

Planning and Environment Committee

Report

The 10th Meeting of the Planning and Environment Committee
June 21, 2021

PRESENT: Councillors P. Squire (Chair), S. Lewis, S. Lehman, A. Hopkins, S. Hillier, Mayor E. Holder

ALSO PRESENT: H. Lysynski, M. Ribera and C. Saunders

Remote Attendance: Councillor M. van Holst; I. Abushehada, J. Adema, A. Anderson, G. Barrett, S. Chambers, L. Davies Snyder, B. Debbert, I. de Ceuster, P. di Losa, M. Feldberg, J. Hall, P. Kokkoros, G. Kotsifas, J. Lee, H. McNeely, L. McNiven, B. Page, C. Parker, M. Pease, M. Schulthess, B. Somers, J. Stanford, M. Tomazincic, M. Vivian and S. Wise

The meeting is called to order at 4:00 PM, with Councillor P. Squire in the Chair, Councillor S. Lewis and S. Lehman present and all other Members participating by remote attendance

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: S. Lewis

Seconded by: S. Lehman

That Items 2.3 to 2.13, inclusive, BE APPROVED.

Yeas: (5): P. Squire, S. Lewis, S. Lehman, A. Hopkins, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.3 SoHo, Hamilton Road and Lambeth Community Improvement Plans: Performance Measures and Indicators of Success

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Economic Services & Support, the following actions be taken with respect to amending Community Improvement Plans to add performance measures and indicators of success:

- a) the staff report dated June 21, 2021 entitled "SoHo, Hamilton Road and Lambeth Community Improvement Plans - Performance Measures and Indicators of Success", with respect to potential changes to the Lambeth, SoHo, and the Hamilton Road CIPs' financial incentives programs. These programs are the Tax Grant (SoHo), Façade Improvement Loan (Lambeth, Hamilton Road, and SoHo), the Upgrade to Building Code Loan (Hamilton Road and SoHo), and the Forgivable Loans to Upgrade to Building Code and Façade Improvement Loans (Hamilton Road) for BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to circulate the staff report noted in a) above, for public review;

it being noted that input received through the circulation of the report will assist in informing a recommendation on changes to the grant and loan programs that will be presented at a future meeting of the Planning and Environment Committee. (2021-D19)

Motion Passed

2.4 Draft Argyle Core Area Community Improvement Plan (O-9299)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the draft Argyle Core Area Community Improvement Plan (CIP):

a) the draft Argyle Core Area Community Improvement Plan appended to the staff report dated June 21, 2021, BE RECEIVED:

b) the Civic Administration BE DIRECTED to circulate the draft Argyle Core Area Community Improvement Plan, noted in a) above, to receive public input from the Argyle Business Improvement Area, Argyle Community Association, the London Small Business Centre, the Urban League of London, all City Advisory Committees and stakeholders who have participated in the process to date and post the draft Plan on the City's Get Involved webpage; and,

c) the Civic Administration BE DIRECTED to report back with any recommended revisions to the draft Plan resulting from the public input received, to a future meeting of the Planning and Environment Committee for consideration. (2021-D19)

Motion Passed

2.5 Encouraging the Growing of Food in Urban Areas (OZ-9332)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the background report, including draft proposed London Plan and Zoning By-law amendments to implement directions contained in the Council-approved Urban Agriculture Strategy appended to the staff report dated June 21 2021, BE CIRCULATED for public review and comment in advance of a public participation meeting to be scheduled at a later date. (2021-D09)

Motion Passed

2.6 Summerside Subdivision Phase 17 - Subdivision Special Provisions

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the subdivision of land over Concession 1, Part of Lots

15 and 16, situated east of Highbury Avenue North, southwest of Meadowgate Boulevard and north of Bradley Avenue:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Summerside Subdivision, Phase 17 (39T-92020_17) appended to the staff report dated June 21, 2021 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 June 21, 2021 as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 as as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

Motion Passed

2.7 751 Fanshawe Park Road West - Vista Woods Subdivision Phase 3 - Special Provisions

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Ltd. for the subdivision relating to a portion of the property located on the southwest corner of Wonderland Road North and Sunningdale Road West (formerly 751 Fanshawe Park Road West):

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Ltd. for the Vista Wood Subdivision, Phase 3 (39T-03505_3) appended to the staff report dated June 21, 2021 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 June 21, 2021 Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

Motion Passed

2.8 600 Sunningdale Road West - Sunningdale Court Subdivision Phase 1 - Special Provisions - 39T-18501

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and

Sunningdale Golf and Country Ltd., for the subdivision of land legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10 IRREG), municipally known as 600 Sunningdale Road West, located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd. for the Sunningdale Court Subdivision, Phase 1 (39T-18501_1) appended to the staff report dated June 21, 2021 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 June 21, 2021 as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 as Appendix "C", noting the Capital Budget adjustments; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

