

DEFERRED MATTERS

PLANNING AND ENVIRONMENT COMMITTEE (AS OF SEPTEMBER 6, 2016)

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
1	EIS – Highland Ridge Sanitary Trunk Sewer – Ecologist Planner to report back on monitoring program within one year of substantial completion of the Project, or no later than September 30/13	May 22/12 15/13/PEC	July 2016 TBD	Kotsifas/Fleming	Monitoring period completed. Data will be forwarded to City Ecologist to review and report back. Construction project complete. Monitoring requirements as per the EIS are under review.
2	Alternative Planning and Zoning Tools to Holding Provisions – report back on options to redefine and reduce the use of redundant or unnecessary holding provisions in Z.-1.	Dec 3/13 12/25/PEC	Part 1 complete Part 2 - 2017	Fleming/ Kotsifas	Part 1 of the response is completed – report was prepared and new practice significantly reduces need for the general “h” holding provision. Part 2, the remainder, must be deferred until the London Plan is approved – when the zoning by-law update will occur
3	Secondary Dwelling Units – clause 4 of the 26th Report of the PEC regarding secondary dwelling units BE REFERRED back to the Civic Administration to be considered and reported back on as part of the Great-Near Campus Neighbourhoods Strategy Review currently being undertaken; it being noted that the Civic Administration should include in the Review, consideration of issues related to secondary dwelling units and the potential “grandfathering” of existing units that may have been created without a building permit, but could meet the zoning, building and fire code regulations being proposed for the secondary dwelling units	Dec 8/15 PEC (4/26/PEC)	Q3 2016	Fleming/Barrett	Referred back to Staff by Council to be incorporated into Great Near-Campus Neighbourhoods update. ON PEC AGENDA – AUGUST 22, 2016 Complete - Council August 30th

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4	Trees on Private Property – communication from Cclr. D. Brown referred to staff to Civic Administration bring forward a by-law it has been considering, in the near future, that would require residents to seek permission to remove trees, of a certain size, from their private property. Refer to Staff for consideration of comments made at PPM; report back Staff to report back on types of species able to plant on boulevard	Jan 28/14 14/2/PEC Feb 2/15 Feb 24/15	Q3 2016 Q3 2016 Q3 2016	Fleming/Listar	Tree Conservation By-law revision will include this requirement. Identified in current Urban Forestry Work Plan. Anticipated in Q3 2016 ON PEC AGENDA – AUGUST 22, 2016 Complete - Council August 30th Revised Boulevard Tree By-law, after being referred back to staff, will address this issue. Identified in current Urban Forestry Work Plan. Anticipate bringing forward revised by-law in Q3 2016 ON PEC AGENDA – AUGUST 22, 2016 Complete - Council August 30th Identified in current Urban Forestry Work Plan. Anticipate bringing forward report in Q3 2016 in conjunction with revised Boulevard Tree Protection By-law.
5	Report back on banning storage containers and non-permanent structures in residential rear yards	June 10/14 9/11/PEC	Q4 2016	Kotsifas	Initial report went to PEC in May 2016. Follow-up amendment to be brought forward in Q4 2016.
6	Development and Compliance Services Inspection Fee – Statutory PPM – Receive comments and feedback from industry stakeholders relating to proposed changes to the D&C Services Inspection fee within By-law A-7, Fees and Charges	July 22/14 14/13/PEC	Q1 2016 or with 2016 consolidated fee by-law	Ramsay/Kotsifas	A Work Plan has been established to review assumption policies, practices, resources and will consider cost recovery models including possible inspection fees. This review will be completed in consultation with development industry representatives.

