YOUR COMMITTEE RECOMMENDS:

1. That the Mayor BE REQUESTED to forward a letter of thanks to the neighbouring municipalities and the City of London staff who assisted during the significant snow storm experienced by the City in December 2010; it being noted the Built and Natural Environment Committee received and reviewed a report from the Director, Roads and Transportation with respect to an evaluation of how the storm event was managed. (2011-S08-00)

2. That on the recommendation of the Director, Roads and Transportation, the proposed by-law attached as Appendix “A” BE INTRODUCED at the Municipal Council meeting on February 28, 2011 for the purpose of amending the Traffic and Parking By-law (P.S. 111) to address traffic safety, operations and parking concerns on Essex Street and Jennifer Gardens. (2011-S09-00)

3. That, on the recommendation of the Director, Wastewater and Treatment, the following actions be taken with respect to the initiation of a loan program for the disconnection of sewer cross-connections:
   (a) the Disconnection of Sewer Cross-Connection Loan Program By-law, attached as Appendix “A”, BE INTRODUCED at the Municipal Council meeting on February 28, 2011 to provide property owners optional financial assistance associated with the cost of disconnecting their illegal sewer cross-connection; and
   (b) the Reserve Fund for the Disconnection of Sewer Cross-Connection Loan Program By-law, attached as Appendix “B”, BE INTRODUCED at the Municipal Council meeting on February 28, 2011 to provide for the establishment of a reserve fund for the loan program noted in part (a) above. (2011-F12-00/W10-00)

4. That, on the recommendation of the Director, Wastewater and Treatment, the following actions be taken with respect to the award of a contract for the Fox Hollow Development Area Stormwater Management Facility (SWMF) No. 2 Site Preparation:
   (a) the bid submitted by J-AAR Excavating Ltd. at its tendered price of $494,370, excluding H.S.T., for the Fox Hollow Development Area SWMF No. 2 Site Preparation construction contract BE ACCEPTED; it being pointed out that the bid submitted by J-AAR Excavating Ltd. was the lowest of nine (9) bids received and meets the City’s specifications and requirements in all areas;
   (b) Stantec Consulting BE AUTHORIZED to carry out the Inspection and General Construction Administration for the Fox Hollow Development Area SWMF No. 2 Site Preparation in accordance with the estimated amount of $38,750, excluding HST, based upon the Fee Guideline for Professional Engineering Services, 2006, recommended by the Ontario Society of Professional Engineers and in accordance with Section 15 of the Procurement of Goods and Services Policy;
(c) the financing for this work **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix "A";

(d) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this work;

(e) the approval given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract or issuing a purchase order relating to the material to be supplied and the work to be done relating to this project (Tender 11-11-3); and

(f) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations. (2011-W10-00)

5. (6) That, on the recommendation of the Director, Wastewater and Treatment, the following actions be taken with respect to the approval of additional engineering fees for the completion of a Municipal Class Environmental Assessment (EA) Study for the Storm/Drainage and Stormwater Management (SWM), transportation and sanitary trunk servicing works for the Tributary 'C' drainage area located within the Downstream Thames River Subwatershed Area:

(a) the Mayor and the City Clerk **BE AUTHORIZED** to execute an updated agreement with the Consultant, AECOM, 250 York Street, Suite 410, London, Ontario K6A 6K2, to increase the previously approved engineering Environmental Assessment by $84,018, excluding HST, bringing the upset amount from $332,412 to $416,430, excluding HST, for the said project in accordance with Section 15, Clause 15.2(g) of the Procurement of Goods and Services Policy;

(b) the financing for the project **BE APPROVED** in accordance with the "Sources of Financing Report" attached hereto as Appendix "A";

(c) the consulting fees for the project identified in part (a) above, **BE IN ACCORDANCE** with the estimate on file, which is based upon the Fee Guideline for Professional Engineering Services, 2006, recommended by the Ontario Society of Professional Engineers; and

(d) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the work. (2011-W05-00)

6. (7) That, on the recommendation of the General Manager of Planning and Development, the following candidates **BE APPROVED** for available positions on the Urban Design Peer Review Panel:

(a) McMichael Ruth – Position of Architect;

