

27TH REPORT OF THE
BUILT AND NATURAL ENVIRONMENT COMMITTEE

Meeting held on November 14, 2011, commencing at 4:03 p.m.

PRESENT: Councillor W. J. Polhill (Chair), Councillors J. L. Baechler, D. Brown, J. Swan and S. White and H. Lysynski (Secretary).

ALSO PRESENT: Mayor J. F. Fontana and Councillors W. J. Armstrong and M. Brown and P. McNally, D. Ailles, G. Barrett, J. Braam, P. Christiaans, T. Copeland, M. Elmadhoon, J. M. Fleming, K. Grabowski, T. Grawey, B. Henry, B. Krichker, A. Macpherson, L. Mottram, N. Musicco, J. Page, N. Pasato, C. Saunders, R. Sharpe, D. Sheppard, C. Smith, R. Standish, J. Stanford, D. Stanlake and J. Yanchula.

I YOUR COMMITTEE RECOMMENDS:

Reflective
Marking
Material –
Single Source

1. (1) That, on the recommendation of the Executive Director, Planning, Environmental & Engineering Services, the Civic Administration **BE DIRECTED** to undertake the following actions with respect to the purchase of reflective marking material:
 - (a) the Civic Administration **BE AUTHORIZED** to enter into negotiations for the purchase of reflective marking material with 3M Canada Company, P.O. Box 5757, London, ON N6A 4T1;
 - (b) the purchase, **BE CONDITIONAL** upon the Corporation negotiating satisfactory prices, terms and conditions with 3M Canada Company to the satisfaction of the Acting Director of Roads and Transportation; and,
 - (c) subject to the successful negotiations of satisfactory prices, the Civic Administration **BE AUTHORIZED** to undertake all the necessary administrative acts in connection with this matter, including the execution of an agreement, a formal contract or having a purchase order relating to the subject matter of this approval. (2011-S09-00)

Cedar Hollow
Development
Limited – 1671
and 1755
Fanshawe Park
Road East
(H-7928)

2. (2) That, on the recommendation of the Director of Development Planning and the Managing Director of Development Approvals, based on an application by Cedar Hollow Development Limited relating to the property located at 1671 & 1755 Fanshawe Park Road East, the revised attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on November 21, 2011 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/Residential R6/Residential R7 (h*R5-3/R6-5/R7*H12*50) Zone, a Holding Residential R5/Residential R6/Residential R7 (h*h-11*h-54*R5-3/R6-5/R7*H12*50) Zone, a Holding Residential R1 (h*R1-13) Zone, and a Holding Residential R1 (h*R1-3) Zone by removing the “h”, “h-11”, and the “h-54” holding provisions. (2011-D11-02)

Engineering
Claims on
CSRF Funded
SWM Works –
Procedure for
Reimbursement
of Pre-
Approved
Owner Costs

3. (4) That, on the recommendation of the Director, Development Finance, the following actions be taken with respect to the proposed implementation of procedures relating to the financing of the construction of Storm Water Management facilities:
 - (a) procedures for the reimbursement of costs related to the construction of SWM ponds **BE CIRCULATED** for stakeholder comment; and,
 - (b) that consideration of finalized procedures **BE REFERRED** to the Civic Administration to report back at a future meeting of the Civic Works Committee upon receipt of the stakeholder comments noted in (a) above. (2011-W10-00)

Hesham Abdelsayed –
1472 Huron
Street (Z-7887)

4. (5) That, on the recommendation of the Director of Land Use Planning and City Planner, in response to the letter of appeal to the Ontario Municipal Board, dated September 30, 2011, and submitted by Fred Tranquilli (on behalf of Hesham Abdelsayed), relating to an application for an amendment to the Zoning By-law No. Z.-1 which was refused by Municipal Council concerning 1472 Huron Street, the following actions be taken:

- (a) the Ontario Municipal Board **BE ADVISED** that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it;
- (b) the City Solicitor and Director of Land Use Planning and City Planner **BE DIRECTED** to provide legal and planning representation at the Ontario Municipal Board Hearing to support Municipal Council's decision; and,
- (c) the Ontario Municipal Board **BE ASKED** to postpone the hearing to allow for public consultation with respect to the Official Plan and Zoning By-law as it relates to the Interim Control By-law and to allow for the expiry of the Interim Control By-law. (2011-D11-01)

