

Planning and Environment Committee

Report

16th Meeting of the Planning and Environment Committee
October 29, 2018

PRESENT: Councillors S. Turner (Chair), A. Hopkins, M. Cassidy, J. Helmer
ABSENT: T. Park, Mayor M. Brown
ALSO PRESENT: Councillors J. Morgan and M. van Holst; I. Abushehada, M. Campbell, M. Elmadhoon, J.M. Fleming, G. Kotsifas, C. Lowery, H. Lysynski, T. Macbeth, A. Macpherson, L. McDougall, H. McNeely, L. Mottram, B. O'Hagan, M. Pease, L. Pompili, C. Saunders, S. Spring, M. Stone, M. Tomazincic, and P. Yeoman

The meeting was called to order at 4:00 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. Consent

Moved by: A. Hopkins
Seconded by: J. Helmer

That Items 2.1 to 2.6, inclusive, BE APPROVED.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

2.1 Affordable Housing - Planning Tools to Support Development of Affordable Housing (18 AFF)

Moved by: A. Hopkins
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to planning tools to support the development of Affordable Housing:

- a) the staff report dated October 29, 2018, entitled "Affordable Housing – Planning Tools to Support the Development of Affordable Housing" BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to initiate an Affordable Housing Development Strategy to coordinate the various tools that support the development of affordable housing units; it being noted that the Strategy will also evaluate the potential opportunities, costs, and benefits of introducing additional tools to support the development of affordable housing. (2018-S11)

Motion Passed

2.2 Application - 1284 and 1388 Sunningdale Road West - Foxhollow North Kent South Subdivision - Phase 3 (39T-04510-3)

Moved by: A. Hopkins
Seconded by: J. Helmer

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 Foxhollow North Kent Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the Foxhollow North Kent Subdivision, Phase 3 (39T-04510-3) appended to the staff report dated October 29, 2018 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 29, 2018 as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 29, 2018 as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D09)

Motion Passed

2.3 Application - 1284 and 1388 Sunningdale Road West - Foxhollow North Kent South Subdivision - Phase 4 (39T-04510-4)

Moved by: A. Hopkins
Seconded by: J. Helmer

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 Foxhollow North Kent Developments Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc. for the Foxhollow North Kent Subdivision, Phase 4 (39T-04510-4) appended to the staff report dated October 29, 2018 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 29, 2018 as Appendix “B”; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D09/D12)

Motion Passed

2.4 Application - 1311 Wharncliffe Road South - Westbury Subdivision - Disposition of School Site (33M-641)

Moved by: A. Hopkins
Seconded by: J. Helmer

That, on the recommendation of the Manager, Development Planning, the owner, (1967172 Ontario Inc.), of the potential school site located on the east side of Singleton Avenue, south of Southdale Road East, municipally know as 3400 Singleton Avenue and legally described as Block 86, on Plan 33M-641 BE ADVISED that the City has no interest in acquiring the said property for municipal purposes. (2018-D12)

Motion Passed

2.5 Application - 660 Sunningdale Road East - Stormwater Management (SWM) Facility

Moved by: A. Hopkins
Seconded by: J. Helmer

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into an Agreement between The Corporation of the City of London and Peter Sergautis, for the subdivision of land over Part of Lot 13, Concession 6, (Geographic Township of London), City of London, County of Middlesex, situated on the west side of Adelaide Street North, between Sunningdale Road East and the City limits, municipally known as 660 Sunningdale Road East:

a) the Agreement between The Corporation of the City of London and Peter Sergautis (39T-09501) appended to the staff report dated October 29, 2018 as Appendix “A”, BE APPROVED;

b) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated October 29, 2018 as Appendix “B”; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2018-D12)