Motion Passed

2.9 355 Marconi Boulevard - Marconi Court Subdivision - Special Provisions - 39T-20501

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and JNF Group Inc., for the subdivision municipally known as 355 Marconi Boulevard:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and JNF Group Inc. for the Marconi Subdivision, (39T-20501) appended to the staff report dated June 21, 2021 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 June 21, 2021 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. (2021-D12)

Motion Passed

2.10 Parker Jackson Subdivision - 39T-06507

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the subdivision relating to the lands located on the east side of Jackson Road between Commissioners Road East and Bradley

Avenue, municipally known as 1635 Commissioners Road East and 2624 Jackson Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Parker Jackson Subdivision, Phase 1 (39T-06507_1) appended to the staff report dated June 21, 2021 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 June 21, 2021 Appendix “B”;
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 Appendix “C”; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2021-D12)

Motion Passed

2.11 1620 Noah Bend

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application by Kenmore Homes (London) Inc., the proposed by-law appended to the staff report dated June 21, 2021 BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to exempt Block 95, Plan 33M-733 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P.13*, for a period not exceeding three (3) years. (2021-D25)

Motion Passed

2.12 135 Villagewalk Boulevard (H-9050)

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 2560334 Ontario Ltd. (York Developments), relating to a portion of the property located at 135 Villagewalk Boulevard, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject lands FROM a Holding Business District Commercial Special Provision (h*h-99*BDC(25)) Zone TO a Business District Commercial Special Provision (BDC(25)) Zone to remove the “h and h-99” holding provisions. (2021-D09)

Motion Passed

2.13 Building Division Monthly Report for April, 2021

Moved by: S. Lewis
Seconded by: S. Lehman

That the Building Division Monthly Report for April, 2021 BE RECEIVED for information. (2021-A23)

Motion Passed

2.1 ReThink Zoning

Moved by: S. Lehman
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the staff report dated June 21, 2021 entitled "ReThink Zoning - Update Report and Background Papers", BE RECEIVED for information. (2021-D09)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, A. Hopkins, and S. Hillier

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.2 Memorandum of Understanding for Development and/or Planning Act Application Review Between the City of London and UTRCA

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to updating the **Development** Memorandum of Understanding between The Corporation of the City of London and the Upper Thames Conservation Authority with respect to plan review services:

a) the proposed updated **Development** Memorandum of Understanding (**DMOU**) between The Corporation of the City of London and the Upper Thames River Conservation Authority BE APPROVED substantially in the form appended to the staff report dated June 21, 2021 as Appendix "A";

b) subject to the approval of a) above, the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary to finalize the **DMOU** noted in a) above, including, potential revisions resulting from discussions between the two parties that relate to improved level of service that reduces duplication of actions and incorporates the pillars of continuous improvement; and,

c) subject to the approval of a) and b) above, the Deputy City Manager, Planning and Economic Development BE DELEGATED the authority to execute the final **DMOU** noted in a) above, and make any further revisions that may be necessary to reflect legislative and/or regulation changes and amendments in response to Municipal Council's direction on planning related matters, or to recognize resource constraints. (2021-E20)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

Motion Passed (5 to 1)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Hillier

That the staff report dated June 21, 2021 entitled "Memorandum of Understanding for Development and/or *Planning Act* Application Review between The Corporation of the City of London and Upper Thames River Conservation Authority" BE REFERRED back to the Civic Administration to obtain comments from the Upper Thames River Conservation Authority with respect to this matter and to report back to a future meeting of the Planning and Environment Committee, with the results of the consultation.

Yeas: (2): A. Hopkins, and S. Hillier

Nays: (4): P. Squire, S. Lewis, S. Lehman, and E. Holder

Motion Failed (2 to 4)

3. Scheduled Items

3.1 915 - 919 Commissioners Road East (Z-9334)

Moved by: S. Hillier

Seconded by: E. Holder

That, on the recommendation of the Director, Planning and Development, based on the application by 2781033 Ontario Inc., relating to the property located at 915-919 Commissioners Road East, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to amend Zoning By-law No. Z.-1, (in conformity to the Official Plan), to change the zoning of the subject property FROM a Restricted Office/Highway Service Commercial (RO2/HS) Zone TO a Restricted Office Special Provision/Highway Service Commercial Special Provision (RO2(_)/HS(_)) 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 these applications for the following reasons:

- the recommended amendment to Zoning By-law Z.-1 is consistent with the Provincial Policy Statement (PPS) which encourages the following: accommodating an appropriate range and mix of employment; promoting economic development and competitiveness; supporting long-term economic prosperity; promoting the vitality and regeneration of settlement areas; supporting energy conservation, improved air quality, reduced greenhouse gas emissions (GHGs) and climate change adaptation; and, supporting and promoting intensification and redevelopment to utilize existing services;
- the recommended amendment to Zoning B-law Z.-1 conforms to the Auto-Oriented Commercial Corridor policies of the 1989 Official Plan;
- the recommended amendment to Zoning B-law Z.-1 conforms to the in-force policies of the Commercial Industrial Place Type of The London Plan;
- the use of an existing developed site supports Council's commitment to reducing and mitigating climate change by making efficient use of existing infrastructure and by focusing intensification and growth in already-developed areas;
- the subject lands are an appropriate location for a small-scale retail use and a reduction in required parking. The recommended amendments

are consistent with and appropriate for the site and context and will support opportunities for economic activity and employment. (2021-D09)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Hillier
Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.2 193 Queens Avenue (Z-9327)

Moved by: S. Lewis
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application of Farhi Holdings Corporation, relating to the property located at 193 Queens Avenue, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 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 Downtown Area (h-3*DA1*D350) Zone and a Holding Downtown Area (h-3*DA2*D350) Zone TO a Holding Downtown Area/Temporary (h-3*DA1*D350/T-_) Zone and a Holding Downtown Area/Temporary (h-3*DA2*D350/T-_) 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 these applications for the following reasons:

- the recommended amendment is consistent with the PPS, 2020 as it ensures that sufficient parking is provided in the Downtown, promoting economic development by supporting existing economic activities and businesses that currently rely on this parking supply for workers;
- the recommended amendment conforms to the 1989 Official Plan, including but not limited to, the Temporary Use By-law Policies;

- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Temporary Use Provisions;
- the recommended Temporary Use (T-_) Zone does not compromise the ability to achieve the long-term goals of Our Move Forward: London's Downtown Plan;
- the recommended amendment is appropriate to help maintain an adequate supply of parking to service businesses in the Downtown pending the gradual transition away from the use of surface commercial parking lots as transit ridership increases and as alternative parking spaces are provided;
- the recommended amendment supports the intent of the Downtown Parking Strategy; and,
- the parking lot has existed for several years and has achieved a measure of compatibility with the surrounding land uses. (2021-D09)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

Motion Passed (5 to 1)

Additional Votes:

Moved by: S. Lewis

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.3 1830 Adelaide Street North (1810, 1820, 1840 and 1850 Adelaide Street North) (Z-9312)

Moved by: S. Lehman

Seconded by: E. Holder

That, on the recommendation of the Director, Planning and Development, with respect to the application by Stoney Creek Commercial Centre c/o York Developments, relating to the property located at 1810, 1820, 1840 and 1850 Adelaide Street North, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone TO a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5) 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 these applications for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas by accommodating employment to meet long-term needs. The amendment also supports long-term economic prosperity by promoting economic development that takes into account the needs of existing and future businesses;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node designation;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Shopping Area Place Type; and,
- the recommendation amendment implements an appropriate intensity for the site which is compatible with the surrounding area and facilitates the viability of the commercial area for current and future uses. (2021-D09)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

3.4 1146-1156 Byron Baseline Road (SPA21-009)

Moved by: S. Hillier

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application by 21816121 Ontario Inc., relating to the property located at 1146-1156 Byron Baseline Road:

- a) the Approval Authority BE ADVISED that issues were raised relating to the development agreement at the public meeting with respect

to the application for Site Plan Approval to facilitate the construction of the proposed residential development; and,

b) the Approval Authority BE ADVISED that Council expressed concerns with respect to the Site Plan Application relating to the following:

- the proximity of the proposed three storey building to the neighbouring properties;
- potential lighting impacts on neighbouring properties;
- privacy; and,
- parking concerns;

c) the Approval Authority BE ADVISED that Council supports the Site Plan Application;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to these matters;

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 these applications for the following reasons:

- the Site Plan, as proposed, is consistent with the Provincial Policy Statement, 2020, as it provides for development within an existing settlement area and provides for an appropriate range of residential uses within the neighbourhood;
- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan conforms to the policies of the Low Density Residential designation of the 1989 Official Plan;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (2021-D11)

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Lehman
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

4. Items for Direction

4.1 183 and 197 Ann Street - A-M. Valastro - REQUEST FOR DELEGATION STATUS

Moved by: S. Lewis
Seconded by: S. Hillier

That the request for delegation status with respect to the heritage and planning applications relating to the properties located at 183 and 197 Anne Street BE REFERRED to the public participation meeting to be held at a future meeting of the Planning and Environment Committee regarding these matters;