Closure of
Southern 170
meters of
Crestwood
Drive

5. (6) That, on the recommendation of the Director of Land Use Planning and City Planner, the Chief Surveyor **BE DIRECTED** to initiate the process of legally closing the southern 107 meters of Crestwood Drive and the 0.305 metre reserve in accordance with the City's Street and Lane closing procedures. (2011-S00-00)

Thames Valley
Parkway
Boardwalk
Construction –
Tender 11-97

6. (7) That, on the recommendation of the Director of Land Use Planning and City Planner, the following actions be taken with respect to the Thames Valley Boardwalk Construction (Tender 11-97):

- (a) the tender submitted by Royal Fence Ltd., P.O. Box 121, 2309 Westchester Bourne, Dorchester, Ontario N0L 1G0, in the amount of \$127,026.00, excluding HST, **BE ACCEPTED**; it being noted that Royal Fence Ltd. submitted the low bid and meets the terms, conditions and specifications in all areas;
- (b) the funding for this project **BE APPROVED** as set out in the Sources of Financing Report, attached hereto as Appendix "A";
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this contract;
- (d) the approval hereby given **BE CONDITIONAL** upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval; and,
- (e) future additional annual operating costs of \$5,000.00 **BE CONSIDERED** as a commitment from available assessment growth in 2012 subject to final budget approval. (2011-S07-00)

Decade Group
Inc. – 1311
Wharcliffe
Road South –
Westbury
Subdivision
(39T-05509)
(H-7974)

7. (8) That, on the recommendation of the Director of Development Planning and the Managing Director, Development Approvals Business Unit, based on the application of Decade Group Inc., relating to the property located at 1311 Wharcliffe Road South, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on November 21, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a Holding Residential R1 (h.h-100.R1-5) Zone and a Holding Residential R1 (h.h-82.h-100.R1-5) Zone, **TO** a Residential R1 (R1-5) Zone and a Holding Residential R1 (h-82.R1-5) Zone to remove the "h" and "h-100" holding provisions. (2011-D26-02)

Sifton Properties Limited – 149, 153 and 187 Southdale Road West – Bierens Subdivision (39T-08508) (H-7975)

8. (9) That, on the recommendation of the Director of Development Planning and the Managing Director, Development Approvals Business Unit, based on the application of Sifton Properties Ltd., relating to the property located at 149, 153 and 187 Southdale Rd. West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on November 21, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a Holding Residential R1(h.R1-5) Zone, a Holding Residential R1 (h.h-100.R1-5) Zone, a Holding Residential R1 (h.h-100.h-111.R1-5) Zone, a Holding Residential Special Provision R5/R6/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)/R6-5(30)/R8-4(16)) Zone, a Holding Residential Special Provision R5/R6/R7/R8 (h.h-54.h-71.h-100.h-105.h-136.R5-6(6)/R6-5(30)/R7(15).D75.H13/R8-4(16) Zone and a Holding Residential R5/R6 (h.h-71.h100.h-105.h-136.R5-6/R6-5) Zone, to remove the “h” provision on the entire subdivision, and remove the “h-100” and “h-111” provisions on the single detached residential lots. (2011-D26-05)

Foundation Drain Disconnection to Mitigate Basement Flooding

9. (10,22)That, on the recommendation of the Director of Wastewater and Treatment, the Civic Administration **BE DIRECTED** to prepare a by-law requiring foundation drains to be disconnected, in areas prone to basement flooding, for consideration at a future public participation meeting of the Civic Works Committee. (2011-W10-00)

Greenway Wastewater Treatment Plant Ash Handling – Tender 11-90 (Project ES5165-11)

10. (11) That, on the recommendation of the Director of Wastewater and Treatment, the following actions be taken with respect to the award of a contract for the installation of Greenway Wastewater Treatment Plant Ash Handling, Tender 11-90 (Project ES5165-11):

