dollars in homes to now say that they back onto a casino; expressing that she does not know why they have picked this location and only this location, and why the Western Fair has dropped off and/or no other location has been taken in consideration; stating that the east village has worked hard to support the community and put money back into the area, and this suits and fits within those directives of entertainment access/multi-use; indicating that there are horses, so there is a whole industry there that will be unemployed; wondering where are they going to go; advising that she would love to know where the executives for the casino live because maybe they can put it in their neighbourhood instead of ours; indicating that a pig with lipstick is still a pig.
- Dr. Chris Robson, no fixed address – indicating that he lost his house at the casino; advising that he has been told that he is a good student of people in politics and gambling; advising that he is not here to put a pitch in for Western Fair; horse racing is sound and it is on the rebound, things are going okay there but he will address one statement from Mr. Mitchell from two weeks ago on the news, where he said with regards to Western Fair: “That horse has left the barn”; pointing out that he has seen lots of horses leave the barn and we are always able to get it back in no problem; going back ten years, the United States does not often copy what we do, but four states Pennsylvania, Ohio, Indiana, and New York, copied what we had in Ontario; instead of having slots at the racetrack they had casinos at the racetrack; noting that they call them “Racinos”; indicating that if you talk to Governor Cuomo, he is happy with that; advising that there is one casino in New York City, Yonkers Raceway; there is one casino in Toronto, Woodbine Racetrack; people in Ohio are happy, people in Indiana, Indiana and Ohio have a certain amount of moral and religious sectors to their states, and they are happy with the gambling at the racetrack; noting that you have season people going there; believing the best place to have any casino in this city is at the racetrack; talking to people at the coffee shop, the golf course, work, and just general all kinds of people from all walks of life and everybody for the last year has said the same thing to me: “Are they going to have that casino at Western Fair? Why would they have that casino down at the south end?”; they already said in the one, in the previous presentation, they said they do not have to widen Wonderland Road; thinking Wonderland Road needs widening up north because everybody goes to Costco, but he is under the impression from Gateway that nobody is going to be going to this casino from the north end because they do not have to widen Wonderland Road South; thinking that does not make sense; believing it is up to the politicians; a politician has to have a certain amount of intelligence and backbone, and the combination of both makes a really good politician; calling on the

politicians to make the proper decision here; looking for clarification that the City owns the Western Fair Association; outlining that you get people that would take a shuttle bus from after a Knight's game or a concert or from the Convention Center, it is either three minutes or five minutes on a shuttle bus ride to Western Fair, to the casino; pointing out that he does not even know if you have busses out to the south end of the city; stating that he tried to take the bus to down Wharncliffe Road South and he had to make about three stops, it was pretty hard to get down there; thinking it is in the wrong spot, knowing it is in the wrong spot, and most Londoners he talks to also agree with him; advising that he is the kind of guy that usually does not come to meetings like this, but he thought it was important to put his two cents worth in as he does live in London.

- Resident – expressing amazement at the lovely photographs that she just saw, lovely plants, lovely wild grass; enquiring how many hard-earned paychecks disappear into your casino.
- Stuart Bevin, 15-7222 Clayton Walk – advising that he did not come with any prepared comments because he did not know that this was on the agenda, but he wants to give the Committee some background on him and to explain where the comments are coming from; advising that he was Board Chair of an organization called ADSTV (Addiction Services of Thames Valley); indicating that organization has grown from, he is guessing, five employees when it started roughly thirty years ago to, he thinks, around 100 now; advising that it has a number of programs in it including problem gambling; noting that he is not against gambling, he is not for gambling, he is simply explaining to you what my background is so you understand where his comments are coming from; indicating that he has seen a huge growth in that organization in the time that he was there; thinking that one of the things that Council has to factor in is that the City has substantially supported the organization and given the fact that a casino will be placed in the city somewhere at some point, that will inevitably increase the demand on City revenues for supporting the programs in the Addiction Services of Thames Valley; believing it is something that you need to think about; reiterating that he is not saying that it is wrong to have a casino, he is not saying it is right to have a casino, he is simply trying to explain to you on an ad hoc, impromptu basis what he has seen, what he has experienced indirectly; indicating that he is not an expert in any of these areas, he simply served on the board, he was simply the board chair; believing you simply need to think about this when you are considering all of the factors that go into this decision.



GATEWAY STARLIGHT CASINO
LONDON, ONTARIO
3334-3354 WONDERLAND ROAD



CUMULUS ARCHITECTS INC.

