I. YOUR COMMITTEE RECOMMENDS:

1. (6) That, on the recommendation of the Director of Development Planning and the Director of Land Use Planning, the following actions be taken in response to the letters of appeal to the Ontario Municipal Board, submitted by Patton Cormier & Associates on August 3, 2010 on behalf of John Brotzel relating to the applications for Consent and Minor Variance for lands located at 50 Jacqueline Street:

   (a) the Ontario Municipal Board BE ADVISED that:

   (i) the Municipal Council supports the decision of the Committee of Adjustment to refuse the minor variance application; and

   (ii) the appeal by John Brotzel with respect to an application for a consent for lands located at 50 Jacqueline Street BE REFUSED for the following reasons: the application does not conform to the City of London Official Plan or the Z-1 Zoning By-law; the application to create the lots is not consistent with the concurrent amended application for minor variance submitted by the proponent; the proposed new development would result in a lot pattern that is not consistent with the surrounding lotting pattern in the area; the proposed development, if approved, would result in development which is not compatible with the character of the area; and

   (b) the City Solicitor and General Manager of Planning and Development BE DIRECTED to provide legal and planning representation at the Ontario Municipal Board Hearing to support the decision of the Municipal Council in response to the appeals with respect to the consent and the minor variance.

2. (7) That, on the recommendation of the Director of Development Planning, based on the application of Durlon Construction Ltd. relating to the property located at 3967 Savoy Street, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on October 4, 2010 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5 (h*R5-4) Zone TO a Residential R5 (R5-4) Zone. (2010-D09/D16-00)

3. (8) That, on the recommendation of the Director of Development Planning, the following actions be taken based on the application of Claybar Developments Inc. relating to the property located at 1139 Fanshawe Park Road West:

   (a) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on October 4, 2010 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan), to change the zoning on the property located at 2727 Tokala Trail, (which forms part of 1139 Fanshawe Park Road West), FROM a Compound Holding Residential R6 Special Provision/R7/R8/Community Facility (h. h-54. H-71. H-95. H-100. R6-5(29)/R7 H15 D75/R8 H15 D75/CF1) Zone; TO a Compound Holding Community Facility/Holding Residential R6 Special Provision/R7/R8 (h-95. CF1/h. h-54. H-71. H-95. H-100. R6-5(29)/R7 H15 D75/R8 H15 D75) Zone to
remove the h., h-54, h-71 and h-100 holding provisions from the CF1 Zone; and

(b) the application to change the zoning of a portion of the subject lands FROM a Holding Residential R1 Special Provision (h. h-100. R1-3(8)) Zone; a Compound Holding Residential R6 Special Provision/R7/R8/Community Facility (h. h-54. H-71. H-95. H-100. R6-5(29)/R7 H15 D75/R8 H15 D75/CF1) Zone; and a Compound Holding Residential R6 Special Provision/R7/R8/Community Facility (h. h-54. H-71. H-95. H-100. R6-5(29)/R7 H15 D75/R8 H15 D75) Zone TO a Residential R1 (R1-3(8)) Zone, a Compound Residential R6 Special Provision/R7/R8/Community Facility (R6-5(29)/R7 H15 D75/R8 H15 D75/CF1) Zone and a Compound Residential R6 Special Provision/R7/R8 (R6-5(29)/R7 H15 D75/R8 H15 D75) Zone to remove the h., h-54, h-71, h-95 and h-100 holding provisions from all lands BE DEFERRED until such time as servicing, noise impacts and design issues have been addressed.

4. (12) That, on the recommendation of the London Advisory Committee on Heritage (LACH), based on the rationale that development in London originally occurred from the Thames River, in an easterly direction, and in order to ensure all property to the west of the current street boundary is included in the Study area, the entire western boundary of the Downtown Heritage Conservation District BE AMENDED to be the middle of the Thames River from the current west boundary for the study; it being noted that the LACH heard verbal presentations from C. Parker, Senior Planner, City of London; D. Young, Project Leader; M. Baker, Local Historian and S. Behr and E. Vandermaarel, SJMA Architecture, with respect to the Downtown Heritage Conservation District Background Study.

