4TH REPORT OF THE
PLANNING COMMITTEE

Meeting held on February 9, 2004.

PRESENT: Councillor H. L. Usher (Acting Chair), Controllers W. R. Monteith and W. J. Polhill, Councillors J. P. Bryant, C. Miller and L. J. Fisher (Secretary).


YOUR COMMITTEE RECOMMENDS:

1. (1) That, on the recommendation of the Acting General Manager of Planning and Development, on the advice of the General Manager of Environmental & Engineering Services & City Engineer, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited for the subdivision of lands located on the north side of Fanshawe Park Road West, between North Centre Road and Louise Boulevard:

   (a) the attached Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the Richmond Heights Subdivision (39T-03507) BE APPROVED;

   (b) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement and all documents required to fulfill its conditions; and

   (c) the applicant BE ADVISED that the General Manager of Environmental & Engineering Services & City Engineer has estimated the following Revenues and Claims:

EFFECT ON URBAN WORKS RESERVE FUND AND DEVELOPMENT CHARGES RESERVE FUNDS

<table>
<thead>
<tr>
<th></th>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Works Reserve Funds</td>
<td>$338,910</td>
<td>$105,000*</td>
</tr>
<tr>
<td>Claim (excluding SWM)</td>
<td>---</td>
<td>---</td>
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<tr>
<td>SWM (including land)</td>
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<td>NIL</td>
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<tr>
<td>Development &amp; LDCSB Charges Reserve Funds (1)</td>
<td>$467,722</td>
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<tr>
<td></td>
<td>TOTAL</td>
<td>$806,632</td>
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<tr>
<td></td>
<td></td>
<td>$105,000</td>
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Note:

(1) ESTIMATED REVENUES FROM DEVELOPMENT, LONDON DISTRICT CATHOLIC SCHOOL BOARD (LDCSB), AND URBAN WORKS CHARGES ARE BASED ON CURRENT RATES IN ACCORDANCE WITH BY-LAWS C.P.-1413-214 AND 1414-215.

(2) THIS INFORMATION IS REPORTED IN ACCORDANCE WITH THE DEVELOPMENT CHARGES AND URBAN WORKS FUNDS BY-LAWS (IE. C.P.-1413-214 & 1414-215), AND ANY AMENDMENTS THERETO. ANY CLAIM PAYMENT FROM THE URBAN WORKS RESERVE FUND WILL BE IN ACCORDANCE WITH BY-LAW NO. C.P.-1414-215 AND AS APPROVED BY THE CITY ENGINEER.

*(3) THE ESTIMATED CLAIM AGAINST THE URBAN WORKS RESERVE FUND OF $105,000 IS FOR THE CONSTRUCTION OF A NOISE BARRIER WALL ALONG FANSHAWE PARK ROAD. IN ACCORDANCE WITH COUNCIL POLICY, THE NOISE WALL CONSTRUCTION ASSOCIATED WITH THIS PLAN QUALIFIES AS A VALID CLAIM AGAINST THE URBAN
PC-2

WORKS RESERVE FUND. THE CLAIM IS VALID FOR THE PHYSICAL NOISE WALL CONSTRUCTION ONLY. IF THE SUBDIVIDER COMPLETES A NOISE ATTENUATION STUDY AS PERMITTED BY THESE SPECIAL PROVISIONS, AND IMPLEMENTS ANY APPROVED NOISE ATTENUATION MEASURES ON THE AFFECTED LANDS AS AN ALTERNATIVE TO THE NOISE WALL CONSTRUCTION, NEITHER THE STUDY COST NOR THE COST OF THESE MEASURES WOULD QUALIFY AS A CLAIM AGAINST THE FUND. (59.14.6.04)

2. (5.20) That the application of Green Lane Environmental Group Ltd., relating to the property located at 4645 Wellington Road South BE REFERRED to a future public participation meeting of the Planning Committee to allow the applicant adequate time to review amendments to the original staff report; it being noted that the radius for the public notice distribution is to be expanded to include Roxburgh Road to the north and Westminster Drive to the south, with an equivalent east-west radius;

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

- B. Card, representing B. McLelland and H. Darwin and expressing concern with the staff response to enquiries relating to the nature of the public notice, that additional or intensification of uses on this property will be further detrimental to area residents whose quality of life is already impacted by undesirable odours from the site and questioning how the proposed by-law will sufficiently protect the residents.

