

**4TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on February 20, 2018, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

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

**ALSO PRESENT:** I. Abushehada, J. Adema, G. Barrett, A. Dunbar, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, N. Hall, M. Knieriem, P. Kokkoros, T. Macbeth, A. Macpherson, H. McNeely, L. Mottram, N. Pasato, M. Pease, L. Pompili, C. Saunders, C. Smith, J. Smolarek, S. Spring, M. Tomazincic, S. Wise, J. Yanchula and P. Yeoman.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed

**II. CONSENT ITEMS**

2. 3rd Report of the Advisory Committee on the Environment

That the following actions be taken with respect to the 3rd Report of the Advisory Committee on the Environment from its meeting held on February 7, 2018:

- a) the following actions be taken with respect to the Advisory Committee on the Environment (ACE) Work Plans:
- i) the 2018 Work Plan for the Advisory Committee on the Environment (ACE) appended to the 3rd Report of the ACE BE APPROVED; and,
  - ii) the 2017 Advisory Committee on the Environment (ACE) Work Plan Summary appended to the 3rd Report of the ACE BE RECEIVED;
- b) the funds left-over from the Urban Agriculture event held by the Advisory Committee on the Environment (ACE) in 2016, in the amount of \$10.75 BE DEPOSITED into the ACE 2018 budget; and,
- c) clauses 1 to 8 and 10, BE RECEIVED.

Motion Passed

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

3. 1st Report of the Trees and Forests Advisory Committee

That the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee from its meeting held on January 24, 2018:

- a) M. Pease, Manager, Development Planning and J.A. Spence, Manager, Urban Forestry, BE REQUESTED to provide the Trees and Forests Advisory Committee (TFAC), at its June 2018 meeting, information relating to how many incidents of tree planting near hydro poles they prevented or resolved in 2017; it being noted that the TFAC heard verbal presentations from M. Pease, Manager, Development Planning and E.L. Conway, Landscape Planner, with respect to the site plan approval process for tree planting and landscape plans;
- b) the Manager, Urban Forestry, BE REQUESTED to provide an update at the next Trees and Forests Advisory Committee on the impact of the Tree Protection By-law as it relates to the proposed amendments to the by-law;

- c) K. Richardson and J. Ramsay, Forestry Technologist, BE REQUESTED to report back at the next Trees and Forests Advisory Committee meeting with respect to the Community Planting Projects report as it relates to the size of the trees being removed and the size of the replacement trees being planted;
- d) K. Richardson BE REQUESTED to report back at the next Trees and Forests Advisory Committee meeting with respect to the Green Legacy program; and,
- e) clauses 1, 2, 4 to 6 and 10 BE RECEIVED.

Motion Passed

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

- 4. Property located at 905 Sarnia Road (H-8849)

That, on the recommendation of the Senior Planner, Development Planning, based on the application by 905 Sarnia Inc., relating to the property located at 905 Sarnia Road, the proposed by-law appended to the Planning and Environment Committee Added Agenda BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 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 R1 Special Provision (h\*h-100\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h\*h-65\*h-100\*R1-3 (15)) Zone, a Holding Residential R1 Special Provision (h\*h-82\*h-100\*R1-13 (3)) Zone, a Holding Open Space (h\*OS5) Zone TO a Residential R1 Special Provision (R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h-82\*R1-13 (3)) Zone, a Holding Residential R1 Special Provision (R1-3 (15)) Zone, and an Open Space (OS5) Zone to remove the h., h-65 and h-100 holding provisions. (2018-D09)

Motion Passed

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

- 5. Property located at 810 Southdale Road East (H-8204)

That, on the recommendation of the Planner II, Development Services, based on the application by Jipeng Zou and Junjun Chen, relating to the property located at 810 Southdale Road East, the proposed by-law appended to the staff report dated February 20, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 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 Special Provision Convenience Commercial/Automobile Service Station (h-117\*CC2/SS3(2)) Zone TO a Special Provision Convenience Commercial/Automobile Service Station (CC2/SS3(2)) Zone to remove the "h-117" holding provision. (2018-D09)