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

- a request for delegation status from A-M. Valastro;
- the evaluation of Cultural Heritage Value or Interest for the property located at 183 Ann Street;
- the evaluation of Cultural Heritage Value or Interest for the property located at 179 Ann Street; and,
- a request for delegation status dated June 17, 2021, from A Soufan, York Developments. (2021-R01)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

Motion Passed (5 to 1)

4.2 5th Report of the Advisory Committee on the Environment

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

That, the following actions be taken with respect to the 5th Report of the Advisory Committee on the Environment, from its meeting held on June 2, 2021:

- a) clause 2.1 BE REFERRED to the Civic Administration for consideration; it being noted that clause 2.1 reads as follows:

"That the City of London Municipal Council BE ASKED to request that the Government of Ontario place an interim cap of 2.5 megatonnes per year on the greenhouse gas pollution from Ontario's gas-fired power plants and develop and implement a plan to phase-out all gas-fired electricity generation by 2030 to help Ontario and the City of London meet their climate targets; it being noted that 28 other municipalities have previously made this request of the provincial government; it being further noted that the presentation, as appended to the Agenda and a verbal delegation from

J. Gibbons, Ontario Clean Air Alliance, with respect to Ontario's Growing Climate Crisis, were received."; and,

b) clauses 1.1, 3.1 to 3.4, inclusive, 4.1 and 4.2, inclusive, BE RECEIVED for information.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

4.3 6th Report of the London Advisory Committee on Heritage

Moved by: S. Lewis

Seconded by: S. Lehman

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage, from its meeting held on June 9, 2021:

a) the following actions be taken with respect to the Arva Pumping Station to the Notice of Study Commencement and Resident Townhall, dated June 5, 2021, from S. Romano, City of London and J. Haasen, AECOM Canada Ltd., the Final Report, dated April 2021, from AECOM Canada Ltd., the Cultural Heritage Report, dated May 2021, from AECOM Canada Ltd. and the presentation, dated June 9, 2021, from T. Jenkins, AECOM Canada Ltd., related to the Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan:

i) the Civic Administration BE ADVISED that the London Advisory Committee on the Heritage supports the cultural heritage mitigation measures presented in the above-noted documents; and,

ii) the above-noted documents and the verbal presentation from T. Jenkins, AECOM Canada Ltd., BE RECEIVED;

b) the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2021, from I. de Ceuster, Planner I, with respect to a Zoning By-law Amendment, related to the property located at 496 Dundas Street and the Heritage Impact Assessment, dated December 15, 2020, from MHBC with respect to the property located at 496 Dundas Street:

i) I. de Ceuster, Planner I, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the above-noted Heritage Impact Assessment (HIA) for the property located at 496 Dundas Street and supports the mitigation and conservation recommendations within the HIA; and,

ii) the above-noted documents BE RECEIVED;

c) the following actions be taken with respect to the Public Meeting Notice, dated May 12, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 1634-1656 Hyde Park Road and other properties:

i) B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage believes that this project is a good example of heritage conservation as part of a development application; and,

ii) the above-noted Public Meeting Notice, BE RECEIVED;

d) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act*, seeking retroactive approval for the removal

and replacement of the windows and front door on the heritage designated property located at 827 Elias Street, within the Old East Heritage Conservation District, BE REFUSED;

e) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval and retroactive approval for alterations to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the porch skirt be painted to minimize the plastic and faux wood appearance of the material;
- the property owner be encouraged to plant and maintain vegetation, such as coniferous shrubs, to minimize the visibility of the porch skirt; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

f) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act*, seeking approval to alter the heritage designated property located at 2096 Wonderland Road North BE PERMITTED with the following terms and conditions:

- prior to any alteration or construction, full documentation of the building including photo-documentation and a set of as-built drawings be provided to the City;
- prior to any alteration or construction, Heritage Planning Staff be consulted and the following details be provided:
 - o double hung vinyl replacement windows with simulated divided lites to be installed throughout, and replicate current muntin patterning;
 - o vinyl replacement entry door surround with simulated divided lites to be installed, and replicate current surround details and muntin patterning; and,
 - o proposed fieldstone finish for the exterior surface of exposed new concrete foundation walls and on the new concrete entry porch and steps;
- prior to building permit approval, an addendum to the Conservation Plan be submitted, to the satisfaction of the City, which includes:
 - o a monitoring program; and,
 - o a detailed strategy to conserve the chimneys;
- direction be given to the Site Plan Approval Authority that the following clauses be added to the Development Agreement (DA) for Site Plan Approval (SPA20-022):
 - o during pre-construction, construction, and post-construction activity, the assessment, stabilization, bracing, and monitoring of the building must be consistent with the Conservation Plan prepared by a+LiNK Architecture Inc. (dated March 26, 2021);
 - o if the building or any of the identified heritage attributes are accidentally damaged during the raising and final setting onto the new foundation, or during ongoing construction of the surrounding townhouse development, construction will cease immediately, and the City will be notified; qualified experts will be contacted to conduct an assessment of the damage and determine an appropriate course of action; damaged heritage attributes will be assessed to determine if repairs can be made; if repairs are possible, the applicant will retain, at their cost, the appropriate professionals to conduct repairs; if repairs to damaged heritage attributes