(b) Tim Castle – Position of Architect; and

(c) Gabe Charles – Position of Urban Design Planner. (2011-G03-00)

7. (8) That, on the recommendation of the Director of Development Planning and the Managing Director of Development Planning, regarding the Plan of Subdivision application of Sifton Properties Limited relating to the property located at 1270 Sunningdale Road East, the Ontario Municipal Board **BE ADVISED** that the City of London has no objection to the request by Sifton Properties Limited for a six-month extension to draft approved plan 39T-06503, dated March 7, 2008, which shows 192 single detached dwelling lots, 1 medium density residential block, 7 park and open space blocks, 1 reserve block and several road widening and 0.3 m reserve blocks served by the extension of North Wenige Drive (a secondary collector), Waterwheel Road and proposed Springlegde Drive and 3 new local streets; it being noted that staff will bring forward a second report related to the request from Sifton Properties for a two-year extension at a later date. (2011-D11-07)
8. (9) That, on the recommendation of the Director of Land Use Planning and the Director of Neighbourhood and Children's Services, the following actions be taken with respect to the provision of a neighbourhood level skateboard park in Byron:

(a) the Civic Administration **BE DIRECTED** to proceed with the public consultation process for a neighbourhood skateboard park in the west end of Springbank Park, near the soccer fields; and

(b) future additional annual operating costs of $9,000 for the skate park **BE APPROVED** as a first priority commitment from available assessment growth in 2012, subject to final budget approval;

it being noted that no neighbourhood park locations are available in Byron to be considered in response to a petition from residents to provide such a facility in Byron. (2011-E06-00/C18-00)

9. (11,20) That the following actions be taken with respect to the delegation from Mayor A. Edmondson, Michelle Smibert, Chief Administrative Officer and Maureen Looby, Director, Public Works and Engineering, Municipality of Middlesex Centre with respect to the Wastewater Treatment Agreement for Arva:

(a) the Civic Administration **BE DIRECTED** to negotiate amendments to the existing wastewater treatment agreement with the Municipality of Middlesex Centre in order to accommodate their need for increased capacity, and to report back at a future public participation meeting of the Built and Natural Environment Committee; and

(b) the following **BE RECEIVED** for information:

(i) a report dated September 27, 2010 from the General Manager of Planning and Development and the General Manager of Environmental and Engineering Services and City Engineer with respect to a previous request by the Municipality of Middlesex Centre relating to this matter; and

(ii) the actions taken by the Planning Committee in response to the above-noted request at its meeting held on September 27, 2010. (2011-W06-00)

10. (12) That, on the recommendation of the Managing Director of Development Approvals and Director of Development Planning, the following actions be taken with respect to the site plan approval application of Monique Rae Bennett relating to the property located at 175 Central Avenue:

(a) the Approval Authority **BE ADVISED** that there were no issues raised at the public participation meeting of the Built and Natural Environment Committee with respect to this application;

(b) the Approval Authority **BE ADVISED** that the Municipal Council supports the approval of the attached site plan, landscape plans and development agreement clauses **SUBJECT TO** the approval of the site servicing and grading plans; and

(c) the applicant **BE ADVISED** that the General Manager of Environmental & Engineering Services & City Engineer has projected the following claims and revenues information:
11. (13) That, on the recommendation of the Director of Development Planning and the Managing Director of Development Planning, based on the application of Monique Rae Bennett relating to the property located at 175 Central Avenue, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on February 28, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R3/R4/R8/Office Conversion/Restricted Office (h-5)R3-l/R4-1/R8-4/OC7/R03 Zone TO a Residential R3/R4/R8/Office Conversion/Restricted Office (R3-1/R4-1/R8-4/OC7/R03) Zone to remove the holding provision. (2011-D11-01)

12. (14) That, on the recommendation of the General Manager of Planning and Development, the Meadowlily Secondary Plan draft land use options, (AECOM & Urban Strategies Inc., January 2011), and draft background studies BE RECEIVED for information and BE CIRCULATED to members of the public, landowners and stakeholder groups for input; it being noted that the draft land use options and draft background studies are available and are posted on the City’s website; it being further noted a Public Open House is scheduled for March 9, 2011; it being also noted that following the Public Open House, Planning staff will report back to the Built and Natural Environment Committee in April 2011, with any issues raised during public consultation in response to the draft land use options, draft background studies and servicing options under the Environmental Assessment review. (2011-D11-09)

