

Planning and Environment Committee Report

The 10th Meeting of the Planning and Environment Committee
July 13, 2020

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

ALSO PRESENT: H. Lysynski, J.W. Taylor and B. Westlake-Power

Remote Attendance: Councillors S. Hillier, S. Lewis and E. Pelozo; I. Abushehada, J. Adema, G. Barrett, J. Bunn, M. Campbell, M. Fabro, K. Gonyou, P. Kokkoros, G. Kotsifas, T. Macbeth, L. Maitland, L. McDougall, H. McNeely, L. McNiven, S. Meksula, C. Parker, M. Pease, L. Pompilii, D. Popadic, M. Schulthess, E. Skalski, B. Somers, M. Tomazincic, D. Turner and E. Williamson

The meeting is called to order at 4:02 PM, with Councillor M. Cassidy in the Chair; it being noted that the following Members were in remote attendance: Mayor E. Holder; Councillors J. Helmer, A. Hopkins, S. Turner and A. Kayabaga

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 and 2.2, inclusive, and Items 2.5 to 2.7, 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 Affordable Housing Development Toolkit: Update Report

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

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated July 13, 2020 entitled "Affordable Housing Development Toolkit: Update Report" BE RECEIVED for information.

Motion Passed

2.2 Implementing Additional Residential Units Requirements of the Planning Act (Bill 108) - Information Report

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

That, on the recommendation of the Director, City Planning and City Planner, with respect to the Official Plan and Zoning By-law review

initiated by The Corporation of the City of London, relating to all lands within the City of London, and involving Official Plan Amendments to revise policies related to additional residential units and Zoning By-law Amendments to revise regulations related to additional residential units, the staff report dated July 13, 2020 entitled "Implementing Additional Residential Units Requirements of the *Planning Act* (Bill 108) - Information Report City-wide/City of London" and draft London Plan, 1989 Official Plan and Zoning By-law amendments to implement Provincial Planning Act (Bill 108 - More Homes, More Choices Act.) changes BE CIRCULATED for public review in advance of the Public Participation Meeting to be held at a future date.

Motion Passed

2.5 8447-8473 Longwoods Road (H-9184)

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

That, on the recommendation of the Director, Development Services, based on the application by Adriano and Francesca Monopoli, relating to the property located at 8447-8473 Longwoods Road, the proposed by-law appended to the staff report dated July 13, 2020 BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning for a portion of the subject lands FROM a Holding Residential R1 (h-195*R1-14) Zone TO a Residential R1 (R1-14) Zone to remove the "h-195" holding provision.

Motion Passed

2.6 Summerside Phase 12B - Stage 3 Subdivision - Special Provisions

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Greengate Village Limited, for the subdivision of land over Part of Lots 13 and 14, Concession 1, (Geographic Township of Westminster), situated on the northeast corner of Bradley Avenue and Meadowgate Boulevard:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Greengate Village Limited, for the Summerside Subdivision Phase 12B, Stage 3 (39T-07508) appended to the staff report dated July 13, 2020 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated July 13, 2020 as Appendix "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

Motion Passed

2.7 Building Division Monthly Report for May 2020

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

That the Building Division Monthly Report for the month of May, 2020 BE RECEIVED for information.

Motion Passed

2.3 Conservation Master Plan for Meadowlily Woods Environmentally Significant Area

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

That, on the recommendation of the Director, Planning and City Planner, the following actions be taken with respect to the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area:

- a) the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area appended to the staff report dated July 13, 2020, BE RECEIVED for information; and,
- b) the members of the Environmental and Ecological Planning Advisory Committee and the community BE THANKED for their work in the review and comments on the document;

it being noted that staff will initiate an Official Plan Amendment and Zoning By-law amendment to adopt the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area and to amend the updated Environmentally Significant Area boundary identified in the Conservation Master Plan; and,

it being further noted that the Planning and Environment Committee reviewed and received a communication dated July 9, 2020 from G. Smith, Friends of Meadowlily Woods with respect to this matter.

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

Motion Passed (6 to 0)

2.4 Environmental Studies, Private Land & Eastern Meadowlark Habitat

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

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated July 13, 2020 entitled "Environmental Studies, Private Land and Eastern Meadowlark", responding to the Municipal Council resolution adopted on November 13, 2019, with respect to these matters BE RECEIVED for information.