5. (12) That the Director of Building Controls BE ADVISED that the London Advisory Committee on Heritage (LACH) would have no objection to the issuance of a demolition permit to St. Joseph’s Health Care to allow for the demolition of the Zone A building located at 268 Grosvenor Street, as per the St. Joseph’s Health Care London, Grosvenor Campus Milestone 2, Phase 3 Urban Design Brief should such an application be submitted; it being noted that the Chapel, existing heritage features and the building located at 900 Richmond Street will be designated; it being further noted that the LACH heard verbal presentations from D. Crockett, Integrated Vice-President, Facilities & Restructuring, London Health Sciences Centre; L. Kirkness, Kirkness Consulting Inc.; T. Tillman, Tillman Ruth Mocellin Architects; R. Koudys, Landscape Architect and K. Adams, Hastings & Aziz, with respect to this matter.

6. (12) That, on the recommendation of the London Advisory Committee on Heritage (LACH) and the Director of Land Use Planning, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of H. Ginsberg requesting permission for an alteration to the designated heritage property located at 505 Princess Avenue BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed alteration and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible; it being further noted that the LACH heard verbal presentations from Mr. and Mrs. H. Ginsberg, with respect to this application.

7. (12) That, on the recommendation of the London Advisory Committee on Heritage (LACH) and the Director of Land Use Planning, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of E. Marks and D. Pritchard requesting permission for an alteration to the designated heritage property located at 809 Queens Avenue BE APPROVED, SUBJECT TO the proposed new two front façade windows, on the second floor, being the same width, and positioned above, the existing windows on the first floor; it being noted that the Heritage Planner has reviewed the proposed alteration and has advised that the impact of such alteration on the heritage features identified in the reasons for designation is significant but may provide for the retention of the building as opposed to the previously proposed demolition; it being also noted that the alterations are effective upon E. Marks and D. Pritchard taking ownership of the property; it being further noted that the LACH heard verbal presentations from E. Marks and D. Pritchard, with respect to this application.
8. (14) That, on the recommendation of the Director of Development Planning, based on the application of the City of London relating to the Trafalgar Industrial Park Subdivision, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 4, 2010 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to **ADD** a Special Provision to Section 4.13.5 to permit vehicles to manoeuvre into loading areas on Neptune Crescent, Sovereign Crescent, Sovereign Crescent between Gore Road and Trafalgar Street, and Tartan Drive between Sovereign Road and Neptune Crescent;

it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2010-D11-02)

9. (15) That, on the recommendation of the Director of Land Use Planning, the following actions be taken with respect to the application of City Centre Storage relating to the property located at 715 Fanshawe Park Road West:

(a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 4, 2010 to amend the Official Plan by including a special policy for the "Neighbourhood Commercial Node" designation to include a "self storage establishment" as a permitted use;

(b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Highway Service Commercial/Restricted Service Commercial (HS4/RSCI/RSC4) Zone **TO** a Special Provision to Section 4.13.5 to include a self storage establishment as a permitted use, to allow a maximum total gross floor area of 8,395 m² in place of a maximum of 6,000 m², and permit a 0.0 metre interior side yard setback abutting any Restricted Service Commercial (RSC4) Zone **BE REFUSED** for the following reason: the 0.0 metre setback abutting any Restricted Service Commercial (RSC4) Zone should only be permitted abutting the property located at 705 Fanshawe Park Road West;

(c) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 4, 2010 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** a Highway Service Commercial/Restricted Service Commercial (HS4/RSCI/RSC4) Zone **TO** a Highway Service Commercial/Restricted Service Commercial Special Provision (HS4/RSCI/ RSC4( )) Zone to add a self storage establishment as a permitted use, with a maximum total gross floor area of 8,395 m², to reduce the number of required parking spaces from 45 to 42 and a 0.0 metre interior side yard setback abutting the property located at municipal address 705 Fanshawe Park Road West;

(d) the Site Plan Approval Authority **BE REQUESTED** to consider the following issues through the site plan approval process:

(i) development be substantively consistent and in accordance with Urban Design concepts contained within the Urban Design Brief submitted as part of this application;

(ii) enhanced landscaping and screening be incorporated on the west boundary of the site adjacent to residentially designated lands;

(iii) a landscape plan be submitted to illustrate the preservation of the existing trees along the north side of the site, in accordance with the tree preservation plan;

(iv) the building be located within close proximity to the street in order to continue the existing streetwall, as per the design concept submitted as part of this application;

(v) the south façade, parallel to Fanshawe Park Road, be designed as the front;

(vi) the principle entrance into the building be located in the front façade of the building facing the street;

(vii) there should be a direct pedestrian connection between the buildings principle entrance and the City sidewalk;

(viii) the south façade should include architectural features such as
canopies, sunshades, glazing, lighting, signage etc.;

