

22ND REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 20, 2017, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor T. Park (Chair) and Councillors M. Cassidy, J. Helmer, A. Hopkins and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Mayor M. Brown and M. van Holst; I. Abushehada, G. Bailey, E.L. Conway, L. Dent, A. Dunbar, M. Elmadhoon, M. Feldberg, J.M. Fleming, G. Kotsifas, P. Kokkoros, J. MacKay, D. MacRae, H. McNeely, L. Mottram, B. O'Hagan, C. Parker, M. Pease, L. Pompili, M. Ribera, C. Saunders, C. Smith, E. Soldo, M. Tomazincic and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed

II. CONSENT ITEMS

2. 10th and 11th Reports of the Advisory Committee on the Environment

That the 10th and 11th Reports of the Advisory Committee on the Environment (ACE) from its meetings held on November 1 and November 14, 2017 BE RECEIVED.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

3. 2015 State of the Downtown Report

That the staff report dated November 20, 2017, entitled "2015 State of the Downtown Report", BE RECEIVED for information. (2017-D32)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

4. Property located at 1880 Phillbrook Drive (H-8824)

That consideration of the application by Adelaide and Phillbrook Centre Inc., relating to the property located at 1880 Phillbrook Drive BE POSTPONED to a future Planning and Environment Committee meeting. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

5. Property located at 8076 Longwoods Road - OMB Appeal Report (Z-8735)

That, on the recommendation of the Managing Director, Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, received August 23, 2017, submitted by Jacqueline Caranci, relating to Zoning By-law Amendment Z-8735 concerning 8076 Longwoods Road, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2017-L01)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

6. Property located at 1156 Dundas Street - Property Tax Assistance By-law

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application made under the Community Improvement Plan for Brownfield Incentives by McCormick Villages Inc. ("McCormick"), relating to the property located at 1156 Dundas Street, the proposed by-law appended to the staff report dated November 20, 2017 BE INTRODUCED at the Municipal Council meeting to be held on November 28, 2017 to cancel a portion of the Municipal and Education property taxes. (2017-F22A)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

7. Foxwood Subdivision (39T-11503)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Foxwood Developments (London) Inc., for the subdivision of land over Part of Lots 24 and 25, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the east side of Hyde Park Road, all north of Dyer Drive, north of Fanshawe Park Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxwood Developments (London) Inc., for the Foxwood Subdivision, Phase 2 (39T-11503) appended to the staff report dated November 20, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated November 20, 2017 as Schedule "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated November 20, 2017 as Schedule "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

8. West 5 Subdivision Phase 2 - Stage 1 (39T-14503)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part of Lots 50 and 51, Concession B, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the north side of Oxford Street West, east of Westdel Bourne, all south of Shore Road, municipally known as 1080 Westdel Bourne:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the West 5 Subdivision, Phase 2, Stage 1 (39T-14503) appended to the staff report dated November 20, 2017 as Schedule "A", BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated November 20, 2017 as Schedule "B";

- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated November 20, 2017 as Schedule "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2017-D12)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

9. Property located at 255 South Carriage Road Phase 2 (H-8791)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Kenmore Homes (London) Inc., relating to the property located at 255 South Carriage Road, the proposed by-law appended to the staff report dated November 20, 2017 BE INTRODUCED at the Municipal Council meeting to be held on November 28, 2017 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 Residential R1 Special Provision (h-100*R1-3 (4)) Zone, a Holding Neighbourhood Facility/Residential R1 Special Provision (h-100*NF1/R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-100*R1-13 (6)) Zone, a Holding Residential R1 Special Provision (h-100*R1-3 (4)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-13 (8)) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-3 (4)) Zone, Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, a Holding Residential R4 Special Provision (h*h-100*R4-4 (1)) Zone and a Holding Residential R4 (h*h-100*R4-4) Zone TO a Residential R1 Special Provision (R1-3 (4)) Zone, a Neighbourhood Facility/Residential R1 Special Provision (NF1/R1-3 (4)) Zone, a Residential R1 Special Provision (R1-3 (8)) Zone, a Holding Residential R1 Special Provision (R1-13 (6)) Zone, a Residential R1 Special Provision (R1-3 (4)) Zone, a Residential R1 Special Provision (R1-13 (8)) Zone, a Residential R4 Special Provision (R4-4 (1)) Zone and a Residential R4 (R4-4) Zone to remove the h. and h-100 holding provisions. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

