

Planning and Environment Committee

Report

1st Meeting of the Planning and Environment Committee
December 10, 2018

PRESENT: S. Turner, Councillors A. Hopkins (Chair), M. Cassidy, J. Helmer, P. Squire
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillors S. Lehman and M. van Holst; I. Abushehada, A. Anderson, G. Barrett, B. Debbert, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, M. Knieriem, P. Kokkoros, G. Kotsifas, C. Lowery, H. Lysynski, L. Mottram, M. Pease, L. Pompili, C. Saunders, C. Smith, S. Spring, M. Sundercock, M. Tomazincic, and P. Yeoman

The meeting was called to order at 4:00 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that the following pecuniary interests were disclosed:

- a) Councillor P. Squire disclosed a pecuniary interest in clause 2.1 of this Report having to do with the property located at 800 Sunningdale Road West as he is a Member of the Sunningdale Golf Club; and,
- b) Councillor S. Turner disclosed a pecuniary interest in clause 3.6 of this Report having to do with the property located at 446 York Street, by indicating that his employer is the Middlesex-London Health Unit.

1.2 Election of Vice Chair for the term ending November 30, 2019

Moved by: J. Helmer
Seconded by: S. Turner

That Councillor M. Cassidy BE ELECTED Vice-Chair of the Planning and Environment Committee for the term ending November 30, 2019.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

2. Consent

Moved by: S. Turner
Seconded by: M. Cassidy

That Items 2.2 to 2.9, inclusive, BE APPROVED.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

- 2.2 Application - 3400 Morgan Avenue - Removal of Holding Provisions (h. *h-11*h-63*h-82*h-95*h-100*h-105 and h-135) (H-8974)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by 2589439 Ontario Inc., c/o Rivera Inc., relating to the property located at 3400 Morgan Avenue, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 R7 (h.*h-11*h-63*h-82*h-95*h-100*h-105*h-135*R7*D27*H8) Zone TO a Residential R7 (R7*D27*H8) Zone to remove the h.*h-11*h-63*h-82*h-95*h-100*h-105 and h-135 holding provisions. (2018-D09)

Motion Passed

- 2.3 Application - 3924 Colonel Talbot Road - Phase 1 of the Hunt Subdivision 39T-12503 (H-8981)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by Colonel Talbot Developments Inc., relating to the property located at 3924 Colonel Talbot Road, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 (h*R1-3) Zone, a Holding Residential R1 Special Provision/Residential R6 (h*R1-3(7)/R6-5) Zone, a Holding Residential R1 (h*R1-4) Zone, and a Holding Residential R1 (h*R1-5) Zone TO a Residential R1 (R1-3) Zone, a Residential R1 Special Provision/Residential R6 (R1-3(7)/R6-5) Zone, a Residential R1 (R1-4) Zone, a Residential R1 (R1-5) Zone, and an Open Space (OS1) Zone to remove the "h" holding provisions. (2018-D12)

Motion Passed

- 2.4 Application - 819 Kleinburg Drive (H-8964)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, based on the application by Applewood Developments (London) Inc., relating to the property located at 819 Kleinburg Road, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting on December 18, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Special Provision Residential (h*h-100*h-173*R5-6(9)*R6-5(38)*R8-4(27)) Zone TO a Holding Special Provision Residential (h-100*R5-6(9)*R6-5(38)*R8-4(27)) Zone to remove the "h" and "h-173" holding provisions. (2018-D09)

Motion Passed

2.5 Application - 195 Dundas Street (H-8973)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of Danforth (London) Ltd., relating to a portion of the property located at 195 Dundas Street, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Downtown Area Temporary (h-3*DA1*D350*T-54) Zone TO a Downtown Area Temporary (DA1*D350*T-54) Zone and a Holding Downtown Area Temporary (h-3*DA1*D350*T-54) Zone to remove a portion of the "h-3" holding provision. (2018-D09)

