

17TH REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on June 18, 2012, commencing at 4:06 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor B. Polhill (Chair), Councillors J.P. Bryant, D.G. Henderson, J.B. Swan and S. White and H. Lysynski (Secretary).

ALSO PRESENT: Mayor J.F. Fontana and Councillors J.L. Baechler, M. Brown, P. Hubert and H.L. Usher, J. Braam, B. Bergsma, P. Christiaans, B. Debbert, A. Dunbar, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, B. Henry, P. Kokkoros, B. Krichker, E. Lalande, J. Leunissen, I. Listar, A. Macpherson, A. MacLean, S. Mathers, H. McNeely, C. Parker, J. Ramsay, A. Riley, C. Saunders, C. Smith, R. Sharpe, M. Tomazincic, B. Warner, J. Yanchula and P. Yeoman.

I. DISCLOSURES OF PECUNIARY INTEREST

1. **IT BE NOTED** that Councillor Polhill disclosed a pecuniary interest in clause 11 of this Report having to do with the Notice of Application by the City of London for the properties located at 585, 613, 687 and 604-650 Sovereign Road, by indicating that his business is in the circulation area for this Notice.

II. CONSENT ITEMS

2. 6th Report of the Advisory Committee on the Environment

Recommendation: That the 6th Report of the Advisory Committee on the Environment from its meeting held on June 6, 2012, **BE RECEIVED**.

3. Properties located at 909 Southdale Road West and 3045 Pomeroy Lane (H-8057)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application of Old Oak Properties Limited, relating to the properties located at 909 Southdale Road West and 3045 Pomeroy Lane, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a Holding Residential R9 Bonus (h-5•h-53•h-55•h-56•R9-7•H40•B-16) Zone, **TO** a Residential R9 Bonus (R9-7•H40•B-16) Zone, to remove the holding provisions. (2012-D11-06)

4. Hyde Park Meadows Subdivision - 1128 Fanshawe Park Road West (39T-02509)

Recommendation: That, notwithstanding the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Drewlo Holdings Inc. for the property located at 1128 Fanshawe Park Road West:

- a) the Approval Authority **BE ADVISED** that the Municipal Council supports granting a 3 year extension of the draft plan of subdivision, submitted by Drewlo Holdings Inc. (File No. 39T-02509), prepared by Whitney Engineering Inc. (Drawing No. draftplan_3.DWG, dated March 11, 2002 and revised April 2003) and certified by Bruce Baker, O.L.S., as red-line amended, which shows a total of 10 single detached residential blocks, five (5) multi-family residential blocks, one (1) walkway block, and several reserve blocks served by a westerly extension of Blackacres Boulevard and two (2) new internal roads **SUBJECT TO** the revised conditions contained in the attached Appendix "39T-02509", save and except condition 60; and,

- b) Civic Administration **BE REQUESTED** to work with the applicant to revise condition 60 to the satisfaction of the Approval Authority in order to permit the development of all single detached residential blocks subject to the inclusion of an appropriate clause in the subdivision agreement to address the timely construction of Dalmagarry Road;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated June 18, 2012 from G. Bikas, Manager, Land Development, Drewlo Holdings Inc. and heard verbal presentations from G. Bikas, Drewlo Holdings Inc. and K. McIntosh, Whitney Engineering, with respect to this matter. (2012-D26-02)

5. Secondary Dwelling Unit Policies and Provisions

Recommendation: That, on the recommendation of the Director of Land Use Planning and City Planner:

- a) the Civic Administration **BE DIRECTED** to prepare a draft Official Plan amendment to implement secondary dwelling units policies in conformity with recent changes to the *Planning Act*;
- b) the Civic Administration **BE DIRECTED** to prepare a draft Zoning By-law amendment to implement secondary dwelling units regulations to conform to the Official Plan; and,
- c) the Civic Administration **BE DIRECTED** to ensure that the entire apartment is not located in a basement, in conjunction with the *Building Code*. (2012-D11-09)

6. City of London Growth Projections - 2011-2041

Recommendation: That, on the recommendation of the Director of Land Use Planning and City Planner, the draft report, dated June 7, 2012, prepared by Altus Group Economic Consulting entitled "Employment, Population, Housing and Non-Residential Construction Projections, City of London, Ontario, 2011 Update" **BE CIRCULATED** for comments from members of the public through the ReThink London process;

it being noted that the draft projections report contains growth forecasts that will be used as the basis for the Industrial Lands Development Strategy, ReThink London Growth Plan and the 2014 Development Charges Study. (2012-D18-00)

