

Planning and Environment Committee

Report

The 2nd Meeting of the Planning and Environment Committee
January 6, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, Mayor E. Holder

ALSO PRESENT: Councillor M. van Holst; J. Adema, A. Anderson, G. Barrett, M. Elmadoon, M. Feldberg, K. Gonyou, M. Greguol, M. Knieriem, G. Kotsifas, C. Lowery, H. McNeely, S. Meksula, L. Mottram, B. O'Hagan, N. Pasato, M. Pease, L. Pompilii, M. Ribera, M. Schulthess, J. Shaughnessy, M. Sundercock, S. Tatavarti, J. Taylor, M. Tomazincic, M. Vivian and P. Yeoman

The meeting was called to order at 4:02 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Kayabaga
Seconded by: S. Turner

That Items 2.1 to 2.3, inclusive and 2.5 to 2.8, inclusive, BE APPROVED.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

2.1 11th Report of the Trees and Forest Advisory Committee

Moved by: A. Kayabaga
Seconded by: S. Turner

That, the following actions be taken with respect to the 11th Report of the Trees and Forests Advisory Committee, from its meeting held on November 27, 2019:

- a) a member of the London Housing Advisory Committee BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee to discuss social housing tree planting initiatives in greater detail;
- b) the Civic Administration BE REQUESTED to investigate any discrepancies between tree planting specifications as they appear in the City of London's *Design Specifications and Requirements Manual* versus the International Society of Arboriculture's *Arborists' Certification Study Guide*; and,
- c) clauses 1.1, 3.1 to 3.3, inclusive, 4.1, 5.2, 5.3 and 5.5, BE RECEIVED for information.

Motion Passed

2.2 1st Report of the London Advisory Committee on Heritage

Moved by: A. Kayabaga

Seconded by: S. Turner

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 11, 2019:

a) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the demolition of the existing building and approval for a proposed building, as described in Appendix D of the staff report dated December 11, 2019, on the property at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- buff brick be used for the exterior cladding of the proposed building;
- a painted wood front door be used for the proposed building;
- parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the condition of the above-noted building constitutes another regrettable example of demolition by neglect and the London Advisory Committee on Heritage implores stronger enforcement of the Property Standards By-law to avoid future demolition by neglect of London's cultural heritage resources;

it being further noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

b) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the property at 906 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED with the terms and conditions:

- all exposed wood be painted;
- a wood lattice porch skirt set in a frame to be added where missing;
- the top rail be constructed no higher than 30" to maintain the proportions of the porch;
- the railings and guards on the steps be replaced to be consistent with the railings and guards on the entirety of the porch;
- a new base around the northwest column be installed; 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 1st Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;

c) the following actions be taken with respect to the Cultural Heritage Evaluation Reports (CHERs) for the properties located at 90, 92 and 102 Wellington Road:

- i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) concurs with the findings of the above-noted CHERs, as appended to the agenda; it being noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from M. Morris, Major Projects, with respect to this matter, was received; and,
 - ii) the Stewardship Sub-Committee Report appended to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on November 26, 2019, BE FORWARDED to the Civic Administration for consideration;
- d) the 556 Wellington Street Heritage Impact Statement Working Group Report, appended to the 1st Report of the London Advisory Committee on Heritage, BE FORWARDED to the Civic Administration for consideration; it being noted that the London Advisory Committee on Heritage supports and endorses the above-noted Working Group Report;
- e) the following actions be taken with respect to the requests for delegation from A. Valastro and M. Tovey related to the properties located at 197, 183 and 179 Ann Street:
- i) the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street BE REFERRED to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation; it being noted that a verbal delegation by A. Valastro, with respect to this matter, was received; and,
 - ii) the request for delegation by M. Tovey BE APPROVED for the February 2020 meeting of the London Advisory Committee on Heritage;
- f) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for alterations to the porch of the property located at 430 Dufferin Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED; it being noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;
- g) on the recommendation of the Managing Director, Planning and City Planning, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East:
- i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the dwelling on this property, and;
 - ii) the property at 2325 Sunningdale Road East BE REMOVED from the Register of Cultural Heritage Resources; it being noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;
- h) clauses 1.1 and 1.2, inclusive, 2.4, 3.1 to 3.3, inclusive, 4.1, 5.4 to 5.7, inclusive, BE RECEIVED for information.