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 Application - 442 Third Street (Z-9158)

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Forever Homes, relating to the property located at 442 Third Street:

a) the proposed, revised, attached by-law BE INTRODUCED at the Municipal Council meeting to be held on July 21, 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 Residential R2 (R2-3) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone; and,

b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes are minor in nature;

it being noted that the following Site Plan matters pertaining to 442 Third Street have been identified during the review of the application:

i) construction of a wood, board on-board privacy fencing for the extent of the north, east and south perimeter, with a minimum height of 2.13m (7ft);

ii) interior garbage storage if possible, or appropriately located and enhanced screening for outdoor garbage storage;

iii) the provision outdoor lighting fixtures within parking areas that will minimize light trespass onto adjacent properties;

iv) maximize tree preservation and retention on the subject lands; and,

v) orient Unit 1 to Third Street by encouraging the principle building entrance and front porch to face the street;

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 which promote infill and the efficient use of land;
- the recommended amendment is in conformity with the in-force polices of The London Plan, including but not limited to, the Our City policies;
- the recommended amendment is in conformity with the in-force polices of the 1989 Official Plan, including but not limited to, the Low Density Residential designation policies; and,
- the recommended amendment facilitates the development of an underutilized site with an appropriate form of development.

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. Kayabaga
Seconded by: S. Turner

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 Properties at 74 Wellington Road and 78 Wellington Road

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

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the properties located at 74 Wellington Road and 78 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources;

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.

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: 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: A. Kayabaga
Seconded by: S. Turner

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 - 1339-1347 Commissioners Road West (SPA19-116)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Milan Starcevic, relating to the property located at 1339-1347 Commissioners Road West:

- a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of a five storey, 34 unit apartment building for the properties located at 1339-1347 Commissioners Road West relating to the proposed property;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application SUBJECT TO the following:
 - i) review the lighting and the wattage of the lighting by the underground parking and any potential impacts on the neighbouring condominium development; and,
 - ii) temporary shielding of the light while the trees are growing in;

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

- a presentation from H. Froussios, Zelinka Priamo Ltd.; and,
- a communication dated July 8, 2020 from E. Hopkins, B. Nuttall and S. Squires, on behalf of the Condominium Board 1337 Commissioners Road West;

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.

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: J. Helmer
Seconded by: S. Turner

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 - 536-542 Windermere Road (SPA19-098)

Moved by: E. Holder
Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions BE TAKEN with respect to the application of 2492222 Ontario Inc, relating to the property located at 536-542 Windermere Commissioners Road West:

- a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of two back-to-back townhouse buildings each with six-units, relating to lands located at 536 to 542 Windermere Road; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports issuing Site Plan Application for the subject property;

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

- a communication dated July 3, 2020 from W. Fisher;
- a communication dated July 3, 2020 from D. Leckie, 138 Orkney Crescent;
- a communication dated July 3, 2020 from F. Rodger, 131 Orkney Crescent;
- a communication dated July 3, 2020 from J. Levy, 147 Orkney Crescent; and,
- a communication dated July 7, 2020 from M. Lewis, 47 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: (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: 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. Hopkins
Seconded by: E. Holder

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

None.

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 5:46 PM.

Appendix A

Bill No. (number to be inserted by Clerk's Office)
(2020)

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 442 Third Street.

WHEREAS Forever Homes has applied to rezone an area of land located at 442 Third Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 442 Third Street, as shown on the attached map comprising part of Key Map No. 108, from a Residential R2 (R2-3) Zone, to a Residential R6 Special Provision (R6-5(_)) Zone.
- 2) Section Number 10.4 e) of the Residential R6 (R6) Zone is amended by adding the following Special Provision:
 -) R6-5(_) 442 Third Street
 - a) Regulations
 - i) Front Yard Depth (Maximum) 3.5 metres (11.5 feet)
 - ii) North Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - iii) Height (Maximum) 10.5m (34.5ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