III. SCHEDULED ITEMS

7. Southwest Area Plan

Recommendation: That, notwithstanding the recommendation of the Director, Land Use Planning and City Planner, in response to Council's request for further review and evaluation of the South West Area Plan preferred land use plan, phasing and servicing strategy, transportation network, and natural heritage features, the following actions be taken:

- a) the draft Southwest Area Secondary Plan (June 2012) **BE RECEIVED** for information and circulated to members of the public, landowners and stakeholder groups for input; it being noted that the June 2012 draft Secondary Plan will be available and posted in advance of the community meeting, scheduled for June 27, 2012, at the Lambeth Community Centre; and,
- b) the Official Plan Amendment to adopt the Southwest Area Secondary Plan **BE CONSIDERED** at a public participation meeting of Planning and Environment Committee to be scheduled for October, 2012;

- c) the Civic Administration **BE DIRECTED** to include an “enterprise designation” along the Wonderland Road corridor, from Bradley Road to Exeter Road, that would allow for, and encourage, a broad range and mix of commercial, residential, office, and institutional uses with an emphasis on ensuring quality urban design; and,
- d) the Civic Administration **BE DIRECTED** to consider the inclusion of implementation policies in the Southwest Area Plan, or portions thereof, through the use of flexible or performance zoning that emphasizes urban design and is more flexible with respect to land use regulations;

it being noted that the Planning and Environment Committee reviewed and received the following communications:

- a communication, dated June 14, 2012, from Dennis H. Wood, Wood Bull, LLP;
- a communication from Ali Soufan, York Developments; and,
- the attached communication, dated June 18, 2012, from Shmuel Farhi, Farhi Holdings Corporation. (2012-D11-09)

8. Property located at 1875 Wharnccliffe Road South (TZ-8045)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, based on the application of Andy Marshall, relating to the property located at 1875 Wharnccliffe Road South, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to extend the Temporary (T-52) Zone to permit a golf driving range and accessory uses, including a 140 m² golf pro shop and a 93 m² golf training facility within an existing building, for a further three (3) year period;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2012-D11-05)

9. 188-190 Dundas Street

Recommendation: That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Director, Building Controls and Chief Building Officer **BE ADVISED** that Municipal Council does not object to the demolition of the circa 1960's single storey, cement block and wood construction walls at the rear of the buildings located at 188-190 Dundas Street;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2012-D10-00)

10. Properties located at 412-416 and 420-424 Rectory Street and 814-822 King Street (OZ-8013)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of the Western Fair Association relating to the properties located at 412-416 and 420-424 Rectory Street and 814-822 King Street:

- a) the attached, revised, proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2012 to amend the Official Plan to change the designation of the subject lands **FROM** a Multi-Family Medium Density Residential designation, **TO** a Regional Facility designation, to permit a surface parking lot accessory to the Western Fair;
- b) the attached, revised, proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2012 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** a Residential R9/Restricted Office (R9-1.H13/RO2) Zone, which permits apartments buildings, lodging house class 2, senior citizens apartments buildings,

handicapped persons apartment buildings, continuum-of-care facilities, clinics, medical/dental offices, medical/dental laboratories and offices, **TO** a Holding Regional Facility Special Provision (h-()RF(2)) Zone, to permit a surface parking lot accessory to the Western Fair; and,

