

# Planning and Environment Committee

## Report

The 2nd Meeting of the Planning and Environment Committee  
January 10, 2022

PRESENT: Councillors A. Hopkins (Chair), S. Lewis, S. Lehman, S. Turner, S. Hillier, Mayor E. Holder

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, and M. Hamou; A. Anderson, G. Barrett, G. Belch, J. Bunn, M. Campbell, M. Corby, B. Debbert, M. Feldberg, P. Kokkoros, G. Kotsifas, H. McNeely, L. Mottram, B. Page, A. Pascual, M. Pease, Vanetia R., A. Riley, M. Schulthess, M. Tomazincic, B. Westlake-Power

The meeting was called to order at 4:00 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Lehman  
Seconded by: S. Lewis

That Items 2.1 to 2.7 BE APPROVED.

Yeas: (4): A. Hopkins, S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

#### 2.1 1761 Wonderland Road North (H-9407)

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Economic Development, based on the application by 1830145 Ontario Limited (York Developments), relating to the property located at 1761 Wonderland Road North, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022, 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 Neighbourhood Shopping Area NSA3 and NSA5 Special Provisions Bonus (h-17\*h-103\*NSA5(3)/NSA3\*B-71) Zone TO a Neighbourhood Shopping Area NSA3 and NSA5 Special Provisions Bonus (NSA5(3)/NSA3\*B-71) Zone. (2022-D09)

**Motion Passed**

2.2 1150 Fanshawe Park Road East (H-9393)

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Stackhouse Developments (London) Inc., relating to the property located at 1150 Fanshawe Park Road East, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Restricted Office/Convenience Commercial/Residential R8 Special Provision (h-5/h-18/RO2/CC5(1)/R8-4(60)/B-70) Zone TO a Restricted Office/Convenience Commercial/Residential R8 Special Provision RO2/CC5(1)/R8-4(60)/B-70) Zone to remove the h-5 and h-18 holding provisions. (2022-D09)

**Motion Passed**

2.3 3924 Colonel Talbot Road (H-9366)

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Ironstone, relating to the property located at 3924 Colonel Talbot Road, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 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 R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (h\*R1-3(7)) and (h\*R1-3/R4-6(16)/R6-5) Zone TO a Residential R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (R1-3(7)) and (R1-3/R4-6(16)/R6-5) Zone to remove the "h" holding provision. (2022-D09)

**Motion Passed**

2.4 660 Sunningdale Road East (39T-17502)

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Peter Sergautis, for the subdivision of land over Concession 6 S, Part Lot 13, situated on the north side of Sunningdale Road, west of Adelaide Street North, municipally known as 660 Sunningdale Road East:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the Applewood Subdivision, Phase 3 (39T-09501) appended to the staff report dated January 10, 2022 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated January 10, 2022 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2022-D12)

**Motion Passed**

2.5 1738, 1742, 1752 and 1754 Hamilton Road (39T-17502)

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Thames Village Joint Venture Corp., relating to the lands located at 1738, 1742, 1752 and 1754 Hamilton Road, the Approval Authority BE ADVISED that the Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision SUBJECT TO the previously imposed conditions contained in Appendix "A" (File No. 39T-17502) appended to the staff report dated January 10, 2022. (2022-D12)

**Motion Passed**

2.6 Strategic Plan Variance Report

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated January 10, 2022, entitled "Strategic Plan Variance Report" BE RECEIVED for information. (2022-C08)

**Motion Passed**

2.7 Building Division Monthly Report - November 2021

Moved by: S. Lehman  
Seconded by: S. Lewis

That the Building Division Monthly Report for November, 2021 BE RECEIVED for information. (2022-A23)

**Motion Passed**

### **3. Scheduled Items**

3.1 1389 Commissioners Road East (Z-9446)

Moved by: S. Lehman  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the City-initiated zoning by-law amendment relating to lands located within the Summerside Subdivision – Phase 17, known municipally as 1389 Commissioners Road East, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official

Plan), to change the zoning of the subject lands FROM a Residential R1 (R1-3) Zone TO a Residential R1 (R1-2) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation; and,
- the zoning will permit single detached dwellings which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the planned vision of the Neighbourhoods Place Type. (2022-D09)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

3.2 150 King Edward Avenue (Z-9398)

Moved by: S. Lewis  
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 1767289 Ontario Inc., relating to the property located at 150 King Edward Avenue:

a) the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022, 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 Shopping Area (NSA1) Zone TO a Neighbourhood Shopping Area Special Provision (NSA3(\_)) Zone and a Residential R6 Special Provision (R6-5(\_)) Zone;

b) 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:

- i) orient the ground floor active uses, including commercial units and primary entrances to residential units, towards the King Edward Avenue frontage;
- ii) ensure the public entrance(s) of commercial unit(s) are easily distinguished from residential entrances. Consider locating commercial signages above the commercial units to provide distinction between type(s) of entrance and consider incorporating weather protection (e.g., canopies) above entrances;
- iii) provide direct walkway access from ground floor units (Commercial and Residential) to the public sidewalk along King Edward Avenue frontage;
- iv) ensure that the design of any fourplex end units with elevations flanking the public street are oriented to the street by providing enhanced architectural details, such as wrap-around porches, entrances and a similar number of windows, materials, and articulation as is found on the front elevation; and,
- v) provide safe, convenient, and direct pedestrian connections throughout the site between unit entrances, amenity spaces, parking areas and the city sidewalk;

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, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node designation; and,
- the recommended amendment facilitates the redevelopment of an underutilized parcel of land within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D09)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Moved by: E. Holder

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Absent: (1): S. Turner

**Motion Passed (5 to 0)**

### 3.3 100 Kellogg Lane (Z-9408)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, based on the application by E. & E. McLaughlin Ltd., relating to the property located at 100 Kellogg Lane, the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Business District Commercial Special Provision (BDC1/BDC2(12)) Zone TO a revised Business District Commercial Special Provision (BDC1/BDC2(12)) Zone;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Rapid Transit Corridor Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation; and,
- the recommended amendment provides for further compatible adaptive reuse of a large industrial site located within a community in transition,

comprised of legacy industrial uses and existing residential and commercial uses. (2022-D09)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

#### 3.4 1140 Sunningdale Road East (Z-9405)

Moved by: S. Lehman

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2839069 Ontario Inc. c/o Royal Premier Homes, relating to the property located at 1140 Sunningdale Road East:

a) the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan), to change the zoning of the subject property FROM a Convenience Commercial Special Provision (CC(14)) Zone, TO a compound Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (CC4(\_)/R8-4(\_)-H16-B(\_)) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum density of 100 units per hectare, in general conformity with the Site Plan, Elevations and Renderings attached as Schedule "1" to the amending by-law, and provides for the following:

1) Exceptional Site and Building Design

i) a building placement that is street-oriented and which reinforces the existing window-street context along Sunningdale Road East to provide for

- continuity of the built street-wall;
  - ii) the provision of a pedestrian walkway across the front of the subject lands that functions as a continuation of the city sidewalk located west of the subject lands on the north side of Pleasantview Drive, and connecting to the city sidewalk located east of the subject lands on the north side of Sunningdale Road East;
  - iii) the provision of yard depths along all edges of the proposed development to accommodate a landscaped buffer able to support tree growth and screen the proposed development from adjacent residential uses.
  - iv) the provision of enhanced landscaping along Sunningdale Road East to screen any surface parking areas located in the front yard from the city-owned boulevard;
  - v) a well pronounced, street-oriented principal building entrance for residential uses;
  - vi) a well pronounced, street-oriented unit entrance for commercial uses with large expanses of clear glazing, a wrap around canopy and signage;
  - vii) individual ground-floor residential unit access and private individual courtyards on the street-facing (south) elevation;
  - viii) inset balconies to screen views from the proposed development to the existing single detached dwellings to the west; and,
  - ix) a high-level of articulation and architectural detailing on the street-facing front facade for visual interest;
- 2) A minimum of 80% of the required parking spaces provided underground.
- 3) A minimum of 5% of the required parking spaces fitted with electric vehicle charging stations
- 4) Provision of Affordable Housing
- i) a total of two (2) 1-bedroom units will be provided for affordable housing;
  - ii) rents not exceeding 80% of the Average Market Rent for the London Census Metropolitan Area as determined by the Canadian Mortgage and Housing Corporation at the time of building occupancy;
  - iii) the duration of affordability set at 50 years from the point of initial occupancy; and,
  - iv) the proponent is to enter into a Tenant Placement Agreement with the Corporation of the City of London to align the affordable units with priority populations;
- b) it being noted that the following site plan matter(s) was (were) raised during the application review process to be addressed through the Site Plan Approval process:
- i) the noise recommendations and warning clauses contained in the Environmental Noise Assessment Report – 1140 Sunningdale Road East prepared by Strik Baldinelli Moniz Ltd. dated May 2021 assessing predicted noise levels resulting from road traffic volumes (Sunningdale Road East) on the proposed development be considered by the Site Plan Approval Authority for inclusion in any Site Plan and Development Agreement.
  - b) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c.P.13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application;

