

Planning and Environment Committee

Report

7th Meeting of the Planning and Environment Committee
April 30, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C. Rahman, S. Franke, S. Hillier

ALSO PRESENT: Councillors P. Cuddy, J. Pribil, S. Trosow and A. Hopkins; J. Adema, C. Cernanec, S. Chambers, M. Corby, A. Curtis, G. Dales, M. Davenport, K. Edwards, K. Gonyou, B. House, A. Hovius, M. Hynes, P. Kavcic, B. Lambert, S. Mathers, C. Maton, H. McNeely, B. O'Hagan, B. Page, M. Pease, A. Riley, A. Rammeloo, E. Skalski, J. Taylor and K. Wilding.

Remote Attendance: Councillor S. Stevenson; E. Hunt

The meeting is called to order at 1:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lewis

Seconded by: S. Franke

That Items 2.1 to 2.5 with the exception of items 2.2 and 2.4 BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

2.1 6th Report of the Ecological Community Advisory Committee

Moved by: S. Lewis

Seconded by: S. Franke

That the 5th Report of the Ecological Community Advisory Committee from its meeting held on April 10, 2024, BE RECEIVED for information.

Motion Passed

2.3 Quarterly Heritage Report

Moved by: S. Lewis

Seconded by: S. Franke

That the staff report dated April 30, 2024 entitled "Quarterly Heritage Report - Q1 2024", relating to the Heritage Permit Application Permits processed under the Delegated Authority By-law for the first quarter of 2024, BE RECEIVED for information. (2024-R01)

Motion Passed

2.5 March Building Division Monthly Report

Moved by: S. Lewis
Seconded by: S. Franke

That the Building Division Monthly Report for the month of March, 2024 BE RECEIVED for information. (2024-A23)

Motion Passed

2.2 4th Report of the Community Advisory Committee on Planning

Moved by: S. Lewis
Seconded by: C. Rahman

That the following actions be taken with respect to the 4th Report of the Community Advisory Committee on Planning, from its meeting held on April 10, 2024:

a) the Civic Administration BE DIRECTED to develop a more a more permissive set of guidelines for the use of synthetic materials (including composites) in buildings designated under Heritage Conservation Districts to allow greater flexibility in material choices, while also aligning with London's existing HCD policies to preserve the aesthetic of heritage buildings and report back to a future PEC meeting for public input and Council approval;

b) the 4th Report of the Community Advisory Committee on Planning, from its meeting held on April 10, 2024 BE RECEIVED for information It being noted that this direction is consistent with a recommendation brought forward by the Community Advisory Committee on Planning.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

2.4 Initial Planning Application Tracking and Digital Planning Application Tracking Update from Planning and Economic Development for submission.

Moved by: C. Rahman
Seconded by: S. Franke

That the staff report dated April 30, 2024, entitled "Initial Planning Application Tracking and Digital Planning Application Tracking Update", relating to the initial Planning Application Tracking project and Digital Planning Application Tracking program, BE RECEIVED for information. (2024-D19)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3. Scheduled Items

3.1 1560 Dundas Street (Z-9715)

Moved by: S. Lewis
Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, based on the application by London Plaza Inc., relating to the property located at 1560 Dundas Street, the proposed by-law appended to the staff

report dated April 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Associated Shopping Area Commercial (ASA1/ASA4) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(_)/ASA3(_)/ASA4(_)) Zone;

it being noted that the Planning and Environment Committee received the project summary from D. Murphy, Urban Planner, Siv-ik Planning and Design, with respect to these matters;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- D. Murphy, Siv-ik Planning and Design;

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 London Plan, including, but not limited to the Urban Corridor Place Type; and,
- the recommended amendment facilitates a broader range of uses within existing building stock in the Built Area Boundary;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.2 4023-4500 Meadowbrook Drive and 169-207 Exeter Road (OZ-9706)

Moved by: C. Rahman

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Bluestone Properties Inc. (c/o Zelinka Priamo Ltd., relating to the property located at 4023-4500 Meadowbrook Drive and 169-207 Exeter Road:

a) the proposed by-law appended to the staff report dated April 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend the Southwest Area Secondary Plan (SWAP), forming part of the Official Plan, by ADDING a site-specific policy to the Transitional Industrial and Medium Density Residential policies in the South Longwoods neighbourhood;

b) the proposed by-law appended to the staff report dated April 30, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), FROM holding Light Industrial (h-17*LI1/LI2/LI3/LI4/LI7) Zones TO Light Industrial Special Provision (LI1/LI2/LI3/LI4()/LI7) Zones;

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 recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- L. Jamieson, Zelinka Priamo Ltd.;

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020;
- the recommended amendments conform to the policies of The London Plan, including, but not limited to the Key Directions and Transitional Industrial Designation in the Southwest Area Secondary Plan (SWAP); and,
- the recommended amendments would facilitate the continued use of the existing building stock with a range of potential uses that are appropriate for the context of the site and surrounding area;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.3 6555 and 6595 Royal Magonlia Avenue (OZ-9702)