10. Property located at 275 Callaway Road (H-8820)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Richmond Village (London) Inc., relating to the property located at 275 Callaway Road, the proposed by-law appended to the staff report dated November 20, 2017, BE INTRODUCED at the Municipal Council meeting to be held on November 28, 2017 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 Residential R6 Special Provision/ Residential R7 Special Provision (h-100*R6-5 (26)/R7 (10)) Zone TO a Residential R6 Special Provision/ Residential R7 Special Provision (R6-5 (26)/R7 (10)) Zone to remove the h-100 holding provision. (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

11. Highland Ridge Sanitary Trunk Sewer Post Construction Restoration Works and Monitoring

That, the staff report dated November 20, 2017, entitled "Highland Ridge Sanitary Trunk Sewer Post Construction Restoration Works and Monitoring Plan", BE RECEIVED for information.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

12. Properties located at 1635 Commissioners Road East and 2624 Jackson Road, 1663, 1685 Commissioners Road East and 2652 Jackson Road - (39T-06507/OZ-7176/O-7178)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 748094 Ontario Ltd. and 2624 Jackson Road Inc., for the lands located at 1635 Commissioners Road East and 2624 Jackson Road and the application by the City of London, relating to Official Plan Amendments for 1663 Commissioners Road East, 1685 Commissioners Road East and 2652 Jackson Road:

- a) the staff report dated November 20, 2017, entitled "Application by: 748094 Ontario Ltd. & 2624 Jackson Road Inc., for Approval Of Draft Plan Of Subdivision, Official Plan And Zoning By-Law Amendments, 1635 Commissioners Road East And 2624 Jackson Road and Application by: City of London, Official Plan Amendment, 1663 & 1685 Commissioners Road East and 2652 Jackson Road", BE RECEIVED; it being noted that this report summarizes the results of further discussions undertaken with the applicant as to how the proposed subdivision design could potentially be modified to improve the views onto natural heritage areas, consistent with Chapter Two, Physical Context, of the Placemaking Guidelines and Policy 204 of the London Plan;
- b) 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 noted in clause h) below for the following reasons:
 - i) the revisions to the proposed by-law are minor in nature; and,
 - ii) it continues to implement a subdivision design that is generally consistent with the proposed Draft Plan of Subdivision and Zoning By-law Amendment circulated with the Notices of Application and Public Meeting;
- c) the Approval Authority BE ADVISED that no issues were raised at the public meeting held on September 25, 2017, with respect to the application for Draft Plan of Subdivision by 748094 Ontario Ltd. and 2624 Jackson Road Inc., relating to lands located at 1635 Commissioners Road East and 2624 Jackson Road;
- d) the Approval Authority BE ADVISED that Municipal Council supports issuing Draft Approval of the proposed plan of subdivision as submitted by 748094 Ontario Ltd. and 2624 Jackson Road Inc., prepared by Stantec Consulting Ltd. and certified by Terry P. Dietz O.L.S. (Project No. 1614-03884 Drawing No.1, dated May 2, 2017), which shows thirty-nine (39) low density residential blocks, seventeen (17) medium density residential blocks, three (3) open space blocks, two (2) open space buffer blocks, six (6) park blocks, three (3) park/walkway blocks, one (1) part block, one (1) access/servicing block, one (1) school block, one (1) stormwater management block, one (1) existing hydro corridor block, two (2) future development blocks, twelve (12) reserve blocks, and four (4) road widening blocks, SUBJECT TO minor design modifications being incorporated into the proposed plan of subdivision as outlined in the information report received in clause a) above, and the conditions contained in Appendix "D" appended to the staff report dated November 20, 2017;
- e) the proposed by-law appended to the staff report dated November 20, 2017 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 28, 2017 to amend the Official Plan for lands located at 1635 Commissioners Road East and 2624 Jackson Road to change the land use designations on Schedule 'A' – Land Use FROM "Urban Reserve - Community Growth" and "Environmental Review" TO "Low Density Residential", "Multi-family, Medium Density Residential", and "Open Space"; and to amend Schedule 'C' – Transportation Corridors to add "Secondary Collectors";
- f) the proposed by-law appended to the staff report dated November 20, 2017 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 28, 2017 to amend the Official Plan for

lands located at 1663 Commissioners Road East and 1685 Commissioners Road East to change the land use designation on Schedule 'A' – Land Use FROM "Urban Reserve - Community Growth" TO "Multi-family, Medium Density Residential";