Motion Passed

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

- 6. Property located at 660 Sunningdale Road East - Applewood Subdivision (39T-09501/Z-8818)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the revised Draft Plan of Subdivision and Zoning By-law Amendment applications by Extra Realty Limited, relating to the property located at 660 Sunningdale Road East, located on the northwest corner of Sunningdale Road East and Adelaide Street North (legally described as the South Half of Lot 13, Concession 6, (Geographic Township of London):

- a) the proposed by-law appended to the staff report dated February 20, 2018, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 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\*h-100•h-

173•R1-5(11) Zone, a Holding Residential R4 Special Provision (h•h-100•h173•R4-2(1)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h•h-100•h-173•R5-2(15)/R6-4(16)) Zone, a Holding Residential R5 Special Provision /R6 Special Provision (h•h-100•h-173•R5-2(16)/R6-4(17)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision/R8 Special Provision (h• h-100•h-173•R5-4(16)/R6-5(36)/R8-4(25)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision/R8 Special Provision (h•h-100•h-173•R5-4(17)/R6-5(34)/R8-4(26)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision/R8 Special Provision (h•h-100•h-173•R5-6(9)/R6-5(38)/R8-4(27)) Zone, a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(7)•D75•H18) Zone, a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(8)•D75•H18) Zone, a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(9)) Zone, a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(10)) Zone, an Open Space (OS1) Zone, and an Open Space Special Provision (OS4(10)) Zone TO a Holding Residential R1 (h•h-100•h-173•R1-3) Zone, to permit single detached dwellings with a minimum lot area of 300 m2 and minimum lot frontage of 10 m; a Holding Residential R1 Special Provision (h• h-100•h-173•R1-4(27)) Zone, to permit single detached dwellings with a minimum lot area of 360 m2 and minimum lot frontage of 12 m, with a special provision for a reduced front yard setback of 3.0 metre to the house and 5.5 metre to the garage from a collector or local road, and a reduced interior side yard setback of 1.2 metres; a Holding Residential R1 Special Provision (h• h-100•h-173•R1-5(12)) Zone, to revise the required rear yard dwelling setback to 13.8 m; a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(7)•D75•H18) Zone, to add a special provision to prohibit dwelling units on the first floor; a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(8)•D75•H18) Zone, to add a special provision to prohibit dwelling units on the first floor, to add new regulations related to existing barns, and to add regulations related to height, orientation of entrance, front yard setback and gross floor area for any new buildings; a Holding Business District Commercial Special Provision/Temporary (h•h-100•h-173•BDC2(9)\*H18/T-(\_\_\_)) Zone, to add a special provision to prohibit dwelling units on the first floor, to add a maximum height of 18m, and to permit BDC uses on a temporary basis within the existing dwelling as of the date of passing of the by-law; a Holding Business District Commercial Special Provision (h•h-100•h-173•BDC2(10)\*H18) Zone, to add a special provision to prohibit dwelling units on the first floor, and to add a maximum height of 18m; an Open Space (OS1) Zone to permit conservation lands and works, public and private parks, and public and private golf courses, and an Open Space Special Provision (OS4(10)) Zone to permit conservation lands and public parks, with a special provision to permit the lands/area within the OS4 Zone to be used in the adjacent Residential Blocks for the purposes of calculating lot area, density, lot coverage, and landscape open space; and

- 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 part a) above for the reasons that:
- 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;

it being noted that the Municipal Council approves the Zoning By-law Amendment application for the following reason:

- the policies of the Main Street Commercial (Official Plan) and Main Street (London Plan) permit residential units on the ground floor to the rear of commercial/store fronts; it being noted that the addition of residential to the rear meets the policies of the Official Plan and the new London Plan, and will help support the construction of the main street as envisioned by

the plan; it being further noted that the zoning reflects the optimum building type that would be contemplated (apartment buildings) and defines the type of dwelling unit that can be located to the rear of commercial for Block 46; it being also noted that all other special provisions in the zone remain unchanged. (2018-D09)