Motion Passed

2.6 Application - 1820 Canvas Way (H-8976)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application of 2584857 Ontario Inc., relating to the property located at 1820 Canvas Way:

a) the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Special Provision Residential (h*h-53*R5-3(14)*R6-5(21)) Zone TO a Special Provision Residential R2 (R2-4(2)) Zone and a Holding Special Provision Residential R5/R6 (h*R5-3(14)*R6-5(21)) Zone to remove the "h-53" holding provision over the entire site and the "h" holding provision over the majority of the site; and,

b) the application to remove the "h" holding provision from the western and eastern portions of the lands BE DEFERRED until such time as servicing, access and appropriate approval are secured for these portions of the subject site. (2018-D09)

Motion Passed

2.7 Application - 2626 Sheffield Boulevard - Removal of Holding Provisions

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 2626 Sheffield Boulevard, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 R5/R6/R7/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone TO a Residential R5/R6/R7/R8 Special Provision (R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone to remove the h, h-71 and h-100 holding provisions. (2018-D09)

Motion Passed

- 2.8 LPAT Final Decision Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - 2054 Adelaide Street North 39T-11502

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Services, the following report related to the Local Planning Appeal Tribunal decision on the appeal by Sherway Limited, relating to draft plan of subdivision (39T-11502), Official Plan and Zoning By-law Amendment (OZ-7921) for the lands located at 2054 Adelaide Street North BE RECEIVED for information. (2018-D12)

Motion Passed

- 2.9 Building Division Monthly Report for October 2018

Moved by: S. Turner

Seconded by: M. Cassidy

That the Building Division Monthly Report for the month of October, 2018 BE RECEIVED for information. (2018-D04/D22)

Motion Passed

- 2.1 Application - 800 Sunningdale Road West - Request for a Three (3) Year Extension of Draft Plan of Subdivision Approval 39T-05508

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Sunningdale Golf Club Limited, for the property located at 800 Sunningdale Road West:

a) the Approval Authority BE ADVISED that the Municipal Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Sunningdale Golf Club Limited. (File No. 39T-05512), prepared by Whitney Engineering Inc., certified by Jason Wilband (Drawing No. 2), which shows 28 new single detached residential lots and 14 existing single detached lots, served by one (1) local street and one (1) new local street, SUBJECT TO the revised conditions contained in Appendix "39T-05508" appended to the staff report dated December 10, 2018; and,

b) the applicant BE ADVISED that the Development Finance has summarized claims and revenues information in Schedule "B" appended to the staff report dated December 10, 2018. (2018-D12)

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

Recuse: (1): P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Delegation - S. Levin, Chair, Environmental and Ecological Planning Advisory Committee - 12th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: M. Cassidy

Seconded by: S. Turner

That, the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 15, 2018:

- a) that the following actions be taken with respect to Wilton Grove Road reconstruction, from Commerce Road to Westchester Bourne:
 - i) the Civic Administration BE ADVISED that the Environmental and Ecological Planning Advisory Committee recommends that phragmites be remediated at the commencement of construction to ensure that it does not spread; and,
 - ii) the Civic Administration BE REQUESTED to monitor the spread of phragmites at the conclusion of the project;

it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a notice of Public Update Meeting from H. Huotari, Project Manager, Parsons Inc. and S. Shannon, Project Manager, City of London, with respect to this matter;

- b) the Civic Administration BE REQUESTED to ensure that the Environmental and Ecological Planning Advisory Committee (EEPAC) is involved in the detailed design for the Southdale West Improvements; it being noted that the EEPAC would like to review the draft Environmental Study Report prior to its being placed on the thirty day public review; it being further noted that the EEPAC reviewed and received a communication from S. Shannon, Technologist II, with respect to this matter;
- c) the Civic Administration BE REQUESTED to attend a future Environmental and Ecological Planning Advisory Committee meeting to provide an update on the Kilally South, East Basin, Municipal Class Environmental Assessment;

d) S. Hall BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative on the Advisory Committee on the Environment for the term ending February 28, 2019;

e) the following actions be taken with respect to the property located at 6019 Hamlyn Street:

- i) the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee relating to the Environmental Impact Statement BE FORWARDED to the Civic Administration for consideration; and,
- ii) the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee relating to the hydrogeological study BE FORWARDED to the Civic Administration for consideration;

f) the following actions be taken with respect to the Clarke Road Improvements:

i) the Working Group comments 12th Report of the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Civic Administration for consideration; and,

ii) the Civic Administration BE ASKED to provide a copy of the Environmental Study Report prior to the thirty day public review; and,

g) clauses 1.1, 2.1, 3.1, 5.2, 5.3, 5.5, 5.7, 5.8, 6.1 and 6.1 BE RECEIVED for information.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Delegation - M. Whalley, Vice Chair, London Advisory Committee on Heritage - 11th Report of the London Advisory Committee on Heritage

Moved by: M. Cassidy

Seconded by: S. Turner

That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on November 14, 2018:

a) M. Knieriem, Planner II, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment for the property located at 446 York Street; it being noted that the Notice of Planning Application dated October 31, 2018, from M. Knieriem, Planner II, with respect to a Zoning By-law Amendment for the property located at 446 York Street, was received;

b) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on October 24, 2018:

i) NO FURTHER ACTION BE TAKEN with respect to the properties located at 536 and 542 Windermere Road based on the local knowledge and preliminary research of the Stewardship Sub-Committee; it being noted that this matter was brought to the attention of the London Advisory Committee on Heritage at their October 10, 2018 meeting;

ii) priority levels presently used on the Register (Inventory of Heritage Resources) BE REMOVED; it being noted that all properties listed on the Register have the same level of protection and treatment under the provisions of Section 27 of the Ontario Heritage Act; and,

iii) the remainder of the above-noted report BE RECEIVED;

it being noted that the presentation and handout appended to the 11th Report of the London Advisory Committee on Heritage from J. Ramsay, Project Director, Rapid Transit Implementation, were received with respect to an update on Bus Rapid Transit;

c) the transfer of \$7925.00 from the 2018 London Advisory Committee on Heritage Budget allocation to the Public Art Acquisition Reserve Fund BE APPROVED in order to replace lost signs in the following locations:

- Harris Park;
- Gibbons Park Bathhouse; and,
- Graham Arboretum in Springbank Park;

it being noted that the Education Sub-Committee Report, from its meeting held on November 5, 2018, was received;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 336 Piccadilly Street, that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the subject property to be of cultural heritage value or interest for the reasons outlined in the Statement of Cultural Heritage Value or Interest appended to the 11th Report of the London Advisory Committee on Heritage; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

e) on the recommendation of the Managing Director, Planning and City Planner, with respect to the heritage designated property located at 660 Sunningdale Road East, notice of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value of interest by By-law No. L.S.P.-3476-474 BE GIVEN in accordance with the requirements of Section 30.1(4) of the *Ontario Heritage Act, R. S. O. 1990, c. O. 18*; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

f) 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 replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- i) the second floor main window replacement should mimic the same style, size and proportions as the original window;
- ii) the first floor main window should be preserved; and,
- iii) 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 11th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, with respect to this matter, was received; and,

g) clauses 1.1, 3.1 to 3.7, inclusive, 3.9, 5.4 and 6.1, BE RECEIVED for information.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Application - 172-174 and 176 Pond Mills Road (Z-8944)

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Senior Planner, Development Services, based on the application by Drewlo Holdings Inc., relating to lands located at 172-174 and 176 Pond Mills Road, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 Convenience Commercial CC Zone, Urban Reserve UR1 Zone, and Residential R1/Neighbourhood Facility (R1-6/NF) Zone TO a Residential R1 (R1-1) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 250 square metres;

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:

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement;
- the recommended zoning is appropriate, and conforms with The London Plan and the Official Plan; and,
- the zoning will permit single detached dwelling lots that are appropriate for this location and compatible with the pattern of existing and planned development in the immediate area. (2018-D09)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Absent: (2): P. Squire, and E. Holder

