

Planning and Environment Committee

Report

2nd Meeting of the Planning and Environment Committee
January 7, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner
ABSENT: Mayor E. Holder
ALSO PRESENT: Councillors S. Lewis, J. Morgan and M. van Holst; A. Anderson, G. Barrett, M. Campbell, M. Corby, B. Debbert, M. Feldberg, J.M. Fleming, M. Knieriem, G. Kotsifas, T. Macbeth, H. McNeely, B. O'Hagan, C. Parker, M. Pease, L. Pompili, C. Saunders, S. Spring, M. Tomazincic, R. Turk and V. Santos

The meeting was called to order at 4:00 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clause 2.6 of this Report, having to do with Cannabis retail stores, by indicating that his employer, the Middlesex-London Health Unit, has commented on this matter in the past.

2. Consent

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

That Items 2.1, 2.2, 2.3 and 2.7 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 1st Report of the London Advisory Committee on Heritage

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

That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 12, 2018:

a) the London Advisory Committee on Heritage 2019 Membership with Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2018, was received; and,

b) clauses 1.1, 2.1, 4.1 to 4.4, 5.1, 6.2 and 7.1 BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.2 1st Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Turner

Seconded by: M. Cassidy

That the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on December 13, 2018, BE RECEIVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.3 Application - 852 Commissioners Road East

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Senior Planner, Development Planning, based on the application by Escalade Property Corporation, relating to the property located at 852 Commissioners Road East, the proposed by-law appended to the staff report dated January 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R9 (h-1*R9-7*H40) Zone TO a Residential R9 (R9-7*H40) Zone to remove the h-1 holding provision. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.7 Candidate Approval for the Urban Design Peer Review Panel

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following candidates BE APPROVED for the positions listed below on the Urban Design Peer Review Panel:

a) Andrew Bousfield – Position of Architect/Urban Designer;

b) Tim O'Brien – Position of Landscape Architect; and,

c) Ryan Ollson – Position of Architect. (2018-D32)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.4 Provincial Consultation on "Increasing Housing Supply in Ontario"

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Managing Director, City Planning and City Planner, with the concurrence of the Managing Director, Housing, Social Services, and Dearness Home, and the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken:

a) the staff report dated January 7, 2019, entitled "Provincial Consultation on "Increasing Housing Supply in Ontario"" BE RECEIVED for information;

b) the consultation guide entitled "Increasing Housing Supply in Ontario" BE CIRCULATED to community and stakeholder organizations, including, but not limited to, the Housing Development Corporation, London, London Development Institute, London Home Builders Association, and Urban League for information; and,

c) the Civic Administration BE DIRECTED to submit a response to the Ontario Ministry of Municipal Affairs and Housing before January 25, 2019; it being noted that the Civic Administration will provide a subsequent information report to the Municipal Council with the submission provided to the Province. (208-S11)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.5 Bill 66, "Restoring Ontario's Competitiveness Act 2018"

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to Bill 66, "*Restoring Ontario's Competitiveness Act, 2018*":

a) the staff report dated January 7, 2019 entitled "66, "*Restoring Ontario's Competitiveness Act, 2018*"" BE RECEIVED for information;

b) the above-noted report BE SUBMITTED to the Ministry of Municipal Affairs and Housing as the City of London's comments regarding Bill 66, "*Restoring Ontario's Competitiveness Act, 2018*"; and,

c) the Premier and the Ministers of Finance, and Municipal Affairs and Housing BE INFORMED that the City of London would request that any proposed legislation protect the public's right to community based land

use planning, health and environmental protections, public participation and the public's right to appeal. (2018-D09/L11)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to add a new part c) which reads:

the Premier and the Ministers of Finance, and Municipal Affairs and Housing BE INFORMED that the City of London would request that any proposed legislation protect the public's right to community based land use planning, health and environmental protections, public participation and the public's right to appeal.

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

Nays: (1): P. Squire

Absent: (1): E. Holder

Motion Passed (4 to 1)

2.6 Cannabis Retail Stores

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, City Planning and City Planner, with the concurrence of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to the review of potential locations for Cannabis Retail Stores in the City of London:

a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to repeal and replace By-law No. CPOL-232-15, as amended, being a By-law entitled "Siting of Cannabis Retail Stores in London" and replace it with a new Council policy entitled "Siting of Cannabis Retail Stores in London"; and,

b) the proposed delegation by-law appended to the staff report dated January 7, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to delegate to the Chief Building Official, or delegate, the authority to respond to circulation of cannabis retail site applications to the Alcohol and Gaming Commission of Ontario (AGCO);

it being noted that the Planning and Environment Committee reviewed and received a communication dated December 7, 2018, from J Mutton, President and Chief Executive Officer, Municipal Solutions – Energy and Infrastructure, with respect to this matter. (2018-D09)