Motion Passed

2.6 Application - 2674 Asima Drive (33M-699, Block 55) (P-8963)

Moved by: A. Hopkins

Seconded by: J. Helmer

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the application by Rockwood Homes c/o Andrea McCreery, Stantec Consulting Ltd. to exempt lands from Part-Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated October 29, 2018 BE INTRODUCED at a future Municipal Council meeting, to exempt part of Block 55 in Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the *Planning Act, R.S.O. 1990, c. P.13*, for a period not to exceed three (3) years; it being noted that these lands are subject to registered subdivision agreements and are zoned Residential R4 Special Provision (R4-5(2)) in Zoning By-law No. Z.-1, which zoning permits street townhouse dwellings with a garage front yard depth of 5.5m, an exterior side yard depth for the main building minimum of 3.0m and an interior side yard depth minimum of 1.5m;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control Bylaw for Blocks 55, Plan 33M-699 as noted in clause a) above:
 - i) the applicant be advised that the costs of registration of the said by-law is to be borne by the applicant in accordance with City Policy;
 - ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part-lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - iii) the applicant submit to Development Services a digital copy, together with a hard copy, of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
 - v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office, any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
 - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
 - vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
 - viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
 - ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
 - x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan; and,
- xii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question;
- c) the Approval Authority (Municipal Council) BE REQUESTED to approve the by-law as noted in clause a) above; and,
- d) the Applicant BE ADVISED that the cost of registration of the by-law, as noted in clause a) above, is to be borne by the applicant in accordance with City policy. (2018-D12)

Motion Passed

3. Scheduled Items

- 3.1 Delegation - S. Levin, Chair, A. Boyer and S. Hall, Environmental and Ecological Planning Advisory Committee - 11th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: A. Hopkins
 Seconded by: M. Cassidy

That the following actions be taken with respect to the 11th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on October 18, 2018:

- a) the proposed "Is Your Cat Safe Outdoors" brochure BE REFERRED to the Manager, Licensing and Municipal By-law Enforcement, for implementation; and,
- b) clauses 1.1, 2.1, 3.1 to 3.3, 4.1, 5.1 and 5.2 BE RECEIVED for information.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

- 3.2 Public Participation Meeting - Application - 1331 Hyde Park Road (O-8927/Z-8928)

Moved by: J. Helmer
 Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 1331 Hyde Park Holdings Inc. and The Corporation of the City of London, relating to the property located at 1331 Hyde Park Road:

- a) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend the Official Plan BY ADDING a policy to Section 10.1.3 – Policies for Specific Areas; and,

b) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 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 Business District Commercial Special Provision (BDC2(4)) Zone TO a Business District Commercial Special Provision (BDC2(_)) 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 Official Plan Amendment is intended to bring the policies of the 1989 Official Plan in-line with The London Plan for the subject site, allowing for an expanded range of permitted uses. This is intended to contribute to the further development of Hyde Park Road as a main street; and,
- the recommended Zoning By-law Amendment is also expected to contribute to the development of Hyde Park Road as a main street, allowing for a new retail use to occupy a vacant site. The Automobile Sales Boutique is a unique form of retail, similar to a standard storefront, which would be fully enclosed. A small area for the service and repair of vehicles would support this use, however requirements to limit the size, limit its use to the service and repair of motorcycles, and ensure full enclosure are intended to allow flexibility for the needs of the user while not detracting from the vibrancy of the main street or creating negative impacts on adjacent residential uses. The requested continuation of an existing special provision that would allow for no maximum front yard setback is not recommended to continue to be included in the Zoning By-law provisions for the subject site. This provision is contrary to policies in the 1989 Official Plan and The London Plan that encourage reduced front yard setbacks on main streets to encourage pedestrian-oriented development. (2018-D09)

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins
Seconded by: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - 537 Crestwood Drive (Z-8915)

Moved by: M. Cassidy
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Star Homes Ltd., relating to the property located at 537 Crestwood Drive, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone TO a Residential R6 Special Provision (R6-2(*)) Zone, BE REFUSED for the following reasons:

- a) the requested amendment to permit the residential development of the westerly portion of the subject lands is not consistent with the 2014 Provincial Policy Statement;
- b) the requested amendment to permit the residential development of the westerly portion of the subject lands does not conform to the 1989 Official Plan nor The London Plan; and,
- c) the requested amendment is premature, and the Urban Reserve (UR1) Zone should remain on the westerly portion of the subject lands until such time as a rehabilitation plan and site restoration have been completed for the adjacent aggregate resource extraction area;

it being noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- the attached communication dated October 28, 2018 from L. Connell and N. Ensley, 537-1 Crestwood Drive; and,
- the attached communication dated October 29, 2018 from J. McGuffin, Vice President/Principal Planner, Monteith Brown Planning Consultants;

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. (2018-D12)

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins

Seconded by: M. Cassidy

Motion to close the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Application - 324 York Street (TZ-8917)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bradel Properties Ltd., relating to the property located at 324 York Street:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-71) Zone for a temporary period of three (3) years, BE REFUSED for the following reasons:

i) the request is not consistent with the policies of the Provincial Policy Statement, 2014;

ii) the request does not conform to the newly established policies of the 1989 Official Plan or The London Plan regarding temporary commercial parking lots;

iii) the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,

iv) the request does not implement the recommendations of the Downtown Parking Strategy;

b) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-71) Zone for a period not exceeding six (6) months;

it being noted that the purpose of the recommended short-term six (6) month extension of the temporary zone is to allow users of the surface commercial parking lot to find alternative parking arrangements;

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 the extension of the Temporary Use (T-71) Zone for a period not to exceed six (6) months for the following reason:

- the request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted, does not encourage long-term redevelopment of the site. The recommended six (6) month extension is a balanced approach that would allow existing users of the surface commercial parking lot to make alternative parking arrangements while encouraging long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and is in conformity with the 1989 Official Plan and The London Plan. (2018-D09)

Motion Passed

Additional Votes:

Moved by: M. Cassidy
Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: M. Cassidy
Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: M. Cassidy
Seconded by: A. Hopkins

Motion to approve part b), which reads as follows:

b) the proposed by-law appended to the staff report dated October 29, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 6, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-71) Zone for a period not exceeding six (6) months;

it being noted that the purpose of the recommended short-term six (6) month extension of the temporary zone is to allow users of the surface commercial parking lot to find alternative parking arrangements;

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 the extension of the Temporary Use (T-71) Zone for a period not to exceed six (6) months for the following reason:

- the request to extend the temporary zone for a period of three (3) years, representing the maximum extension permitted, does not encourage long-term redevelopment of the site. The recommended six (6) month extension is a balanced approach that would allow existing users of the surface commercial parking lot to make alternative parking arrangements while encouraging long-term redevelopment of the site to a more intense, transit-supportive use that is consistent with the policies of the Provincial Policy Statement and is in conformity with the 1989 Official Plan and The London Plan. (2018-D09)

Yeas: (3): S. Turner, A. Hopkins, and M. Cassidy

Nays: (1): J. Helmer

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (3 to 1)

Moved by: M. Cassidy

Seconded by: A. Hopkins

Motion to approve part a) which reads as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Bradel Properties Ltd., relating to the property located at 324 York Street:

- a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property by extending the Temporary Use (T-71) Zone for a temporary period of three (3) years, BE REFUSED for the following reasons:
 - i) the request is not consistent with the policies of the Provincial Policy Statement, 2014;
 - ii) the request does not conform to the newly established policies of the 1989 Official Plan or The London Plan regarding temporary commercial parking lots;
 - iii) the request does not implement the goals of Our Move Forward: London's Downtown Plan; and,
 - iv) the request does not implement the recommendations of the Downtown Parking Strategy;

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.5 Public Participation Meeting - Application - 1395 Riverbend Road -
Application for Zoning By-law Amendment (Z-8924)

Moved by: M. Cassidy
Seconded by: J. Helmer

That, the application by Sifton Properties Limited, relating to the lands located at 1395 Riverbend Road BE REFERRED to the Civic Administration to work with the applicant to increase the density of units to the senior's apartments and the retirement suites;

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. (2018-D09)

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to open the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins
Seconded by: J. Helmer

Motion to close the public participation meeting.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

3.6 Delegation - D. Park, L. Black, C. Morrison, E. Washburn, J. Santin and M. Laliberte - Byron Valley Nature Trail Planning Process