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Application - 747, 759 and 765 Hyde Park Road (O-8939/Z-8940)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of the Corporation of the City of London and Goodwill Industries, relating to the property located at 747, 759 and 765 Hyde Park Road:

a) the proposed by-law appended to the staff report dated December 10, 2018 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 18, 2018 to amend the Official Plan for 765 Hyde Park Road by ADDING a policy to section 10.1.3 – Policies for Specific Areas to recognize the permitted uses of the Shopping Area Place Type in The London Plan;

b) the proposed by-law appended to the staff report dated December 10, 2018 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on December 18, 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 765 Hyde Park Road FROM an Office Special Provision (OF3(1)) Zone TO an Office Special Provision/Arterial Commercial Special Provision (OF3(_))/(AC4(_)) Zone, and to change the Zoning of 747 and 759 Hyde Park Road by modifying the site-specific regulations of the existing Office Special Provision (OF3(1)) Zone;

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:

- the recommended amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended 1989 Official Plan amendment implements Council's intent as stated in The London Plan;
- the recommended Zoning By-law amendment conforms to the policies of The London Plan, and will conform to the 1989 Official Plan upon approval of the recommended Official Plan amendment; and,
- the recommended Zoning By-law amendment will encourage the establishment of a broader range of uses that are appropriate for the site and are compatible with the existing surrounding land uses. (2018-D09)

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: J. Helmer

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Application - Southern Portion of 3086 Tillmann Road (Z-8926)

Moved by: S. Turner

Seconded by: M. Cassidy

That, the application by Westfield Village Estates Inc. relating to the property located at the southern portion of 3086 Tillmann Road, BE REFERRED to the Civic Administration to allow the applicant an opportunity to revise the application; it being noted that a public participation meeting will be held when this application is brought back to the Planning and Environment Committee;

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: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.6 Public Participation Meeting - 446 York Street (Z-8971)

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by the Middlesex-London Health Unit/Regional HIV/AIDS Connection, relating to the property located at 446 York Street, the proposed by-law appended to the staff report dated December 10, 2018 BE INTRODUCED at the Municipal Council meeting to be held on December 18, 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 Service Commercial (RSC2/RSC4) Zone TO a Holding Restricted Service Commercial/Restricted Service Commercial Special Provision (h-(*))•RSC2/RSC4() Zone;

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

- a communication dated November 18, 2018, from J.S. Doherty, Gowling WLG;
- a communication dated November 20, 2018, from A. Drewlo, Drewlo Holdings Inc.;
- a communication dated November 27, 2018, from J. Hassan, Retired Fire Captain;
- a communication from J. Clement, by e-mail;
- a communication from M. Sánchez-Keane, Centre for Organizational Effectiveness;
- a communication dated November 27, 2018, from L. Sibley, Executive Director, Addiction Services of Thames Valley;
- a communication dated November 28, 2018, from R.D. George, Executive Director, Wulaawsuwiikaan Healing Lodge;
- a communication dated November 28, 2018, from A. Gehman, by e-mail;
- a communication dated November 29, 2018, from R. Deleary, Executive Director, Atlohso Native Family Healing Service Inc.;
- a communication dated November 29, 2018, from P. Rozeluk, Executive Director, Mission Services of London;
- a communication from M. Harkins, Chief Financial Officer, London Bridge Child Care Services Inc.;
- a communication dated November 27, 2018, from I. Brown and J. Rakoff, by e-mail;
- a communication dated November 29, 2018, from S. Courtice, Executive Director, London InterCommunity Health Centre;
- a communication dated November 29, 2018, from B. Mitchell, Chief Executive Officer, Canadian Medical Health Association;
- a communication dated November 27, 2018, from S. Quigley, Chair, Board of Directors, London & Middlesex Housing Corporation;
- a communication dated November 28, 2018, from G. Zonruiter, 323 Ridgewood Crescent;
- a communication dated November 28, 2018, from J. MacDonald, CEO and General Manager, Downtown London;
- a communication dated November 30, 2018, from C. Nolan, Manager Director, Street Level Women at Risk Program;
- a communication dated November 28, 2018, from K. Fisher, Health Director, Chippewa Health Centre;
- a communication from A. Scheim, PhD, by e-mail;
- a communication dated November 26, 2018, from B. Dokis, Chief Executive Officer, Southwest Ontario Aboriginal Health Access Centre;
- a communication from D. Ruston, by e-mail;
- a communication dated November 28, 2018, from M. Connoy, 457 York Street;
- a communication from S. Koivu, MD MCFP (PC), by e-mail;
- a communication dated November 30, 2018, from D. Krogman, by e-mail;
- a communication from J. and J. Jeffery, 380 King Street;
- a communication from D. Lundquist, by e-mail; and,
- a communication dated November 20, 2018, from A. Baroudi, Baroudi Law;