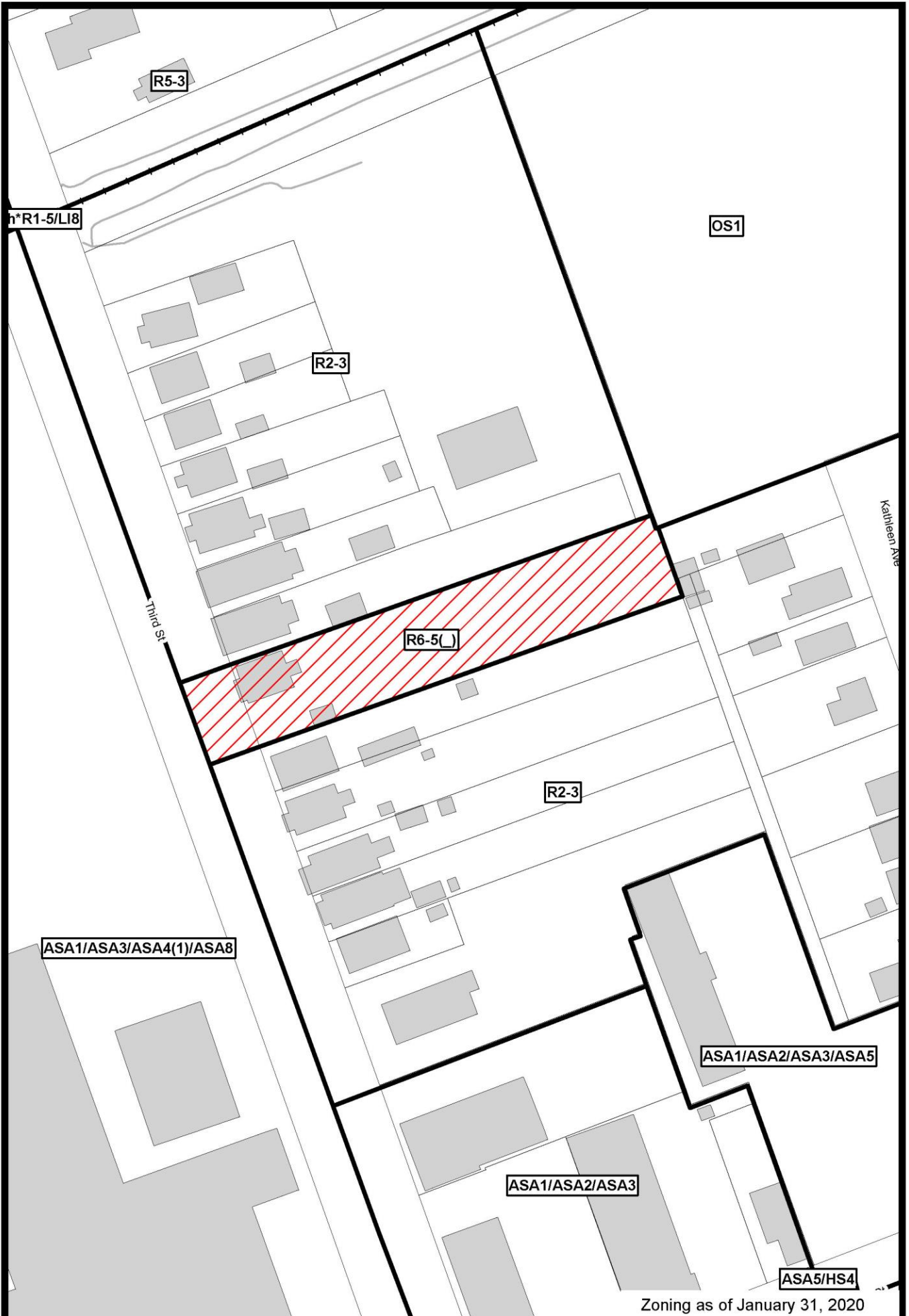
PASSED in Open Council on July 21, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 21, 2020
Second Reading – July 21, 2020
Third Reading – July 21, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9158

Planner: SM


Date Prepared: 2020/2/11

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters 



PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – 442 Third Street (Z-9158)

