10TH REPORT OF THE

PLANNING COMMITTEE

Meeting held on April 13, 2004.

PRESENT: Councillor J. L. Baechler (Chair), Controllers W. R. Monteith and W. J. Polhill, Councillors J. P. Bryant, C. Miller and H. L. Usher and L. J. Fisher (Secretary).


I YOUR COMMITTEE RECOMMENDS:

1. (1) That, on the recommendation of the Acting General Manager of Planning and Development, in response to the letters of appeal to the Ontario Municipal Board, dated March 12, 2004 and March 16, 2004 and submitted by Jason L. Patry and RSJ Holdings Inc. relating to the attached Interim Control By-law No. CP-1438-33, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (59.24.4.304)

2. (5) That, on the recommendation of the Director of Administration and Development Services, NO ACTION BE TAKEN at this time to eliminate the current requirement for barricades at the south end of Stackhouse Avenue in the North Gren subdivision, 39T-00515, (formerly Elron subdivision). (59.17.6.04)

3. (6) That a demolition permit BE ISSUED to Romlex International Ltd and 2031491 Ontario Inc. for the demolition of the residential buildings located at 63 and 65 Palmer Street. (5.21.1.04)

4. (7,21) That a demolition permit BE ISSUED to Vera Close to demolish the residential building located at 628/630 Dufferin Avenue. (5.21.1.04)

5. (8) That, notwithstanding the recommendation of the Acting General Manager of Planning and Development, the application of Wonderland Power Centre Inc. for a variance from the regulations of the Sign and Canopy By-law to permit the construction of an additional 3.3 square metres of sign face area to be added to the Loblaws at the Pumps ground sign located on the Southdale Road frontage at 355 Southdale Road West BE DEFFERED to the April 26, 2004 meeting of the Planning Committee (PC) to allow time to determine if Wonderland Power Centre Inc. would be amenable to reducing the number of mobile signs in use on their property in exchange for the proposed increase to the pylon sign for Loblaws; it being noted the PC heard a delegation from G. Priamo, Zelinka Priamo Ltd. with regard to this matter. (67.2.3.04)

6. (9,22) That, the application by Robinson Memorial United Church for a demolition permit to demolish the residential building located at 1059 Richmond Street BE DEFFERED to a future meeting of the Planning Committee for consideration of site plan issues including landscaping and the curb cut as well as any potential rezoning of the property; it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

   L. Kirkness, Kirkness Consulting Ltd. – representing the applicant and noting that it would cost the church over $40,000 to upgrade the building for residential use which would take away funds required for maintenance of the church itself, that they do not wish to be in the business of being a landlord, that demolition of the house would not significantly impact housing stock in the area, that the building covers 70% of the lot, which is 40%
above the limit for this zone and that there is virtually no yard; that there will not be a parking lot on the site save for one parking space for the church Minister, that the space will be used as a garden and further noting that they have no interest in pursuing a heritage designation for the building.

- M. Colihan, 191 Sherwood Avenue – indicating that the church has been a good neighbour but expressing opposition to the issuance of a demolition permit; noting that while the current intention is to establish a park or garden there may be circumstances in the future that could lead the church to sever the property to raise funds and allow development on the site; further noting the building is beautiful and should not be threatened by development as many other properties have along Richmond Street.

- R. Soltan, 14 Grosvenor Street, President of the St. George – Grosvenor Neighbourhood Association – expressing opposition to the demolition as it could lead to an infill development in the future; noting that this is not the appropriate time for further demolition of potential heritage properties along Richmond Street. (5.21.1.04)

7. (10) That, notwithstanding the recommendation of the Acting General Manager of Planning and Development, the application of John Shore, David Shore, Donald Shore, and Gwen Jones relating to the property located at 1871 Shore Road BE REFERRED back to staff to facilitate a meeting between the applicants, their consultants, Sifton Properties Ltd. and Norquay Developments Ltd. to resolve a number of outstanding issues that affect this application;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- A. Patton, Patton, Cormier and Associates – representing the applicant and requesting deferral of this application until further consultation with neighbouring land owners has taken place to resolve a number of issues, including the location of the new secondary collector road, the location of the school blocks, sanitary servicing and the link to the development of the adjoining Sifton lands and the potential for a land swap between the two property owners.

