



Planning and Housing Committee

Minutes

Meeting #: 15
Date: Wednesday, September 20, 2023
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Tim Tierney, Councillor Ariel Troster

Absent: Councillor Wilson Lo

1. Notices and meeting information for meeting participants and the public
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.
Accessible formats and communication supports are available, upon request.
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, September 27 in Planning and Housing Committee Report 15.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, September 19, and the deadline to register by email to speak is 8:30 am on Wednesday, September 20.

The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 5.1, 6.1, 6.3, 6.5 and 6.7 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on September 27, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

2.1 R. Brockington - Official Plan Amendment and Rezoning – 2475 Regina Street

3. Confirmation of Minutes

3.1 PHC Minutes 14 – Wednesday, September 6, 2023

Carried

4. Responses to Inquiries

4.1 OCC 2023-08 - Mandate and Objectives of Experimental Farm consultation

5. Postponements and Deferrals

5.1 Zoning By-law Amendment – 1081 Carling Avenue

ACS2023-PRE-PS-0118 - Kitchissippi (15)

Lesley Collins, Program Manager, Heritage Planning, Planning, Real Estate and Economic Development (PRED) provided a brief overview of the Cultural Heritage Impact Statement (CHIS) and was available to answer questions.

The Applicant/Owner as represented by Miguel Tremblay, Fotenn and John Stewart, Commonwealth Historic Resource Management provided

an overview of the Application and responded to questions from Committee. Braden Walker and Derek Howe, Taggart were present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

PRED:

- Collette Gorni, Planner II
- Andrew McCreight, Manager, Development Review – Central
- David Wise, Director, Economic Development & Long Range Planning
- Derrick Moodie, Director, Planning Services

Legal:

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Committee heard from the following delegations:

- Joshua P. Moon, Civic Hospital Neighborhood Association (CHNA) noted it is imperative for the City to protect the cultural value of the farm that will be affected by the shadows and recommended a peer review be completed by experts to analyze the exact harm this development will have on the farm.
- Bill Gregg, CHNA spoke to slides and a video that visualized the shadowing effect over different time spans and noted that approving this development would set a precedent for future development that would have a cumulative adverse shadow impact. Slides held on file with the Office of the City Clerk.
- Stefanie Beck, Deputy Minister, Agriculture and Agri-Food Canada, (AAFC) raised concerns with the costly impacts this development would have on the farm. There is a direct link food production and the national economy and delivers benefits to the environment as well. Approval of this development will lead to permanent damage to research conducted on the farm.

The following were also present and responded to questions:

- Pascal Michel, Director General Ontario-Quebec Region, Science and Technology Branch
- Malcolm Morrison, Research Scientist, Science and Technology Branch
- Joel Wilkin, Director Real Estate Services, Corporate Management Branch
- David Flemming, Heritage Ottawa provided some history with Heritage Ottawa and the Experimental Farm as a National Historic Site. The position of Heritage Ottawa is to not have this application approved in it's current form and have the City further engage with stakeholders to mitigate concerns, as well, revise the Terms of Reference to include a Heritage Impact Assessment.
- Leslie Maitland expressed concerns with the shadow impacts and making a decision based on the CHIS is not sufficient, there will be adverse effects as shadowing will render some research unusable.
- John Zvoner, landscape architect touched on the Commemorative Integrity Statement, standards and guidelines in landscaping as it relates to the CHIS and the cultural landscape guidelines, noting these should have been used to determine importance of Setting.
- Paul Johanis noted the existing policy framework is in conflict with the aims of the Official Plan, which is to maintain the status quo of the farm and a decision on this application should be held until a new policy framework, specifically the Terms of Reference for Shading Studies, that is consistent with the OP is approved. Slides held on file with the Office of the City Clerk.
- J.P. Unger noted there should be more emphasis placed on the financial and legal implications of approving this development, there hasn't been enough due diligence or duty of care with the impact on nation food research. The housing crisis is a flawed argument as there are many other locations that would be suitable for this development.
- Terry McIntyre spoke to a detailed slide presentation (held on file with the Office of the City Clerk) outlining concerns related to, but not limited to, environmental impacts, waste disposal implications, wildlife impacts, carbon emissions and shadowing impacts.