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 action is consistent with the Provincial Policy Statement and conforms to The London Plan and the 1989 Official Plan. The recommended action has been modified from the requested amendment by adding regulations that require the recommended offices and medical/dental offices to be associated with an accessory clinic. These regulations are required to conform to The London Plan policies for supervised consumption facilities which are permitted in all Place Types. The requirement that the clinic is accessory to the office and/or medical/dental office use is also required to ensure conformity with the 1989 Official Plan Office/Residential designation that applies to the subject site, which permits clinics but requires that these clinics are accessory to another use permitted in this designation. Further, the modifications made to the requested action are consistent with the provincial guidelines for the provision of supervised consumption facilities which focus on providing integrated, wrap-around services that connect clients who use drugs to primary care, treatment, and other health and social services. The recommended Zoning By-law also provides wording that the recommended uses are intended for the provision of a supervised consumption facility. While this is currently not a defined term, it provides clarification about what is intended for the facility; and,
- minimum areas for the intake and waiting area and post-consumption area are also proposed to be secured in the Zoning By-law. Official Plan Amendment 679 to The London Plan requires that these minimum areas be secured in the Zoning By-law. The areas secured are generally consistent with those outlined in the applicant's Planning Rationale and provincial guidelines. These minimum areas are intended to ensure that individuals are not queuing outside of the facility while waiting to use the services within the clinic, and also to ensure adequate space for those who have consumed substances to remain in the facility after consuming. (2018-D09)

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 0)

Moved by: M. Cassidy

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 Request for Delegation Status - J. P. Plutino, Mainline Planning Services Inc. - 6188 Colonal Talbot Road

Moved by: S. Turner
Seconded by: M. Cassidy

That J. Plutino, Mainline Planning Services, Inc., BE GRANTED delegation status at the January 21, 2019 Planning and Environment Committee meeting with respect to the property located at 6188 Colonel Talbot Road.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

Moved by: J. Helmer
Seconded by: S. Turner

Approve Items 5.2 and 5.3.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Motion Passed (5 to 0)

5.1 PEC Deferred Matters List

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

That the Managing Director, Development and Compliance Services & Chief Building Official and the Managing Director, Planning and City Planner, BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Yeas: (5): S. Turner, A. Hopkins, M. Cassidy, J. Helmer, and P. Squire

Absent: (1): E. Holder

Motion Passed (5 to 0)

5.2 (ADDED) 1st Meeting of the Advisory Committee on the Environment

Moved by: J. Helmer
Seconded by: S. Turner

That, the following actions be taken with respect to the 1st Report of the Advisory Committee on the Environment, from its meeting held on December 5, 2018:

a) the Civic Administration BE REQUESTED to have a representative of the Communications Department attend the January or February 2019 meeting of the Advisory Committee on the Environment (ACE) in order to review and demonstrate how the following environmental topics and city programs that relate to these topics are being communicated via the City of London website, as well as through other City of London communication vehicles:

- Pollinator Programs;
- Urban Agriculture Strategy;
- Resilience/Climate Change Preparation; and,
- Toilets Are Not Garbage Cans;

it being noted that these are all topics that the ACE has had an interest in during its term; and,

b) clauses 1.1, 2.1, 4.1 to 4.3, inclusive, 6.2 and 6.3, BE RECEIVED for information.

Motion Passed

5.3 (ADDED) 11th Report of the Trees and Forests Advisory Committee

Moved by: J. Helmer

Seconded by: S. Turner

That the 11th Report of the Trees and Forests Advisory Committee, from its meeting held on November 28, 2018, BE RECEIVED for information.

Motion Passed

6. Adjournment

The meeting adjourned at 8:07 PM