(ix) the office/front portion of the building be distinguished from the rear portion by use of different high quality materials, massing and volume;

(x) the west facade of the building should include banding and differentiating materials to break-down the visual mass of the facade;

(xi) parking in the front of the property should be discouraged; and

(xii) additional trees to buffer the residential area to the west of the subject site be considered along the property line; and

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

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 Limited – representing the applicant and expressing support for the staff recommendation, but requesting the deletion of the holding provision for urban design in relation to this project as a substantial amount of consultation has already taken place with respect to the site plan and the issues have been comprehensively dealt with. (2010-D11-02)

10. (16) That, on the recommendation of the Director of Land Use Planning, the following actions be taken based on the application of First Georgian Properties Inc. relating to the property located at 810 Southdale Road East:

(a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Convenience Commercial/Automobile Service Station (CC2/SS1) Zone which permits convenience service establishments, convenience stores, financial institutions, personal service establishments, food stores, take out restaurants, all without a drive-thru facility; brewing on premises establishments; dwelling units, together with any other permitted uses; medical dental offices; automobile service stations and gas bars, TO a Convenience Commercial/Automobile Service Station Special Provision (CC2/SS3( )) Zone to permit a car wash and automobile repair garage in addition to the list of currently permitted uses, and to allow an east interior side yard of 9 metres instead of the required 10 metre setback to recognise the location of the existing structure on the property BE REFUSED for the reason that a holding provision is required to ensure that the existing site plan is amended for the proposed new use;

(b) the proposed by-law attached hereto as Appendix “A” BE INTRODUCED at the Municipal Council meeting on October 4, 2010 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Convenience Commercial/Automobile Service Station (CC2/SS1) Zone which permits convenience service establishments, convenience stores, financial institutions, personal service establishments, food stores, take out restaurants, all without a drive-thru facility; brewing on premises establishments; dwelling units, together with any other permitted uses; medical dental offices; automobile service stations and gas bars, TO a Holding Convenience Commercial/Automobile Service Station Special Provision (h--.CC2/SS3( )) Zone to permit a car wash and automobile repair garage in addition to the list of currently permitted uses, and to allow an east interior side yard of 9 metres instead of the required 10 metre setback to recognise the location of the existing structure on the property. The Holding (h) provision requires that the existing site plan be amended before a new use is established on the property; and

(c) the Site Plan Approval Authority BE REQUESTED to address the following design issues through the site plan process, along with other routine site plan considerations:
(i) privacy for the adjacent residential properties;
(ii) protection of the Westminster Ponds Environmentally Significant Area, pursuant to the Environmental Impact Study (BioLogic, June 30, 2010) and the Environmental and Ecological Advisory Committee (July 22, 2010); and
(iii) provision of a suitable location for vehicular access to the site;

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

- N. Gallo, President, First Georgian Properties Inc., 746 Mountain Road, Collingwood, ON – expressing support for the staff recommendation but requesting deletion of the requirement for a holding provision for the site plan as he will undertake to ensure all issues are dealt with and that the property will be restored to its original condition; noting that the owner/operator for the site intends to be there for the long-term and that any outstanding issues relating to the neighbouring residents' concerns will be addressed.
- L. Pera, 45 Ebury Crescent – noting that she was originally opposed to the application, but that discussions with both the applicant and City staff have alleviated most concerns, but indicating she still has a number of concerns relating to site plan that would be better addressed during consideration of that matter; further noting she will provide input directly to staff to ensure the concerns are understood. (2010-D-11-03)

11. (17) That, on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application of Rock Developments Inc. relating to the property located at 431 Richmond Street:

(a) the Approval Authority BE ADVISED that at the public participation meeting of the Planning Committee held in connection with the application for a three (3) storey retail and office building at 431 Richmond Street there were no concerns raised by members of the public;

(b) the Approval Authority BE ADVISED that the Municipal Council supports the approval of the attached site plan, building elevations and development agreement clauses SUBJECT TO the approval of the site servicing and grading plans, and SUBJECT TO the addition of a minimum of one additional "real" window at minimum along the Carling Street frontage of the building; and

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

<table>
<thead>
<tr>
<th></th>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Works Reserve Fund</td>
<td>$93,303.59</td>
<td>$NIL</td>
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<tr>
<td>Other Reserve Funds</td>
<td>$427,386.63</td>
<td>$NIL</td>
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<tr>
<td>(City Services &amp; Hydro)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$520,690.22</td>
<td></td>
</tr>
</tbody>
</table>