- P. Masschelein – Sifton Properties Ltd. – noting there was a land exchange offer to the Shores several months ago which was refused by the Shores, that Sifton has been proactive in attempting to resolve outstanding issues and would be willing to take part in the proposed meeting; further noting they are somewhat concerned with the impression being left through Mr. Patton’s comments.

- D. Fleming, potential purchaser for the Shore property – outlining concerns about the proposed location of the secondary collector road through the Shore property, indicating that this would be a more appropriate time to enter into a land exchange and that approval of the staff recommendation would put the Shores at a disadvantage.

- M. Howe, Norquay Developments – indicating they would meet with the applicants and Sifton Properties Ltd. if a meeting were arranged but indicating that their application for the property located at 800 Westdel Bourne should proceed regardless. (59.24.4.04)

8. (11) That, on the recommendation of the Acting General Manager of Planning and Development, based on the application of Gainsborough Place Inc. relating to the property located at 848 Gainsborough Road, the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan) to change the zoning FROM a "Holding Residential (h-34.R5-4/R6-4/R8-2)" Zone TO a "Residential R1 Special Provision (R1-3(5))" Zone for the entranceway; and FROM a "Residential R1 Special Provision (R1-3(5))" Zone TO a "Holding Residential (h-34.R5-4/R6-4/R8-2)" Zone;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:
• R. Knutson, Knutson Planning Inc. – representing the applicant and expressing support for the staff recommendation. (59.24.4.04)

9. (12) That, on the recommendation of the Acting General Manager of Planning and Development, based on the application of Sifton Properties Ltd. relating to the property located at 221-225 Queens Avenue, the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend Zoning By-law No. Z.1, in accordance with the attached enacting clause, (in conformity with the Official Plan), to extend permission for a commercial parking lot for a period not exceeding 3 years from the date of the passing of the Zoning By-law;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (59.24.4.04)

10. (13) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of Hudson Boat Works relating to the property located at 2519 Fanshawe Park Road East:

a) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend the Official Plan in accordance with the attached amendment to allow for a maximum building area of 5574 square metres (60,000 square feet); and

b) the attached revised by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004, to amend Zoning By-law No. Z.1 in accordance with the attached revised enacting clause (in conformity with the Official Plan, as amended in part (a) above) to change the Zoning from a Holding Light Industrial Special Provision(h-42 LIh(5)) Zone, which permits a range of light industrial uses, including manufacturing and assembly industries, within the existing building and with a maximum building enlargement of 214 square metres(2,300 square feet), to a new Holding Light Industrial Special Provision(h-42 LIh(5)) Zone to permit a building with a maximum gross floor area of 5574 square metres (60,000 square feet);

it being noted that the applicant has also applied to lift the Holding Provision (h-42) on this site as it relates to their development proposal. This Holding Provision requires the applicant to provide a study, to the satisfaction of the City of London, to ensure that the on-site septic treatment system is adequate and to ensure that the proposed development will not have a negative impact on groundwater resources or recharge functions. The Holding Provision will be reapplied to the site to ensure that these issues would be readdressed in any future development proposals;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

• R. Burdock, representing the applicant and expressing support for the staff recommendation.
• M. Hall, expressing support for the staff recommendation and noting this is an excellent proposal. (59.24.4.04)

11. (15,23) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of Jackson Land Corp. relating to lands located on the northwest corner of Jackson Road and Bradley Avenue, legally described as Part of Lots 13 and 14, Concession 1, (Geographic Township of London):

(a) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004, to amend Schedules “A” and “C” of the Official Plan, in accordance with the attached amendment to change the designation of a portion of the subject lands from Multi-Family, High Density Residential which allows high density, high profile residential uses to Multi-Family
Medium Density Residential which permit low profile, medium density residential uses; and to delete a secondary collector road;

(b) the attached by-law INTRODUCED at the Municipal Council meeting on April 19, 2004, to amend Zoning By-law No. Z.-1, in accordance with the attached enacting clause, (in conformity with the Official Plan, as amended above in part (a) above) to change the zoning of the subject property from a Holding Residential R5/R8 (h.R5-3/R8-4) Zone, a Holding Residential R9 (h.R9-7.H40) Zone, and an Urban Reserve (UR) Zone to a Residential R1 Special Provision (R1-3(7)) Zone to permit single detached dwellings on lots with a minimum lot area of 300 m² and a minimum lot frontage of 11.0 m;

(c) the following revisions to the Jackson Summerside Area Plan BE APPROVED:

(i) lands on the northwest corner of Bradley Avenue and Jackson Road be identified as Medium Density Residential; and,

(ii) the secondary collector road (proposed Turner Road) north of Bradley Avenue, parallel and west of Jackson Road be deleted as shown on the attached plan; and

(d) the recommendations relating to the draft plan of subdivision and the claims and revenue information (formerly clauses (b), (c) and (f) on the original staff report) BE REFERRED back to staff for further review with the applicant;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- D. Riley – representing the applicant and expressing support for the staff recommendation.
- V. Frijia, President, Southside Group – representing Mrs. L. Jackson and expressing opposition to the applicant’s plan in relation to the location of the extension of Turner Road and requesting additional dialogue in relation to this matter; noting that there are no other objections to the revised plan.

(59.24.4.04)

12. (16) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of Jackson Land Corp. and Jackson Summerside Land Corp. relating to the property located at Part of Lots 15 and 16, Concession 1 (Geographic Township of Westminster):

(a) on the advice of the Administrative Planning Advisory Group, the Approval Authority BE REQUESTED to approve the revisions to the draft plan of residential subdivision, as submitted by Jackson Land Corp. and Jackson Summerside Land Corp. (File No. 39T-92020-D), prepared by Urban Property Services (London) Inc. (Drawing No. CAD.SS.PH10.drtpln, dated December 9, 2003, certified by Terry Dietz, Ontario Land Surveyor), which shows 261 single detached lots, 5 medium density residential blocks, 3 commercial blocks, 1 neighbourhood facility block and 2 walkway blocks all served by 5 new streets on 37.2 ha (92 acres) of land, SUBJECT TO the conditions contained in the attached Appendix “39T-92020-D-1”;

(b) on the advice of the Administrative Planning Advisory Group, the Draft Approval of the revised residential plan of subdivision as submitted by Jackson Land Corp. and Jackson Summerside Land Corp. (File No. 39T-92020-D) BE APPROVED, SUBJECT TO the requirements contained in the attached Appendix “39T-92020-D-2”;

(c) the attached by-law INTRODUCED at the Municipal Council meeting on April 19, 2004, to amend Zoning By-law No. Z.-1, in accordance with the
attached enacting clause, (in conformity with the Official Plan) to change the zoning of the property legally known as Part of Lots 15 and 16, Concession 1 (Geographic Township of Westminster) FROM an Associated Shopping Area Commercial/Automobile Service Station (ASA1/ASA2 ASA3/SS3) Zone; an Urban Reserve (UR) Zone; a Residential R5 (R5-3) Zone; a Holding Residential R2 (h-R2-2) Zone; a Holding Residential R1 (h-R1-4) Zone; a Holding Residential R5 (h-1-R5-3) Zone; and a Holding Residential R5 (h-R5-3) Zone TO a Neighbourhood Facility/Associated Shopping Area Commercial/Automobile Service Station (NF/ASA1/ASA2/ASA3/SS3) Zone which permits a range of institutional and commercial uses; a Community Shopping Area (CSA5) Zone which permits a range of commercial retail and service uses to a maximum gross floor area of 30,000 m² (322,917 ft²); a Residential (R4-5) Zone which permits street townhouse dwellings; a Residential R1 (R1-4) Zone which permits single detached dwellings with a minimum lot area of 360 m² (3,875 ft²) and a minimum lot frontage of 12.0 m (39.37 ft); a Residential R1 (R1-3(7)) Zone which permits single detached dwellings with a minimum lot area of 300 m² (3,229 ft²) and a minimum lot frontage of 11.0 m (36.09 ft); a Residential (R1-4(10)) Zone which permits single detached dwellings on lots with a minimum lot area of 300 m² (3,229 ft²) and a minimum lot frontage of 9.0 m (29.53 ft); a Holding Residential (h-R6-5/R8-4) Zone which permits cluster dwellings in various forms to a maximum density of 35 units per hectare and low-rise apartment buildings to a maximum density of 75 units per hectare; a Holding Residential (h-1.R6-5) Zone which permits cluster dwellings in various forms to a maximum density of 35 units per hectare; a Residential (R6-5/R8-4) Zone which permits cluster dwellings in various forms to a maximum density of 35 units per hectare and low-rise apartment buildings to a maximum density of 75 units per hectare; and a Community Shopping Area (CSA3) Zone which permits a range of commercial retail and service uses to a maximum gross floor area of 15,000 m² (161,458 ft²).