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

Recuse: (1): S. Turner

Absent: (1): E. Holder

Motion Passed (4 to 0)

a. (ADDED) J. Mutton. Cannapiece Corporation

3. Scheduled Items

3.1 Public Participation Meeting - Application - 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court (Z-8949)

Moved by: M. Cassidy

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, with respect to the application by The Corporation of the City of London, Fanshawe College, Western University, relating to the properties located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court, the proposed by-law appended to the staff report dated January 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 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 Special Provision (LI2(16)) Zone TO a Light Industrial Special Provision (LI2(_)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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 amendment conforms to the City of London Official Plan policies and Light Industrial Place Type policies of the London Plan;
- the proposed amendment will allow for greater flexibility on the size and form of developments that are implemented on the subject sites; and,
- the recommended Zoning will continue to result in compatible uses with a high standard of building and site design which support the development of an advanced manufacturing park, in accordance with the terms of the agreement reached by the City of London, the University of Western Ontario and Fanshawe College. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Public Participation Meeting - Application - 470 Colborne Street (OZ-8948)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Peter and Janice Denomme, relating to the property located at 470 Colborne Street:

- a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend the 1989 Official Plan by AMENDING Section 3.6.9. – Office Conversions and the existing Specific Area Policy in Section 3.5.4. – Woodfield Neighbourhood;
- b) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "B" BE INTRODUCED at a future Council meeting, to amend The London Plan by ADDING a policy to the existing Woodfield Neighbourhood Specific Policy Area within Specific Policies for the Neighbourhoods Place Type 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;
- c) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone TO a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(_)/OC3(_)) Zone;
- d) the request to amend the Official Plan by adding a Special Policy Area to Chapter 10 – Special Policy Areas, BE REFUSED for the following reasons:
 - i) an amendment to add 470 Colborne Street to the list of permitted office conversions in Section 3.6.9. – Office Conversions, and an amendment to add site-specific policy to the existing Woodfield Neighbourhood policies in Section 3.5.4. of the Official Plan is consistent with the established approach to office conversion permissions, and area or site-specific policies within the Woodfield Neighbourhood, and provides more transparency and ease of policy interpretation than an amendment to add a new policy to Chapter 10 – Special Areas;

e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone TO a Residential R3 Special Provision/Restricted Office Special Provision (RO1(*)) Zone, BE REFUSED for the following reasons:

i) an Office Conversion (OC3) Zone conforms to and more accurately reflects the recommended amendments to the 1989 Official Plan to recognize 470 Colborne Street as a location where office conversions are permitted;

ii) an Office Conversion (OC3) Zone variation is a more appropriate base zone in combination with the recommended Residential R3 Special Provision (R3-2(_)) Zone as it limits office development to within the existing building which is to be retained, and requires a minimum of one dwelling unit in order to enhance and maintain the low-rise residential character of the Woodfield Neighbourhood;

iii) applicant refinements of the parking scenarios for the converted dwelling, non-residential, and mixed-use scenarios have increased the amount of land area that may be retained as landscaped open space than originally requested;

iv) additional site-specific regulations for the Residential R3 Special Provision (R3-2(_)) Zone and the Office Conversion Special Provision (OC3(_)) Zone are recommended that address and mitigate impacts of intensity by allowing increases to the permissible maximum parking area coverage, ensuring the provision of adequate rear yard amenity area for converted dwellings, limiting the number of parking spaces in the rear yard, ensuring that the cumulative parking requirements for the uses established in the existing building do not exceed the allowable maximum number of parking spaces, and prohibiting front yard parking.

it being noted that the recommended amendment will functionally achieve the same range of uses requested by the applicant albeit in a manner that better protects the existing buildings and ensures a more compatible fit within the neighbourhood;

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 and Zoning By-law amendments are consistent with the Provincial Policy Statement, 2014;
- the recommended 1989 Official Plan amendment will provide policies to enable the adaptive re-use of the existing heritage building for uses that conform to the relevant review criteria for the Near Campus Neighbourhood, Woodfield Neighbourhood, community facilities and office conversions in Residential designations, and Planning Impact Analysis policies;
- the recommended amendment to *The London Plan* will provide policies to enable the adaptive re-use of the existing heritage building for uses in a mixed-use format that conform to the Key Directions for building a mixed-use compact city and building strong, healthy and attractive neighbourhoods for everyone, the vision for the Neighbourhoods Place Type, and relevant review criteria for the Intensification in the Neighbourhood Place Type, Near Campus Neighbourhood, Woodfield Neighbourhood, community facilities and office conversions in the Neighbourhood Place Type, and Evaluation Criteria for Planning and Development Applications; and,

- the recommended amendment to Zoning By-law Z.-1 will conform to the 1989 Official Plan and *The London Plan* as recommended to be amended and provide appropriate site restrictions to ensure the permitted uses are compatible and a good fit within the existing neighbourhood. (2018-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Application - 2835 Sheffield Place - Zoning By-law Amendment - Revisions to Draft Plan of Subdivision - Draft Plan of Vacant Land Condominium (Z-8793 / 39T-09502 / 39CD-18502)

