

10TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Special meeting held on April 30, 2013, commencing at 2:35 PM, in Committee Room #5, Second Floor, London City Hall.

PRESENT: Councillor B. Polhill (Chair), Councillors N. Branscombe, D.G. Henderson and P. Hubert and H. Lysynski (Secretary).

ABSENT: Councillor S. White.

ALSO PRESENT: Mayor J.F. Fontana, Councillor D. Brown, J.M. Fleming, T. Grawey and J. Yanchula.

I. DISCLOSURES OF PECUNIARY INTEREST

1. That it **BE NOTED** that no pecuniary interests were disclosed.

II. CONSENT ITEMS

III. SCHEDULED ITEMS

IV. ITEMS FOR DIRECTION

2. Property located at 77 Tecumseh Avenue West (Z-8136)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Malcolm Ross, relating to the property located at 77 Tecumseh Avenue West:

- a) the proposed by-law, as appended to the staff report dated April 30, 2013, **BE INTRODUCED** at the Municipal Council meeting to be held on April 30, 2013, to repeal By-law No. Z.-1-132178 and to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property **FROM** a Neighbourhood Facility (NF) Zone which permits elementary school uses **TO** a Residential R1 Special Provision (R1-3 (4)) Zone to allow for 12 single detached dwelling lots with a minimum lot frontage of 10m, minimum front and exterior setback to a main dwelling of 3.0m from a local street and with a 1.2m minimum interior side yard setback and a Holding Residential R8 Special Provision (h-5*h-()*R8-4 ()) Zone to permit an apartment building in a converted institutional building (Manor Highland Park Public School) as it exists at the time of the passing of this by-law with a density of 49units/ha (22 units), subject to a holding provision to ensure sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer and a public site plan meeting be held;
- b) the Site Plan Approval Authority **BE REQUESTED** to consider the following site specific design issues through the site plan process:
 - A) that the site plan application drawings remain consistent with the drawings submitted through the zoning by-law amendment process, particularly with regard to the following:
 - l) incorporate architectural features on the exterior of the existing elementary school building such as large windows and the dual entrances marked by canopies (one on the north elevation at the location of the existing principal entrance facing Murray Park and one on the south elevation leading to the corner parking area) to improve

- the residential character of the building by reducing the prevalence of large blank walls characteristic of the elementary school use;
- II) maximize the use of landscaping along Tecumseh Avenue West and Wilson Avenue to provide uninterrupted screening of the parking lot street frontage and provide enhanced landscaping at the street corner and driveway entrance; and,
 - III) provide safe, convenient and direct pedestrian connections between the existing public sidewalks along Forbes Street and Tecumseh Avenue to the proposed main entrances of the building; and,
- c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the public participation meeting was held on April 9, 2013 and the proposed by-law implements minor site plan changes.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 2:42 p.m.