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 Limited – representing the applicant and expressing support for the staff recommendation; noting that this is the first new retail project in the core in some time and that the required functionality of a retail operation has dictated the exterior design to a great degree; further noting they will review the addition of another window on the north
PC - 6

façade as a continuance of the windows along the Richmond Street frontage. (2010-D25-00)

12. (18) That, on the recommendation of the Managing Director of Development Approvals and the General Manager Planning and Development, based on the application of Rock Developments Inc. relating to the property located at 431 Richmond Street, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on October 4, 2010 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 Downtown Area (h-3*h-5*DA1*D350) Zone TO a Downtown Area (DA1*D350) Zone to remove the holding provision. (2010-D11-06)

13. (19) That, on the recommendation of the Director of Land Use Planning, based on the application of Doman Developments Inc. relating to the property located at 1900 Hyde Park Road, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on October 4, 2010 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Restricted Service Commercial (RSC1/RSC4/RSC5) Zone which permits a range of automotive services; furniture stores; service commercial, trade services; and moderately intense commercial uses TO a Holding Restricted Service Commercial (h-11*h-32*RSC1/RSC3/RSC4/RSC5) Zone to expand the range of uses to include: assembly halls; clinics; commercial recreation establishments; funeral homes; laboratories; medical/dental offices; and, private clubs, in addition to the previous permitted uses, subject to holding provisions to ensure that upon future redevelopment, a development agreement is entered into with the City of London to provide appropriate access arrangements and that any new development is consistent with the Hyde Park Community Plan and Urban Design Guidelines;

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

- Doman Developments Inc. – expressing support for the staff recommendation. (2010-D11-02)

14. (20) That, on the recommendation of the Director of Development Planning, the following actions be taken with respect to the site plan approval application of 843421 Ontario Inc. relating to the property located at 540 First Street:

(a) the Approval Authority BE ADVISED that at the public participation meeting of the Planning Committee held in connection with the application for construction of a an 826 sq. m accessory storage building at 540 First Street, there were no issues raised by members of the public;

(b) the Approval Authority BE ADVISED that the Municipal Council has no objection to 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 and Engineering Services and City Engineer has projected the following claims and revenues information:

<table>
<thead>
<tr>
<th></th>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Works Reserve Fund</td>
<td>$NIL</td>
<td>$NIL</td>
</tr>
<tr>
<td>Other Reserve Funds</td>
<td>$NIL</td>
<td>$NIL</td>
</tr>
<tr>
<td>(City Services &amp; Hydro)</td>
<td>$NIL</td>
<td>$NIL</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$NIL</strong></td>
<td></td>
</tr>
</tbody>
</table>
15. (21) That the communications dated September 16, 2010 and September 15, 2010 respectively from Councillor S. Orser and from T. Johnson, 784 Curry Street with respect to addition of swings in community local parks BE REFERRED to the Planning Division to review and report back at a future meeting of the Planning Committee. (2010-D25-00)

16. (23) That, in response to a communication dated September 24, 2010 and a delegation from R. Knutson, Knutson Development Consultants Inc., with respect to the execution of the Gainsborough Phase 3 subdivision agreement, the Civic Administration BE ASKED to proceed as quickly as possible with respect to this matter once outstanding issues with CP Rail have been resolved and reviewed. (2010-D26-00)

17. (11) That the monthly report of the Building Division for August 2010 BE NOTED AND FILED. (2010-D06-00)

II YOUR COMMITTEE REPORTS:

18. (1,22) That the Planning Committee (PC) received and noted an information report from the General Manager of Planning and Development and the General Manager of Environmental & Engineering Services and City Engineer with respect to an update on Development Approvals activity from February to August, 2010; it being noted the PC also received and noted a communication dated September 24, 2010 from J. Kennedy, President, London Development Institute with respect to this matter. (2010-D11-00)

19. (2) That the Planning Committee received and noted a report from the General Manager of Planning and Development and the General Manager of Environmental and Engineering Services and City Engineer with respect to the request by the Municipality of Middlesex Centre for an amendment to the servicing agreement between the Municipality and the City to increase the amount of sanitary sewage flows from Arva to the City’s collection and treatment system, to accommodate growth in that area. (2010-W06-00)

20. (3) That the Planning Committee received and noted an information report from the General Manager of Environmental and Engineering Services and City Engineer with respect to the status of the Municipal Class Environmental Assessment Consistency Study. (2010-E03-00)