- (a) the proposal submitted by Finnbilt General Contracting Limited, 3785 Line 29, R.R. # 2 Stratford, Ontario N5A 6S3, in the amount of \$1,747,306.00, excluding HST, for Option “B” of the installation of Greenway Wastewater Treatment Plant (WWTP) Ash Handling **BE ACCEPTED**; it being noted Finnbilt General Contracting Limited submitted the lowest bid and meets all the terms, conditions and specifications.
- (b) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report, attached hereto as Appendix “A”;
- (c) the engineering fees for R.V. Anderson Associates Limited **BE INCREASED** by \$35,000.00, excluding HST, in accordance with the estimate, on file, to carry out resident inspection and contract administration; it being noted that this increases the original estimated upset limit from \$81,850.00 to \$116,850.00, excluding HST; it being further noted that this firm completed the engineering design, based upon the Fee Guideline for Professional Engineering Services, 2006, recommended by the Ontario Society of Professional Engineers and in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- (d) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with these projects; and,
- (e) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract or issuing a purchase order for the work to be done relating to this project. (2011-W06-00)

2012 Curb and Gutter Local Improvement – Gretna Green

11. (12) That, on the recommendation of the Director, Wastewater and Treatment, the following actions be taken with respect to the construction of Curb and Gutter as part of the Local Improvement Program, on initiation, for both sides of Gretna Green from Maldon Road to Middlewoods:

- (a) the attached Local Improvement Report (Appendix "A") dated October 17, 2011, for the construction, on initiation, of Curb and Gutter at the said location **BE ADOPTED**;

- (b) the City Clerk **BE AUTHORIZED** to proceed under the provisions of *The Municipal Act, 2001, Ontario Regulation 586/06* with the publishing and the serving of Notice of Municipal Council's intention to undertake these works in accordance with the following:

<u>Location</u>	<u>Owners' Share</u>	<u>Corporation's Share</u>	<u>Gross Cost</u>
Gretna Green	\$ 16,610.35	\$ 6,055.25	\$22,665.60

- (c) all administrative acts necessary for the implementation of this project **BE AUTHORIZED** subject to approval of financing where required. (2011-S03-00)

2012 Budget Development for Advisory Committees

12. (14) That, on the recommendation of the Environmental and Engineering Planning Advisory Committee (EEPAC), the 2012 Budget allocation for the EEPAC **BE INCREASED** by \$1,000.00 for a total allocation of \$2,005, to assist interested members to attend the 2012 Canadian Urban Forest Conference to be hosted by the City of London; it being noted that the requested increase will be for one year only and that the proposed registration fee for the Conference, will be approximately \$500.00 per person; it being further noted that the EEPAC reviewed and received a communication, dated August 11, 2011, from B. Westlake-Power, Manager of Legislative Services, with respect to the 2012 Budget development for Advisory Committees.

Riverbend South Area Plan - Appendix 4

13. (14) That, on the recommendation of the Environmental and Engineering Planning Advisory Committee (EEPAC), the following actions be taken with respect to the review of planning applications, including, but not exclusive, to those relating to the Riverbend South Area Plan:

- (a) the practice of conditions of an application being fulfilled by a future application **BE DISCONTINUED**; it being noted that EEPAC indicated that this practice previously required a future natural corridor at Warbler Woods, which may now be bisected by a roadway;
- (b) the following **BE CONSIDERED** with respect to the planning process:
 - (i) a name should be assigned to any unnamed streams and creeks;
 - (ii) the re-naming of any waterway that may be called a drain but is officially no longer a drain under the *Drainage Act*; and,
 - (iii) a name should be assigned to Tributary C, reflective of its location and its downstream relationships;
- (c) the attached revised comments prepared by B. Maddeford, A. Desai, D. Sheppard and S. Turner, with respect to this matter and asked that it **BE FORWARDED** to staff for their review and consideration; and,
- (d) the Civic Administration **BE DIRECTED** to report back to the Planning and Environment Committee with respect to the review and implementation of ESA Boundary Delineation Guideline #8 to ensure that it is conformance with the Provincial Policy Statement and the Natural Heritage Reference Manual.

New EEPAC Term Orientation

14. (14) That, on the recommendation of the Environmental and Ecological Planning Advisory Committee, the Civic Administration and the Upper Thames River Conservation Authority (UTRCA) **BE REQUESTED** to provide orientation information to the newly appointed advisory committee, according to the proposed revised attached schedule.