Motion Passed

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

7. Strategic Plan Variance Report

That, on the recommendation of the City Manager, with the concurrence of the Managing Director, Planning and City Planner, the staff report dated February 20, 2018, entitled "Strategic Plan Progress Variance" BE RECEIVED for information. (2018-C08)

Motion Passed

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

8. Building Division Monthly Report for December 2017

That the Building Division Monthly Report for the month of December, 2017 BE RECEIVED for information. (2017-D22)

Motion Passed

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

**III. SCHEDULED ITEMS**

9. 2nd Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on February 15, 2018:

- a) the following actions be taken with respect to the Environmental and Ecological Planning Advisory Committee Work Plan:
  - i) the 2018 Work Plan for the Environmental and Ecological Planning Advisory Committee (EEPAC) appended to the 2nd Report of the EEPAC BE APPROVED; and,
  - ii) the 2017 Environmental and Ecological Planning Advisory Committee Work Plan Summary BE RECEIVED;
- b) a Working Group consisting of S. Madhavji (lead), P. Ferguson, S. Levin, K. Moser and C. Therrien, BE ESTABLISHED to review the proposed issues for investigation as provided by S. Madhavji; it being noted that once the proposed issues for investigation have been completed, they will be added to the 2018 EEPAC Workplan;
- c) the proposed Green Standards for Light Pollution and Bird-Friendly Development BE REFERRED back to the Working Group for finalization and to report back at the next EEPAC meeting;
- d) B. Krichker and R. Trudeau BE APPOINTED to the Dingman Creek Environmental Assessment Stakeholder Committee;
- e) the following actions be taken with respect to the Working Group comments pertaining to the application by Sifton Properties Limited, relating to the properties located on a portion of 3614 and 2630 Colonel Talbot Road and 6621 Pack Road:

- i) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee (EEPAC) BE FORWARDED to N. Pasato, Senior Planner, for consideration; it being noted that the EEPAC believes that the work to-date is incomplete and that a hydrogeological study needs to be completed;
  - ii) the proponent BE ADVISED that, with respect to the hydrogeological study referenced in clause a) above, the EEPAC is willing to review; it being noted that the EEPAC has the expertise;
  - iii) the proponent BE ADVISED that the Environmental Impact Statement only dealt with impacts from Phase 1; it being noted that the scope of the analysis should be the entire site and all phases as an Environmental Impact Statement will be required for all phases of the development;
  - iv) the proponent BE REQUESTED to work with adjacent landowners to coordinate studies and works so that overland flows post development support the ecological features and functions of the Natural Heritage System in the area;
  - v) N. Pasato, Senior Planner, BE ADVISED that it is the opinion of EEPAC that the EIS examination of only the subject lands is an example of piece meal planning for the natural heritage areas of the subject lands and the considered environmental matters may impact other applications; and,
  - vi) the proponent BE ADVISED that Official Plan policies do speak to consideration of system impacts; and,
- f) clauses 1 to 6, 10 and 13 BE RECEIVED.

Motion Passed

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

10. Property located at 2150 Oxford Street East (OZ-8851)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by Dancor Construction Limited, relating to the property located at 2150 Oxford Street East:

- a) the proposed by-law appended to the staff report dated February 20, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;
- b) the proposed by-law appended to the staff report dated February 20, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 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 Holding Light Industrial (h-199\*h-200\*LI1/LI2/LI4/LI5) Zone TO a Holding Light Industrial Special Provision (h-199\*h-200\*LI1/LI2/LI4(\_)/LI5) Zone; and,
- c) the proposed by-law appended to the staff report dated February 20, 2018 as Appendix "C" BE INTRODUCED at a future Council meeting to amend The London Plan by adding new policies to the Specific Policies for the Light Industrial Specific Policies and adding the subject lands to Map 7 – Specific Policy Areas – of The London Plan and that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves the Zoning By-law Amendment application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the Policies for Specific Areas of the Official Plan;
- the site's location at a gateway to the City from Highway 401 and in close proximity to the Airport lends itself to accommodate a wider range of office-type uses; and,
- the recommended amendment provides flexibility for the site to adjust to future market demands. (2018-D09)

Motion Passed

YEAS: S. Turner, M. Cassidy, J. Helmer, A. Hopkins (4)