Moved by: M. Cassidy
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Byron Valley Nature Trail Planning process:

a) the staff report entitled "Byron Valley Nature Trail Planning Process" BE RECEIVED for information;

b) members of the Trails Advisory Group, and Byron Participation House staff and residents BE THANKED for meeting onsite and providing suggestions to improve the Plan that were successfully integrated into the

revised Byron Valley Nature Trail Concept Plan, in accordance with the Council approved Trails Advisory Group process.; and,

c) the proposed final plan BE PRESENTED at a community meeting to be held in Bryon with all interested parties being invited to the community meeting;

it being noted that the Planning and Environment Committee heard verbal presentations from D. Park and S. Sutton, on behalf of D. Sutherland, Participation House Support Services;

it being further noted that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated September 4, 2018 from D. German, #12-1337 Commissioners Road West;
- the attached presentation from D. Park, 1288 Halls Mill Place;
- the attached communication dated October 25, 2018 from A. Santin;
- the attached communication dated October 22, 2018 from M. Santin, Iona Station;
- the attached communication dated October 22, 2018 from S. Santin, Iona Station;
- the attached communication dated October 18, 2018 from S. and D. Hersey, by e-mail;
- the attached communication dated October 15, 2018 from G. Smith, 1331 Commissioners Road West;
- the attached communication dated October 25, 2018 from M. Santin, Edmonton, Alberta;
- the attached communication dated October 25, 2018 from M. Minshall;
- the attached communication dated October 28, 2018 from O. Santin;
- the attached communication dated October 28, 2018 from O. Camboia;
- the attached communication from A. Park and J. Titizian, 219 Halls Mills Road;
- a petition signed by approximately 116 individuals. (2018-D09)

Yeas: (3): S. Turner, M. Cassidy, and J. Helmer

Nays: (1): A. Hopkins

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (3 to 1)

Additional Votes:

Moved by: A. Hopkins

Seconded by: M. Cassidy

That S. Sutton and D. Sutherland BE GRANTED delegation status with respect to this matter.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

Moved by: A. Hopkins
Seconded by: J. Helmer

That D. Park, et. al. BE GRANTED an additional three minutes for their delegation.

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed

4. Items for Direction

4.1 10th Report of the London Advisory Committee on Heritage

Moved by: J. Helmer
Seconded by: M. Cassidy

That the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage from its meeting held on October 10, 2018:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to construct a new, detached garage on the property located at 550 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated October 10, 2018, with the following terms and conditions:

- only one driveway be permitted;
- the existing driveway and curb cut for the property off of Dufferin Avenue be closed and the driveway be removed and the area be restored with sod/grass; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 10th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received; and,

b) clauses 1.1, 2.1, 2.2, 3.1 to 3.5, inclusive, 5.2, 6.1 and 7.1, BE RECEIVED for information.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

4.2 Section 37 - Planning Act (Bonusing) Revisions and Additional Opportunities for Implementation

Moved by: M. Cassidy
Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to Section 37 of the Planning Act (Bonusing) revisions and additional opportunities for implementation:

- a) the staff report dated October 29, 2018 entitled "Section 37 of the Planning Act (Bonusing) Revisions and Additional Opportunities for Implementation" RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to research and review best practices for the implementation of Section 37 (Bonusing) of the Planning Act, review City needs and priorities and report back on findings and recommendations. (2018-D09)

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

None.

6. Confidential Appendix (Enclosed for Members only.)

6.1 Personal Matters/Identifiable Individual

Moved by: M. Cassidy
Seconded by: J. Helmer

(Confidential Appendix enclosed for Members only.)

The Planning and Environment Committee convened in camera from 7:24 PM to 7:27 PM after having passed a motion to do so, with respect to the following matter:

6.1 A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2019 Mayor's New Year's Honour List.

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

Absent: (2): T. Park, and Mayor M. Brown

Motion Passed (4 to 0)

7. Adjournment

The meeting adjourned at 7:28 PM.