- Councillor Cassidy: Thank you Mr. Meksula. Are there any technical questions for the Planner for that? Not seeing any. Is the applicant present and would the applicant care to speak?
- Paul Hinde, Tanfield Consulting and I am representing the applicant, Forever Homes: Thank you very much Madam Chair. We are in support and agreement with the staff report that was prepared, we thank staff for their diligence in preparing this in these trying times and barring no other comments or questions from, that may be raised from the public, I would like to thank staff and we support the staff recommendation. Thank you.
- Councillor Cassidy: Thank you Mr. Hinde. Are there any members of the public in the Committee Room that would like to speak about this matter? Ask questions? Come to the microphone, state your name and you have a maximum of five minutes.
- Stephen Shoemaker, 436 Third Street: A resident to the south of 442 Third Street, I'm at 436. My biggest concern is that there is going to be a lot more pedestrian traffic, a lot more infrastructure as far as waste like washrooms and stuff like that to the City's infrastructure and a lot of hard surfaces that are going to be running water off onto my property. There is also a strip of land in there that, according to my lot survey, is that has been surveyed into 442 that should not have been surveyed into 442 because I have been maintaining it for over thirty years so I was wondering how they have room to do the buildings that they are looking at doing because they say in the report that I found online that it is not going to be student housing and then later on it is student housing. I mean there are two common areas, a kitchen and a living room and then in the front building they are looking at putting up there is a total of ten units with ten washrooms so there is a lot of extra stuff going on there that doesn't seem to make sense to me and it's nowhere close to looking like any of the buildings in the neighbourhood. The building right now is currently a storey and a half and they are looking at putting a two storey up which is going to look right down into my backyard and they want to put just straight hedges up which is not very much privacy and if they get all this extra land, I lose all my access to my backyard. That's, I guess, where I am at. Thank you.
- Councillor Cassidy: Thank you Mr. Shoemaker and I heard a couple of questions in there. Once we finish with the public participation portion, we will go to staff to see if they can address some of your questions or concerns. Are there any other members of the public that would like to speak to this? I'm not seeing any.
- Jerri Bunn, Committee Clerk: I don't have any more people in Committee Room 1 and 2 for this item.
- Councillor Cassidy: Thank you Ms. Bunn. Now I need a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Demolition Request for Heritage Listed Properties at 74 Wellington Road and 78 Wellington Road

- Councillor Cassidy: Thank you Mr. Gonyou. Are there any members of the public who are here for this item?
- Jerri Bunn, Committee Clerk: I have a member in Committee Room 1 and 2.
- Councillor Cassidy: Thank you Ms. Bunn. If you would like to come to the microphone and state your name and you have five minutes to address the Committee.
- Arlene Jones, 88 Wellington Road: Good afternoon. I am here with Andy Jones. The one house that is beside the two houses that are proposed to be demolished. We are the third house from Watson Street. Demolishing these two houses would make us exposed completely, where at Wellington Road and Watson Road, we would be completely exposed. We already regular and frequent visits from people in the neighbourhood in our property, in our backyard. We've been broken into last June which almost completely destroyed us mentally. That Watson Street goes into the park and there's a lot of people and, unsavory types, and I am not talking about homeless people but I am talking about people that are doing break and enters. Since this pandemic we have seen a lot on Wellington Road. It would also expose the people, the older couple that are on Watson Street so they wouldn't have a side fence anymore as well as us not having a side fence. We've been watching the property closely, we have been in contact with Garda who has been hired by the City of London to protect those two properties and we have asked the City to put motion lights and we had an agreement with the, I think that he is the City Manager of Owned Properties. He had the lights up for a short period of time and, without notice, he came and undid the hydro and took out the meters exposing it now to Wellington Road as vacant. We are constantly having to ask for the lawn to be cut but we are on it. I am here to represent ourselves and the older people on Watson Street that would not have, these fences would be gone and we would be wide open for anybody coming down Watson or Wellington Road which they do at 2:00, 3:00 or 4:00 in the morning in our backyards. We're really concerned about it and somebody had just mentioned something about a meeting at March 11. We were to attend a meeting, I believe, on March 11 that was cancelled so I do not know about another meeting that went on, we were told that it was cancelled due to Covid so I'm a little concerned about that, too, because we planned on being at that last meeting that was cancelled. Anyways, we are very concerned. We know that the rapid transit is coming down Wellington. I have a friend who is an Engineer and she's pretty much explaining to me that the City wants the property so that the Contractor can place their heavy equipment there. The project isn't supposed to start for two to three years leaving us completely vulnerable for the next two to three years for no good reason so thank you.
- Councillor Cassidy: Thank you ma'am and we will have staff address some of your questions and concerns at the end. Are there any technical questions from the Committee? Seeing none. Are there any other members of the public? Just making sure there's nobody else that would like to speak to this before I close the public participation meeting. I'm not seeing anybody jump up so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application - 1339-1347 Commissioners Road West (SPA19-116)