are not possible, the applicant will replace the heritage attribute in kind, at their cost, based on information contained in the as-built drawings and photographs; if irreparable damage is done to the building or heritage attributes, such that none can be salvaged, the applicant will reconstruct the building with sympathetic materials; this shall include using salvaged buff bricks or appropriate new materials from other sources and reconstructing heritage attributes identified in the designating by-law; reconstruction will be based on the as-built drawings and photographs of the building and heritage attributes; should this situation occur, reconstruction plans will be prepared for the City's review and approval; and,

o the applicant will provide the City with a security in the form of an irrevocable Letter of Credit, in order to secure the applicant's obligations related to the heritage alteration permit (HAP21-031-L); the amount of the Letter of Credit is the full estimated cost for raising and holding the building, demolition of the existing foundation and construction of the new foundation; the Letter of Credit will be released when the applicant has completed the work outlined in the heritage alteration permit to the satisfaction of the City; and,

· the Heritage Alteration Permit shall be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage (LACH) appreciates the efforts of the developer and the City of London staff to come to a solution for this project and the LACH supports the reuse of materials of the existing property in the new development; and,

g) clauses 1.1, 3.1 to 3.7, inclusive, 3.9, 4.1 and 5.4 BE RECEIVED for information.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) 5th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lehman

Seconded by: E. Holder

That, the following actions be taken with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on June 17, 2021:

a) the following recommendations of the Environmental and Ecological Planning Advisory Committee, with respect to the Advisory Committee Review and draft Terms of Reference Report dated May 17, 2021, BE PROVIDED to the Governance Working Group for consideration:

- i) the reduction in membership to 19 is supported;
- ii) quorum as a requirement for committee business be maintained;
- iii) the existing Terms of Reference be maintained with one alteration highlighted below:

Add to the existing mandate:

“to provide advice on any global (e.g climate change), regional or local issue related to the long-term sustainability of the Natural Heritage System.”;

iv) the existing name be maintained;
v) as the technical expertise needed is sometimes hard to obtain, term limits may not be suitable; this could be addressed by one or more of the following:

A) no term limits;
B) three council cycles (12 year limit); and,
C) current limit be continued but extensions be permitted on the advice of the Chair;

vi) given the specialized knowledge required for membership:

A) the City be asked to circulate application information to the relevant Department Chairs at Western University and Course Coordinators at Fanshawe. The Chair and Vice Chair can provide assistance in identifying the appropriate contacts; and,

B) the information circulated include a contact name from EEPAC so that potential applicants can ask questions about membership prior to applying;

vii) in the selection process, consideration be given to asking the current Chair and Vice Chair for assistance;

b) the Arva Pumping Station Working Group comments, appended to the Environmental and Ecological Planning Advisory Committee Agenda, BE FORWARDED to the Civic Administration for consideration; and,

c) a Working Group BE ESTABLISHED consisting of A. Boyer, S. Hall, B. Krichker, K. Moser, B. Samuels and I. Whiteside, with respect to the Climate Emergency Action Plan; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received the Discussion Primer for the Climate Emergency Action Plan - 2020; and,

d) clauses 1.1, 2.1 BE RECEIVED for information.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

Motion Passed (6 to 0)

6. Adjournment

The meeting adjourned at 6:14 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – 915-919 Commissioners Road East (Z-9334)

