

17TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on September 23, 2014, commencing at 4:01 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor B. Polhill (Chair) and Councillors D.G. Henderson, P. Hubert, W.R. Monteith and S.E. White and H. Lysynski (Secretary).

ALSO PRESENT: Mayor J. Baechler and Councillor J.P. Bryant and G. Barrett, J. Braam, C. Colvin, B. Coxhead, M. Davis, B. Debbert, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, E. Lalande, L. Livingstone, J. Lucas, T. MacBeth, J. MacKay, A. MacLean, L. Maitland, D. Menard, N. Musicco, C. Parker, J. Ramsay, C. Saunders, S. Spring, M. Tomazincic, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 9th Report of the Advisory Committee on the Environment

Recommendation: That the 9th Report of the Advisory Committee on the Environment from its meeting held on September 3, 2014 BE RECEIVED.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

3. Property located at 1040 Coronation Drive (H-8376)

Recommendation: That, the application of The Tricar Group, relating to the property located at 1040 Coronation Drive, BE REFERRED back to the Civic Administration for further consultation with the applicant.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

4. Building Division Monthly Report for August 2014

Recommendation: That the Building Division Monthly Report for August 2014 BE RECEIVED. (2014-D00)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

5. Potential Special Policy Area (SPA): West London

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the Civic Administration BE DIRECTED to take necessary steps to re-initiate the application for Provincial approval of a new Special Policy Area (SPA) for the West London potential Special Policy Area, identified on Schedule B-2 of the City of London Official Plan. (2014-D08)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

III. SCHEDULED ITEMS

6. 10th Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage from its meeting held on September 10, 2014:

- a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the Heritage Alteration Permit Application of B.J. Hardick for the properties located at 581 and 585 Waterloo Street and 321 Central Avenue:
 - i) the heritage alteration application by B.J. Hardick for the above-noted properties BE APPROVED as conceptually described, pending the approval of the required Official Plan and Zoning amendments;
 - ii) subject to the additional required approvals, noted in part a), above, a building permit or site plan showing conformity to the conceptual elements identified in the staff report dated September 10, 2014, BE PROVIDED, SUBJECT TO the approval of the City Planner or designate;
 - iii) the Civic Administration BE REQUESTED to take photographic documentation of the respective buildings prior to any removals; and,
 - iv) the applicant BE REQUESTED to salvage and reuse heritage materials within the proposed redevelopment, as appropriate, and make reusable materials available to the community;

it being noted that the London Advisory Committee on Heritage (LACH) heard a verbal delegation from S. Allen and D. Currie, MHBC Consultants and J. Nicholson, Nicholson Sheffield Architects Inc., with respect to this matter;

- b) based on the verbal report of the Heritage Planner, the Civic Administration BE ADVISED that the London Advisory Committee on Heritage is not prepared to make a recommendation related to the proposed demolition of the building located at 471-473 Elizabeth Street, noting the lack of specific detail on the future use of the site and advising that any future redevelopment of the site should be consistent with the Old East Heritage District Guidelines;
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application by Century Mews Inc. for the property located at 194 Dundas Street BE APPROVED, SUBJECT TO the preparation of a measured, as-built drawing of the Main Hall ceiling in advance of the removal; it being noted that the Heritage Planner has reviewed the Heritage Alteration Permit application and is satisfied by the applicant's commitment to reproducing the ceiling and its details, upon completion of the rehabilitation work;
- d) the following actions be taken with respect to the Heritage Alteration Permit Application for the property located at 317 Hyman Street:
 - i) notwithstanding the recommendation in the Managing Director, Planning and City Planner's report dated September 10, 2014, the London Advisory Committee on Heritage recommends that the Heritage Alteration Permit Application from B. Jeffery, requesting permission for porch alterations at the above-noted property, BE DENIED;
 - ii) the following alternate actions be considered:
 - A) the Applicant BE REQUESTED to reuse the original columns and replace the square spindles with turned spindles (not original); and,

- B) the Civic Administration BE REQUESTED to consider allowing the railing at the above-noted property to be returned to its original height;

it being noted that the LACH heard a verbal delegation from B. Jeffery, Owner and J. Minders, Contractor, with respect to this matter;

- e) that clauses 5 to 14, inclusive, of the 10th Report of the London Advisory Committee on Heritage BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from W. Kinghorn, Chair, LACH, with respect to these matters.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