- c) the following design objectives be addressed through an application to lift the h-() holding provision:
- i) enhanced landscaping along King Street and Rectory Street to visually enhance the site and the pedestrian environment;
 - ii) architectural features such as low walls, gazebos, and decorative pavement to visually enhance the development and to distinguish the pedestrian environment from the vehicular environment;
 - iii) design which is sympathetic to, and supportive of the adjacent residential uses to the west; and,
 - iv) tree retention as per the Arborist Report, conducted by Logic and Urban Forestry correspondence;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Benita Senkevics, Monteith Brown Planning Consultants – expressing support for the Civic Administration’s report; advising that the Western Fair District is evolving and adding to the economy; indicating that the proposed enhancements include knee high walls along Rectory Street, enhanced landscaping, wood privacy fences, and making King Street and Rectory Street a pedestrian friendly intersection.
- Arti Sanichara, Patton Cormier & Associates, on behalf of Allan Terletzki, 418 Rectory Street – advising that her client takes no position on the merits of the proposed parking lot; indicating that there has been no justifiable planning reasons given to change the zoning of her clients property; advising that her client has a legal non-conforming business at this location; advising that the Western Fair Association and her client are not in active negotiations; advising that there are drainage issues at the back of the lot as the shop is below grade; and requesting that the current zoning remain.
- Gary Browning, 35A – 59 Ridout Street South – advising that this area is going to become prime real estate; indicating that if Western Fair needs more parking, it should go underground; indicating that this is an uninspiring use of land; and indicating that this will destroy the streetscape.
- Sandy Levin, 59 Longbow Road – requesting the amount of property tax revenue on these lands; advising that, approximately 10 years ago, the City experienced a loss of revenue to allow the Western Fair to expand its parking lot; and advising that the loss of the properties included in the current application would be assessed as a loss as the Western Fair Association does not pay property tax.
- Jay McGuffin, Monteith Brown Planning Consultants – advising that the applicant has no concerns with retracting the property located at 418 Rectory Street to assist the application process; advising that this area is separate from the bus rapid transit corridor; and advising that instead of looking at lost assessment, people should focus on the revenue generated, the employment provided and the positive sense of community generated by the Western Fair Association. (2012-D11-08)

11. Properties located at 585, 613, 687 and 604-650 Sovereign Road (OZ-8034)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the applications of the City of London relating to the properties located at 585, 613, 687 and 604-650 Sovereign Road:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2012, to amend the Official Plan by:
- i) amending Schedule "A" Land Use to change the designation of 585, 613 and 687 Sovereign Road **FROM** an Open Space designation **TO** a Light Industrial designation, to permit Light Industrial uses, including uses permitted by the existing zoning;
 - ii) amending Schedule B-1 - Natural Heritage Features **TO** delete "Woodlands" designation from 585, 613 and 687 Sovereign Road;
 - iii) amending Schedule "A" Land Use to change the designation of 604-650 Sovereign Road **FROM** Light Industrial **TO** Open Space to allow for passive recreational uses, including woodlands; and,
 - iv) amending Schedule B-1 - Natural Heritage Features, **TO** delete "Unevaluated Vegetation Patch" designation and **TO** add "Woodlands" designation to 604-650 Sovereign Road: and,
- b) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to:
- i) change the zoning of 585 and 613 Sovereign Road **FROM** a Light Industrial (LI2/LI7) Zone, which permits manufacturing uses **TO** a Holding Light Industrial (h-h-(_)*LI2/LI7) Zone, which permits manufacturing uses and requires that site plan approval be obtained, a development agreement be entered into and a tree management plan be prepared and all mitigation measures, including measures that support the revegetation plan of the lands on the east side at 604-650 Sovereign Road, are implemented to the satisfaction of the Municipal Council; and,
 - ii) change the zoning of 604-650 Sovereign Road **FROM** a Light Industrial (LI1) Zone, which permits manufacturing uses **TO** an Open Space (OS5) Zone, to allow for passive recreational uses, including woodlands;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Dean Sheppard, on behalf of the Environmental and Ecological Planning Advisory Committee (EEPAC) – requesting the Committee send a clear message of how highly regarded the remaining 7.8% of the woodlands in the City are; indicating that the City should value its woodlands; advising that the EEPAC supports the Civic Administration's recommendations; requesting that a high quality replanting plan be adopted; indicating that it takes decades to replace the woodlands being cut; enquiring as to how long Londoners have to wait to replace this loss in function; comparing the loss to a person having their house burn down and asking how long they would have to wait to have their house replaced; advising that EEPAC submits comments to the Council; noting that not all of their recommendations are going to be adopted; advising that two of the EEPAC recommendations are adopted in part c) on page 222 of the June 18, 2012 Planning and Environment Committee Agenda; advising that there is only partial funding for the plan; advising that a high quality replanting plan would include these items; and enquiring as to why extra funding would have to come from other budgets or the community.
- Sandy Levin, 59 Longbow Road – advising that this is an opportunity for the proponent and the City to celebrate the new woodland; and advising that it is unclear if the City is using this opportunity to celebrate both the expansion of the business and the new woodlot. (2012-D11-02)

12. Near-Campus Neighbourhoods Planning Amendments (OZ-7663)

Recommendation: That, notwithstanding the recommendation of the Director, Land Use Planning and City Planner, the application of The City of London relating to the area of land generally bounded by Fanshawe Park Road/Thames River (North Branch)/Kilally Road to the north, Aldersbrook Road/Wonderland Road to the west, the Thames River (South Branch)/Dundas Street to the South, and Clark Road to the east, **BE REFERRED** back to the Civic Administration to undertake further consultation with the public, the Town and Gown Committee and to report back to the Planning and Environment Committee in the Fall, 2012;

it being noted that the Planning and Environment Committee reviewed and received the following communications:

- a communication, dated June 6, 2012, from T.D. Jones, 440 Lawson Road; and,
- a communication, dated June 11, 2012, from S. Levin, 59 Longbow Road.