- B. Fedder, 4767 Wellington Road South – expressing concerns about composting uses at the site, the subsequent effect on the nearby waterway, that there is potential for material to be imported from Toronto to the site, that there are intolerable odours from the site that impact his family's ability to use their property or keep their windows open; noting that he has repeatedly expressed his concerns to the management at the facility to no avail.

- B. McLelland, 4759 Wellington Road South – requesting that the radius for the notice of public meeting be expanded past the standard 400 meters to adequately reach all neighbouring properties, given the large parcels of land in the area. (59.24.4.04)

3. (6) That, on the recommendation of the Acting General Manager of Planning and Development, based on the application of Forest City Eagles relating to the property located at 567 Commercial Crescent, west side, west of First Street, a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. Z-1 in accordance with the attached enacting clause (in conformity with the Light Industrial Official Plan designation) to change the zoning of the subject lands FROM a Light Industrial (LII) Zone which permits a range of light industrial uses with a setback of 15m (49.2 ft.) from residential uses, a minimum landscaped open space requirement of 15%, a maximum height of 15m (49.2 ft.), a maximum lot coverage of 60% and maximum open storage of 15% TO add another Light Industrial (L13) Zone variation to permit assembly halls, commercial recreation establishments, day care centers, private clubs and private parks with a minimum lot frontage of 30m (98.4 ft.);

it being noted that a minor variance application has been submitted by the applicant to reduce the lot frontage requirement from 30m (98.4 ft.) to 24m (78.7 ft.); it being further noted the Committee will consider that application once this zoning by-law amendment has been approved;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (59.24.4.04)

4. (7) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of the Golden Pheasant Motel Ltd. (2034981 Ontario Inc.) relating to the property located at 581, 591 and 615 Fanshawe Park Road West:

Golden Pheasant Motel Ltd. – 581, 591 & 615 Fanshawe Park Road West
a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. 5000 (former Township of London) in accordance with the attached enacting clause to delete the Tourist Commercial (TC) Zone at 615 Fanshawe Park Road West and the Highway Commercial (C1-17) Zone from 581 and 591 Fanshawe Park Road West;

(b) a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan) to change the zoning of the subject properties to apply a Holding Neighbourhood Shopping Area Special Provision (h.n-18-NSA3( )NSA5) Zone to permit bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, brewing on premises establishments, and an apartment building with any or all of the other uses on the first and/or second floor; a special provision to permit a pharmacy and a liquor, beer and wine store with a maximum gross floor area of 1,500 sq m (16,146.4 sq ft); and Holding Provisions for adequate provision of municipal services and for the completion of an archaeological assessment to the satisfaction of the Ministry of Culture; and

(c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject properties to a Neighbourhood Shopping Area Special Provision (NSA3(1)) Zone to permit a maximum gross floor area of 560 sq m (6,028 sq ft) for a restaurant and a maximum gross floor area of 1,860 sq m (20,021 sq ft) for all other permitted uses excluding food stores BE REFUSED;

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

- G. Priamo, Zelinka Priamo Ltd. – representing the applicant and expressing general support for the staff recommendation but requesting a special provision to allow for a liquor/beer/wine store with a maximum floor area of 1500 square meters in addition to the special provision already proposed for a pharmacy use. (59.24.4.04)

Romlex International and
2031491 Ontario Inc.
– 63 and 65 Palmer Street

5. (8) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken based on the application of Romlex International Ltd. and 2031491 Ontario Inc. relating to properties located at 63 and 65 Palmer Street:

(a) a by-law BE INTRODUCED at a future meeting of the Municipal Council to amend Zoning By-law No. Z.-1. in accordance with the attached enacting clause from a Residential R2 (R2-2) Zone to a Restricted Office (RO1) Zone to allow for additional surface parking in association with the adjacent medical office building located at 240 Wharncliffe Road North, subject to the condition noted in part (b) below; and

(b) three readings of the approved Zoning By-law amendment as contained in part (a) above BE WITHHELD pending confirmation that 63 and 65 Palmer Street have merged in title with the abutting property to the east at 240 Wharncliffe Road North;

it being noted that the Director of Building Controls will bring forward a report on the proposed demolition of 63 and 65 Palmer Street at a future meeting of the Planning Committee;

it being further noted that this application will be subject to site plan control, which will address issues relating to landscaping, fencing, access and buffering from abutting residential uses;

it being pointed out that there were no oral submissions made at the public
participation meeting held in connection with this matter. (59.24.4.04)

6. (9) That, on the recommendation of the Acting General Manager of Planning and Development, the application initiated by the City of London on behalf of Area Residents relating to properties located at the south east corner of Southdale Road East and White Oak Road, NO FURTHER ACTION BE TAKEN to amend the Official Plan to change the designation of all of these properties from a Low Density Residential designation TO a Multi-Family High Density Residential designation or Multi-Family Medium Density Residential designation;

it being noted that the application by Skinner and Associates (OZ-6276) for the property located at 315 Southdale Road East which precipitated this City initiated application has been withdrawn;

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

- S. Woods, 104 Josseyln Avenue – thanking Planning staff for their assistance during the community meeting held with respect to this application and indicating their support for these types of meetings in the future as well as support for the staff recommendation.
- T. Heyink, 325 Southdale Road East – expressing concerns as outlined in the attached communication.
- R. Neely, 341 Southdale Road East – expressing disagreement with the staff recommendation and indicating the site should be zoned medium or high density.
- L. Bareham, 112 Josseyln Drive – expressing support for the staff recommendation; noting any amendment to the land use would only serve to increase the selling price of homes along Southdale Road East which is not the business the City of London is in; further noting the neighbourhood will be back to review any future proposals should a firm development plan be submitted.
- A. Miner, representing the Covenant Christian School at 3046 White Oak Road – expressing opposition to the staff recommendation and indicating they would prefer to see medium or high density applied to this site.
- J. Hurwitz, 385 Huron Street – indicating a high density designation for this site would be a better use of the land as it is more economical and also expressing concern that the Planning Division is missing an opportunity to be proactive rather than reactive to a developer. (59.13.1.04)

7. (10) That, on the recommendation of the Acting General Manager of Planning and Development, based on the application of Meander Creek Estates Inc. relating to the property located at 404 Edenridge Drive and 657 Ridgeview Drive, a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan) to change the zoning of the subject lands FROM a holding Residential R5/R6/R8 (h-5.R5-3/R6-5/R8-3) Zone (404 Edenridge Drive) which permits cluster and stacked townhouses and apartment buildings and a Residential R8 (R8-3) Zone (657 Ridgeview Drive) which permits apartment buildings TO a Residential Special Provision R4 (R4-6(5)) Zone to permit street townhouse dwellings;

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

- S. Stapleton, Auburn Developments – representing the applicant and indicating the proposed mix of housing types will provide for a balanced community and that the site plan approval process will address any on street parking concerns.
- N. Sherman, 660 Ridgeview Avenue – expressing opposition to the staff recommendation noting it will create too high a density for the area and will increase on street parking and that instead, single family homes that are esthetically similar to existing single family homes in the area should be built. (59.24.4.04)
8. (11) That, on the recommendation of the Acting General Manager of Planning and Development, based on the application of the City of London relating to the property located at 645 Ridgeview Drive, a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. Z-1 in accordance with the attached enacting clause (in conformity with the Official Plan) to change the zoning of the subject lands FROM a Residential R8 (R8-3) Zone which permits apartment buildings TO an Open Space (OS1) Zone to permit a future public park;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (59.24.4.04)