- g) based on the City-initiated review of the Official Plan land use designations, NO FURTHER ACTION be taken with respect to lands located at 2652 Jackson Road. The property is adjacent a phase of the subdivision intended for future development requiring further detailed planning, and no changes to the land use designation are proposed at this time;
- h) the proposed by-law appended to the staff report dated November 20, 2017 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on November 28, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in clause e) above, to change the zoning of the subject lands FROM an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, and an Agricultural (AG1) Zone TO:
 - i) a Holding Residential R1 Special Provision (h•h-100•R1-13()) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 270 square metres; together with a special provision for a minimum rear yard depth of 6.0 metres;
 - ii) a Holding Residential R1 (h•h-100•R1-4) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
 - iii) a Holding Residential R4/R5/R6 (h•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and 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 and maximum height of 12 metres;
 - iv) a Holding Residential R4/R5/R6 (h•h-54•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and 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 and maximum height of 12 metres;
 - v) a holding Neighbourhood Facility / Residential R1 (h•h-100•NF/R1-4) Zone to permit such uses as elementary schools, places of worship, and day care centres; and to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
 - vi) an Open Space (OS1) Zone to permit public parks, conservation lands, and recreational buildings associated with conservation lands and public parks;
 - vii) an Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;
 - viii) an Urban Reserve Special Provision (UR4()) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 7.0 hectares;
 - ix) a holding Urban Reserve Special Provision (h-82•UR4()) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 160 square metres and no minimum lot frontage requirement;
 - x) an Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 2.6 hectares; and,

- xi) an Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 1.5 hectares and minimum lot frontage of 50 metres;

it being noted that the following holding provisions have also been applied:

- (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-54) - to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads;
- (h-71)) - to encourage street oriented development the Owner shall prepare a building orientation plan to be incorporated into the approved Site Plan and Development Agreement;
- (h-82) – to ensure consistent lotting pattern and that any part blocks are consolidated with adjacent lands; and,
- (h-100) – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available;

it being noted that modifications to Map 1 – Place Types and Map 3 – Street Classifications in The London Plan reflecting the amendments as recommended in clauses c) and d) above will be undertaken by the Civic Administration and will be brought forward to the Municipal Council as part of a future comprehensive review; and,

- i) the applicant BE ADVISED that Development Finance has summarized the estimated costs and revenues information appended to the staff report dated November 20, 2017 as Appendix "E". (2017-D09)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

13. Building Division Monthly Report for September 2017

That the Building Division Monthly Report for the month of September, 2017 BE RECEIVED.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

III. SCHEDULED ITEMS

14. 13th and 14th Reports of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 13th and 14th Reports of the London Advisory Committee on Heritage from its meetings held on November 8 and November 16, 2017, respectively:

- 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 a request for the demolition of the heritage listed property located at 491 Base Line Road East:
 - i) the property located at 491 Base Line Road East BE REMOVED from the *Inventory of Heritage Resources* (the register);
 - ii) the Managing Director, Development and Compliance Services and Chief Building Official BE ADVISED that Municipal Council consents to the requested demolition of the above-noted property; and,

- iii) the property owner BE REQUESTED to salvage the decorative wood paneled front door alcove and surround;

it being noted that the London Advisory Committee on Heritage (LACH) received the presentation appended to the 13th Report of the LACH from L. Dent, Heritage Planner and verbal delegations from T. Dingman, Consultant and R. Mostafa and S. Ameen, the property owners with respect to this matter;