Advisory Committee Review

15. (14) That, on the recommendation of the Environmental and Ecological Planning Advisory Committee, the following actions be taken with respect to the Advisory Committee review currently being undertaken by the City Clerk:

- (a) the outgoing Chair or Vice Chair of the advisory committee **BE APPOINTED** to the Advisory Committee Striking Committee; it being noted

that the Chair or Vice Chair is uniquely qualified to provide input on the performance of re-applying members as well as the skills needs of the Committee; and,

- (b) the attendance record of applicants who held Advisory Committee positions the previous term **BE INCLUDED** with their application for any new appointment; it being noted that past attendance is a good indicator of future participation.

BFI Canada
Inc. – 441
Industrial Road
(Z-7945)

16. (15,23) That, notwithstanding the recommendation of the Director of Land Use Planning and City Planner, with respect to the application of BFI Canada Inc., relating to the property located at 441 Industrial Road, that the matter **BE REFERRED** back to the Civic Administration to provide a further report with respect to the following matters:

- (a) the mitigation measures to be taken with the Ministry of the Environment Certificate of Approval;
- (b) the potential impact on Pottersburg Creek, if this application is approved at this location;
- (c) traffic measures;
- (d) the further broader consultation with the neighbours;
- (e) staff's assistance to BFI Canada Inc. with finding other suitable locations;
- (f) how the ingress, egress and stacking would work; and,
- (g) how the processing of the materials will take place;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- K. Bennett, Glen Schnarr & Associates Inc. – expressing support for the staff recommendation; indicating that BFI Canada Inc. (BFI) is one of Canada's largest waste removal companies and is a leader in their industry; advising that BFI has been providing environmentally responsible waste removal for 25 years; indicating that BFI operates transfer stations in 13 municipalities in Ontario; advising that the purpose of the solid waste transfer station is to transfer waste from smaller to larger trucks; advising that they have been looking at the rectangular-shaped property located at 441 Industrial Road, which is in an industrial area; noting that the lands are designated general industrial; advising that a site specific zoning by-law is required; advising that the existing building will be utilized, with the office space at the front and the existing business in the middle remaining, with the rear third of the building being used by BFI; informing that hazardous commercial materials are not being accepted; the materials being collected are being transferred into larger trucks for transfer to a different facility; noting that all material will be processed inside the building; advising that current site conditions are being maintained; indicating that BFI has applied for a Certificate of Approval from the Ministry of the Environment; noting that the Ministry of the Environment has provided support, in principal, for this application; indicating that BFI needs the Certificate of Approval to operate; indicating that this facility plays an important role in the city's waste management operation and that the facility operations are controlled and regulated.
- D. Rainey, District Manager, BFI Canada Inc. – advising that they have an existing waste management facility on Exeter Road; indicating that materials are currently received from Oxford and Middlesex Counties and that the expectation is that 50 trucks will go through the new facility a day.
- R. Knutson, on behalf of Elron Developments, Manx Properties Inc. and True North Molds Ltd. – expressing opposition to the application; advising the Official Plan is being interpreted lightly; indicating that he has reviewed

studies from the United States and Europe relating to this matter; advising that it will devalue the properties in a four kilometre radius; expressing confusion over whether the number of trucks moving through the facility will be 450 per day or 6.5 per hour; indicating that the application is not consistent with the City of London policies; advising that the Zoning By-law needs to be amended to allow this use; pointing out that the Ministry of the Environment is not concerned with the neighbouring properties; advising that under the “Staff Characteristics” section of the report, that there will be hundreds of truck movements per day and that there will be 15 transports a day leaving – enquiring as to what happens if there is traffic congestion; advising that Industrial Road is a two-lane road; advising that immediately west of the site the zoning is RSC-1, RSC-2, RSC-3, RSC-4 and RSC-5, which allows bake shops, day cares, restaurants, personal service establishments, etc. and enquiring as to how this will impact these zones; advising that under the “Agency Comments” section of the staff report, that the Planning, Environmental and Engineering Services Division expressed concern with the potential problem with the sanitary sewers and requesting that this be evaluated now and not at the site plan stage; requesting to see a traffic study for the area; advising that section 2.4 of the Official Plan speaks to encouraging “start-up” industries; advising that this is an older area and that people take pride in their properties and have preserved them over the years; advising that staff relied heavily on the Ministry of the Environment’s Certificate of Approval; enquiring as to whether wet waste from restaurants will be accepted at this facility; advising that Oxford Builders have recently completed art along their wall; advising that Manx Properties Inc. is considering adding more buildings at its site; advising that people rely on zoning for the redevelopment of properties; advising that if the facility is located at this site, he will encourage his clients to appeal their assessments; advising that only 13 letters of notice were sent out and many business owners were advised of the application by word of mouth; requesting that ratepayers and organizations be sent a notice for future meetings; indicating that the City of London spent \$1.7 million cleaning up Pottersburg Creek; and requesting a referral for more public participation to allow him to review BFI’s operational manual and the studies that have been completed.