NICHOLSON
SHEFFIELD
ARCHITECTS
INC.

JULY 22, 2019

OVERALL SITE EXPERIENCE



SITE EXPERIENCE
FORECOURT EVENT SPACE



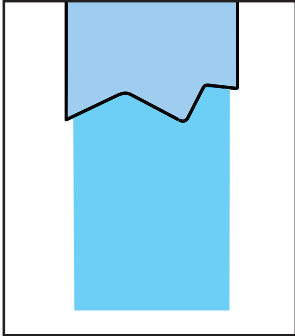
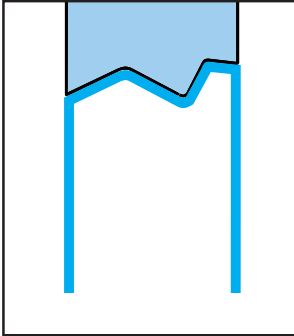
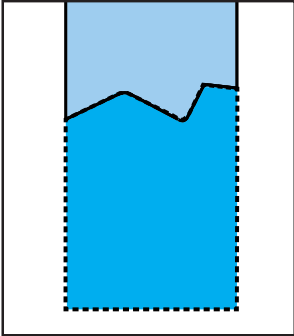
SITE EXPERIENCE
CONNECTION TO FUTURE PASSIVE AMENITY



WONDERLAND RD.



FORECOURT
FEATURE SPACE



WONDERLAND RD.



FORECOURT
EDGES / east



WONDERLAND RD.



FORECOURT
EDGES / north & south



FORECOURT
EDGES / north & south



SITE EXPERIENCE
FORECOURT



SITE EXPERIENCE
FORECOURT



1 BUILT FORM



2 ACTIVE SPACE



3 LANDSCAPE



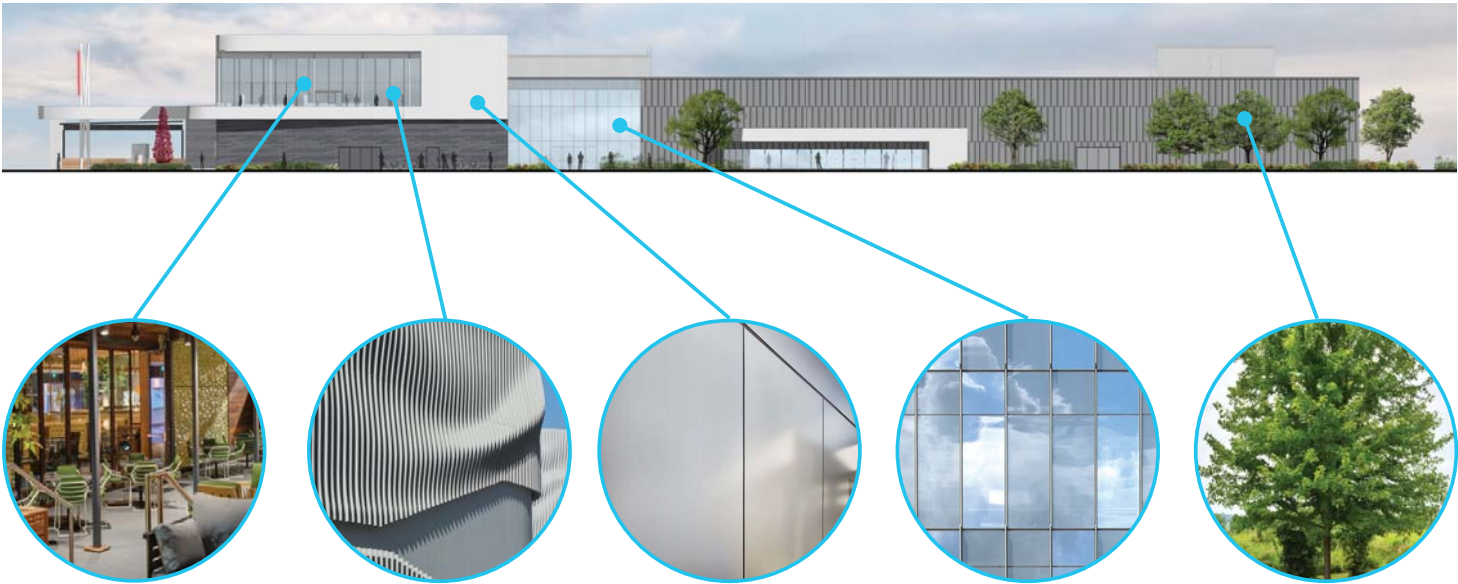
THANK YOU
QUESTIONS?