- Councillor Squire: Verbal presentation from staff?
- Laurel Davies Snyder, Planner II: That's correct. Good afternoon Chair Squire, members of PEC, staff and members of the audience. Through you Chair Squire this is Laurel Davies Snyder, Planning in the Economic Services and Development Supports for Item 3.1. It can be found on page 339 of your agenda package. This is the requested amendment to the Zoning by-law for 915 to 919 Commissioners Road East and pictures of the site and the buildings are on page 341 of your agenda,
- Councillor Squire: Sorry. Could I just, there's some sound with your microphone. I think it's too close to you maybe it's too close.
- Laurel Davies Snyder, Planner II: I apologize.
- Councillor Squire: That's ok.
- Laurel Davies Snyder, Planner II: Is that better now?
- Councillor Squire: Yes, that is better.
- Laurel Davies Snyder, Planner II: Okay, great. Thanks for pointing that out.
- Councillor Squire: No, I think you can continue. Nope, that's fine. I think we are able to read that. Thank you very much.
- Laurel Davies Snyder: Great. That concludes my presentation and staff are available and happy to answer any questions. Thank you.
- Councillor Squire: Alright. Is the applicant present?
- Catharine Saunders, City Clerk: Mr. Chair, the agent for the applicant, Mr. Allen, is here.
- Councillor Squire: Alright. Mr. Allen.
- Scott Allen, MHBC: My apologies Mr. Chair, I was muted there.
- Councillor Squire: That's ok. Go ahead.
- Scott Allen, MHBC: We are acting on behalf of the applicant and with me today, representing the applicant is Mike Jai, he's available to answer questions as well. At this time I'd like to express our support for the findings and recommendations of the Development Services report presented or prepared by Ms. Davies Snyder and somewhat presented. In particular we agree with the findings that the addition of a small scale retail score, store permission at this location would be compatible with the existing development context in keeping with Official Plan permissions applying to these lands. Also with respect to the requested parking reduction, we'd like to advise the Committee that the existing parking arrangement between Tim Horton's in the plaza building, the two buildings on site, has operated effectively for several years and introducing a small retail use into the existing plaza should not result in any sort of appreciable increase of parking demand at this location. Finally, I'd like to thank staff for their attention to this application. Thank you and we will gladly answer any questions Committee Members may have.

- Councillor Squire: Alright. Any technical questions only at this time for either the applicant or staff? There being none we will move on to the members of the public. Are there any members of the public present? No members of the, no other members of the public who wish to speak so I'll be looking for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 193 Queens Avenue (Z-9327)

- Councillor Squire: Staff? Is there a staff presentation?
- Catharine Saunders, City Clerk: Ms. Debbert, are you presenting on this item?
- Barb Debbert, Senior Planner: Yes, I had planned to.
- Councillor Squire: Alright, go ahead whenever you are ready.
- Barb Debbert, Senior Planner: Thank you Mr. Chair. I may have had a glitch here. I couldn't.
- Councillor Squire: Don't worry about it, we've had a lot of glitches over the term of Covid so you go ahead. Thank you. Is the applicant here?
- Catharine Saunders, City Clerk: Yes Mr. Chair. Mr. Allen is here.
- Councillor Squire: Thank you. Mr. Allen?
- Scott Allen, MHBC: Good afternoon Mr. Chair, again and Members of the Committee, again, Scott Allen from MHBC Planning. We're acting on behalf of the applicant. With me today representing the applicant is Muky Pundaky and he is available to respond to questions. At this time, we'd like to express our support for the Development Services report presented by Ms. Debbert. In particular we agree with the findings that a temporary commercial parking, that temporary commercial parking permissions at this location would help maintain convenient access to downtown offices, retailers, venues and residents in the near term. We also agree that this temporary permission would not undermine the long-term redevelopment potential of these lands or the broader planning objectives for London's downtown. These findings also reflect commentary presented in our planning report which was submitted in support of this application. Also, Mr. Chair, as noted in the City staff report, we'd like to advise the Committee that the applicant is currently exploring development plans for this area that would include this specific property. To conclude we would like to thank staff for their attention to this application and we're available to answer any questions any members may have. Thank you.
- Councillor Squire: Thank you. Technical questions only please from Committee at this time. Alright there aren't any so we'll move on to public participation. Is there anybody here to speak?
- Catharine Saunders, City Clerk: Yes, Mr Chair. Ms. McKeating is here to speak.
- Councillor Squire: I'm sorry, Ms.?
- Catharine Saunders, City Clerk: McKeating.
- Councillor Squire: Ms. McKeating. Ms. McKeating are you present?
- Kelley McKeating: I am. Can everyone hear me?
- Councillor Squire: We can. Go ahead.
- Kelley McKeating: Okay.