The Holding Provision (h-1) requires a noise attenuation study to be completed and implemented prior to the issuance of building permits;

(d) the request to zone all the single detached lots fronting onto Evans Boulevard, Maguire Drive, and Avonlea Court Residential R1 Special Provision (R1-4(10)) which requires a minimum lot area of 300 m² (3,229 ft²) and minimum lot frontage of 9.0 m BE REFUSED; and,

(e) the request to zone the single detached dwelling lots between Maguire Road and Evans Boulevard Residential R1 Special Provision (R1-4(10)) BE DEFERRED until the applicant provides additional information on the dimensions of the proposed lots;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- D. Riley, representing the applicant and expressing support for the staff recommendation, noting that they had originally applied for rezoning on the entire westerly portion of the proposed development. (59.24.4.04)
(b) on the advice of the Administrative Planning Advisory Group, the Approval Authority BE REQUESTED to approve the draft plan of Residential subdivision, as submitted by Percy Zaifman Holdings Limited, Zagjo Holdings Limited and Sabel Holdings Limited (File No. 39T-00517/OZ-5016), prepared by Callon Dietz (Drawing No. X-580, dated July 16, 2002) as red line amended, which shows five (5) multi-family medium density and low density cluster blocks, two (2) open space blocks, three (3) access blocks and one (1) road widening block, SUBJECT TO the conditions contained in the attached Appendix "39T-00517-1";

(c) on the advice of the Administrative Planning Advisory Group, the Draft Approval of the residential plan of subdivision as submitted by Percy Zaifman Holdings Limited, Zagjo Holdings Limited and Sabel Holdings Limited (File No. 39T-00517) BE APPROVED, SUBJECT TO the requirements contained in the attached Appendix "39T-00517-2";

(d) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend Zoning By-law No. Z.-1, in accordance with the attached enacting clause (in conformity with the Official Plan, as amended in part (a) above), to change the zoning of the subject property FROM a Holding Urban Reserve (h-2.UR) Zone and an Open Space (OS5) Zone, TO a Residential R5 Special Provision/Residential R6 Special Provision R5-4( )/R6-5( )) Zone and an Open Space (OS5) Zone, to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, townhouses, stacked townhouses, and apartment buildings at a maximum density of 40 units per hectare and a maximum building height of 12 metres (39 ft.), and a limited range of open space uses; and

(e) the applicant BE ADVISED that the General Manager of Environmental and Engineering Services and City Engineer has projected the following claims and revenues information:

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<thead>
<tr>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
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<tr>
<td>Urban Works Reserve Fund</td>
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<td>Development &amp; LDCSB Charges Reserve Fund</td>
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Notes: (1) ESTIMATED REVENUES FROM DEVELOPMENT, LONDON DISTRICT CATHOLIC SCHOOL BOARD (LDCSB) AND URBAN WORKS CHARGES ARE BASED ON JANUARY 2002 RATES.

(2) THIS INFORMATION IS REPORTED IN ACCORDANCE WITH THE DEVELOPMENT CHARGES AND URBAN WORKS FUNDS BY-LAWS (E. C.P.-1413-214 & 1414-215), AND ANY AMENDMENTS THERETO. ANY CLAIM PAYMENT FROM THE URBAN WORKS RESERVE FUND WILL BE IN ACCORDANCE WITH BY-LAW NO. C.P.-1414-215 AND AS APPROVED BY THE CITY ENGINEER.

(3) * IT IS NOTED THAT THE CLAIMS IDENTIFIED ABOVE RELATE SPECIFICALLY TO THE WORKS ASSOCIATED WITH THIS DRAFT PLAN. ADDITIONAL CLAIMS FOR ROAD IMPROVEMENT WORKS ON COMMISSIONERS ROAD, JACKSON ROAD AND/OR BRADLEY STREET MAY BE SUBMITTED IN CONJUNCTION WITH THIS DEVELOPMENT, WHICH ARE ALREADY IDENTIFIED IN VARIOUS EXISTING AGREEMENTS INCLUDING PHASES OF SUMMERSIDE SUBDIVISION AND THE THREE PARTY AGREEMENT OF DECEMBER 5, 1994.