7. Properties located at 322-324 York Street (Z-8382)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bradel Properties Ltd., relating to the properties located at 322-324 York Street:

- a) the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM a Holding Downtown Area Special Provision (h-3*DA1(1)*D350*H95/DA1(3)*D350*H95) Zone TO a Holding Downtown Area Special Provision / Temporary Use (h-3*DA1(1)*D350*H95/DA1(3)*D350*H95/T-__) Zone; and,
- b) Zoning By-law No. Z.-1, (in conformity with the Official Plan), BE AMENDED TO DELETE Section 50.2 Temporary Use T-32; it being noted that Temporary Use T-32 has expired;

it being pointed out that there were no oral submissions made at the public participation meeting associated with these matters. (2014-D14)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

8. Property located at 1959 Mallard Road (Z-8377)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of J and L Holdings, relating to the property located at 1959 Mallard Road, the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014, 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 Light Industrial Special Provision (h-17*LI1(3)) Zone TO a Holding Light Industrial Special Provision (h-17*LI1(3)/LI7) Zone;

it being pointed out that there were no oral submissions made at the public participation meeting associated with these matters. (2014-D14)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

9. Sanitary Sewage Servicing Policies for Southwest London (O-7971)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by the City of London , relating to the Sanitary Sewage Servicing Policies for Southwest London:

- a) the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014 to amend the Official Plan by amending:
 - i) Section 2.6.4.1. iv) to delete reference to the Greenway Pollution Control Plant service area;
 - ii) Section 2.6.4.1. iv) to replace the section of the paragraph establishing allocation priorities;
 - iii) Section 2.6.4.2. i) (d) to delete reference to a Southside Sewage Treatment Plant;
 - iv) Section 10.1.3. cxix) to delete reference to a Southside Sewage Treatment Plant and to reflect the current Growth Management Implementation Strategy (GMIS);
 - v) Section 17.2.1. v) by deleting the current policy and replacing it with a new policy that deletes reference to the Southside Sewage Treatment Plant;
 - vi) Section 17.2.2. i) (a) to delete reference to the Southside Sewage Treatment Plant; and,
 - vii) Section 17.2.2. i) by deleting 17.2.2. i) (b) as a servicing option and renumbering the remaining sections;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D08)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

10. Properties located on part of 3080 Bostwick Road and 491 and 499 Southdale Road West (Z-8386)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Realty Services, City of London, relating to the properties located at part of 3080 Bostwick Road and 491 and 499 Southdale Road West:

- a) the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Environmental Review (ER) Zone and an Urban Reserve (UR4) Zone, TO a Holding Community Facility Special Provision (h-18•h-120•h-__•CF2()) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the following issues through the site plan process:
 - i) the design concept and principles, as appended to the staff report dated September 23, 2014, as Appendix "B"; and,
 - ii) the final Environmental Impact Study (Dougan & Associates, September 2014) and addendum to the final Environmental Impact Study (Dougan & Associates, September 2014);

it being further pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

11. Property located at 1300 Fanshawe Park Road East (OZ-8358)

Recommendation: That, the application of 1849259 Ontario Inc., relating to the property located at 1300 Fanshawe Park Road East BE REFUSED as the Municipal Council does not believe that a special policy to permit the auto sales use in the Community Commercial Node designation at this location is appropriate;

it being pointed out that the Planning and Environment Committee reviewed and received a communication, dated June 18, 2014, from B.J. Semkowski, on behalf of the Auto Mall, with respect to these matters;

it being further 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 in connection therewith. (2014-D14)

Voting Record:

Motion to refuse the application.

Motion Passed

YEAS: D.G. Henderson, P. Hubert, S.E. White, W.R. Monteith (4)

NAYS: B. Polhill (1)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to approve the staff recommendations.

Motion Failed

YEAS: B. Polhill, W.R. Monteith (2)

NAYS: D.G. Henderson, P. Hubert, S.E. White (3)

12. Properties located at 321 Central Avenue and 585 and 581 Waterloo Street (OZ-8371)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2386225 Ontario Ltd., relating to the properties located at 321 Central Avenue and 585 and 581 Waterloo Street:

- a) the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014, to amend the Official Plan to change the designation of the subject lands FROM a Low Density Residential designation TO a Multi-Family, High Density Residential designation;
- b) the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014, 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 Office Residential Special Provision (OR(1)•D75•H12) Zone and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone TO an Office Residential Special Provision Bonus (OR(1)•D75•H12•B(*)) Zone and a Residential R3 Special Provision/Office Conversion Bonus (R3-2(6)/OC2•B(*)) Zone, which will facilitate a development design which includes a 6-storey (20m tall) residential apartment building with a maximum of 35 residential apartment units and underground parking, which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
 - i) a building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is generally consistent with the Site Plan and Illustrations, as appended to the staff report dated September 23, 2014, as Schedule "1" and includes an architecturally differentiated base, middle and top:

- I) with the base consisting of the portion of the facades between the ground floor and the top of the 3rd floor, positioned at, or near, the front and exterior lot lines along Waterloo Street and Central Avenue, generally in line with the established street wall, incorporating architectural detail which creates a prominence at the corner of Waterloo Street and Central Avenue, including apartment units which appear as “townhouses” spanning the length of both the Waterloo Street and Central Avenue street-facing facades, with individual entrances to each “townhouse” unit provided directly to the street, including architectural elements or canopies projecting above pedestrian entrances at street level, including patios and/or amenity space in front of each “townhouse” unit; with specific architectural detail provided to pronounce the primary building entrance along the northern building façade and accentuate the entrance;
 - II) with the middle portion consisting of the portion of the facades between the top of the base and the top of the 4th floor, including building step-backs at the 4th floor with outdoor terraces provided which may include a combination of soft landscaping, passive amenity space, and vegetated green roofing; and,
 - III) with the top consisting of the portion of the facades above the top of the 4th floor, employing building step-backs on the 5th floor to provide for outdoor terraces, incorporating an internal communal amenity space with the exterior facades comprised of primarily transparent glazing in order to provide for views into and out of the building to animate the upper floors of the building, using attractive materials and architectural details to screen all mechanical elements located above the 6th floor;
 - ii) locating waste and recycling facilities within the proposed building screened from views of adjacent properties and the public realm;
 - iii) locating all parking facilities below-grade within the proposed building screened from views of adjacent properties and the public realm;
 - iv) providing barrier-free access to all floors (to the extent feasible to facilitate access and use); and,
 - v) reclaiming suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in the new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is required;
- c) the Site Plan Approval Authority BE REQUESTED to implement, through the site plan approval process, the design features recommended in part b), above and also to consider, where possible:
- i) additional building step-backs on the southern façade to provide transition in scale between the proposed building and the buildings to the south along Waterloo Street;
 - ii) opportunities to further include fenestration on the four-storey portion of the west façade in order to add interest to the largely blank façade;
 - iii) the addition of fenestration to the building stairways to enhance views out and to further animate the building’s exterior elevations;
 - iv) further accentuating the main building entrance in order to differentiate it from individual unit entrances;
 - v) maximizing the landscaped/visual buffer along the property’s southerly property line to minimize the impact of the vehicular access route on the neighbouring 2-storey office/residential property; and,
 - vi) the application of brick banding and corbelling in reference to the heritage character of the surrounding heritage homes;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications, with respect to these matters:

- a communication dated September 17, 2014, from B. Lansink, 505 Colborne Street;
- a communication from M. Coles, 38 Palace Street;
- a communication dated September 21, 2014, from R. McDowell, By e-mail; and,
- a communication dated September 21, 2014, from J. McDowell, 507 Princess Avenue;

it being further 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 in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

13. Properties located at 471-473 Elizabeth Street

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of designation under the *Ontario Heritage Act* for the properties located at 471-473 Elizabeth Street; it being noted that the London Advisory Committee on Heritage has been consulted on this matter;

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-P10D)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

14. Blackfriars/Petersville Official Plan/Zoning Study (OZ-8373)

Recommendation: That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the Official Plan and Zoning By-law review undertaken by the City of London, relating to the Blackfriars/Petersville Neighbourhood, the proposed by-law, as appended to the staff report dated September 23, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 30, 2014, to amend Zoning By-law No. Z-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM Residential R2 (R2-2), Residential R2/Office Conversion (R2-2/OC4) and Residential R2/Office Conversion (R2-2/OC5) Zones TO Residential R2 Special Provision (R2-2()), Residential R2 Special Provision/Office Conversion (R2-2()/OC4) and Residential R2 Special Provision/Office Conversion (R2-2()/OC5) Zones;

it being further 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 in connection therewith. (2014-D14)

Voting Record:

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

15. Industrial Land Review: Recommended Urban Growth Boundary Expansion for Future Industrial Growth and Official Plan Amendment (O-8014)