13. (15) That, on the recommendation of the Director of Land Use Planning, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 1195 Oxford Street West:

(a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on February 28, 2011 to amend the Official Plan FROM "Office Area" which primarily accommodates small and medium-scale office uses within purpose designed office buildings at appropriate locations TO "Community Commercial Node" which primarily permits uses that provide a wide range of goods and services which are needed on a regular basis;

(b) the proposed by-law attached hereto as Appendix "B" BE INTRODUCED at the Municipal Council meeting on February 28, 2011 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part (a) above), to change the zoning of the subject property FROM an Automobile Service Station (SS2) Zone which permits a service station and gas bar TO a Community Shopping Area Special Provision (CSA 6 (J)) Zone which permits bake shops, financial institutions with a drive through facility, medical/dental offices, offices, personal service establishments, restaurants with drive-through facilities, retail stores, studios, video rental establishments with a minimum front and exterior side-yard setback of 1.5 metres, 8 drive-through restaurant stacking spaces, a minimum 3.5 metre separation distance from the edge of the drive-through lane to the residential lot line with a 2.4 metre noise wall and with 0 loading spaces;

(c) the Site Plan Approval Authority BE REQUESTED to consider the following design objectives through the site plan process, in accordance with the site plan included as the attached Appendix "C" of this report:

- locate the commercial retail unit in close proximity to Oxford Street West and Hyde Park Road;
- orient the main entrance of the commercial retail unit in close proximity to Oxford Street West.
proximity to the south-west corner of the commercial retail building;

- provide variation in building wall parapet heights to provide architectural delineation in the elevations facing Oxford Street West and Hyde Park Road corner;

- ensure that the noise barrier (fence) along the east property line to screen the drive-through lane of the restaurant and provide a similar noise barrier (fence) along the north property line to screen the drive through lane;

- ensure widths of all sidewalks within the site are sufficient to support a quality pedestrian environment; and

(d) the Site Plan Approval Authority BE REQUESTED to address the following noise mitigation/stacking space measures through the site plan process:

- any change in the type of mechanical equipment, its location, height and sound level output as reviewed in the submitted noise report be reviewed by an Acoustic Consultant prior to final construction to ensure that MOE’s NPC-205 noise criteria will be met;

- the menu board system at the drive-through shall be set up with the Automatic Volume Control (AVC) turned on during its operation so that the loudspeaker output tracks the ambient traffic noise;

- the location of the drive-through speaker be thoroughly reviewed to minimize noise impacts to the adjacent residential neighbours;

- as required by the City of London, a 2.4 metre high acoustic fence should be erected along the eastern boundary of the site, with the final extent of the fence is to be determined during the Site Plan process;

- no speakers for the purpose of playing music should be permitted as per Section 4.18 (5) of the City of London Zoning By-law Z-1;

- stacking space requirements should be for the proposed the A&W restaurant use only; and

- a change of use will require a further stacking space study;

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

- M. Zunti, Sifton Properties Limited – representing the applicant and expressing support for the staff recommendation; noting that the building to be located facing Oxford Street West will now be a retail use rather than a restaurant/bar which should alleviate concerns relating to noise, odour and garbage from that use, that a traffic impact study has been conducted for the site and has shown there will be no worse impact resulting from the proposed development than what currently exists; further noting that they have had a landscape architect review the site and will retain some trees if they do not pose a safety risk.

- S. Patterson, representing A&W Restaurants and indicating there will be a filtering system in place to alleviate any odours from the site, that there will be an in-ground storage system for garbage, and that a noise study has shown there will be minimal impact on adjacent areas from the restaurant.

