

27TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 30, 2015, commencing at 5:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Hubert (Chair) and Councillors M. Cassidy, J. Helmer, P. Squire and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Councillor Anna Hopkins; G. Bailey, G. Barrett, P. Christiaans, M. Corby, B. Debbert, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, J. MacKay, A. MacLean, A. Macpherson, S. Mathers, L. Mottram, C. Saunders, S. Spring, M. Tomazincic, B. Turcotte, J. Yanchula and P. Yeoman.

I. CALL TO ORDER

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

II. CONSENT ITEMS

2. 13th Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 13th Report of the London Advisory Committee on Heritage from its meeting held on November 11, 2015:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) reviewed the Notice of Revised Application dated October 28, 2015, from M. Davis, Planner II, with respect to an application from the Corporation of the County of Middlesex relating to the property located at 50 King Street, and reiterated the previous comment from the LACH from its meeting held on July 9, 2014, which read:

“That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated June 18, 2014, from B. Turcotte, Senior Planner, with respect to an application submitted by The Corporation of the County of Middlesex relating to the property located at 50 King Street. The LACH expressed concern about the impact of the proposed amendment on Heritage buildings within and surrounding the site, recognizing that the site falls within the Downtown Heritage Conservation District and near the Forks of the Thames; it being noted that the LACH looks forward to receiving the Heritage Impact Assessment for this area”;

- b) the following actions be taken with respect to the Heritage Alteration Permit Application for the property located at 89 York Street:
 - i) consistent with the Delegated Authority By-Law (By-Law No. C.P.-1502-129), and as recommended by the London Advisory Committee on Heritage (LACH), the alterations to the designated property located at 89 York Street, within the Downtown Heritage Conservation District, BE PERMITTED by the City Planner, with the following terms and conditions:
 - A) the final drawings submitted for Site Plan approval and Building Permit be consistent with the features described in this proposal included in the staff report dated November 11, 2015, to the satisfaction of the City Planner; and,
 - B) the display of a Heritage Alteration Permit be placed in a location visible from the street during the construction of the structure; and,

- ii) the Civic Administration BE ADVISED that the LACH expressed the following comments with respect to this matter:
 - A) given the location of the site and the relatively low proposed height and small lot area, the LACH supports the Heritage Alteration Permit application; and,
 - B) the LACH received and concurred with the Heritage Impact Statement dated October 26, 2015, prepared by Kirkness Consulting;

it being noted that the LACH reviewed and received the Heritage Impact Statement and heard verbal delegations from L. Kirkness, Kirkness Consulting Inc., E. Lui, Jing for Jing and E. Poletti, Architect Inc., with respect to this matter; it being further noted that the LACH was impressed with the thoroughness of the Heritage Impact Statement and more specifically found "Table 1 – Proposed Development Design Response to HCD Plan Guidelines" helpful in understanding the decision making process;

- c) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) indicated its support of the proposed HER Zone as outlined in the Heritage Impact Assessment (HIA) dated October 27, 2015, prepared by ERA Architects Inc., for the properties located at 179-181 and 183 King Street; it being noted that the LACH acknowledged the thoroughness of the HIA;
- d) consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), and as recommended by the London Advisory Committee on Heritage, the alterations to the heritage designated properties located at 515 and 517 Princess Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED, with the following terms and conditions:
 - i) the proposed vinyl shingles in the gable of the awning roof be replaced by a painted wood cladding, with trim;
 - ii) the proposed aluminium post outside the entry doors be replaced by a painted wood post or painted wood bracket; and,
 - iii) the display of a Heritage Alteration Permit be placed in a location visible from the street, until the work is completed;
- e) clauses 1, 2, 4, 5, 9 to 11, BE RECEIVED.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

3. 9th Report of the Environmental and Ecological Planning Advisory Committee

The following actions be taken with respect to the 9th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 19, 2015:

- a) C. Kushnir and S. Peirce BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative and alternate, respectively, to the Dingman Creek Subwatershed: Stormwater Servicing Strategy, Schedule C Municipal Class Environmental Assessment; and,
- b) clauses 1 to 17, BE RECEIVED.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

4. Property located at 585 Waterloo Street

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the brownfield incentive application of 2386225 Ontario Ltd., relating to the property located at 585 Waterloo Street:

- a) the application of 2386225 Ontario Ltd., for brownfield incentives under the Community Improvement Plan for Brownfields Incentives for a reimbursement on 50% of Development Charges paid by the applicant, up to a maximum amount of \$275,000 BE APPROVED; and,
- b) the applicant BE REQUIRED to enter into an agreement with the City of London to be executed by the Managing Director, Planning and City Planner or designate, outlining relevant terms and conditions of the Community Improvement Plan; it being noted that the agreement between the City and 2386255 Ontario Ltd., will be transferable and binding on any subsequent property owner(s); it being further noted that Financial Planning and Policy staff have identified that there are sufficient funds in the Community Improvement Program – Grant Reserve Fund to finance this grant. (2015-D19)

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

III. SCHEDULED ITEMS

5. Property located at 1895 Blue Heron Drive (Z-8532)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Catherine Burns, relating to the property located at 1895 Blue Heron Drive, the proposed by-law appended to the staff report dated November 30, 2015, BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial Special Provision (LI1(3)) Zone TO a Light Industrial Special Provision (LI1(_)) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, J. Helmer, P. Squire, S. Turner (4)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, J. Helmer, P. Squire, S. Turner (4)

6. Properties located at 1155-1236 Gough Road and 1974-2119 Gough Avenue (Z-8509)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Sifton Properties Limited, relating to the properties located at 1155-1236 Gough Road and 1974-2119 Gough Avenue, the proposed by-law appended to the staff report dated November 30, 2015, BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015 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 Special Provision (R1-3(7)) Zone TO a Residential R1 Special Provision (R1-3(_)) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, J. Helmer, P. Squire (3)

NAYS: S. Turner (1)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, J. Helmer, P. Squire, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, J. Helmer, P. Squire, S. Turner (4)

7. Property located at 1080 Westdel Bourne - Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments (39T-14503/OZ-8410)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, for approval of a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, for lands located at 1080 Westdel Bourne, bounded by Oxford Street West, Westdel Bourne, Shore Road and Kains Road:

- a) the proposed by-law appended to the staff report dated November 30, 2015 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015, to amend the Official Plan for lands bounded by Oxford Street West, Westdel Bourne, Shore Road and Kains Road BY ADDING a specific policy to Section 10.1.3 – Policies for Specific Areas and to change the land uses designations on Schedule 'A' – Land Use FROM "Community Commercial Node" TO "Multi-family, Medium Density Residential" and FROM "Multi-family, Medium Density Residential" TO "Multi-family, High Density Residential";
- b) the proposed by-law appended to the staff report dated November 30, 2015 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2015, 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 lands FROM an Urban Reserve (UR3) Zone, a Community Shopping Area (CSA5) Zone, and a holding Community Shopping Area (h•h-25•CSA5) Zone TO:

- a Holding Business District Commercial Special Provision (h•h-•BDC()) Zone, to permit a range of uses such as animal clinics, apartment buildings, assembly halls, bake shops, cinemas, clinics, commercial recreation establishments, convenience service establishments, financial institutions, hotels, medical/dental offices, nursing homes, offices, places of entertainment, private clubs, private schools, restaurants, retail stores, service and repair establishments, supermarkets, taverns, cluster townhouses, cluster stacked townhouses and street townhouses together with special zone regulations for a front and exterior side yard depth maximum of 8.0 metres; interior side and rear yard depth minimum abutting a residential zone of 6.0 metres; interior side and rear yard depth minimum abutting a non-residential zone of 3.0 metres from any other zone boundary and 0.0 metres within the same BDC() zone; building height minimum of 8.0 metres; building height maximum of 38.0 metres; gross floor area for retail uses maximum 30,000 square metres; total gross floor area for office uses maximum 9,500 square metres; gross floor area for offices per building maximum 5,000 square metres; landscaped open space minimum 10%; lot coverage maximum 60%; off-street parking minimum for commercial – one (1) space per 30 square metres; off-street parking minimum for office – one (1) space per 40 square metres; off-street parking minimum for residential – one (1) space per unit; distance of surface parking areas from a public road allowance minimum 3.0 metres; residential density maximum 100 units per hectare; it being noted that uses shall be permitted in a shopping centre building, a stand-alone building or a mixed use multi-storey building (including live-work format); (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London;
- a Holding Residential R5/R6 Special Provision/Community Facility Special Provision (h•h-•R5-3()/R6-5()/CF1()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse and apartment buildings up to a maximum density of 35 units per hectare with a special provision for maximum lot coverage of 50%, minimum front and exterior side yard depth to main building of 3.0 metres; and to permit a limited range of Community Facility uses such as community centres and libraries; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London;
- a Holding Residential Special Provision (h•h-•R5-3()/R6-5()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse and apartment buildings up to a maximum