Recommendation: That, the Industrial Land Review for recommended Urban Growth Boundary expansion for future Industrial growth BE REFERRED back to the Civic Administration to have further consultation with the area residents and the Province and report back at a future public participation meeting at the Planning and Environment Committee, for the following reasons:

- a) any possible expansion is dependent on the justification of a land area, for lands to be redesignated to other uses, other than Industrial, within the White Oaks Business Park; noting that the Province is very interested in this process; very vigilant of reinforcing the Provincial Policy Statement; and,
- b) minimum distance separation calculations are crucial in this area as there are existing viable agricultural operations that should be maintained;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications, with respect to these matters:

- a communication dated September 5, 2014, from R. & P. Laidlaw, 1397 Wilton Grove Road;
- a communication dated August 26, 2014, from T. & S. Grieve, By e-mail;
- a communication from the Faulkner family, 3700 Old Victoria Road;
- a communication dated July 21, 2014, from J.P. Plutino and J.R. Uram, Mainline Planning Services Inc.;
- a communication dated May 27, 2014, from A.E. Sumner, Revel Development Corporation;

- a communication dated September 25, 2014, from M. Brewer, by e-mail; and,
- a communication dated September 22, 2014, from J. Manocha and K. Patpatia, by e-mail;

it being further pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2014-D08)

Voting Record:

Motion to refer the Industrial Land Review: Recommended Urban Growth Boundary Expansion for Future Industrial Growth and Official Plan Amendment back to the Civic Administration for further discussion with the neighbours and the Province and to report back at a future public participation meeting of the Planning and Environment Committee.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

16. Property located at 2118 Richmond Street (OZ-7890)

Recommendation: That, the following actions be taken with respect to the application of 1705820 Ontario Limited (York Developments) relating to the property located at 2118 Richmond Street:

- a) the Planning and Environment Committee was unable to reach a majority decision with respect to the application of 1705820 Ontario Limited (York Developments) relating to the property located at 2118 Richmond Street, and pursuant to Section 18.6 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition. (The report of the Managing Director, Planning and City Planner, dated September 23, 2014, is attached for reference);

it being pointed out that the Planning and Environment Committee reviewed and received a communication, dated September 18, 2014, from W. Sutherland, Imperial, with respect to these matters;

it being further 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 in connection therewith. (2014-D14)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

Motion to close the public participation meeting.

Motion Passed

YEAS: B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (5)

NAYS: D.G. Henderson (1)

Motion to refuse the application.

Motion Failed

YEAS: P. Hubert, W.R. Monteith, J. Baechler (3)

NAYS: D.G. Henderson, B. Polhill, S.E. White (3)

Motion to approve the staff recommendation, with the addition of the following clauses:

- a) the Civic Administration BE REQUESTED to discuss the willingness of the area residents to install sidewalks and streetlights, through local improvements, to assist with enhancing the internal areas of the neighbourhood; and,
- b) ensuring that tree preservation, on the south side of Sunningdale Road, are considered a high priority during grading and detailed design.

Motion Failed

YEAS: D.G. Henderson, B. Polhill, S.E. White (3)

NAYS: P. Hubert, W.R. Monteith, J. Baechler (3)

IV. ITEMS FOR DIRECTION

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

17. Application of Bonusing Regulations

Recommendation: That, the Civic Administration BE REQUESTED to provide an information report on how bonusing is being applied to the property located at 2118 Richmond Street and other circumstances where bonusing has been applied at the next Planning and Environment Committee meeting. (2014-F21)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

18. Regulations limiting greenhouses

Recommendation: That, the Civic Administration BE REQUESTED to look at all regulations, including zoning regulations that limit the lot coverage of greenhouse uses to 10 percent of the lot area and to include this request on the Planning Departments Work Plan. (2014-F21)

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith (5)

VI. CONFIDENTIAL

(Confidential Appendix to the 17th Report of the Planning and Environment Committee enclosed for Members only.)

The Planning and Environment Committee convened in camera from 10:27 PM to 10:27 PM, after having passed a motion to do so, with respect to the following matter:

C-1 A matter pertaining to a personal matter about identifiable individuals, including municipal or local board employees, relating to the 2015 Mayor's New Year's Honour List.

Motion Passed

YEAS: D.G. Henderson, B. Polhill, P. Hubert, S.E. White, W.R. Monteith, J. Baechler (6)

VII. ADJOURNMENT

The meeting adjourned at 10:27 PM.