21. (4) That the Planning Committee (PC) received and noted an information report from the Managing Director of the Development Approvals Business Unit with respect to stormwater management servicing for the Victoria Ridge Subdivision; it being noted the PC heard a delegation from Phil Masschelein, Vice-President, Neighbourhood Developments, Sifton Properties Limited, and B. Stafford, R.W. Stratford Consulting Inc., representing Sifton Properties Limited, with respect to this matter. (2010-W10-02)

22. (5) That the Planning Committee received and noted an information report from the Director, Wastewater and Treatment and the Managing Director, Development Approvals Business Unit with respect to the status of outstanding issues relating to the the previously recommended Stoney Creek Stormwater Management Facility #5 and the required storm/drainage servicing on Zebro Holdings lands in the Stoney Creek area. (2010-W10-02)

23. (9) That the Planning Committee received and noted the 9th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on September 16, 2010. (See Report attached.)
24. That the Planning Committee received and noted the 4th Report of the Agricultural Advisory Committee from its meeting held on September 15, 2010. (See Report attached.)

25. That the Planning Committee (PC) received and noted clauses 5 through 15, inclusive, of the 10th Report of the London Advisory Committee on Heritage (LACH) from its meeting held on September 8, 2010; it being noted the PC heard a verbal delegation from G. Thompson, Vice Chair, LACH with respect to this report. (See Report attached.)

26. That the Planning Committee (PC) received and noted a report from the General Manager of Planning and Development with respect to the request by Sifton Properties Limited to proceed with Official Plan amendment, Zoning By-law amendment and Plan of Subdivision applications for the area proposed as "Phase 1" within the Riverbend South Planning Area; it being noted that the PC heard a delegation from Maureen Zunti, Project Manager, Planning, Neighbourhood Developments, Sifton Properties Limited, with respect to this matter. (2010-D07-00)

27. That Councillor J. P. Bryant enquired on the status of the West London Dyke Project and the overall approach being taken with all dykes within the City as a result of climate change. The inquiry was referred to Environmental and Engineering Services staff to review and report back on both the West London Dyke Project and the City-wide Master Plan for all dykes.

28. That Councillor J. L. Baechler enquired about concerns being raised that the Federal Passport Office may be moving out of the downtown area to relocate in another area of the City. The Planning Committee asked that a letter be forwarded to Members of Parliament expressing concern about any potential relocation of Passport Canada, given the significant efforts that have been undertaken with respect to redevelopment and revitalization of the downtown, which remains a priority to the City, and given that there are specific policies with respect to the location of office space within the City which must be considered.

29. That the Planning Committee heard a verbal report from the Director of Land Use Planning with respect to a meeting held by City staff with representatives of Open Door Christian Fellowship and the Old East BIA with respect to concerns previously raised by Pastor H. Katz on behalf of Open Door Christian Fellowship relating to the potential conveyance of land for a road widening in relation to site plan approval for the properties located at 920, 924, 930, 936 and 940 Dundas Street East; noting that all parties are moving toward resolution of the matter and that a further meeting will be held in the near future to undertake further discussions.

30. That Councillor J. L. Baechler disclosed a pecuniary interest in clause 13 of this Report with respect to an application by Doman Developments Inc. relating to the property located at 1900 Hyde Park Road by indicating that she operates a business within the public notice circulation distance of the subject site.

31. That the Planning Committee passed the following resolution prior to moving in camera from 6:23 p.m. to 6:42 p.m.:

(a) a matter pertaining to personal matters about identifiable individuals, including municipal or local board employees, relating to the 2011 Mayor's New Year's Honour List;

(b) a matter pertaining to litigation or potential litigation, including matters before administrative tribunals and advice that is subject to solicitor-client privilege, including communications necessary for that purpose in relation to stormwater management servicing for the Victoria Ridge Subdivision;

(c) a matter pertaining to litigation or potential litigation, including matters
before administrative tribunals and advice that is subject to solicitor-client privilege, including communications necessary for that purpose in relation to the area proposed as Phase 1 within the Riverbend South Planning Area; and

(d) a matter pertaining to litigation or potential litigation, including matters before administrative tribunals and advice that is subject to solicitor-client privilege, including communications necessary for that purpose in relation to Stoney Creek Stormwater Management Facility #5 and required storm/drainage servicing on Zebro Holdings Lands.

The PC is submitting a confidential report to the Municipal Council regarding these matters. (See Confidential Appendix to the 23rd Report of the Planning Committee enclosed for Council Members only.)

The meeting adjourned at 6:52 p.m.