- E. Borland, Manx Properties Inc. - expressing opposition to the application; advising that Manx Properties Inc. is a family-owned business; indicating that they have a new development that cost in excess of \$2,000,000 located at 607 Industrial Road and that they have purchased the abandoned houses and were planning on spending \$85,000 for a new front, but if this application goes through, they will not spend the money on their façade; advising that most of the property owners in the area were not advised of the public participation meeting; indicating that after delivery to the BFI facility, the floors would need to be washed and the resulting run-off would go into the Pottersburg Creek, which has just been recently rehabilitated by the City and he expressed concern that the Creek may become polluted.
- G. Anderson, True North Molds Ltd. – expressing opposition to the application and reiterating his comments from his communication on the Built and Natural Environment Committee Added Agenda Item 23(a).
- Representative, Gunn & Associates, on behalf of Fleet Master Tank & Trailer Inc. - expressing opposition to the application; indicating that the Provincial Policy Statement requires that measures are taken to ensure that dust, noise, odour and litter are contained; advising that the application is not in compliance with the surrounding uses; advising that the Provincial Policy Statement encourages the use of existing buildings, noting that there are not sufficient detail with respect to whether or not the building would be retrofitted; expressing concern with truck traffic, trucks backing up and wondering what would happen in the case of heavy snowfall; and indicating that in heavy rainfall, the sewers back up and with this application using more water, it may impact this issue further.
- G. Bikas, Drewlo – see attached presentation.

- E. Lidakis, Ritchie, Ketcheson, Hart and Biggart on behalf of Leggett and Platt - expressing opposition to the application; and summarized their communication in the Built and Natural Environment Committee Agenda Item #15.
- B. Beech, BFI Canada Inc. – expressing support for the application; indicating that they have spent three years looking for a suitable site; advising that the by-law requires they have 30 parking spaces; indicating that they don't expect conflict; advising that all trucks don't have to scale in and scale out, that some trucks will come in empty and leave full; advising that it is easy to queue six to seven trucks inbound and four trucks outbound and that the trucks will not be idling on Industrial Road. (2011-D11-01)

2004145
Ontario Limited
– 1021
Wonderland
Road South
(Z-7956)

17. (16) That, on the recommendation of the Director of Land Use Planning and City Planner, based on the application of 2004145 Ontario Limited, relating to the property located at 1021 Wonderland Road South, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 21, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a Restricted Service Commercial (RSC2) /Highway Service Commercial (HS2) Zone which permits animal clinics, automotive rental establishments, pharmacies, dry cleaning, convenience stores, financial institutions and personal service establishments **TO** a Restricted Service Commercial Special Provision / Highway Service Commercial (RSC2())/HS2) Zone to add “financial institutions with accessory retail” and “medical/dental offices” to the list of permitted uses; it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2011-D11-06)

Sifton
Properties
Limited – 1780
Commissioners
Road West and
1788 Sumac
Way (Z-7933)

18. (17) That, on the recommendation of the Director of Development Planning and the Managing Director – Development Approvals and Business Unit, based on the application of Sifton Properties Limited, relating to the lands located at 1780 Commissioners Road West and 1788 Sumac Way, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 21, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** an Urban Reserve Special Provision UR3(1) Zone which permits agricultural uses, conservation lands, passive recreation uses, kennels, and riding stables **TO** a holding Residential R6 Special Provision (h- •R6-5()) Zone to permit cluster housing in the form of single detached, semi-detached, duplex and townhouse dwellings with a minimum lot frontage of 18 metres (59 ft.) together with a holding provision, to ensure water services are connected to a high level system, to the satisfaction of the City Engineer; it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2011-D11-07)