9. (12) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of Peter and Mary Sempecos relating to the property located at 796 Sarnia Road, legally described as Part of Lot 23, Concession 2 (geographic Township of London):

(a) on the advice of the Administrative Planning Advisory Group, the Approval Authority BE REQUESTED to approve the draft plan of residential subdivision, as submitted by Peter and Mary Sempecos (File No. 39T-03501), prepared by Zelinka Priamo Ltd., certified by Robert D. Stirling (Drawing No. 02-484-c2, dated July 22, 2003), as red-line amended, which shows 53 single detached dwelling lots, 9 single detached dwelling blocks, 2 medium density residential blocks, 1 school block, 1 stormwater management block, 1 park block, 1 walkway block, several reserve blocks all served by 1 secondary collector road and 2 local streets SUBJECT TO the conditions contained in the attached Appendix "39T-03501-1";

(b) on the advice of the Administrative Planning Advisory Group, the Draft Approval of the residential plan of subdivision as submitted by Peter and Mary Sempecos (File No. 39T-03501) BE APPROVED, SUBJECT TO the requirements in the attached Appendix "39T-03501-2";

(c) a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. 5000 (former Township of London) in accordance with the attached enacting clause to delete the Agriculture (A1) Zone applicable to 796 Sarnia Road (legally described as Part of Lot 23, Concession 2 (geographic Township of London)) and to remove the said lands from By-law 5000;

(d) a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 in accordance with the attached enacting clause (in conformity with the Official Plan), to zone 796 Sarnia Road (legally described as Part of Lot 23, Concession 2 (geographic Township of London)) to a Holding Residential R1 Special Provision (h-R1-4(11)) Zone, a Holding Residential R5/R6/R7/R8 Zone (h-R5-3/R6-5/R7-D75-H14/R8-4) Zone, a Holding Residential R5/R6/R7/R8 Special Provision Zone (h-R5-3( )/R6-5( )/R7-D75-H14( )/R8-4( )) Zone, a Holding Neighbourhood Facility/Residential R1 Special Provision (h-NF1/h-R1-4(11)) Zone and an Open Space (OS1) Zone. The Residential R1 Special Provision R1-4(11) Zone would permit single detached dwellings on lots with a minimum area of 360 m² (3,875 ft²) and a minimum frontage of 12 m (39.4 ft). The compound (R5-3/R6-5/R7-D75-H14/R8-4) would permit a variety of multi-unit dwelling types including cluster single detached, semi-detached, and townhouse dwellings to a density of 35 units per hectare and cluster apartment buildings; nursing homes; retirement lodges; and apartment buildings to a maximum density of 75 units per hectare. The (R5-3( )/R6-5( )/R7-D75-H14/R8-4( )) Zone would permit the same uses as previously listed, and requires a setback for residential dwellings from railway right-of-ways of 30 metres (98.4 ft) in conjunction with a safety berm or 120 metres (393 ft) without a safety berm and a minimum lot frontage of 18.0 m. The Neighbourhood Facility (NF1) Zone would permit schools, churches and elementary schools and the Open Space (OS1) Zone would permit parks, conservation lands and golf courses. The Holding Provision (h) prohibits new uses until the developer enters into a
Subdivision Agreement with the City. The recommended amendment also identifies the new secondary collector road alignment under Section 4.21 (Road Allowance Requirements) of the By-law;

(e) the request for the Residential R5 (R5-7) Zone; the Residential R5 Special Provision (R5-7( )) Zone and the Residential R1-4 Special Provision (R1-4( ) Zone for Lots 20, 28, 42 and 53 and Block 60 to have an exterior side yard depth of 4.5 m, **BE REFUSED**;

(f) a demolition permit **BE ISSUED** for the demolition of the existing dwelling unit located at 796 Sarnia Road; and

(g) the applicant **BE ADVISED** that the General Manager of Environmental and Engineering Services and City Engineer has projected the following claims and revenues information:

<table>
<thead>
<tr>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban Works Reserve Fund</strong></td>
<td></td>
</tr>
<tr>
<td>$ 673,232</td>
<td>NIL-</td>
</tr>
<tr>
<td>Claim (excluding SWM)</td>
<td>NIL-</td>
</tr>
<tr>
<td>SWM claim (including land)</td>
<td>NIL-</td>
</tr>
</tbody>
</table>

**Development & LDCSB Charges Reserve Fund**

| 926,206 | NIL |

**Total**

| 1,599,438 | $ 72,000 |

Note: (1) ESTIMATED REVENUES FROM DEVELOPMENT, LONDON DISTRICT CATHOLIC SCHOOL BOARD (LDCSB) AND URBAN WORKS CHARGES ARE BASED ON CURRENT RATES IN ACCORDANCE WITH BY-LAWS C.P.-1413-214 AND 1414-215.

(2) THIS INFORMATION IS REPORTED IN ACCORDANCE WITH THE DEVELOPMENT CHARGES AND URBAN WORKS FUNDS BY-LAWS (IE. C.P.-1413-214 & 1414-215), AND ANY AMENDMENTS THERETO. ANY CLAIM PAYMENT FROM THE URBAN WORKS RESERVE FUND WILL BE IN ACCORDANCE WITH BY-LAW NO. C.P.-1414-215 AND AS APPROVED BY THE CITY ENGINEER.

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

- **P. Hinde, Zelinka Priamo Ltd.** — representing the applicant and requesting approval for up to 60 units as opposed to 35 and expressing concerns about street connections and fencing requirements. (59.24.4.04)

10. (13,21) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to the application of Gainsborough Place Inc., relating to a revised draft plan of subdivision on the property located at 848 Gainsborough Road:

(a) the Approval Authority **BE REQUESTED** to approve the revised draft plan of residential subdivision, as submitted by Gainsborough Place Inc. (File No. 39T-00523), prepared by Archibald, Gray & McKay Ltd. (Plan No. 8-L-2846, signed and dated November 20, 2003), as red line amended, which shows a total of 265 single detached residential lots, two (2) multi-family medium density residential blocks, one (1) park block, four (4) walkway blocks, and several road widening and reserve blocks served by eight (8) internal roads, **SUBJECT TO** the conditions contained in the attached Appendix "39T-00513-1";

(b) the Draft Approval of the revised residential plan of subdivision as submitted
by Gainsborough Place Inc. (File No. 39T-00513) **BE APPROVED,**
**SUBJECT TO** the municipal requirements contained in the attached
Appendix "39T-00513 -2";

d) the applicant **BE ADVISED** that the General Manager of Environmental and
Engineering Services and City Engineer has projected the following claims
and revenues information for the revised draft plan submission:

<table>
<thead>
<tr>
<th></th>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Works Reserve Fund</td>
<td>$1,418,690</td>
<td>$308,000</td>
</tr>
<tr>
<td>Other Reserve Funds (City Services &amp; Hydro)</td>
<td>$1,924,118</td>
<td>NIL</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$3,342,808</td>
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**NOTE:** This information is reported in accordance with the Urban Works Reserve Fund By-law No. C.P.-1414-215 and the Development Charges By-law No. C.P.-1413-214, and any amendments thereto. Any payment from the U.W.R.F. will be in accordance with this By-law and will be as approved by the General Manager of Environmental and Engineering Services;

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

- R. Knutson, Knutson Planning Inc. – representing the applicant and reiterating concerns outlined in his letter included on the Planning Committee added agenda relating to road connections and a second access to the subdivision.