- Councillor Cassidy: Thank you Mr. Maitland. Is the applicant in the Committee Room?
- Bridgette Somers, Manager, Corporate Records: Yes, we have the applicant here.
- Councillor Cassidy: Go ahead.
- Harry Froussios, Zelinka Priamo Ltd.: Good Evening Madam Chair and Members of the Committee. It's nice to see Planning Committee back up and running again albeit under some very unique circumstances. I don't have much to add tonight. Actually, I just wanted to thank staff for obviously their efforts in processing this application and bringing a recommendation forward this evening and I also want to thank the members of the Condominium Board for 1337 Commissioners Road and thank them for their comments and acknowledging that we have addressed the majority of their comments. As you just heard from Mr. Maitland, there really is only one item left and that is the agreement for the affordable housing. That is something that we will undertake subsequent to this meeting. I have prepared a slide presentation just really for the benefit of those who may not have seen the site plan. I understand it's in your package this evening so what I will do is I will leave it to your discretion if you want to hear a brief presentation or I can answer any questions that you might have specific to this site plan. Otherwise Madam Chair, I am here to answer any questions that you might have. Thank you.
- Councillor Cassidy: Are there any other members of the public in the Committee Room that would like to speak to this? I see someone standing. Ms. Bunn, is that someone who would like to speak to this application?
- Jerri Bunn, Committee Clerk: This gentleman is for another item.
- Councillor Cassidy: Great. Thank you. Ok, so I am not seeing any members of the public. I will look to Committee if you would like to hear Mr. Froussios's presentation or if you have any questions for the applicant. I'm not seeing anybody raise their hand so thank you Mr. Froussios, I don't think we need the presentation today. Ok. Since we have no members of the public I need a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 536 – 542 Windermere Road (SPA19-098)

- Councillor Cassidy: Thank you Mr. Maitland. Is the applicant here?
- Matt Campbell, Zelinka Priamo Ltd., here on behalf of the applicant: First of all, thanks for having this meeting this way. I know some of us may be a little bit anxious about going out in public and there is no one else in the room so this is a little bit of a departure from the last time this application came to Planning and Environment Committee so it's nice to see those public comments that people are still participating in the process. Thanks to Mr. Maitland for providing his comments. There are a couple of items I just want to provide some additional on. First of all, the amenity space. We have revised the drawings so there is no more lowered or sunken amenity space. The amenity space is now at grade. In lieu of the sunken amenity space we are just going to have window wells for the, like standard window wells for the lower floor of the building and that is going to allow that space to function a little bit better and allow a little bit more space and allow that landscaping to breathe a little bit more. The second point was the windows on the easterly elevation. We have provided plans to staff in advance of a complete third submission that do show a number of windows on the east elevation and we were just in contact with staff earlier today and we will be revising those elevations a little bit more to hopefully provide a little bit more fenestration on that elevation. There was the comment about adding additional trees, unfortunately, given the easement, that's not possible at this time although we wish it was the case that we could add some more trees in there but unfortunately the reality is that trees and watermains don't really mix. There is the outstanding Engineering concerns and issues and our Engineer is working with City Engineering staff in order to come to a conclusion on that. We think we are very close to reaching an agreement. The servicing issue has been resolved and we have those Engineering plans now. We are very thankful to staff. Staff has been excellent in moving this project forward and we're hoping that we can get in the ground soon and get this project done by Spring of next year. If you have any other questions I am happy to answer. Thank you.
- Councillor Cassidy: Thank you Mr. Campbell. Are there any members of the public here for this application? It looks like you are the only one in that room but. I am not seeing anyone in Committee Room 1 and 2. Oh, there you are Ms. Bunn.
- Jerri Bunn, Committee Clerk: There aren't any other people in Committee Room 1 and 2.
- Councillor Cassidy: Thank you very much. I will look for a motion to close the public participation meeting.