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- D. Riley, representing the applicant and expressing support for the staff recommendation. (59.24.4.04)
PC - 7

800 Westdel Bourne:

(a) the Land Use Concept for the River Bend Community Plan BE MODIFIED by:
   i) modifying the configuration of the District Park block south of Kains Road to align with the open space block in the Norquay plan of subdivision;
   ii) removing the proposed Secondary School site; and
   iii) relocating the Elementary School Site at the north-east corner of Westdel Bourne and Shore Road, to a location on the east side of Riverbend Road, north of Shore Road;

it being noted that a further modification will be brought forward to identify a secondary school site in the River Bend area at a location that is acceptable to the Thames Valley District School Board;

it being further noted that amendments to the Shore property, referenced as Block 5 in the recommended modifications to the River Bend Community Plan (page 253 of the Planning Committee agenda) will be deferred pending the resolution of a meeting between the Shores, their consultants, Sifton Properties Ltd. and Norquay Developments, as referenced in Clause 7 of this report;

(b) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend the Official Plan in accordance with the attached amendment, to adjust the boundary in two locations between the Low Density Residential and Community Facility designations in the area east of Westdel Bourne between Kains Road and Shore Road;

(c) on the advice of the Administrative Planning Advisory Group, the Approval Authority BE REQUESTED to approve the revised draft residential plan of subdivision, as submitted by ENG PLUS (File No. 39T-03510), prepared by Archibald, Gray & McKay Ltd. (Drawing No.02.096, dated February 2003), as red line amended, which shows fifty-nine (59) single detached residential lots, nine (9) single detached residential blocks (partial lots), one (1) park block, three (3) multi-family cluster housing blocks and ten (10) road widening and reserve blocks, served by a westerly extension of Kains Road, Shore Road, Westdel Bourne and two (2) new internal roads, SUBJECT TO the conditions contained in the attached Appendix “39T-03510-1”; it being noted Clause 19 is revised to read as follows:

The owner agrees that the development on Block 79/81 and Block 82 shall proceed in accordance with the following guidelines to address the mitigation of potential noise impacts along the frontage of Westdel Bourne, which may ultimately be developed to an arterial road standard:

   (i) the site plan will be designed and approved as part of the development agreement such that the outdoor amenity area is not exposed to potential noise from Westdel Bourne; or

   (ii) if outdoor amenity space is proposed along the frontage of Westdel Bourne, the owner agrees to prepare a noise study in accordance with MOE standards and accepted by the Acting General Manager of Planning and Development which identifies the noise attenuation features to be constructed on the site, if any, and, to construct the required features as part of the site plan development agreement, at no cost to the City.

(d) on the advice of the Administrative Planning Advisory Group, the Draft Approval of the residential plan of subdivision as submitted by ENG PLUS (File No. 39T-03510), as red line amended, BE APPROVED, SUBJECT TO the requirements contained in the attached Appendix “39T-03510-2”;

(e) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend Zoning By-law No. 2000 in accordance with the attached enacting clause, to delete the Rural Holding (A2) Zone applicable
(f) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan, as amended in part (b) above) and to identify Westdel Bourne as a primary collector road and Shore Road as a secondary collector road in Section 4.21 of the Zoning By-law, by adding the lands located at 800 Westdel Bourne, and applying the following Zones:

(i) a Holding Residential R1 Special Provision (h.R1-4( )) Zone, to permit single detached dwellings with a minimum lot frontage of 12 metres (39.4 ft), a minimum lot area of 360 square metres (3,875 sq. ft.) and a special provision to require a minimum 20 metre (65.6 ft.) setback from residential dwelling units to the adjacent high pressure gas pipeline;

(ii) a Holding Residential R5 Special Provision/Residential R6 Special Provision (h.R5-4( )/R6-5( )) Zone, to permit townhouses, stacked townhouses and various forms of cluster housing including single detached, semi-detached, duplex, townhousing and apartment buildings, at a maximum density of 40 units per hectare and a maximum building height of 12 metres (39.4 ft.), with special provisions to require a minimum lot frontage of 22 metres and a minimum lot area requirement of 2000 square metres (21,528 sq. ft.) in the R6-5 Zone; and, a minimum 20 metre (65.6 ft.) setback from residential dwelling units to the adjacent high pressure gas pipeline;

(iii) a Holding Residential R5 Special Provision/Residential R6 Special Provision (h.R5-2( )/R6-4( )) Zone to permit, townhouses, stacked townhouses and cluster housing in single detached, semi-detached and duplex forms at a maximum density of 30 units per hectare and a maximum building height of 12 metres, with a special provision to require a minimum 20 metre (65.6 ft.) setback from residential dwelling units to the adjacent high pressure gas pipeline; and