NAYS: T. Park (1)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

11. Property located at 2081 Trafalgar Street (Z-8846)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application by Nicholas Di Pardo, relating to the property located at 2081 Trafalgar Street, the proposed by-law appended to the staff report dated February 20, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 (R1-1) Zone TO a Residential R3 (R3-2) Zone and a Residential R3 Special Provision (R3-2(\_)) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the recommended amendment is consistent with the policies of the Low Density Residential designation and will implement an appropriate infill development along Trafalgar Street in accordance with the residential intensification and broader Official Plan policies;
- the proposed residential uses and scale of development are consistent with the London Plan; and,
- the subject lands are of a suitable size and shape to accommodate the development proposed, and provide for a sensitive and compatible development within the surrounding neighbourhood. (2018-D09)

Motion Passed

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

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

12. Property located at 255 South Carriage Road (Z-8850)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by Kenmore Homes, relating to the property located at 255 South Carriage the proposed by-law appended to the Planning and Environment Committee Added Agenda BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R4 (R4-4) Zone TO a Residential R4 Special Provision (R4-4 ( )) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed development is consistent with the Provincial Policy Statement;
- the proposed Zoning By-law Amendment provides for a form of residential development that is consistent with the Hyde Park Community Plan;
- the proposed Zoning By-law Amendment provides for a form of residential development that is consistent with the Multi Family Medium Density Residential policies of the Official Plan;
- the proposed Zoning By-law Amendment provides for a form of residential development that is consistent with the Neighbourhood Place Type and Neighbourhood Collector Street Classification policies of the London Plan; and,
- the proposed development is compatible with the surrounding residential development. (2018-D09)

Motion Passed

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

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

13. Property located at 220 Adelaide Street South (Z-8853)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by 2479429 Ontario Inc., relating to the property located at 220 Adelaide Street South:

- a) the proposed by-law appended to the staff report dated February 20, 2018 BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 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 (LI1) Zone TO a Light Industrial Special Provision (LI1(\_)) Zone; and,
- b) the Managing Director, Planning and City Planner BE DIRECTED to consider an amendment to The London Plan place type policies as they relate to the properties located at 220 Adelaide Street South and 244 Adelaide Street South for a possible revision to Commercial Industrial Place Types;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- staff have reviewed the requested Zoning By-law Amendment and find that it is consistent with the Provincial Policy Statement and conforms with the existing Official Plan policies; it being noted that the policies of The London Plan do not identify Commercial Recreation Establishments as a permitted use within the Light Industrial Place Type although the recommended Zoning By-law Amendment is being evaluated against the existing Official Plan policies that are in-force and effect;
- it is recommended that Staff be directed to initiate an application to consider amending The London Plan to change the place type on the subject site from a Light Industrial Place Type to a Commercial Industrial Place Type; it being noted that the Commercial Industrial Place Type includes Commercial Recreation Establishments in the range of permitted uses, and it was identified through the review of this application that a Commercial Industrial Place Type may serve to better guide future development of this site and the adjacent site at 244 Adelaide Street South (Glen Cairn Community Resource Centre) than the current Light Industrial Place Type when considering the surrounding area; and,
- the addition of a Commercial Recreation Establishment as a permitted use at 220 Adelaide Street South is not anticipated to have adverse effects on the land uses in the surrounding context. (2018-D09)

Motion Passed

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

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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



## 14. Properties located at 644 and 646 Huron Street (Z-8843)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application by Steve Pinhal, relating to the property located at 644 and 646 Huron Street:

- a) the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on March 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Restricted Office (RO1) Zone TO a Holding Residential R9 Special Provision (h-5•R9-3(\_\_\_\_)•H13) Zone;
- b) the Site Plan Control Approval Authority BE REQUESTED to consider the following design issues through the site plan control approval process:
  - i) the provision of the primary pedestrian entrance on the south façade of any new buildings with frontage on Huron Street;
  - ii) a building design that differentiates the ground floor through the use of pedestrian-scaled elements such as but not limited to, canopies and lighting, alternate window sizes/placement than the floors above;
  - iii) a building design that breaks up the perceived mass of the building through façade articulation (recesses and projections), appropriately scaled windows, the use of high quality materials, and appropriate roof forms and pitches; and,
  - iv) investigation by the applicant into whether the Reid Drain storm sewer crossing the property is still active. If the Reid Drain storm sewer is found to be inactive, the Site Plan Control Authority will work with the applicant to consider the possibility of consolidating the proposed two new buildings into one building; and,
- c) any future site plan control application for the subject site BE CONSIDERED by the Urban Design Peer Review Panel;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- staff have reviewed the requested Zoning By-law Amendment application and, with the revisions incorporated into the recommended Zoning By-law Amendment, the recommendation is consistent with the Provincial Policy Statement and conforms with the existing Official Plan policies as well as the Council-adopted London Plan policies that apply to the site; and,
- the recommended Zoning By-law Amendment will allow for a form of residential intensification that fits within the surrounding context. The recommended special provisions for reduced front yard and interior side yard setbacks would allow for the construction of a building that does not create adverse impacts on its neighbours and helps to create a comfortable pedestrian environment on Huron Street. The recommended Zoning By-law Amendment would bring the permitted uses on the site into greater conformity with the policies of both the Official Plan and The London Plan by permitting residential uses where the present zoning only permits office uses. (2018-D09)

Motion Passed

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

Voting Record:

Motion to open the public participation meeting.

Motion Passed

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

Motion to close the public participation meeting.

Motion Passed

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

#### **IV. ITEMS FOR DIRECTION**

15. Property located at 1900 Kilgorman Way (H-8854)

That, the application by Harasym Homes Inc., relating to lands located at 1900 Kilgorman Way, comprising Lot 9 Registered Plan No. 33M-682, BE REFERRED back to the Managing Director, Development and Compliance Services and Chief Building Official to undertake a further Minimum Distance Separation (MDS) calculation in accordance with the 2017 MDS and to report back at the next Planning and Environment Committee meeting; it being noted that M. Moussa provided a delegation to the Planning and Environment Committee with respect to these matters. (2018-D09)

Motion Passed

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

Voting Record:

Motion to grant delegation status to M. Moussa at this meeting.

Motion Passed

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

#### **V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

16. (ADDED) 3rd Report of the London Advisory Committee on Heritage

That the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage from its meeting held on February 14, 2018:

- a) the Cultural Heritage Screening Report for the London Bus Rapid Transit System, dated February 6, 2018, from WSP Group, BE REFERRED to the Stewardship Sub-Committee for review of properties identified in the Screening Report which may require further heritage research and a report back to the March meeting of the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH received the presentation appended to the 3rd Report of the LACH from J. Ramsay, Project Director, Rapid Transit Implementation and S. Jarrett, WSP Group, related to this matter;

- b) the following actions be taken with respect to the letter dated December 29, 2017, from W. Morgan, Community Heritage Ontario, seeking support from Ontario municipal heritage committees for federal action on the conservation of heritage properties:
- i) the establishment of a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places BE ENDORSED by the London Municipal Council; and,
  - ii) the revised letter from the London Advisory Committee on Heritage, appended to the 3rd Report of the LACH in response to the above-noted communication from Community Heritage Ontario, BE APPROVED by the Municipal Council; and,
- c) clauses 1, 3 to 6, 9 and 10, BE RECEIVED.

Motion Passed

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

Motion to amend part b) i) to read “the establishment of a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places BE ENDORSED by the London Municipal Council; and,”

Motion Passed

YEAS: S. Turner, T. Park, A. Hopkins (3)

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

**VI. CONFIDENTIAL**

*(Confidential Appendix enclosed for Members only.)*

The Planning and Environment Committee convened in camera from 6:24 PM to 7:05 PM after having passed a motion to do so, with respect to the following matter:

- C.-1 A matter pertaining to litigation or potential litigation with respect to appeals to the Ontario Municipal Board arising out of the London Plan and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation with respect to appeals to the Ontario Municipal Board arising out of the London Plan.

**VII. ADJOURNMENT**

The meeting adjourned at 7:06 PM.