Motion Passed

2.3 Update on Subdivision Ambassador Role in Development Services

Moved by: A. Kayabaga
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the staff report dated January 6, 2020 entitled "Update on Subdivision Ambassador Role in Development Services" BE RECEIVED for information. (2019-D04/H11)

Motion Passed

- 2.5 Application - 1959 Wharncliffe Road South - Removal of Holding Provisions (h, h-100, h-197 and h-198) (H-8923)

Moved by: A. Kayabaga
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by 1640209 Ontario Limited, c/o York Development, relating to the property located at 1959 Wharncliffe Road South, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning for a portion of 1959 Wharncliffe Road South FROM a Holding Residential R8/R9 Special Provision (h*h-100*h-197*h-198*R8-4/R9-3(13)*H32) Zone TO a Residential R8/R9 Special Provision (R8-4/R9-3(13)*H32) Zone. (2019-D09)

Motion Passed

- 2.6 Appeal of Consent Authority Decision on Consent Application B.056/18 - 16 Berkley Crescent

Moved by: A. Kayabaga
Seconded by: S. Turner

That, the City Solicitor and Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Local Planning Appeal Tribunal Hearing to support the decision of the Consent Authority, in response to the letter of appeal to the Local Planning Appeal Tribunal, dated September 6, 2019, and submitted by Analee J.M. Baroudi on behalf of Bernadette Green, relating to the consent application concerning the property located at 16 Berkley Crescent. (2019-D09)

Motion Passed

- 2.7 Draft Plan of Subdivision - Three Year Extension - Richardson/Middleton Subdivision - 146 and 184 Exeter Road 39T-15501

Moved by: A. Kayabaga
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Sifton Properties Limited (File No. 39T-15501), prepared by Stantec Consulting and certified by Jeremy Matthews (Project No. 161401268, dated December 22, 2016), as redline amended, which shows twenty-two (22) low density blocks, six (6) medium density blocks, one (1) school block, one (1) park block, four (4) multi-use

pathway blocks, one (1) open space block, one (1) future road block, eleven (11) 0.3 m reserves and road widenings, all served by one (1) new secondary collector road/neighbourhood connector, and ten (10) new local roads/neighbourhood streets SUBJECT TO the conditions contained in Schedule "A" appended to the staff report dated January 6, 2020. (2019-D09)

Motion Passed

- 2.8 Request for Council Resolution, under section 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13 - 3425 Emily Carr Lane (1160 Wharnccliffe Road South) 39T-16508

Moved by: A. Kayabaga
Seconded by: S. Turner

That, on the recommendation of the City Clerk, the staff report dated January 6, 2020 and entitled "Request for Council Resolution, under section 45(1.4) of the *Planning Act, R.S.O. 1990, c. P.13* – 39T-16508, 3425 Emily Carr Lane (1160 Wharnccliffe Road South)" BE RECEIVED for information. (2019-D13)

Motion Passed

- 2.4 Candidate Approval for the Urban Design Peer Review Panel

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

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) Tim Wickens – Position of Architect;
- b) Leo Xuan-Yi Lin– Position of Architect; and,
- c) Michael Davis – Position of Planner;

it being noted that the Planning and Environment Committee heard a verbal delegation from M. Wallace, Executive Director, London Development Institute, with respect to this matter. (2019-D32/H11)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Turner
Seconded by: E. Holder

That M. Wallace, Executive Director, London Development Institute, BE GRANTED delegation status with respect to candidate approval for the Urban Design Peer Review Panel.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3. Scheduled Items