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, 2020, as it will contribute to the mix of residential types and housing options (including affordable housing) available to address diverse housing needs; is a compact form of development that will use land, infrastructure, and public service facilities efficiently; and provides for infill and residential intensification at an appropriate location identified and supported by municipal policy directions;
- the recommended amendment conforms to the in-force policies of The London Plan that contemplate low-rise apartment buildings as a primary permitted use on lands identified as Neighbourhoods and located on major streets. The proposed convenience commercial use will be scaled appropriately for the in-force policies that aim to achieve an appropriate range of commercial uses, including retail, service, and office uses, within the Neighbourhoods Place Type. The proposed development will provide for residential intensification in a form that can minimize and mitigate the impacts of the development on adjacent properties thereby being sensitive, compatible and a good fit with its context;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan that contemplates low-rise apartment buildings as primary permitted uses and convenience commercial uses as secondary permitted uses on lands identified as Multi-Family, Medium Density Residential on major streets. Convenience commercial uses are contemplated as stand-alone uses or on the ground floor of apartment buildings. The proposed development will provide for convenience commercial uses that are appropriately sized and neighbourhood-oriented serving the needs of the surrounding residents;
- the proposed development is eligible for bonus zoning under the bonus zoning criteria in the 1989 Official Plan and will secure public benefit and site and building design elements that are commensurate to the additional building density;
- the use of bonus zoning will secure two (2) affordable housing units within the proposed development in support of Municipal Council's commitment to the Housing Stability Action Plan, Strategic Area of Focus 2: Create More Housing Stock to meet current and future needs for affordable housing; and,
- the use of bonus zoning will secure electric vehicle charging stations for residents in support Municipal Council's commitment to minimizing and mitigating climate change. (2022-D09)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Moved by: S. Hillier  
Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

3.5 257-263 Springbank Drive (O-9354/Z-9355)

Moved by: S. Lewis  
Seconded by: S. Turner

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application by Anast Holdings Inc., relating to the property located at 257-263 Springbank Drive:

a) the proposed by-law appended to the revised staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend the Official Plan (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a residential apartment building with a maximum building height of 5-storeys - 20 metres (northerly half)/6-storeys - 23 metres (southerly half) and with a maximum density of 137 units per hectare within the Auto-Oriented Commercial Corridor designation to align the 1989 Official Plan policies with the Neighbourhood Place Type policies of The London Plan; and,

b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Arterial Commercial Special Provision (AC2(2)) Zone TO a Holding Residential R9 Special Provision (h-5\*R9-7( )) Zone;

it being noted that the h-5 holding provision being included in this recommendation is for a public site plan meeting to include the following issues raised at the public participation meeting, but not limited to fencing, tree preservation, garbage storage and garbage collection and snow removal and snow loading;

it being further noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

i) board on board fencing along the west, and north property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;

ii) ensure the tree preservation report has been updated, consent has been granted from Forestry Operations to remove any boulevard trees and vegetation, and a risk assessment of trees prior to construction and anticipated with construction is conducted;

c) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c.P. 13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-laws as the recommendation implements the

same number of proposed units of 38 for which public notification has been given;

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 (PPS), 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Urban Corridor Place Type policies. It also conforms with the in-force policies but not limited to the Key Directions, and City Design policies;
- the recommended amendment meets the criteria for Specific Area Policies and will align the 1989 Official Plan with The London Plan;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of development; and,
- the subject lands represent an appropriate location for intensification in the form of an apartment building, at an intensity that is appropriate for the site and surrounding neighbourhood. (2022-D09)

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### **4. Items for Direction**

- 4.1 1st Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lehman  
Seconded by: S. Lewis

That, the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on December 16, 2021:

- a) the Working Group report relating to the property located at 952 Southdale Road West BE FORWARDED to the Civic Administration for consideration;
  
- b) the proposed "London's Bird-Friendly Skies" brochure BE AMENDED to include images of bird friendly residential windows and an explanation of why the markers are important; it being noted that the Environmental and Ecological Advisory Committee held a general discussion with respect to this matter; and,
  
- c) clauses 1.1, 2.1 to 2.4, inclusive, and 4.1 BE RECEIVED for information.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 4.2 1st Report of the Trees and Forests Advisory Committee

Moved by: S. Turner  
Seconded by: S. Hillier

That, the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on December 22, 2021:

- a) the following actions be taken with respect to the Green Roofs Update:

- i) the Civic Administration BE REQUESTED to include a discussion paper, as a part of the ReThink Zoning process, that is dedicated to the issues of environmental sustainability and climate change; and,
- ii) the Civic Administration BE REQUESTED to provide a clear definition of Green Roofs for the ReThink Zoning process;

it being noted that G. Barrett, Director, Planning and Development, provided a verbal update with respect to this matter;

it being further noted that the Civic Administration will engage with the Trees and Forests Advisory Committee as part of the consultation process for ReThink Zoning;

- b) the amended document appended to the 1st Report of the Trees and Forests Advisory Committee, with respect to the Trees and Forests Advisory Committee (TFAC) Draft Comments Regarding the Tree Planting Strategy Update, BE REFERRED to Civic Administration for their consideration;

it being noted that A. Valastro will submit an additional recommendation, with respect to this matter, at the next TFAC meeting; and,

b) clauses 1.1, 2.1 and 2.2, inclusive, BE RECEIVED for information.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential (Enclosed for Members Only)**

Moved by: S. Lehman

Seconded by: S. Turner

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Turner, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

The Planning and Environment Committee convenes, in Closed Session, from 6:34 PM to 7:00 PM.

**7. Adjournment**

The meeting adjourned at 7:02 PM.