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Sandy Levin, on behalf of the Orchard Park Sherwood Forest Ratepayers - see attached presentation.
- Michelle Doornbosch, Zelinka Priamo Limited – requesting that this matter be referred back to the Civic Administration for further consideration; expressing serious concerns with respect to the sign policy positions taken in the Civic Administration’s report as it adversely affects some of her clients; and indicating that there is currently a significant process to be undertaken for residential intensification.
- Jim Kennedy, London Development Institute – see attached presentation.
- Glenn Matthews, University of Western Ontario Housing – expressing support for the Civic Administration’s report that was released in 2008; and providing the attached communication, dated June 15, 2012, from Gitta Kulczycki, Vice-President, Resources & Operations, Western.
- Alicia Lee, University Students Council – advising that students contribute to the vitality of the City; indicating that there are numerous student volunteers in the City; requesting that the number of bedrooms in each unit be limited to three; expressing support for the creation of an appeals body; advising that she would like to see students contribute on the appeals body; advising that the students would like to work with the Civic Administration on the creation of a by-law relating to the near-campus neighbourhoods; enquiring as to where students would go if they had a concern about the standards of their dwelling; and enquiring as to whether or not this issue will be discussed at the Town and Gown Committee.
- James Corcoran, 43 Gunn Street, on behalf of BIGS – advising that this is consistent with the goals and objectives of other policies in the City; advising that it would encourage people to live in these areas; and advising that without the by-law, area residents have experienced rows and rows of 10 bedroom duplex dwellings. (2012-D11-02)

13. Trails in Environmentally Significant Areas

Recommendation: Recommendation: That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the new Planning and Design Standards for Trails in Environmentally Significant Areas (ESAs):

- a) the Planning and Design Standards for Trails in Environmentally Significant Areas, dated June 4, 2012, as submitted by Parks Planning and Design with Schollen & Company Inc. and North-South Environmental, **BE APPROVED** as a planning and design tool for use in the development of trail master plans and/or Conservation Master Plans for ESAs; it being noted that the word “may” be amended to read “shall” on page 5 of the Standards relating to “Process - public consultation”;

- b) an ESA Trails Advisory Group **BE ESTABLISHED** representing all user groups with diverse membership, including the Thames Valley Trail Association, to comment on any trail related issues in ESAs that were not addressed or contemplated in the most current Conservation Master Plans;
- c) the moratorium placed on the use of asphalt trails in ESAs (November 2009) **BE LIFTED**, as the new Planning and Design Standards for Trails in Environmentally Significant Areas document will provide the direction for any use of asphalt in ESAs;
- d) the recommended restriction on dogs within the most environmentally sensitive areas of ESAs **BE REFERRED** to a separate public process for a potential amendment of the Parks and Recreation By-law;
- e) the Planning and Design Standards for Trails in Environmentally Significant Areas **BE REVIEWED** by the ESA Trails Advisory Group after further application in finalizing the Coves ESA Conservation Master Plan (CMP) and developing the Meadowlily CMP, in order to provide any technical changes that would result in greater clarity of intent and purpose of the Standards, it being noted that the Standards should conform to Provincial and National standards;
- f) the Civic Administration **BE DIRECTED** to report back in September, 2012 on the status of the application of the new Trails Standard for current and proposed ESA planning projects;
- g) the Civic Administration **BE DIRECTED** to investigate an expanded role for the planned ESA Trails Advisory Team and report back on the potential structure for an “Advisory Committee on ESA’s”, and;
- h) the ESA Trails Advisory Group **BE THANKED** for their time and effort in making their submissions to the City;

it being noted that the Planning and Environment Committee reviewed and received the following communications:

- a communication from Maureen McGauley, Thames Valley Trail Association;
- a communication from Ravi Gupta, Thames Valley Trail Association Webmaster and former member of the Environmental and Ecological Planning Advisory Committee;
- a communication from Judy Kwasnica, 706-665 Windermere Road;
- a communication from Shauna Dagnone and Bruce Adair, 675 Eagletrace Drive;
- a communication from David Wake, by e-mail;
- a communication from Wendy and David Nicolle, 1585 Hillside Drive;
- a communication from David Potten, President, Thames Valley Trail Association;
- a communication, dated June 15, 2012, from Sandy Levin, 59 Longbow Road; and,
- a communication dated June 16, 2012, from Gary Smith, Friends of Meadowlily Woods Community Association;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made oral submissions in connection therewith:

- Gary Smith, Friends of Meadowlily Woods – see attached presentation.
- Sandy Levin, 59 Longbow Road – advising that not everyone was at the table which leads to some misinterpretation of the work the Civic Administration is proposing; indicating that work should be completed to protect environmentally significant areas and to avoid negative impacts and degradation; advising that it is a step in the right direction to protect the environmentally significant areas; noting that this approach is consistent with the Official Plan; enquiring as to what will happen when environmentally significant areas become public lands; recommending that the Civic Administration take the appropriate planning measures to

ensure that inappropriate development does not occur; requesting that a part h) be added to the Civic Administration's recommendation, which would read "the Civic Administration be requested to bring back trail standards in five years"; and recommending the budgeting of sufficient funds for implementing signage, by-law enforcement, ongoing public consultation and monitoring.

- Dean Sheppard, on behalf of the Environmental and Ecological Planning Advisory Committee (EEPAC) - advising that EEPAC has been involved in this process for over two years; commending the Parks Planning staff for keeping this project moving forward; advising that this is an excellent best practice standard that Londoners can be proud of; advising that it clarifies and strengthens London's approach; advising that the new standards are more transparent and play an important role in keeping people engaged; expressing concern with respect to trail closures; and noting that some trails will be closed, some trails will be rerouted; however, there will always be trails in environmentally significant areas.
- Dave Wake, 597 Kildare Road – see attached presentation.
- Dave Potten, President, Thames Valley Trails Association - advising that the Civic Administration should be careful with the wording in the standards as it relates to trail closures; advising that when the existing group moves on, another group will take its place; advising that the Thames Valley Trail is a heritage trail and will have its 40th anniversary next year; noting that the trail is 110 kms that runs through three environmentally significant areas; also noting that the network is connected to provincial and national grids; advising that there will be negative financial repercussions to the Thames Valley Trail Association as they produce trail guides; indicating that the City held two meetings on the Medway Trail; advising that there are a lot of barriers going up around the city, but there is no funding for trails; recommending that the Civic Administration look at the long-term Nature Reserve designation in the proposed standards, as no trails are allowed, which is unfortunate; expressing surprise that the Medway Trail has been granted Nature Reserve classification; advising that it is not out of the realm of possibility that in 20 to 30 years, all environmentally significant areas end up with a Nature Reserve designation; advising that trails have a social value, that they allow people to increase their physical activity and provide an educational experience; noting that social values are important; also noting that he has heard tonight that the environment is more important; advising that he walks in the environmentally significant areas on a regular basis; indicating that the Thames Valley Trail Association participates in the "In Motion" program, noting that they have free Saturday morning walks; also noting that it is hard to walk in the environmentally significant areas when they are closed; advising that if you shut down the existing trails, it harms the environmentally significant areas in the long run; advising that given the news today, trail closures are not the way to proceed; and requesting that the Civic Administration fine-tune the standards to protect the trail networks.
- A. Caveney, on behalf of Nature London - expressing appreciation to the Civic Administration for incorporating the public comments into the standards; advising that the document reflects a compromise on both sides; and expressing support for the Civic Administration's recommendations.
- Wendy Agathos, 2112 Valley Run Boulevard - indicating that after sitting in the meeting for four hours, she thought she would provide her comments; advising that so many other cities have successfully integrated trails in environmentally significant areas; advising that she has been to Holland many times and 90% of the roadways have bicycle pathways beside the road; challenging everyone with small children to try to navigate London's trail system; advising that many of her neighbours do not believe that speaking at these meetings does any good; indicating that she likes to see London being progressive; and supporting Dave Potten's comments.
- Tom McClenaghan, Friends of the Coves Subwatershed - advising that a declining quality of life revolves around the condition of the Coves; advising that the trail standard document is an incredible step forward; advising that a report was commissioned on the Coves Sub-Watershed in 2000 and was accepted as a guideline document in 2004; indicating

that the Coves Conservation Master Plan is about to commence; indicating that the Coves is a unique environmentally significant area; advising that the Coves has a rich cultural heritage and that Londoners are interested in cultural heritage; and advising that the Friends of the Coves have produced a documentary that will be provided to all of the Council members.