3.1 Demolition Request and Heritage Alteration Permit Application - 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the demolition of the existing building and approval for a proposed building, as described in the staff report and shown in Appendix D, on the property located at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- a) buff brick be used for the exterior cladding of the proposed building;
- b) a painted wood front door be used for the proposed building;
- c) parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- d) the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit;
- e) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,
- f) prior to any demolition, the property owner BE REQUIRED to submit full building permit drawings;

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. (2019-R01)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: E. Holder
Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.2 Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East

Moved by: S. Turner
Seconded by: E. Holder

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the heritage listed property located at 2325 Sunningdale Road East:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,
- b) the property located at 2325 Sunningdale Road East BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2019-R01)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: A. Kayabaga

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: A. Hopkins
Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.3 Application - 1830 Wharncliffe Road South (Z-9107)

Moved by: A. Hopkins
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2594722 Ontario Inc., relating to the property located at 1830 Wharncliffe Road South, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 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 Restricted Service Commercial (h-17*RSC1/RSC4) Zone TO a Holding Associated Shopping Area Commercial Special Provision (h-17*ASA1/ASA2(_)/ASA3(_)) 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 amendment is in conformity with the in-force policies of The London Plan, including but not limited to, the Shopping Area Place type policies;
- the recommended amendment is in conformity with the in-force policies of the 1989 Official Plan, including but not limited to, the Wonderland Road Community Enterprise Corridor;
- the recommended amendment is in conformity with the in-force policies of the Southwest Area Secondary Plan, including but not limited to, the Wonderland Road Community Enterprise Corridor;
 - the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the proposed multi-use building on the rear portion of the subject lands; and,
 - the existing building, proposed buildings and on-site parking are capable of supporting the requested commercial uses without resulting in any negative impacts on the abutting lands. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: J. Helmer

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: A. Kayabaga

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.4 Application - 1297 Wharncliffe Road South (Z-9106)

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Dalmar Motors Volkswagen, relating to the property located at 1297 Wharncliffe Road South, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM Holding Office (h*11*h-63*h-95*h-100*h-104*h-138*OF7) Zone TO Restricted Service Commercial Special Provision (RSC1(__)/RSC2/RSC3/RSC4/RSC5) Zone;

it being noted that Site Plan matters identified during the public process include use of decorative pavers for new vehicle display areas abutting the street; landscape buffers between parking areas and abutting residential development; noise; site access; lighting; and stormwater servicing;

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 the policies of the Provincial Policy Statement, 2014;
- the recommended amendment is in conformity with the in-force and effect policies of The London Plan, including but not limited to the Commercial Industrial Place Type;
- the recommended amendment is in conformity with the in-force and effect policies of the 1989 Official Plan, including but not limited to the Auto-oriented Commercial Corridor designation; and,
- the recommended amendment in conformity with the in-force and effect policies of the Southwest Area Secondary Plan. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: A. Kayabaga

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: A. Hopkins
Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.5 Application - 635 Wilton Grove Road (Z-9110)

Moved by: E. Holder
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by LIUNA 1059 Training Fund Management Inc., relating to the property located at 635 Wilton Grove Road, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 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 (LI4()) 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 in-force policies of The London Plan, including but not limited to the Light Industrial Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Light Industrial designation; and,
- the recommended amendment conforms to the Southwest Area Secondary Plan. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: E. Holder

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.6 Lots 50, 51 and 61 and Lots 62 through 89, inclusive, Registered Plan 33M-768 (Formerly 810 Westdel Bourne) (Z-9123)

Moved by: A. Hopkins

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Colin McClure (Norquay Developments), relating to lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768 (formerly 810 Westdel Bourne), the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Residential R1 (R1-4) Zone TO a Residential R1 Special Provision (R1-4()) Zone, and FROM a Residential R1 (R1-8) Zone TO a Residential R1 Special Provision (R1-8()) 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 zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient

development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;

- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning amendment conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation; and,
- the recommended special zone provisions are appropriate and compatible with character of existing and planned low density residential development in the surrounding neighbourhood. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.7 Hamilton Road Corridor Planning Study (OZ-8997)