- b) the City Clerk BE REQUESTED to amend the London Advisory Committee on Heritage Terms of Reference to remove the Agricultural Advisory Committee voting representative from the membership; it being noted that the Municipal Council resolution from the meeting held on October 17, 2017 with respect to the 3rd Report of the Agricultural Advisory Committee and its related request, was received;
- c) the following actions be taken with respect to the Notice of Application, dated October 30, 2017, from N. Pasato, Senior Planner, with respect to the application by MHBC Planning related to the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road:
 - i) it BE NOTED that the property located at 3700 Colonel Talbot Road is currently listed in the *Inventory of Heritage Resources* (the register); and,
 - ii) all future Notices with respect to this property BE REFERRED to the Stewardship Sub-Committee for consideration;
- d) the Managing Director, Planning and City Planner and the Managing Director, Development and Compliance Services and Chief Building Official BE REQUESTED to provide a response with respect to the feasibility of requiring an approved Building Permit as a pre-condition for the approval of a request for demolition of a heritage designated property; it being noted that the London Advisory Committee on Heritage received a communication dated October 12, 2017 from S. Adamsson with respect to this matter;
- e) clauses 1, 2, 4, 7, 9 and 10 of the 13th Report of the London Advisory Committee on Heritage BE RECEIVED;
- f) the Municipal Council and the Civic Administration BE ADVISED of the following with respect to the staff report dated November 16, 2017, from the Director, Roads and Transportation, related to the Wharnccliffe Road South Environmental Assessment and the property located at 100 Stanley Street:
 - i) the London Advisory Committee on Heritage (LACH) supports the property at 100 Stanley Street remaining in-situ; it being noted that the LACH appreciates the preliminary recommendation, as outlined in the above-noted staff report which includes the Heritage Impact Statement, to relocate the house but this is not the preferred option for the LACH; and,
 - ii) the LACH has serious concerns about the impact of the proposed road widening on the property located at 100 Stanley Street;

it being noted that the LACH received a presentation appended to the 14th Report of the LACH from G. Thompson, WSP Group and R. Unterman, Unterman McPhail Associates and heard a verbal delegation from N. Finlayson, the property owner; and,

- g) clause 1 of the 14th Report of the London Advisory Committee on Heritage BE RECEIVED.

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

15. Property located at 491 Base Line Road East - Request for Demolition of Heritage Listed Property

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, relating to the request for the demolition of a heritage listed property located at 491 Base Line Road East, the following actions be taken:

- a) 491 Base Line Road East BE REMOVED from the Inventory of Heritage Resources (the Register);
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the requested demolition on this property; and,
- c) the property owner BE REQUESTED to salvage the decorative wood panelled front door alcove and surround;

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 regarding these matters;

it being further noted that the Planning and Environment Committee reviewed and received a communication dated November 3, 2017, from K. Denkers, 495 Base Line Road East, with respect to this matter. (2017-R01)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

16. Property located at 447 Old Wonderland Road (555 Teeple Terrace) (SPA17-031)

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan control approval application relating to the property located at 447 Old Wonderland Road (proposed address 555 Teeple Terrace):

- a) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of a two storey medical office at the north east corner of Wonderland Road South and Teeple Terrace:
 - i) the loss of the trees approximately four years ago caused a significant loss of privacy and has scarred the community;
 - ii) the loss of privacy, as the condominiums will be located in close proximity to the proposed building;
 - iii) the light standard that is shown on the photometric plan is on the lot line and should be moved to the island in the parking lot, or further west on the property;
 - iv) the grading where the hill is located, on city property, needs to have a noise attenuation barrier or be regraded;
 - v) the tree in the northeast corner of the property is large and should be retained; noting that it is not shown on any of the plans;
 - vi) the buffer zone should be increased to six metres;

- vii) the proposed location for the storage of the snow will have a negative impact on the vegetation, drainage, will cause erosion and will result in the loss of parking spaces;
- viii) the number of parking spaces has been reduced from ninety-seven to eighty-five without an explanation;
- ix) traffic concerns related to trucks stopping along Teeple Terrace to unload supplies, as there is no provision for the trucks to enter the property;
- x) the lack of a provision for garbage storage as it has not been determined who will be picking up the garbage and depending on where the garbage is stored, the amount of odour that it will generate and affect neighbouring properties;
- xi) the design of the building is not in keeping with the character of the neighbourhood;
- xii) an eight foot property fence for increased privacy;
- xiii) a sound attenuation barrier to decrease the noise from the top of the proposed building from air conditioning, heating, etc.;
- xiv) frosted windows across the back of the building to ensure privacy;
- xv) the rear-lighting should be turned off or down at the back of the building at night;
- xvi) any lighted signage be placed on the Wonderland Road South side of the building; and,
- xvii) enhanced tree planting along the eastern boundary of the property between the parking lot and 525 Teeple Terrace be included in the plan; and,