- Jeffrey Young, 1831 Louise Boulevard - indicating that the proposed restrictions are biased; advising that he is an avid cyclist; indicating that he took his family to Brampton on their easy cycling trail; noting that the trail connects different areas of the city without the fear of motor vehicle traffic; advising that Brampton is able to make this happen which prompted their first visit and will prompt their future visits; enquiring as to whether or not London can join their ranks; and advising that closing the trails will make it more fun for people to figure out why the environmentally significant areas are closed.
- G. Browning, 35A – 59 Ridout Street - advising that it seems like it is a fight between cycling infrastructure and trails in environmentally significant areas; indicating that the public needs to be educated on cycling infrastructure on the streets; and expressing support for the Civic Administration's recommendations.
- Craig Linton, 1 McKenzie Avenue - advising that he uses the Thames Valley Trail System all the time; expressing concern that the standards will prohibit the Thames Valley corridor plan; and advising that if environmentally significant areas are appropriate, the planning will be logical.
- Jason Jordan, - advising that he is a hiker and enjoys the trails.
- S. Potten - advising that the Thames Valley Trails Association was not invited to participate on the original advisory group; wondering if that wouldn't be logical that they be part of the original group; and advising that the advisory group was done covertly and under the table. (2012-E04-00)

IV. ITEMS FOR DIRECTION

14. Property located at 339 Westminster Avenue

Recommendation: That communication, dated June 5, 2012, from Philip Edward Brent, Barrister and Solicitor, with respect to the possible installation of a methadone clinic located at 339 Westminster Avenue **BE NOTED**. (2012-C06-00/D11-00)

15. 7th Report of the London Advisory Committee on Heritage

Recommendation: That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on April 11, 2012:

- a) the Heritage Alteration Permit application of J. Spriet / T. Johnson, requesting permission for an addition to the designated heritage building located at 270 St. James Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed addition to the garage and has advised that the impact of such alteration on the heritage features of the property, identified in the Reasons for Designation, are negligible;
- b) the Heritage Alteration Permit application of F. Dick / K. Townsend, requesting permission for the following alterations to the designated heritage building located at 618 Wellington Street **BE APPROVED**;
 - i) the replacement of all windows;
 - ii) the removal of the current tile floor and the installation of a concrete floor on the front veranda; and,
 - iii) the removal of the wooden steps to the front veranda and the installation of concrete steps, with a railing;

it being noted that the Heritage Planner has reviewed the proposed window alterations and has advised that the impact of such alterations on the heritage features of the building, identified in the reasons for designation, is negligible; it being further noted that the London Advisory Committee on Heritage heard verbal presentations from P. Malloy and F. Dick, with respect to this matter;

- c) the Heritage Alteration Permit Application of M. Parks requesting permission for repairs to the designated heritage building located at 798 Hellmuth Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed repairs and has advised that the impact of such alteration on the heritage features of the building, identified in the reasons for designation, is negligible; it being further noted that the London Advisory Committee on Heritage heard a verbal presentation from M. Parks, with respect to this matter;
- d) the Heritage Planner **BE ADVISED** that the London Advisory Committee on Heritage has no objection to the removal of the single-story rear concrete block walls on the properties located at 188-190 Dundas Street; and,
- e) that clauses 5 through 15, inclusive, of the 7th Report of the London Advisory Committee on Heritage, **BE RECEIVED AND NOTED**.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. CONFIDENTIAL

(See 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 11:47 p.m. to 11:49 p.m., after having passed a motion to do so, with respect to the following matter:

- C-1 A matter pertaining to instructions and directions to officers and employees of the Corporation pertaining to a proposed acquisition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed acquisition of land; commercial and financial information supplied in confidence pertaining to the proposed acquisition the disclosure of which could reasonably be expected to, prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Corporation, result in similar information no longer being supplied to the Corporation where it is in the public interest that similar information continue to be so supplied, and result in undue loss or gain to any person, group, committee or financial institution or agency; commercial, information relating to the proposed acquisition that belongs to the Corporation that has monetary value or potential monetary value; information concerning the proposed acquisition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed acquisition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed acquisition.

VII. ADJOURNMENT

The meeting adjourned at 11:50 p.m.