WEST FACADE



SOUTH FACADE

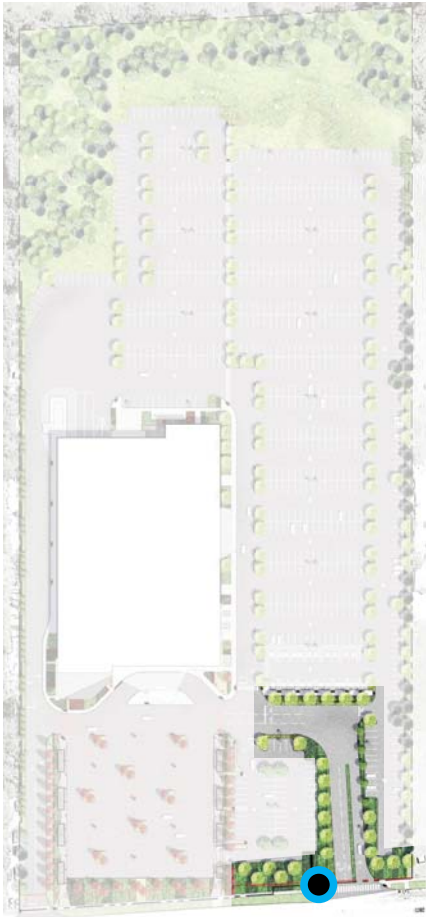




ENHANCED LANDSCAPE
NATURAL HERITAGE SYSTEM



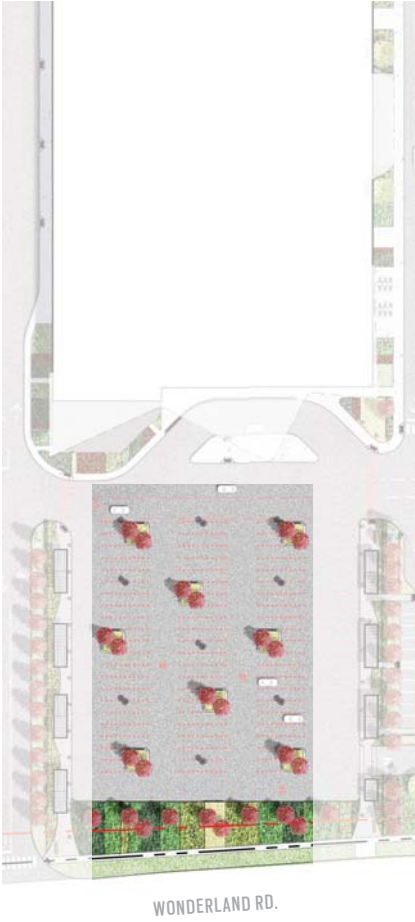
WONDERLAND RD.



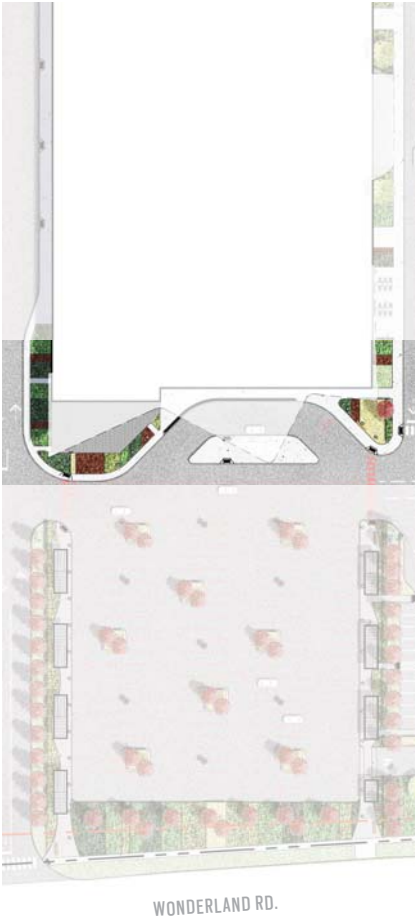
ENHANCED LANDSCAPE
ENTRY SEQUENCE



WONDERLAND RD.