- Councillor Squire: Whenever you're ready.
- Kelley McKeating: First of all, I can picture Mayor Holder's smile disappearing because, while he might love PPM's, he probably is tired of hearing from the ACO as may the rest of you be and I do apologize for that.
- Councillor Squire: No. Just to be clear, I, no that isn't, I know Mayor Holder.
- Kelley McKeating: I'm saying that jokingly.
- Councillor Squire: Oh, good. Okay.
- Kelley McKeating: I'm absolutely saying that jokingly.
- Councillor Squire: Okay. Perfect.
- Kelley McKeating: Don't, don't think that I, I'm doing anything other than teasing you.
- Councillor Squire: Not a problem. Okay.
- Kelley McKeating: I hope that's okay.
- Councillor Squire: That's okay.
- Kelley McKeating: I, we fully understand that City Council cannot tell property owners within limits what they can and cannot do with their property and that they can't tell developers what they can and cannot do and where they should build but City Council can in their decisions send a message about what they want to have happen on certain blocks of land within the downtown core and the Farhi organization, they don't only own 193 Queens Avenue but they also own 199 Queens Avenue where a heritage building was demolished ten or so years ago after Mr. Farhi, with an architect and a really, really lovely rendering of a high rise building to be developed there convinced Council of the day to allow that demolition because development was imminent and now we're hearing that development is once more imminent and I guess that what we would suggest to the PEC and to Council is that if you really want development to be imminent here denying yet another renewal of a temporary parking permit zoning would perhaps incent the owner of the property to really get moving on what, at the end of the day, will probably be a very, very positive addition to downtown. That's all I have to say. Thanks.
- Councillor Squire: Thank you very much. Any further? No there's no further public participation so if I could just have a motion to close the public participation meeting?

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 1830 Adelaide Street North (1810, 1820, 1840 and 1850 Adelaide Street North (Z-9312)

- Councillor Squire: Alright. Looking for a staff presentation.
- Justin Adema, Manager, Long Range Planning and Research: Good afternoon. This is Justin Adema, Manager of Long Range Planning and Research. Before I get into my presentation I just would like to acknowledge Joanne Lee, who's on the line and she's the Planner on my team who prepared the report and she provided me these notes for the presentation.
- Councillor Squire: Thank you very much. Is the applicant present?
- Catharine Saunders, City Clerk: Yes Mr. Chair the agent, Mr. Kirkness, is in attendance.
- Councillor Squire: Mr. Kirkness. Are you there Mr. Kirkness?
- Laverne Kirkness, SBM: Sorry Mr. Chair and Committee Members it's Laverne Kirkness and I have with me Ali Soufan and Carlos Ramirez from York Developments but we thank you for looking at this application, we thank the staff for bringing forward a supportive recommendation and we would ask that you adopt it and recommend it to Council. I just want to say that this is probably the single largest commercial center in the Stoneybrook-Uplands area at Adelaide and Sunningdale not counting Masonville of course but up in those communities, this is the largest site and it was zoned way back in 2000 and I guess it's difficult to foresee but we kind of think, at least in our experience, it was kind of under zoned in the beginning and we've been trying to make the best of it. We've had to go to the Committee of Adjustment a few times for minor variances, we had a couple of site plan amendments and it's probably frustrating for the community because they keep getting these notices it's frustrating for staff because we keep tinkering with the zoning and matching it up with the market place and of course it's frustrating for us too but this zoning amendment really deals with the last piece to, to allow this commercial center to develop and gives us the zoning to do that, to kind of clean up all that so we've been kind of working with staff to certainly bring this application forth to increase the amount of commercial square footage and to allow one larger store than what was normally intended in the old zoning so I'm, with that, I, I think what this does is recognize the site for what it's worth and that is it's an important community commercial center serving Uplands and Stoneycreek, Stoneybrook, even Grenfell and that and those kind of communities and so we're hoping that the Planning Committee looks favorably upon this and certainly if there are any questions of a planning nature I can try to answer. Any specific questions then Ali and Carlos are here to do that. Thank you.
- Councillor Squire: Thank you. Any technical questions for either staff or the applicant? There being none we will go to the public. Are there any public members present? No?
- Catharine Saunders, City Clerk: Mr Chair I don't have any members of the public; however, I do have someone joined us with the initials "H. P." and I have no idea what item they might be here for. Could I allow them in to make sure it's not this item?
- Councillor Squire: Of course.

- Catherine Saunders, City Clerk: Whoever has joined us with the initials "H. P." you can now speak. Could you please identify yourself and what item you are here for?
- Councillor Squire: We tried. Alright. I just need a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 1146-1156 Byron Baseline Road (SPA21-009)