- G. Stark, 1189 Oxford Street West – expressing concern, that as an adjacent neighbour, they will be adversely impacted by traffic and noise; noting that the proposed fencing around the subject site will not sufficiently mitigate noise concerns;

It being noted that the Built and Natural Environment Committee reviewed and received a communication from B. Brown, 1141 Oxford Street West expressing concerns with respect to traffic and trash resulting from the proposed development. (2011-D11-07)
14. (16) That, on the recommendation of the Director of Land Use Planning, the final Downtown Heritage Conservation District Background Study BE RECEIVED and that commencement of Phase 2 of the Downtown Heritage Conservation District process BE APPROVED; it being noted that funding for Phase 2 is already in place within both the 2009 and 2010 capital budgets; it being further noted that Phase 2 shall include Official Plan policies, conservation guidelines and appropriate programs within the context of a heritage conservation district plan all leading to the official designation of this area as a Heritage Conservation District under Part V of the Ontario Heritage Act; it being pointed out the Built and Natural Environment Committee heard delegations from D. Young, Project Manager, Stantec Consulting, and M. Baker, local historian, with respect to this matter. (2011-D07-00/D13-00)

15. (17) That, the following actions be taken in response to a delegation from P. Masschelein, Vice-President, Neighbourhood Developments, Sifton Properties Limited relating to stormwater management for the Old Victoria Subdivision (39T-09502):

(a) the request by Sifton to have an appropriate condition included within its forthcoming draft plan for the Old Victoria Subdivision (36T-09502), to allow for the design and construction of the stormwater management facility by Sifton rather than the City, with reimbursement in accordance with the current GMIS schedule in 2015 BE DEFERRED pending an orientation session at the Committee of the Whole meeting on March 22, 2011 relating to Development Charges, at which time additional reports will be provided by staff concerning policies for accelerating capital works to serve growth including front-ending agreements; and

(b) the report dated February 14, 2011 from the Managing Director, Development Approvals Business Unit, BE RECEIVED for information.

16. (18,21) That, on the recommendation of the General Manager of Planning and Development and the General Manager of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the application of the City of London for amendments to the City’s Official Plan and Zoning By-law and also relating to the Class Environmental Study Report (ESR) for the Veterans Memorial Parkway (VMP) long term plan:

(a) the proposed By-law attached hereto as Appendix “A” BE INTRODUCED at the Municipal Council meeting on February 28, 2011 to amend the Official Plan to change the classification of Veterans Memorial Parkway to a Freeway, to change the classification of certain roads adjacent to Veterans Memorial Parkway to identify the location of future interchanges and to:

(i) add a Special Policy to Chapter 18 of the Official Plan that provides specific direction for the Veterans Memorial Parkway Corridor relating to the importance of protecting and enhancing the VMP corridor, existing street connections to the corridor, right-of-way protection along the corridor and TDM initiatives;

(ii) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by changing the road classification of Veterans Memorial Parkway from an “Expressway” to a “Freeway” from Highway 401 north to Oxford Street;

(iii) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by changing the road classification of Veterans Memorial Parkway from a “Proposed Expressway” to a “Freeway” from Oxford Street north to Huron Street;

(iv) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by changing the road classification of Veterans Memorial Parkway from a “Proposed Expressway” to a “Proposed Freeway” from Huron Street north to Clarke Road;
(v) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding Proposed Interchange locations along the Veterans Memorial Parkway corridor at its intersections with Gore Road, Trafalgar Street, Dundas Street, Oxford Street, Huron Street and Clarke Road;

(vi) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding Crumlin Sideroad as a new Secondary Collector road from 200 metres south of the Canadian National Rail lines to Gore Road;

(vii) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding Sovereign Road as a new Secondary Collector road from north of the Canadian National Rail lines north to the existing limit of Sovereign Road;

(viii) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding a “Proposed Secondary Collector” road within lands located south of Dundas Street, east of Veterans Memorial Parkway, west of Crumlin Sideroad and north of Sovereign Road;

(ix) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding Cuddy Boulevard as a new “Secondary Collector” road from Page Street to Oxford Street;

(x) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding a “Proposed Secondary Collector” road within lands located north of Dundas Street, east of Veterans Memorial Parkway, west of Crumlin Sideroad and south of Cuddy Court;

(xi) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding Aberdeen Drive from north of Gore Road to Tartan Drive as a new “Secondary Collector” road;