Moved by: J. Helmer

Seconded by: P. Squire

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the lands located at 2835 Sheffield Place (also known as Block 153 within the Victoria on the River Draft Plan of Subdivision):

- a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Open Space Special Provision (OS5(3)) Zone and a Holding Open Space (h-2•OS4) Zone TO a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone to permit cluster housing in the form of single detached dwellings; together with a special provision for lot frontage of 12.0 metres minimum, rear yard depth of 4.5 metres minimum, interior side yard depth of 3.0 metres minimum, and lot coverage of 35 percent maximum; and, FROM a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone TO an Open Space

Special Provision (OS5(3)) Zone to permit such uses as conservation lands, conservation works, passive recreation, and managed woodlots;

b) the Municipal Council SUPPORTS proposed red-line revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited, prepared by Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated July 18, 2017), which shows a revised Low Density Residential Block 153 and Open Space Buffer Block 172, and creation of a new Open Space block, SUBJECT TO the previously approved draft plan conditions;

c) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the proposed revisions to the limits of Block 153 within the Victoria on the River draft plan of subdivision, as submitted by Sifton Properties Limited:

- i) encroachment on green space;
- ii) concerns over the number of trees to be cut down; and,
- iii) the loss of habitat for amphibians;

d) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium:

- i) the amount of traffic using Sheffield Place;
- ii) the lack of knowledge that the subject block was being built for multiple residential units in this location;
- iii) the status of the Meadowlily Woods Environmentally Significant Area Master Plan as well as what measures will be put in place to educate residents and avoid encroachment and conflicts with the Environmentally Significant Area;
- iv) the width of the existing streets; and,
- v) how will conflicts between trail and private street crossing be minimized;

it being noted that the Planning and Environment Committee reviewed and received a communication dated January 2, 2019 from A. McEwen, by e-mail;

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 zoning amendments, revisions to draft plan of subdivision, and proposed vacant land condominium are considered appropriate and consistent with the Provincial Policy Statement;
- the proposal conforms with The London Plan, the 1989 Official Plan, and the Old Victoria Area Plan; and, the proposed residential use, form and intensity of development are considered appropriate. The zoning previously approved through the draft plan of subdivision process contemplates low density residential development in the form of single detached cluster housing. (2018-D09)

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

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

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.4 Public Participation Meeting - Application - 7 Annadale Drive (SPA18-060 and 39CD-18511)

Moved by: P. Squire

Seconded by: M. Cassidy

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the application by Forest Park (Sherwood Glen), relating to the property located at 7 Annadale Drive:

a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 7 Annadale Drive;

b) the Approval Authority BE ADVISED that issues were raised at the public participation meeting with respect to the application for Site Plan application to permit the construction of 15 single detached vacant land

condo units for the subject property relating to whether or not the single family homes would be one storey or two storey; and,

c) the Approval Authority BE ADVISED that the Municipal Council supports the applications for the Draft Plan of Vacant Land Condominium and the Site Plan application for the subject property;

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: P. Squire

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.5 Public Participation Meeting - Masonville Transit Village Secondary Plan Terms of Reference (O-8991)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference for the Masonville Transit Village Secondary Plan, appended to the staff report dated January 7, 2019 as Appendix A, BE APPROVED;

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-D08)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: P. Squire

Motion to open the public participation meeting.

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

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.6 Public Participation Meeting - Application - 536 and 542 Windermere Road (Z-8945)

Moved by: J. Helmer
Seconded by: P. Squire

That the application of 2492222 Ontario Inc., relating to the properties located at 536 and 542 Windermere Road BE REFERRED to the Civic Administration for further review taking into consideration the concerns raised by the community and report back to a future public participation meeting before the Planning and Environment Committee after taking into consideration the following matters:

- i) the concerns and comments raised by members of the public;
- ii) a tree preservation plan to preserve as many trees as possible on the site;
- iii) the presence of fencing that would restrict access to Orkney Crescent from the site;
- iv) a minimum front yard depth of 2.1 metres;
- v) side yard depths reflective of 0.5 metres per one metre of building height; and,
- vi) a minimum rear yard setback of 6 metres;

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

- a communication from T. Mara, 127 Orkney Crescent;
- a communication dated January 2, 2019 from A. Morrison, Conservatree Inc.;

. a communication dated November 23, 2018 from M. Campbell, Zelinka Priamo Ltd.; and,

. a communication dated January 4, 2019 from Professor W. Fisher, 143 Orkney Crescent;

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.

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

Nays: (1): S. Turner

Absent: (1): E. Holder

Motion Passed (4 to 1)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner

Seconded by: J. Helmer

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 (ADDED) Councillor M. van Holst - Assist Smaller Business Improvement Areas

Moved by: J. Helmer

Seconded by: S. Turner

That the communication from Councillor M. van Holst with respect to potential funding models and strategies to assist Business Improvement Areas in carrying out their role as set out in and in accordance with the regulations set out in the *Municipal Act, 2001* BE RECEIVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 10:20 PM.