density of 35 units per hectare with a special provision for maximum lot coverage of 50%, and minimum front and exterior side yard depth to main building of 3.0 metres; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London;

- a Holding Residential R5/R6/R7/R8 Special Provision (h•h-__•R5-6()/R6-5()/ R7•D75•H18/R8-4()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse and stacked townhouses up to a maximum density of 50 units per hectare with a special provision for a maximum lot coverage of 50%, maximum height of 15 metres and minimum front and exterior side yard depth to main building of 3.0 metres; and, to permit such uses as apartment buildings, senior citizens apartment buildings, nursing homes, continuum-of-care facilities and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 18 metres; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London;
- a Holding Residential R5/R6/R8 Special Provision (h•h-__•R5-6()/R6-5()/R8-3()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse and stacked townhouses up to a maximum density of 50 units per hectare with a special provision for a maximum lot coverage of 50%, maximum height of 15 metres and minimum front and exterior side yard depth to main building of 3.0 metres; and, to permit such uses as apartment buildings, senior citizens apartment buildings, continuum-of-care facilities and emergency care establishments up to a maximum density of 65 units per hectare with a special provision for maximum height of 15 metres; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London;

- a Holding Residential R5/R6 Special Provision (h•h-•R5-6()/R6-5()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, apartment buildings, townhouse and stacked townhouses up to a maximum density of 50 units per hectare with a special provision for a maximum lot coverage of 50%, maximum height of 15 metres and minimum front and exterior side yard depth to main building of 3.0 metres; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London;
 - a Holding Residential R10 (h•h-54•h-___•R10-3•H55) Zone to permit such uses as apartment buildings, senior citizens apartment buildings and continuum-of-care facilities up to a maximum density of 250 units per hectare and maximum height of 55 metres; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development; (h-_) – to ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London; (h-54) – to ensure the owner implements all noise attenuation measures as recommended in noise assessment reports, acceptable to the City of London;
 - an Open Space (OS1) Zone to permit such uses as conservation lands, conservation works and public parks;
 - an Open Space (OS3) Zone to permit cemeteries; and,
 - a Holding Community Shopping Area Special Provision (h•h-25•CSA5()) Zone with a special provision that the Total Gross Floor Area for Office Uses (Maximum) within this zone and the adjacent BDC() Zone combined shall not exceed 9,500 square metres; (h) – to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;
- c) the Approval Authority BE ADVISED the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to these matters, the following issues were raised:
- i) the possibility of townhouses backing onto Shore Road across from an existing development;
 - ii) the increase in traffic and the safety of the area residents;
 - iii) the flexibility of the mixed use, as it allows the developer to build whatever they wish;

- iv) the building heights in the most dense area of the proposed development; and,
 - v) the number of iterations of the plan; noting that the changes are not outlined;
- d) the Approval Authority BE ADVISED that the Municipal Council supports the Approval Authority issuing draft approval of the proposed plan of subdivision, submitted by Sifton Properties Limited (File No. 39T-14503), prepared by GSP Group and certified by Jason Wilband, Ontario Land Surveyor dated May 6, 2015 (Project No. 8103), as red-line amended, which shows one (1) medium density residential block, three (3) medium density residential/mixed use blocks, one (1) mixed use block, one (1) high density residential/mixed use block, served by one (1) primary collector, two (2) local streets, one (1) road widening block, and five (5) reserve blocks SUBJECT TO the conditions appended to the staff report dated November 30, 2015 as Appendix "C" and the adopted Official Plan Amendment coming into effect;
- e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject lands FROM an Urban Reserve (UR3) Zone, a Community Shopping Area (CSA5) Zone and a holding Community Shopping Area (h•h-25•CSA5) Zone TO a Mixed Use (MU) Zone BE REFUSED for the following reasons:
- i) the requested amendment proposes to introduce a new zone category to the Zoning By-law which currently does not exist, and which is not considered necessary; and,
 - ii) the requested amendment can be accommodated through existing zone categories; and,
- f) the financing for the project BE APPROVED in accordance with the "Estimated Claims and Revenues Report" appended to the staff report dated November 30, 2015 as Appendix "D";