(xii) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding a “Proposed Secondary Collector” Road within lands located north of Tartan Drive, west of Veterans Memorial Parkway, and south of Trafalgar Street;

(xiii) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding a “Proposed Secondary Collector” road within lands located north of Scanlan Street, west of Veterans Memorial Parkway, and south of Gore Road;

(xiv) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding a “Proposed Arterial” road by extending Kilally Road 200 metres east of Clarke Sideroad;

(xv) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by deleting the “Proposed Expressway” between the VMP corridor and Clarke Sideroad and replacing it with a “Proposed Arterial” Road between Clarke Road and Kilally Road; and

(xvi) amend Schedule “C”, Transportation Corridors, to the Official Plan for the City of London Planning Area by adding a “Proposed Arterial” road by extending Clarke Sideroad 200 metres east of the VMP corridor;
(b) the Civic Administration **BE DIRECTED** to prepare the following:

(i) amendments to the Zoning By-law to implement the accepted ESR and approved Official Plan Amendments related to the preferred functional design of the VMP corridor to be considered at a future public participation meeting of the Built and Natural Environment Committee; and

(ii) amendments to the Kilally South Area Plan and Schedules ‘A’, ‘B’ and ‘C’ of the of the Official Plan dealing with lands contained within the deferred area of the Kilally South Area Plan, as it relates to the accepted ESR and approved Official Plan Amendments related to the preferred functional design of the VMP corridor to be considered at a future public participation meeting of the Built and Natural Environment Committee;

(c) the Official Plan Amendments outlined in part (a) above **BE NOTED** as the 2030 Transportation Master Plan proceeds; and

(d) the concept of extending the Veterans Memorial Parkway to Wilton Grove Road **BE REFERRED** to the London 2030 Transportation Master Plan;

it being noted that Municipal Council, on September 15, 2008 directed staff to prepare a monitoring and implementation plan covering the next 20 years, with the involvement of key stakeholders in the study area;

it being further noted that the Environmental Study Report (ESR) and its recommendations, introduced at the July 14, 2008 Environment and Transportation Committee meeting was accepted by Municipal Council on September 15, 2008 and can now be deposited for public review in accordance with the *Environmental Assessment Act* and the *Planning Act*, and that the ESR provides the technical justification for the required Official Plan amendments outlined in part (a) above;

it being also noted the Built and Natural Environment Committee (BNEC) heard a delegation from B. Duguid, Cassels Brock Lawyers, representing TDL Group Corp., owners of the lands located at 50 Admiral Drive and operator licensor of the Tim Hortons restaurant located at that location, expressing their opposition to the Official Plan amendments until the City’s Transportation Master Plan has been completed, as outlined in their communication dated February 11, 2011 and included in the BNEC Added Agenda. (2011-D11-02)

17. (19) That consideration of the report dated February 14, 2011 from the General Manager of Planning and Development and the General Manager of Environmental and Engineering Services and City Engineer relating to a possible Wilton Grove extension of Veterans Memorial Parkway to Wilton Grove Road as well as the confidential component of this report relating to the proposed or pending acquisition or disposition of land in conjunction with the Economic Development Plan **BE DEFERRED** to the next meeting of the Built and Natural Environment Committee. (2011-S07-03)

II YOUR COMMITTEE REPORTS:

18. (1) That the Built and Natural Environment Committee reviewed and received an information report from the Director of Roads and Transportation with respect to a re-assessment of the condition of Torrington Crescent. (2011-S08-00)

19. (10) That the Built and Natural Environment Committee reviewed and received the 1st Report of the Transportation Advisory Committee from its meeting held on February 1, 2011. (See report attached.)
20. That Mayor J. Fontana disclosed a pecuniary interest in clause 9 of this report relating to a request by the Municipality of Middlesex Centre for a review of the wastewater treatment agreement by indicating that he resides in Arva.

21. That Councillor W. J. Polhill disclosed a pecuniary interest in clause 16.(a)(vii) of this report relating to an Official Plan amendment concerning Veterans Memorial Parkway by indicating his business is adjacent to Sovereign Road.

The meeting adjourned at 7:08 p.m.