**FORECOURT
FIELD**



**FORECOURT
EDGES / east**



SITE EXPERIENCE
FORECOURT



SITE EXPERIENCE



PUBLIC PARTICIPATION MEETING COMMENTS

3.12 PUBLIC PARTICIPATION MEETING – Application – 8076 Longwoods Road - SPA19-022

- *(Councillor S. Turner requesting clarification and Ms. M. Sundercock, you did say it, but there is no further anticipation of the livestock paddock so there will be no livestock kept on the property, livestock will arrive for processing in the abattoir and not be kept on site.);* Ms. M. Sundercock, Site Development Planner, the applicant may be able to speak to that better than she can but she believes the intent is that the livestock will be held solely in the barn and then moved into the abattoir portion of the building.
- Ben McCauley, Zelinka Priamo Limited, on behalf of London Quality Meats - coordinating the site plan application; addressing a couple concerns that were brought up through the process and he just wanted to clarify for the Committee; providing a recap on the timeline, January, 2017, a Zoning By-law Amendment application was deemed complete by staff, in July, 2017 Council approved the Zoning By-law Amendment application, in August it was appealed to the Ontario Municipal Board by a third party, that Ontario Municipal Board appeal was dismissed in February, 2018, in September 2018, they were finally retained and site plan consultation occurred and in March, 2019, the first submission was made and in June, 2019, the second submission was made; showing a larger site plan that the Committee has already seen but for clarity he provided a bit of a clear drawing of the proposed abattoir; outlining for clarification, the concrete pad that is noted on the site plan, they will be revising that, it is intended to be the holding bin and it is located on the northeast side of the barn to accommodate for the parking and loading area and wire fencing will be provided around the holding bin; noting that the intent of the holding bin is actually the only place that livestock would be stored outdoors; advising that the intent is to keep the livestock internal to the barn and that holding bin would only be used for a few hours a day up to twice a week when the abattoir is in use; indicating that there were also some concerns about the adequacy of the perimeter fencing so he went out and did a little bit of a due diligence himself but this is an example of the fencing from the subject lands, standard board and baton fencing and as well from the neighbouring property; outlining that in terms of next steps they are continuing to work collaboratively with staff to address comments including the discussed revisions and a third site plan submission will be submitted shortly; *(Councillor A. Hopkins enquiring asking for more clarification since they no longer have the fencing for the paddock; Mr. B. McCauley did mention about the holding pen the livestock will be held there, what will surround that concrete pad then; wondering how they are they going to be contained.);* Mr. B. McCauley, Zelinka Priamo Limited, responding that the intent is in the existing barn, that is where the existing livestock would be held; they have to make further revisions to show there will be fencing connecting the existing barn to the concrete pad of the holding bin just to the south of the proposed abattoir and that will be the only place that livestock is moving outside to get to the holding bin from the existing barn; *(Councillor A. Hopkins reiterating that there will be fencing then.);* Mr. B. McCauley, Zelinka Priamo Limited indicating that there will be fencing. (See attached presentation.)
- Resident - after several weeks of the hot humid weather that climate change is here to stay by climate change she means the heating up of our Earth and atmosphere, people have noticed, she is sure the protests and demonstrations going on here in front of City Hall; believing people are waking up, they stopped being complacent and start becoming realists; according to Professor Gee McPherson, in his book, "Only Love Remains", it may only be a mere three years until the arctic ice and permafrost will have melted and temperatures will increase to the point where our lifestyle as we know it today will be gone for good; indicating that they are here to talk

about slaughterhouses today, one particular slaughterhouse; advising that there is an obvious relationship between the building of new slaughterhouses and the supply of animals to be killed for their bodies so they can be consumed; stating that the more slaughterhouses that are being built, the more animals that are being harvested or farmed; the harvesting of animals will continue to grow; there is a direct relationship between the increased water, land and air pollution and the increase in farmed animals; talking about water, animal industry shows use forty-five percent of drinkable water, human consumption a mere four; talking about poop, animals produce one hundred times more waste than all humans in North America; this waste runs into our streams and rivers causing fish to die and creates dead zones; speaking about greenhouse gases, methane gas, burped by cows, is twenty-eight times more potent than CO₂, poop releases nitrous oxide, a gas two hundred and fifty-six times more potent than CO₂, let us not forget that all of the deforestation for grazing land for animals decreases the amount of trees removing CO₂ from the atmosphere; believing our oxygen supply will be severely decreasing, to be precise the creation of large and more efficient slaughterhouses, the number of factory farmed animals will increase as will water, land and air pollution as will the release of fossil fuels as will the heating of our planet; thinking that if you, Council Members, believe in climate justice, and if you would like to continue to have comfort in your lives and the lives of your children and grandchildren, then you need to take a stand; advising that you will not be liked by others by the stand you are taking, in fact, you may be an island standing alone and you will feel the pressure to give in, but please do not give in, it is time to decrease slaughterhouses not increase; as our London City Council you have a difficult position and she wishes the Council strength and determination, they will need it, do not forget they chose this position of responsibility, you are responsible and we all are responsible for the Earth; *(Councillor S. Turner asking for a Point of Order; appreciating the submissions from the public; advising that they have no capacity to decline or approve the application here today, the application has already been approved, the slaughterhouse, the abattoir, it has been approved; this is the site plan application and it is really a question of where trees and buildings go but that decision has already been made and it was made by Council and the Ontario Municipal Board; we do not have the opportunity or the capacity to reverse that decision.)*