- Councillor Squire: Do we have a staff presentation? I think we do.
- Melanie Vivian, Site Development Planner: We do, yes. Thank you Mr. Chair. This is Melanie Vivian the Site Development Planner on this file. I have prepared a slide show, it does begin at page 441 of your agenda.
- Councillor Squire: Okay. Just give us a second.
- Melanie Vivian, Site Development Planner: Yep, no problem.
- Councillor Square: 441. Sorry, on which agenda is that? On the added agenda, sorry.
- Melanie Vivian, Site Development Planner: yes, on the electronic one.
- Councillor Squire: Thank you. Alright. I hope everyone has that. It's on the added agenda at 441 and you can begin. Thank you. Thank you very much. Is the applicant present?
- Karla Briani: Yes. I am. Karla Briani.
- Councillor Squire: Thank you. Would you like to make a presentation? You don't have to. Go ahead. You have five minutes.
- Karla Briani: Well, I wasn't prepared to make a presentation.
- Councilor Squire: You don't have to.
- Karla Briani: We are, we're very excited about this project and, you know, the construction of the homes as we think it will add a lot of value to the community and if any of the, anybody from the public would have any questions I'm here to answer them.
- Councillor Squire: Thank you very much. I didn't want to put you on the spot. Thank you. Any technical questions for the applicant or staff before we go to the public. This is a site plan meeting so there'll be concerns from the public.
- Mayor Holder: Thank you Chair. I just want to clarify with staff that this application from Briani Homes did not get support the last time if I understand correctly but what are the primary differences from the last effort to put this forward and where we are today? If my understanding is correct, please.
- Councillor Squire: Go ahead staff.
- Melanie Vivian, Site Development Planner: Yes. Through you Mr. Chair the original proposal on the site was for an apartment building and that was back in 2018-2019 if my memory serves correct there. The apartment building was appealed to the Local Planning Appeal Tribunal where was subsequently refused there as well. The applicant then came back with this townhouse development which was approved by Council just last year through that rezoning process.
- Councillor Squire: Thank you. Any further technical. Oh, I'm sorry.

- Mayor Holder: Yeah, for me I appreciate the clarification. Thank you Char.
- Councillor Squire: Okay. Any technical questions from other members of Council or the Committee I should say? Councillor Lehman.
- Councillor Lehman: Through you to staff I just want to be clear that it's mentioned that that this did pass the Urban Design Review Panel, just to make 100 percent sure it's this particular design not the one that was appealed, correct.
- Councillor Squire: Go ahead staff.
- Melanie Vivian, Site Development Planner: Through you Mr. Chair, that's correct. This would have gone to the Urban Design Peer Review Panel through the previous Zoning By-law Amendment application and this was the one that was heard.
- Councillor Lehman: Thank you.
- Councillor Squire: If there's no further technical questions we'll go to members of the public for comment.
- Mayor, Mr. Thurston.
- Councillor Squire: She keeps calling me Mr. Mayor, Mayor Holder.
- Catharine Saunders, City Clerk: Sorry Mr. Chair. My apologies Mr. Mayor and.
- Councillor Squire: You don't need to apologize for that.
- Mayor Holder: He's worthy in many ways.
- Councillor Squire: Go ahead.
- Catharine Saunders, City Clerk: Mr. Chair I believe Mr. Thurston is in attendance.
- Councillor Squire: Alright. Mr. Thurston.
- Crystal Thurston: Hi. This is Crystal, his wife.
- Councillor Squire: Okay.
- Crystal Thurston: Greg sends his regrets.
- Councillor Squire: Okay. It's Kristin Thurston?
- Crystal Thurston: Crystal.
- Councillor Squire: Crystal. I'm sorry.
- Crystal Thurston: He didn't want me to pass anything on, he just wanted just in case he had a question if anything else was raised but I think our concerns are well recorded, well documented.
- Councillor Squire: Okay.
- Crystal Thurston: I don't have anything to add.

- Councillor Squire: Is there a question that you wanted to ask because we can get it answered.
- Crystal Thurston: No, not right now.
- Councillor Squire: Oh, okay. Great. Thank you very much.
- Catharine Saunders, City Clerk: Mr. Chair, I believe Mr. McLay is in attendance.
- Councillor Squire: Mr. McLay.
- Catharine Saunders, City Clerk: Mr. McLay you are unmuted. You can go ahead.
- Councillor Squire: Mr. McLay?
- John McLay: Okay. Sorry. Can you hear me now?
- Councillor Squire: Yes. Your first name?
- John McLay: John.
- Councillor Squire: John McLay. You have five minutes to tell us your concerns or whatever you wish to say and your time starts now.
- John McLay: Okay. Thank you. First of all I'd like to thank you for the opportunity to speak. In the document it does reference the public input in multiple cases and that's very reassuring that our voices have been heard so thank you for that. I do have two questions. There's reference in the document to a development agreement and I would like to understand more about that. Who is the agreement between and how does it get enforced? After the site is complete and then there is additional comment. I have a question around 104 trees to enhance hedging and I apologize I'm sure not getting the precise wording. I'd like to understand the, how that assessed measure is rated. The objective of that is to enhance privacy, how was that rated that because it's, it's not just planting 104 trees to enhance the hedging how do we know that that was successful?
- Councillor Squire: Okay. We'll get those answers for you. Anything else? Is there anything else you wanted to say?
- John McLay: No, that's all.
- Councillor Squire: Okay. Great. Thank you for joining us tonight. There's no other members of the public present so I just need a motion to close the public participation meeting.