(iv) an Open Space (OS2) Zone to permit a range of recreational, open space, community and public facility uses;

(g) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan) to change the zoning of property located on the east side of Westdel Bourne, immediately north of 800 Westdel Bourne, FROM a Residential R1 (R1-4) Zone TO a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings with a special provision that requires a minimum 20 metre (65.6 ft.) setback from residential dwelling units to the adjacent high pressure gas pipeline;

(h) the applicant BE ADVISED that the General Manager of Environmental and Engineering Services and City Engineer has projected the following claims and revenues information:

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<th>Estimated Revenue</th>
<th>Estimated Claims</th>
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Development & LDCSB
Charges Reserve Fund

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(1) ESTIMATED REVENUES FROM DEVELOPMENT, LONDON DISTRICT CATHOLIC SCHOOL BOARD (LDCSB) AND URBAN WORKS CHARGES ARE BASED ON CURRENT RATES IN ACCORDANCE WITH BY-LAWS C.P.-1413-214 AND 1414-215.

(2) THIS INFORMATION IS REPORTED IN ACCORDANCE WITH THE DEVELOPMENT CHARGES AND URBAN WORKS FUNDS BY-LAWS (IE. C.P.-1413-214 & 1414-215), AND ANY AMENDMENTS THERETO. ANY CLAIM PAYMENT FROM THE URBAN WORKS RESERVE FUND WILL BE IN ACCORDANCE WITH BY-LAW NO. C.P.-1414-215 AND AS APPROVED BY THE CITY ENGINEER.

EFFECT ON CAPITAL WORKS BUDGET

Estimated claims against the City’s Capital Works Budget for the construction of Shore Road where it abuts land outside the subdivision:

- Estimated year of construction 2004
- Estimated year of impact on CWB 2005 -see section B.5.
- Estimated claim projected in 2003 costs $175,000

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- W. Veitch, Norquay Developments – representing the applicant and expressing support for the recommendation with the exception of wording in Clauses 19(b) and 45 of the draft plan conditions and noting that staff and Sifton Properties have been very cooperative in working toward the resolution of this application. (59.24.4.04)

15. (19) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of Northwest (London) Crossings Limited and Nauvoo Investments Limited relating to the property located on the west side of Hyde Park Road, between the Canadian National and Canadian Pacific Railway corridors:

(a) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004 to amend the Official Plan in accordance with the attached amendment to change the designation of certain lands from Light Industrial to Restricted Service Commercial on Schedule "A", Land Use, to the Official Plan for the City of London;

(b) on the advice of the Administrative Planning Advisory Group, the Approval Authority BE REQUESTED to approve the draft plan service commercial subdivision, as submitted by Stantec Consulting Ltd. (File No. 39T-01507), prepared by Stantec Consulting Ltd. (Drawing No. 01, Revision DP-06, dated November 18, 2003), as red line amended, which shows seven (7) service commercial blocks, two (2) stormwater management blocks, five (5) open space blocks and one (1) road widening block, served by one internal road, SUBJECT TO the conditions contained in the attached Appendix "39T-01507-1";

(c) on the advice of the Administrative Planning Advisory Group, the Draft Approval of the service commercial plan of subdivision as submitted by Stantec Consulting Ltd. (File No. 39T-01507) BE APPROVED, SUBJECT TO the requirements contained in the attached Appendix "39T-01507-2";

(d) Zoning By-law No. Z.-1-021041, adopted by the Municipal Council on September 3, 2002 relating to the property located on the west side of Hyde Park Road north of Sarnia Road, BE REPEALED;

(e) the attached by-law BE INTRODUCED at the Municipal Council Meeting on
April 19, 2004, to amend Zoning By-law No. 5000 (former Township of London Zoning By-law) in accordance with the attached enacting clause, to delete the Light Industrial M2 Zoning that applies to lands located on the west side of Hyde Park Road, between the Canadian National Railway corridor and the Canadian Pacific Railway corridor, and removing these lands from the By-law;

(f) the attached by-law BE INTRODUCED at the Municipal Council meeting on April 19, 2004, to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan, as amended in part (a) above), by adding the lands located on the west side of Hyde Park Road, between the Canadian National Railway corridor and the Canadian Pacific Railway corridor and applying the following Zones:

(i) a Holding Restricted Service Commercial Special Provision (h.RSC1( )/RSC5( )/RSC6( )) Zone, which permits a limited range of service commercial uses including animal hospitals, automobile repair garages and rental establishments, automobile supply stores, automobile sales and service establishments, duplicating shops, home improvement and furnishings stores, kennels, studios, taxi establishments, bakeries, building or contracting establishments, building supply outlets nursery and garden stores, warehouse establishments and wholesale establishments; with a special provision to permit a maximum of 75% open storage for building supply outlets;

(ii) a Holding Restricted Service Commercial Special Provision (h.RSC1( )/RSC2( )/RSC3( )/RSC4( )/RSC5( )/RSC6( )) Zone, which permits a wide range of service commercial uses including, in addition to the above-mentioned uses, liquor, beer and wine stores, pharmacies, clinics, medical dental offices, private clubs, bake shops, convenience stores, personal service establishments and restaurants; with a special provision to require a minimum 30 metre (98.4 ft.) setback from a railway right-of-way; and

(iii) an Open Space (OS1) Zone, which permits parks, golf courses, conservation lands, and conservation works for flood and erosion control; and

(g) staff BE REQUESTED to initiate an Official Plan and Zoning By-law Amendment to redesignate and rezone lands that comprise the Stanton Drain corridor and lands to the west, between the CNR and CPR, to provide for the identification and protection of this area as part of the Natural Heritage System;

(h) the applicant BE ADVISED that the General Manager of Environmental and Engineering Services and City Engineer has projected the following claims and revenues information:

EFFECT ON URBAN WORKS RESERVE FUND AND DEVELOPMENT CHARGES RESERVE FUND

<table>
<thead>
<tr>
<th></th>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Works Reserve Fund</td>
<td>$373,399</td>
<td>N/A</td>
</tr>
<tr>
<td>Claim (excluding SWM)</td>
<td>N/A</td>
<td>$382,000</td>
</tr>
<tr>
<td>SWM claim (including land)</td>
<td>N/A</td>
<td>$1,173,000</td>
</tr>
<tr>
<td>Development and LDCSB Charges Reserve Fund</td>
<td>$510,744</td>
<td>NIL</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$884,143</td>
<td>$1,555,000</td>
</tr>
</tbody>
</table>
Notes: (1) This information is reported in accordance with the Urban Works Reserve Fund By-law No. C.P.-1414-215 and the Development Charges By-law No. C.P.-1413-214, and any amendments thereto. Any payment from the U.W.R.F. will be in accordance with the By-law and will be as approved by the Acting General Manager of Environmental Services and City Engineer.

(2) Estimated revenues from Development, London District Catholic School Board (LDCSB) and Urban Works charges are based on current rates in accordance with By-laws C.P.-1413-214 and 1414-215.

**Estimated Claims to be submitted by Subdivider’s Engineer**

**EFFECT ON CAPITAL WORKS BUDGET**

Estimated Claims against the City’s CAPITAL WORKS BUDGET for the construction of Street “A” where it abuts land outside the subdivision:

- Estimated year of construction: 2004
- Estimated year of impact on CWB: 2005
- Estimated claim projected in 2004 costs: $55,000

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- M. Zunti, Stantec Consulting – representing the applicant and expressing support for the staff recommendation. (59.24.4.04)

II YOUR COMMITTEE REPORTS:

16. (2) That the Planning Committee received an information report from the Acting General Manager of Planning and Development relating to the development of Guidelines for Ecological Buffers. (4.3.1.04)

17. (3,20) That the Planning Committee received an information report from the Acting General Manager of Planning and Development and a communication from G. Hodder, President, Heritage London Foundation relating to the 2004 budget allocation to Landmarks London and future directions for the organization. (35.1.1.04)

18. (4) That the Planning Committee received the 2003 Planning and Development Annual Report from the Acting General Manager of Planning and Development.

19. (14) That the Planning Committee (PC) received an information report from the Director of Building Controls with respect to the implications of Bill 124, an Act to Improve Public Safety and to Increase Efficiency in Building Code Enforcement; noting that a final report will be brought forward to a future meeting of the PC which will include any necessary amendments to the City of London’s Building By-law. (5.13.1.04)

20. That the Planning Committee made progress with respect to its Deferred List.

21. That Councillor W. J. Polhill disclosed a pecuniary interest in Clause 1 of this report relating to the Interim Control By-law (Richmond Street).

The meeting adjourned at 7:15 p.m.