Partnership
Arrangements
with Old Oak
Properties Inc.
for Sugar Creek
Park and
Adjacent Roads

19. (18,24) That, notwithstanding the recommendation of the Executive Director of Planning, Environmental and Engineering Services, the Executive Director of Planning, Environmental and Engineering Services Report relating to several partnership arrangements within Sugar Creek Park and the adjacent roads **BE REFERRED** to the Civic Administration for further consultation with Old Oak Properties Inc. (2011-L15-03)

Clare Bridge
Replacement
Environmental
Assessment
(4-BR-04)

20. (19) That, on the recommendation of the Acting Director, Roads and Transportation, the following actions be taken with respect to the Clare Bridge Replacement Environmental Assessment:

- (a) the Clare Bridge Replacement Environmental Study Report **BE ACCEPTED**;
- (b) a Notice of Completion **BE FILED** with the Municipal Clerk; and,
- (c) the Environmental Study Report **BE PLACED** on public record for a 30-day review period;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2011-S07-00)

II YOUR COMMITTEE REPORTS:

756949
Ontario
Limited – 1647
Fanshawe
Park Road
East (39CD-
10503/Z-7785)

21. (3,21) That the Built and Natural Environment Committee (BNEC) reviewed and received an information report from the Managing Director of the Development Approvals Business Unit and the Director of Development Planning, in response to the letter of September 6, 2011 from C. M. Wiebe, MHBC Planning Urban Design & Landscape Architecture, with respect to an application by 756949 Ontario Limited (AARTS/AAROC Aggregate Ltd.) relating to the property located at 1647 Fanshawe Park Road East (39CD-10503/Z-7785); it being noted that BNEC heard a verbal presentation from C. Weibe, MHBC Planning Urban Design & Landscape Architecture, with respect to this matter. (2011-D11-06)

8th Report of
TAC

22. (13) That the Built and Natural Environment Committee reviewed and received the 8th Report of the Transportation Advisory Committee, from its meeting held on November 1, 2011. (See Report attached.)

11th Report of
EEPAC

23. (14) That the Built and Natural Environment Committee heard a verbal presentation from D. Sheppard, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) and reviewed and received clauses 4 through 18, inclusive, of the 11th Report of the EEPAC, from its meeting held on October 20, 2011. (See Report attached.)

Request for
Delegation
Status –
Veterans
Memorial
Parkway Noise
and Vibration
Studies

24. (20) That the Built and Natural Environment Committee (BNEC) received a request for delegation status from C. Dodds, 248 Simpson Crescent, with respect to Veterans Memorial Parkway noise and vibration studies. The BNEC did not grant delegation status to Mrs. C. Dodds. (2011-P07-00)

Confidential
Matters

25. (See *Confidential Appendix to the 27th Report of the Built and Natural Environment Committee enclosed for Members only*.)

That the Built and Natural Environment Committee convened in camera from 7:15 p.m. to 7:26 p.m., after having passed a motion to do so, with respect to the following matters:

- C-1. A matter being considered pertaining to litigation or potential litigation with respect to the appeals of Futurestreets Inc. to the Ontario Municipal Board, Case No. PL100332, from the decision of Municipal Council to approval Official Plan Amendment No. 475 and pass zoning by-law Z.-1-101908 in respect of 1510 Hamilton Road; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the appeals of Futurestreets Inc. to the Ontario Municipal Board, Case No. PL100332 from the decision of Municipal Council to approve Official Plan Amendment No. 475 and pass zoning by-law Z.-1-101908 in respect of 1510 Hamilton Road.
- C-2. A matter being considered pertaining to litigation or potential litigation with respect to the appeal of London Property Management Association to the Court of Appeal for Ontario from the Judgment of Madam Justice Leitch released September 30, 2011 upholding By-law C.P.-19; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with to the appeal of London Property Management Association to the Court of Ontario for Ontario from the Judgment of Madam Justice Leitch released September 30, 2011 upholding By-law C.P.-19; and giving instructions and directions to the solicitors of the municipality in connection with the appeal of London Property Management Association to the Court of Appeal for Ontario.

The meeting adjourned at 7:30 p.m.