Moved by: C. Rahman

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by W3 Lambeth Farms Inc. (c/o Strik Baldinelli Moniz (SMB) Ltd.), relating to the property located at 6555 and 6595 Royal Magnolia Avenue:

a) the following actions be taken with respect to the proposed amendments to the Official Plan:

i) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan; and,
ii) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend the Southwest Area Secondary Plan (SWAP), by ADDING a site-specific policy to the Medium Density Residential policies in the North Lambeth Residential Neighbourhood;

b) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in parts a) i) and a) ii) above), to change the zoning of the subject property FROM a Residential R8 Special Provision/ Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone TO Residential R9 Special Provision (R9-7()*H24) Zone;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) provide distinction between ground floor commercial and residential uses;
ii) consider reducing the front yard depth (Royal Magnolia Avenue) to 6.0 metres to continue the established street wall;
iii) consider incorporating the ramp to the underground parking garage into the design of the building and reducing the amount of the at-grade surface parking provided in favour of more landscaped amenity area; and,
iv) enhanced tree planting;

d) 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 recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- N. Dyjach, Strik Baldinelli Moniz Ltd.;

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 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and Specific Policy Areas, and the Neighbourhoods Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan (SWAP), including but not limited to the North Lambeth Residential Neighbourhood policies; and,
- the recommended amendment would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.4 1170 Fanshawe Park Road East (Z-9713)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 1170 Fanshawe Park Road East Inc. (c/o Brock Development Group Inc.), relating to the property located at 1170 Fanshawe Park Road East:

a) the proposed by-law appended to the staff report dated April 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-14) Zone TO a Residential R6 Special Provision (R6-5(□)) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) the unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue;
- ii) consider reducing the amount of surface parking provided in favour of more landscaped amenity area; and,
- iii) enhanced tree planting;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

- M. Doornbosch, Brock Developments;

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 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of housing options;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.5 379-390 Hewitt Street and 748 King Street (Z-9718)

Moved by: S. Lewis

Seconded by: S. Hillier

That, the following actions be taken with respect to the application of East Village Holdings Limited relating to the property located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street:

a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to extend the Temporary Use (T-79) Zone as it applies to the area of land located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street for a period not to exceed one (1) year; and,

b) pursuant to subsection 34(17) of the *Planning Act*, no further notice be given;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- B. Blackwell, Stantec Consulting;

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

- the requested amendment for a short term extension would facilitate the long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Old East Village Dundas Street Corridor Secondary Plan and The London Plan; and,
- the requested amendment is consistent with the previous direction of Council requiring the applicant to submit building permits for any further parking extension being considered, which was met with the submission of a building permit for a 24-storey mixed use apartment tower on March 22, 2024;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into

consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Nays: (1): S. Franke

Motion Passed (4 to 1)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, C. Rahman, S. Franke, and S. Hillier

Absent: (1): S. Lewis

Motion Passed (4 to 0)

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.6 2331 Kilally Road and 1588 Clarke Road (39T-20502/OZ-9244)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the properties located at 2331 Kilally Road and 1588 Clarke Road:

a) the proposed by-law appended to the staff report dated April 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024 to amend the Official Plan for the City of London, 2016 to:

i) REVISE Map 1 – Place Types – to redesignate a portion of the subject lands FROM a Neighbourhoods Place Type TO a Green Space Place Type.

ii) REVISE Map 3 – Street Classifications - to ADD Neighbourhood Connector and Civic Boulevard street classifications;

iii) REVISE Map 5 – Natural Heritage - to AMEND the limits of the Environmentally Significant Area (ESA) boundary;

iv) ADD a new Specific Policy to the Neighbourhoods Place Type on the westerly portion of the subject lands to permit triplexes, fourplexes, stacked townhouses, low-rise apartments, small-scale community facilities, emergency care establishments, and rooming houses, and to permit a maximum height of six (6) storeys or 20 metres; and,

v) ADD the westerly portion of the subject lands to Map 7 – Specific Policy Areas;

b) the proposed by-law appended to the staff report dated April 30, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject lands FROM an Urban Reserve (UR4) Zone, an Urban Reserve/Temporary (UR4•T-56) Zone and a Holding Urban Reserve (h-2•UR4) Zone TO a Holding Residential R1 (h-17•h-100•R1-4) Zone; a Holding Residential R1 Special Provision (h-17•h-100•R1-4(21)) Zone; a Holding Residential R1/Residential R3 Special Provision (h-17•h-100•R1-3/R3-1(*)) Zone; a Holding Residential R1/Residential R3 Special Provision/Residential R4 Special Provision (h-17•h-100•R1-1/R3-1(**)/R4-6(_)) Zone; a Holding Residential R1/Residential R3 Special Provision/Residential R4 Special Provision (h-17•h-100•R1-2/R3-1(**)/R4-6(_)) Zone; a Holding Residential R3/Residential R4 Special Provision/Residential R5/Residential R6/Residential R7/Residential R8 (h-17•h-100•R3-3/R4-6(_)/R5-7/R6-5/R7•H20•D100/R8-4•H20•D100) Zone; an Open Space (OS1) Zone; and an Open Space (OS4/OS5) Zone; and an amendment to Subsection 4.21 of the Zoning By-law General Provisions to delete the street classification of Kilally Road, 200 metres east of Clarke Road, as a 'Proposed Arterial';

c) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Residential Subdivision relating to the properties located at located at 2331 Kilally Road and 1588 Clarke Road:

i) request to add a Neighbourhood Facility Zone to Blocks 22, 23 and 24 along the western extent of the Draft Plan to accommodate a school to meet future needs;

ii) request to rename the subdivision to include the name Tackabury as there have been seven generations of Tackabury's living on the land;

iii) concerns with the second public access to the south of the proposed development as the applicant needs to purchase more than 50% of the existing Upper Thames River Conservation Authority (UTRCA) private entrance that currently serves as the UTRCA main access road and the entrance to Fanshawe Conservation Area as this will be required for a municipal right of way;

iv) the proposed development will impact the UTRCA's stacking ability for nearly every long weekend of the Fanshawe Conservation Area camping season and every community event held there;

v) request that feasibility studies and design and engineering alternatives be initiated and not be a financial burden to the UTRCA;

vi) ensure that the Z-662 for setback requirement for the existing pipeline is followed;

vii) ensure that encroachment does not happen on the pipeline easement corridor;

d) the Site Plan Approval Authority BE REQUESTED to consider the following design issue through the site plan process:

i) a noise impact assessment and appropriate attenuation measures are incorporated into the design of future residential development blocks with exposure to road noise on Clarke Road;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision subject to draft plan conditions recommended by the Approval Authority, submitted by Sifton Properties Limited, prepared by Monteith Brown Planning Consultants (Project No. 12-824), certified by Jason Wilband O.L.S., dated February 29, 2024, as red-line amended, which shows a total of thirteen (13) low density residential blocks; eight (8) low-medium density residential street townhouse blocks; three (3) large

medium density residential blocks; six (6) park blocks; one (1) future development block; one (1) block for Stormwater Management (SWM) Pond; seven (7) road widening and reserve blocks; served by a neighbourhood connector and several neighbourhood streets (Kilally Road extension and Streets A, B, C, D & E)

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Paluch, Monteith Brown Planning Consultants;
- A. Haasen, Sifton Properties Limited;
- M. Tackabury;
- B. Verscheure, Upper Thames River Conservation Authority; and,
- R. Currie, Sun Canadian Pipeline;

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

- the recommended amendments are consistent with the Provincial Policy Statement 2020 which promote densities that efficiently use land, resources, and infrastructure, and neighbourhoods that foster social interaction, facilitate active transportation and community connectivity;
- the recommended amendments conform to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Environmental, Our Tools, and all other applicable policies of The London Plan;
- the recommended amendments are appropriate and compatible with existing and future land uses surrounding the subject lands; and,
- the recommended zoning will support the proposed Draft Plan of Subdivision and facilitate an appropriate form, height, and mix of low and medium density residential development in conformity with The London Plan, as amended;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

4. Items for Direction

4.1 Upper Thames River Conservation Authority Service Level Review

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Upper Thames River Conservation Authority Service Level Review:

a) the Service Level Review Consultant and Upper Thames River Conservation Authority (UTRCA) Senior Staff BE REQUESTED to provide status updates to Civic Administration on a quarterly basis, with the first quarterly update provided three months following the consultant appointment;

b) the Service Level Review Consultant and UTRCA Senior Staff BE REQUESTED to provide a presentation to Planning and Environment Committee once the project is finalized; and,

c) the staff report dated April 30, 2024 entitled "Upper Thames River Conservation Authority Service Level Review" BE RECEIVED for information;

it being noted that the Planning and Environment Committee received a communication dated April 35, 2024 from T. Annett, General Manager, Upper Thames River Conservation Authority, with respect to these matters;

it being noted that the Planning and Environment Committee heard verbal delegations from the following with respect to these matters:

- M. Wallace, Executive Director, London Development Institute; and,
- T. Annett, General Manager, B. Petrie, Chair, Board of Directors and J. Allain, Manager, Environmental Planning and Regulations, Upper Thames River Conservation Authority;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-A02)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Franke

That the following individuals BE GRANTED delegation status with respect to the UTRCA Service Level review:

- M. Wallace, London Development Institute;
- T. Annett, General Manager Upper Thames River Conservation Authority (UTRCA);
- B. Petrie, Chair, UTRCA Board of Directors; and,
- J. Allain, Manager of Environmental Planning and Regulations, UTRCA.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: C. Rahman
Seconded by: S. Lewis

That the Planning and Environment Committee Deferred Matters List dated April 22, 2024 BE RECEIVED for information.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 3:25 PM.