Public Participation Meeting

8076 Longwoods Road
SPA-19-022

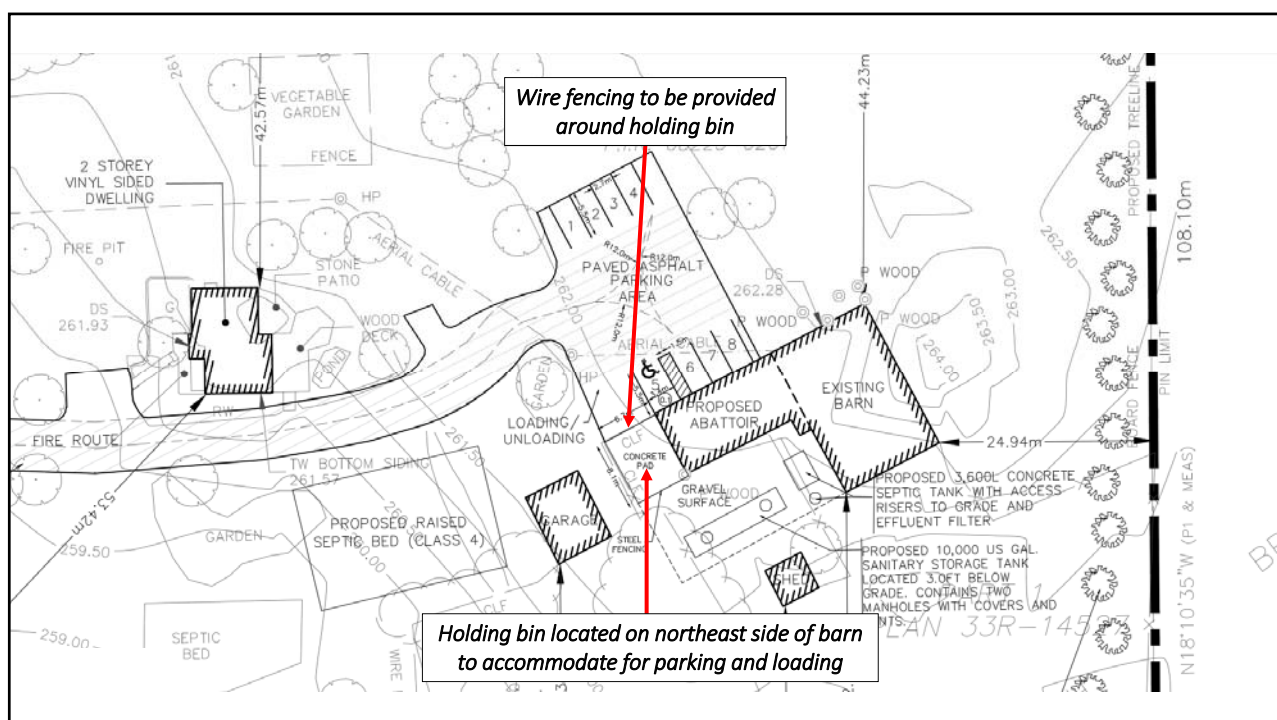
London Quality Meats



Timeline

- **January 2017** – Zoning By-Law Amendment application deemed complete;
- **July 2017** – Council approved the Zoning By-Law Amendment application;
- **August 2017** – Council decision appealed to OMB by third party;
- **February 2018** – OMB appeal dismissed;
- **September 2018** – Site Plan Consultation occurred;
- **March 2019** – 1st Site Plan Approval submission; and,
- **June 2019** – 2nd Site Plan Approval Submission.







Next Steps

- Continue to work collaboratively with Staff to address comments, including the discussed revisions; and,
- 3rd Site Plan submission anticipated shortly.



Questions?