- b) the Approval Authority BE ADVISED that the Municipal Council concurred in the concerns outlined by the public as noted in part a) above, and that the Municipal Council supports the Site Plan application subject to material measures addressing the concerns be undertaken;

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 regarding these matters. (2017-D11)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Voting Record:

Motion to open the public participation meeting

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

IV. ITEMS FOR DIRECTION

17. Dundas Place Management and Dundas Field House

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to Dundas Place Management and Dundas Place Field House:

- a) the Dundas Place, Place Management Model appended to the staff report dated November 20, 2017 as Appendix "B" BE ADOPTED;
- b) the Dundas Place Governance Model and the Dundas Place Operational Model appended to the staff report dated November 20, 2017 as Appendix "C" BE ADOPTED;

- c) subject to the approval of the 2018 Budget Amendment through the 2018 Budget Update process, appended to the staff report dated November 20, 2017 as Appendix "A", the Civic Administration BE DIRECTED to:
 - i) provide funding through Main Street London for the hiring of one full-time employee as the Dundas Place Manager for up to a two-year temporary term commencing in 2018;
 - ii) provide operational funding to achieve increased standards of maintenance, security and activation on Dundas Place; and,
 - iii) establish one Dundas Place Field House;
- d) the Core Area Steering Committee BE DIRECTED to set the mandate, goals, objectives, and performance measures of the Dundas Place Management entity and that the MainStreet London Board BE REQUESTED to execute management oversight of this entity; and,
- e) the Civic Administration BE DIRECTED to report back at a future Planning and Environment Committee meeting to report on results of monitoring all aspects of Dundas Place Management by mid-2019 in order to inform the development of the 2020-2023 Multi Year Budget. (2017-D19)

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (6)

Voting Record:

Motion to approve part c) ii) which reads as follows:

"ii) provide operational funding to achieve increased standards of maintenance, security and activation on Dundas Place;"

Motion Passed

YEAS: M. Brown, T. Park, M. Cassidy, A. Hopkins, S. Turner (5)

NAYS: J. Helmer (1)

18. Tree Protection By-law - Implementation Review (C.P. 1515-228)

That, the staff report dated November 20, 2017, entitled "The City of London Tree Protection By-Law C.P.-1515-228 Implementation Review" BE RECEIVED for information. (2017-E04)

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

19. Atlantis Realty Services

That delegation status BE GRANTED to M. Zucchet, Vice President, Property Management, Atlantis.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

20. (ADDED) 4th Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 4th Report of the Agricultural Advisory Committee from its meeting held on November 15, 2017:

- a) the following actions be taken with respect to the Notice of Application dated July 5, 2017, from J. Adema, Planner II, with respect to an

application by 2533430 Ontario Inc. related to the property located at 6188 Colonel Talbot Road:

- i) Municipal Council and the Managing Director, Planning and City Planner BE ADVISED that the Agricultural Advisory Committee (AAC) supports the application by 2533430 Ontario Inc. regarding a hydroponic mushroom farm on the property located at 6188 Colonel Talbot Road; and,
 - ii) the Municipal Council and the Civic Administration BE ENCOURAGED to explore new, innovative agricultural businesses and opportunities in the City of London and to find solutions for the growth of these enterprises;
- b) support in the amount of \$500.00 from the 2017 Agricultural Advisory Committee (AAC) budget for the Advisory Committee on the Environment Resilient Cities Conference BE APPROVED; it being noted that the AAC has sufficient funds in its 2017 Budget allotment for this expense; and,
- c) clauses 1 to 4 and 7, BE RECEIVED.

Motion Passed

YEAS: T. Park, M. Cassidy, J. Helmer, A. Hopkins, S. Turner (5)

VI. CONFIDENTIAL

(Confidential Appendix enclosed for Members only.)

The Planning and Environment Committee convened in camera from 7:18 PM to 7:19 PM after having passed a motion to do so, with respect to the following matters:

- C-1. A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2018 Mayor's New Year's Honour List.
- C-2. A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2018 Mayor's New Year's Honour List.

VII. ADJOURNMENT

The meeting adjourned at 7:19 PM.