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7	General Provisions – Standard Subdivision Agreement Template – report back on timing of school board w/n Plans of Subdivision and installation of parks w/n Plans of Subdivision	Nov 18/14 11/22/PEC	Q3 2016	Kotsifas/Ramsay/ Grawey	Updated General Provisions were adopted on November 25. Report back to PEC on status of school blocks in progress.
8	Hamilton Road Community Improvement Plan – Councillor van Holst Request	Feb 2/15 16/4/PEC	Q3 2016	Fleming/Yanchula	Terms of reference for CIP in Q3 2016. Complete - Council August 30th
9	BIGS - PPM to be held	Feb 17/15 4/5/PEC	Q2 2016	Fleming/Barrett	Community meeting held on October 8, 2015. PPM in Q2, 2016. PPM held on June 20, 2016 – Referred back to Staff ON PEC AGENDA – AUGUST 22, 2016 Complete - Council August 30th
10	Variances that are granted by the Committee of Adjustment – report annually on nature of variances granted	Feb 17/15 9/5/PEC	Annually January 2017	Kotsifas/ Pompilii	
11	Lambeth Community Improvement Plan – Incorporate into Planning Dept Work Plan, SWAP and 2015 Budget & report back at future PEC meeting	Feb 17/15 10/5/PEC	Q3 2016	Fleming/Yanchula	Terms of reference for CIP in third quarter 2016. ON PEC AGENDA – AUGUST 22, 2016 Complete - Council August 30th
12	Review of commercial corridor along Commissioners Road East	March 2/15 13/6/PEC	Q3/4 2017	Fleming/Barrett	On Division workplan, Q3/4, 2017

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13	Potential Improvements to Public Engagement in the Planning Process (Clause c) Staff to report back with proposed improvements to Public Engagement in the Planning Process as modified based on stakeholder consultation	March 23/15 12/8/PEC	Q3 2016 Report on Bill 73 complete August 30 th	Fleming/Tomazincic	Pending Multi-year budget results. Awaiting the Ontario Regulations regarding Bill 73.
14	Civic Administration to undertake a service review process in 2016 to consider and evaluate the range of financial incentives offered through the City's existing <u>Community Improvement Plan</u> programs and to report on the cost, strategic benefit, and affordability of such programs, as well as any potential savings that could be realized through changes to these programs; CA BE DIRECTED to consider, amongst other potential changes to existing programs, the potential for the following two program changes: i) instituting a \$10 million cap on the funding assigned to the Residential Development Charges Rebate Grant Program, between the years 2017 to 2019; it being noted that if the \$10 million cap is reached (ie. grants have been issued at any time between 2017 and 2019 totalling \$10 million), additional projects, or portions of projects, constructed in that period would be required to pay development charges and no grant would be offered; it being further noted that for the year 2020 and beyond, a similar cap or a program of stepping down the amount of the development charge rebate grant should be considered; and,	Feb 1/16 (10/3/PEC)	Q4 2016	Fleming/Barrett	Complete - Council August 30 th

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	ii) taking a more targeted approach to the development charges grant for industrial uses, such that the program aligns with the attraction of key industrial sectors and those types of industrial uses that generate the highest levels of employment; it being noted that a stepping down of the development charge grant should also be considered; CA BE DIRECTED to undertake a rigorous public engagement program for the service review process identified in parts a) and b), above, to include the Downtown LBIA, the OEV BIA, other interested business and resident groups, the LEDC, the LDI, the London Chamber of Commerce, the London Manufacturing Council, the Urban League of London and other members of the building and development community; as part of the service review process relating to existing community improvement plans, the Civic Administration BE DIRECTED to consider and evaluate the following incentive programs that have been posed to the Municipal Council in the past and to report on the cost, strategic benefit and affordability of such programs: i) a new incentive program stemming from the Hamilton Road Community Improvement Plan process; ii) a new incentive program stemming from the Lambeth Community Improvement Plan process;				

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	iii) the expansion of the Downtown Community Improvement Area to align with the new boundaries of the Downtown London Business Improvement Area; iv) a new incentive program granting a development charge rebate for new buildings, or additions, to accommodate publicly accessible sports and recreation services; v) a new incentive program granting a development charge rebate for new buildings, or additions, to accommodate private, or not-for-profit educational facilities, including music schools; vi) a new incentive program for environmentally sustainable buildings or communities; vii) a new incentive program providing development charge rebates for new buildings, or additions, to accommodate small businesses; viii) funding the existing Brownfield Contamination Assessment Study Grants incentive program to help proponents assess their property for the presence and extent of brownfield contamination, assess risk and determine the best means for remediating those sites; and, ix) fund the existing Industrial Corridor Enhancement Program to help industrial property owners improve their properties (landscaping, screening, tree planting, etc.), where such properties are visible from important corridors such as the Veterans Memorial Parkway or Highway 401;				