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith (2015-D09/D12)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, J. Helmer, P. Squire, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to include a holding provision h-5 for public site plan on Blocks 1 to 6, inclusive.

Motion Failed

YEAS: M. Cassidy, J. Helmer (2)

NAYS: P. Hubert, P. Squire, S. Turner (3)

8. Property located at 2300 Richmond Street (OZ-8501)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Old Oak Properties Inc., relating to the property located at 2300 Richmond Street:

- a) the request 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, BE REFUSED for the following reasons:
- i) it is not consistent with the Provincial Policy Statement as it contributes to an oversupply of lands designated for high density residential development and an imbalance in the range and mix of residential densities in the area;
 - ii) there is an existing oversupply of vacant land planned for Multi-family, High Density Residential in the area that better meets the locational criteria of the Official Plan;
 - iii) it undermines the ability of other, better located, lands planned for high density residential development in the area to perform their planned function in relation to surrounding components of the broader planning area, including the relationship of high density residential land uses to commercial nodes, the sites already planned for high density residential uses, and public transit services;
 - iv) it undermines the planned function of superior sites identified for high density residential uses within the Built-area Boundary (intensification);
 - v) it undermines the planned function of the Masonville Transit Node;
 - vi) it is not in keeping with the Uplands North Area Plan; and,
 - vii) it is not consistent with the Provincial Policy Statement as the Provincially Significant Wetlands and other natural features have not been accurately delineated and it has not been demonstrated that high density residential development at this location will have no negative impacts to the Provincially Significant Wetlands, other natural features on the north part of the property and to the immediate south of the subject property, and species at risk;
- b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Open Space (OS5) Zone, an Urban Reserve (UR4) Zone and a Holding Urban Reserve Special Provision (h-54•UR4(1)) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone, a Residential R9 Special Provision (R9-7(_)) Zone, and an Open Space Special Provision (OS5(_)) Zone BE REFUSED for the following reasons:
- i) it is not consistent with the Provincial Policy Statement as it contributes to an oversupply of lands designated for high density residential development and an imbalance in the range and mix of residential densities in the area;
 - ii) there is an existing oversupply of vacant land planned for Multi-family, High Density Residential in the area that better meets the locational criteria of the Official Plan;
 - iii) it undermines the ability of other, better located, lands planned for high density residential development in the area to perform their planned function in relation to surrounding components of the broader planning area, including the relationship of high density residential land uses to commercial nodes, the sites already planned for high density residential uses, and public transit services;
 - iv) it undermines the planned function of superior sites identified for high density residential uses within the Built-area Boundary (intensification);
 - v) it undermines the planned function of the Masonville Transit Node;
 - vi) it is not in keeping with the Uplands North Area Plan;

- vii) it is not consistent with the Provincial Policy Statement as the Provincially Significant Wetlands and other natural features have not been accurately delineated and it has not been demonstrated that high density residential development at this location will have no negative impacts to the Provincially Significant Wetlands, other natural features on the north part of the property and to the immediate south of the subject property, and species at risk;
- viii) should the request for the Multi-family, High Density Residential designation be refused, a rezoning to permit the requested range of uses and densities is not in keeping with the existing Low Density Residential designation in the Official Plan;
- ix) there is no Official Plan policy basis to support the requested increase in residential density above the maximum of 150 units per hectare for high density uses outside of Central London through the use of lands designated as Environmental Review and Open Space, or lands zoned Open Space, as part of the land area for residential density calculations; and,
- x) no other rationale for an increase in density above 150 units per hectare was provided for consideration;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated November 25, 2015, from S. Stapleton, Vice-President, Auburn Developments, with respect to this matter; and,

it being further pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

IV. ITEMS FOR DIRECTION

None.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 8:29 PM.