Moved by: A. Hopkins

Seconded by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Official Plan and Zoning By-law amendment application by The Corporation of the City of London, relating to the properties located near the Hamilton Road Corridor, generally between Bathurst Street and Highbury Avenue, as identified in Appendix "A" appended to the staff report dated January 6, 2020:

- a) the proposed by-law appended to the staff report dated January 6, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on January 14, 2020 to amend Chapter 10 of the Official Plan (1989) TO ADD a Specific Area Policy for the lands along the Hamilton Road Corridor as identified in Appendix "B";
- b) the proposed by-law appended to the staff report dated January 6, 2020 as "Appendix "C" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan (The London Plan, 2016) at such time as Map 1 and Map 7 are in full force and effect, TO ADD a Specific Policy to the Neighbourhood Place Type and to Map 7 – Specific Policy Areas;

c) the proposed revised, attached, by-laws relating to Appendix "D", BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b)), to amend the existing zoning of the properties identified in Appendix "D" which includes a variety of zones TO the zoning as identified in Appendix "D" to allow for an expanded range of permitted uses, an increase in permitted height, to make it easier to combine lots to create larger parcels, and to require certain design elements to ensure fit;

d) pursuant to Section 34 (17) of the *Planning Act*, no further notice be given as the amendment relates to permitting, not requiring, commercial uses on the ground floor for apartment uses in Areas 1 and 3;

e) the proposed by-law appended to the staff report dated January 6, 2020 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b)), to amend the existing Parking Standard Area of the properties identified in Appendix "E" which includes properties in Parking Standard Area 2 and Parking Standard Area 3 TO Parking Standard Area 1, as identified in Appendix "E"; and,

f) the proposed by-law appended to the staff report dated January 6, 2020 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law Z-1 to ADD a definition for "façade openings", as identified in Appendix "F";

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 noted that the Planning and Environment Committee reviewed and received a communication from A. Johnson, 36 Pegler Street, with respect to this matter;

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

- the recommended action is intended to encourage the continued revitalization of the Hamilton Road Corridor, making it easier for property owners to use existing buildings or redevelop properties. The recommended action implements several recommendations from the Hamilton Road CIP, and addresses many of the challenges property owners have identified that make it difficult to use their properties. Certain urban design requirements have also been added to ensure that future development fits with its context and supports the development of portions of Hamilton Road as a main street. (2019-D09)

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

4. Items for Direction

4.1 1st Report of the Advisory Committee on the Environment

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

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 4, 2019:

a) A. Lockwood, Urban Designer, BE ADVISED that the City of London Climate Change Action Plan should be incorporated into this and any future Urban Design Guidelines, specifically, taking advantage of public parking lot space to install solar panel canopies; it being noted that the Notice of Planning Application, dated November 21, 2019, from A. Lockwood, Urban Designer, with respect to an Official Plan Amendment related to the City-Wide Urban Design Guidelines, was received;

b) the "8.0 - Recommendations" section of the Cycling Master Plan Review Working Group Report of the Cycling Advisory Committee, as appended to the agenda, BE REFERRED to the Energy Sub-Committee for review and a report back to the Advisory Committee on the Environment in January 2020;

c) the expenditure of up to \$300.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED to print copies of the Pollinator Friendly Gardens flyer, as appended to the agenda; it being noted that the ACE has sufficient funds in their 2019 budget to accommodate this expenditure; and,

d) clauses 1.1 and 1.2, inclusive, 2.1 and 2.2, inclusive, 3.1 and 3.2, inclusive, 3.4 to 3.8, inclusive, 5.2 and 5.4 BE RECEIVED for information.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Confidential

Moved by: S. Turner
Seconded by: A. Kayabaga

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

6.1 Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

6.2 Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

The Planning and Environment Committee convenes, In Closed Session, from 7:08 PM to 7:28 PM.

7. Adjournment

The meeting adjourned at 7:29 PM.