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	CA BE REQUESTED to provide a business case relating to Brownfield Contamination Assessment Study Grant Program Summary as part of the 2016-2019 Multi-year Budget process; and, CA BE REQUESTED to investigate the impacts of the vacancy tax rebate on the municipality and to provide potential recommendations for communication to the provincial government as part of the review.				
15	EEPAC Terms of Reference – Civic Admin to report allowing EEPAC to work with staff during the collaboration of reports, electronic distribution of files and to provide advice directly to PEC	May 12/15 (7/11/PEC)	Q4 2015	Saunders	Preparing initial report to PEC to seek Council direction.
16	Portion of 3105 Bostwick Road – {part h} – Civic Admin to review the alternative design standards, square-about, open space connection/ pathways, road allowance widths and school block locations within the North Talbot Community Plan to determine if any changes shall be considered	May 26/15 (10/12/PEC)	Q4 2016	Kotsifas/MacLean	
17	165 Elmwood Avenue – {part e} – Civic Admin to report back regarding traffic flow in the immediate vicinity of the Normal School and Village Green; provide advice to improve safety and mitigate traffic volume where possible	May 26/ 15 (11/12/PEC)		Braam	
18	Draft Plan extensions - Civic Admin to report back on delayed planning and development applications be consistent with the most current planning and engineering policies, guidelines and regulations	June 25/15 (11/15/PEC)	Q1 2017	Fleming/ Kotsifas Barrett /Grawey	Review current policies and procedures to incorporate anticipated changes to the Planning Act (Bill 73) and the adoption of the London Plan to ensure all planning applications reviewed to conform to current policies.

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19	Civic Administration be directed to undertake a study to review Official Plan policies, the Zoning By-law, the Site Plan By-law, current planning development processes related to new residential dwellings and residential building additions and report back on the preferred amendments to the above-noted by-laws and processes.	Jan 4/16 (16/1/PEC)	Q4 2016	Fleming/Galloway	Community meeting scheduled for September 2016 PPM scheduled for Q4 2016
20	Encouraging redevelopment of vacant lots in London's Downtown – report back on status of all commercial parking lots to confirm that these properties are zoned appropriately to permit the use Ensure the policies contained within the Downtown Master Plan, Our Move Forward, that discourage the extension of temporary use by-laws for the establishment of commercial parking uses in the downtown, be considered during the evaluation of any new applications or applications for the extension of an existing temporary use by-law, for the creation of new commercial parking Report back to a future meeting of the appropriate Committee as how best to expedite the creation and implementation of a downtown parking strategy	Sept 15/15 (15/20/PEC)	Q3 2016 Q1 2017	Fleming/Yanchula	Downtown Parking Strategy underway under the supervision of Transportation Planning. Pending completion of downtown parking strategy. Expected Q1 2017
21	Civic Administration BE DIRECTED to review and report back to a future meeting on how Development Agreements could be modified to include a mechanism for the Civic Administration to undertake compliance investigations to ensure that conditions set out in Environmental Impact Statements are and will be met; it being noted that the Planning and Environment Committee	Jan 26/16 (11/2/PEC)	Q1 2017	Kotsifas/Grawey/ Ramsay	

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	reviewed and received a communication dated January 18, 2016, from Councillor T. Park.				
22	Byron Gravel Pits – Civic Admin to bring a revised Terms of Reference for the Byron Gravel Pits Secondary Plan consistent with the Open Space Option to a September PEC meeting	July 26/16 (22/13/PEC	Q4 2016	Fleming	Scheduled for PPM – final terms of reference - PEC October 2016