11. (14,22) That, on the recommendation of the Acting General Manager of Planning and Development, based on the application of City of London relating to various streets listed in Section 4.21 of the Z-1 Zoning By-law, a by-law **BE INTRODUCED** at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan) to add, amend and delete various streets listed in Section 4.21 of the Z-1 Zoning By-law;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (59.24.4.04)

12. (16) That a demolition permit **BE ISSUED** to 436052 Ontario Ltd. (Rick Tattersal) for the demolition of the residential buildings located at 196 and 198 John Street. (5.21.1.04)

13. (17,23) That, the application for a demolition permit by R.S.J. Holdings Inc. to demolish the residential building located at 915 Richmond Street **BE DEFERRED** until such time as the site plan approval appeal for this site has been resolved. (5.21.1.04)

14. (18,24) That, on the recommendation of the Acting General Manager of Planning and Development, the following actions be taken with respect to portions of the lands located at 1780, 1826 and 1854 Oxford Street West:
(a) a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend the Official Plan in accordance with the attached amendment to amend the Official Plan on a portion of the lands located at 1780 Oxford Street West FROM "Low Density Residential", which allows single detached, semi-detached, and duplex dwellings as the main permitted uses, and "Urban Reserve – Community Growth", which allows a limited range of uses based on the nature of the existing uses, TO "Open Space" to protect the significant woodland; and to amend Schedule B of the Official Plan to add the lands as "Significant Woodland";

(b) a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. 2000 (former Town of Westminster) in accordance with the attached enacting clause to delete the Rural Holding (A2) Zone from 1780 Oxford Street West; and,

(c) a by-law BE INTRODUCED at the Municipal Council meeting on February 16, 2004 to amend Zoning By-law No. Z.-1 in accordance with the attached enacting clause (in conformity with the Official Plan, as amended in part (a) above) to change the zoning on a portion of 1780 Oxford Street West to apply an Open Space (OS5) Zone to permit conservation lands, conservation works for flood and erosion control, and recreational uses and facilities for the enjoyment of a natural area associated with conservation lands;

it being noted that:

i) the portion of the lands at 1826 and 1854 Oxford Street West located within the boundary of ecological patch #07041 will not be included under the Environmental Review Lands Study;

ii) it is anticipated that an evaluation of the portion of the lands at 1826 and 1854 Oxford Street West located within the boundary of ecological patch #07041 will be undertaken by the landowner/developer at the time of development and that a Subject Lands Study and an environmental impact study will be completed to determine potential environmental significance; and

iii) consistent with the statements expressed by the landowners' representatives at Planning Committee on January 26, 2004, environmental impact studies will be completed on the lands at 1826 and 1854 Oxford Street West at the time of development;

it being further noted that the Planning Committee heard delegations from P. Hinde, Zelinka Priamo Ltd. and A. Patton, Patton, Cormier and Associates with respect to this matter. (59.24.4.04)

II YOUR COMMITTEE REPORTS:

15. (2) That the Planning Committee received an information report from the Director of Building Controls with respect to building activity in the City of London. (5.8.3.04)

16. (3) That the Planning Committee received and noted the 1st Report of the Agricultural Advisory Committee from its meeting held on January 21, 2004. (See report attached).

17. (4) That the Planning Committee received a communication from Councillor Judy Bryant with respect to risks to trees in the City of London. (58.18.1.04)

18. (15) That the Planning Committee (PC) heard a delegation from S. Crawford, CEO, Women's Christian Association with respect to a proposed
New McCormick Home

City of London Street Tree Guidelines

Deferred Matters

Confidential Matters

amendment to Subdivision Agreement 39T-00518 relating to access to Kains Road from the new McCormick Home. The PC referred the issue of the access configuration and any required subdivision agreement amendments to a special meeting of the Planning Committee on Monday, February 16, 2004 to allow staff and Mr. Crawford to further deliberate the issues. (59.24.4.04) (67.1.6.04)

19. (19) That the Planning Committee (PC) received a communication from the Ontario Association of Landscape Architects with respect to the City of London Street Tree Guidelines. The PC referred the communication to staff to include in its forthcoming report on this matter.

20. That the Planning Committee made progress with its Deferred List.

21. That the Planning Committee is submitting a confidential report to the Municipal Council about a property matter. (See Confidential Appendix to the 4th Report of the Planning Committee enclosed for Council Members only.)

The meeting adjourned at 7:25 p.m.