Members received the following written submissions, held on file with the City Clerk:

- Email dated September 8, 2023 from Daniel Robinson
- Email dated September 9, 2023 from Walid Fahim, McNeil Pharmacy
- Email dated September 9, 2023 from Tish Campbell Barr
- Email dated September 11, 2023 from Patrick Nadeau
- Email dated September 14, 2023 from Leslie Maitland
- Email dated September 18, 2023 from Eric Jones
- Email dated September 19, 2023 from Alayne McGregor
- Email dated September 19, 2023 from Agriculture and Agri-Food Canada
- Email dated September 19, 2023 from Christina Cameron
- Email dated September 19, 2023 from David Flemming
- Email dated September 19, 2023 from Joshua Moon
- Email dated September 19, 2023 from John Zvonar
- Email dated September 19, 2023 from Bill Gregg

Following discussions and questions of staff, the Committee carried the report recommendations as presented with the following direction to staff:

Direction to staff

Councillor R. Brockington

That staff be directed to work in consultation with Agriculture and Agri-Foods Canada and the National Capital Commission to develop the terms of reference for a plan to assess and mitigate potential impacts of future development as permitted by the Official Plan policy framework surrounding the Central Experimental Farm on the scientific and heritage values associated with the farm as a National Historic Site of Canada and research institution and report back on timing, financial and resource requirements, and impact on the overall department work plan by no later than Q2 2024.

Report recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1081 Carling Avenue, as shown in Document 1, to permit two high-rise residential apartment buildings, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of September 27, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

For (9): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kitts, T. Tierney, and G. Darouze

Against (3): R. Brockington, C. Kelly, and A. Troster

Carried (9 to 3)

Amendment:

Motion No. PHC 2023 - 15/04

Moved by R. Brockington

WHEREAS report ACS2023-PRE-PS-0118 seeks an amendment to the Zoning By-law for 1081 Carling Avenue to permit two high-rise residential apartment buildings of 16 and 27 storeys respectively; and

WHEREAS a reduction in the height of both buildings to a maximum of 14 storeys would reduce shadowing on the Central Experimental Farm, which officials from Agriculture and Agri-Food Canada warned the current proposal would cause "significant, costly and permanent damage" to agricultural research;

THEREFORE BE IT RESOLVED that Document 3 (Schedule YYY) be amended to

1. **reduce the maximum permitted building height of Area C from 16 storeys to 14 storeys;**
2. **reduce the maximum permitted building height of Area E from 27 storeys to 14 storeys; and**

BE IT FURTHER RESOLVED that pursuant to Subsection 34(17) of the Planning Act, no further notice be given.

For (4): R. Brockington, T. Kavanagh, C. Kelly, and A. Troster

Against (8): J. Leiper, G. Gower, C. Curry, L. Dudas, L. Johnson, C. Kitts, T. Tierney, and G. Darouze

Lost (4 to 8)

6. Planning, Real Estate and Economic Development Department

6.1 Zoning By-law Amendment – 230 and 232 Lisgar Street

ACS2023-PRE-PS-0113 - Somerset (14)

The Applicants, as represented Jillian Simpson and Nico Church, Fotenn, and Ryan Koolwine, Project1Studio were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

Members received the following written submissions, held on file with the City Clerk:

- Email dated September 19, 2023 from Kate Guekova

The Committee carried the report recommendations as presented.

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 230 and 232 Lisgar Street, as shown in Document 1, to permit a nine-storey apartment building as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to**

the Planning Act ‘Explanation Requirements’ at the City Council Meeting of September 27, 2023, subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

6.2 Application for demolition and new construction at 230-232 Lisgar Street, a property designated under Part V of the Ontario Heritage Act

ACS2023-PRE-RHU-0031 - Somerset (14)

The Applicant, as represented Richard Chmiel was present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

Report recommendation(s)

That the Built Heritage Committee and Planning and Housing Committee recommend that Council:

- 1. Approve the applications to demolish the buildings at 230 and 232 Lisgar Street, conditional upon:

 - a. The applicant depositing photographs and research material related to the site’s existing buildings to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park HCD Plan.****
- 2. Approve the application for new construction at 230 and 232 Lisgar Street, according to plans prepared by Project 1 Studio, dated July 20, 2023, conditional upon:

 - a. The applicant providing samples of all final exterior materials, including details on the proposed decorative metal patterns, for approval by Heritage Planning staff prior to the issuance of the building permit.****
- 3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department.**

4. **Approve the issuance of the heritage permits for each application with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

6.3 Zoning By-Law Amendment – 352 Somerset Street West

ACS2023-PRE-PS-0092 - Somerset (14)

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 352 Somerset Street West, as shown in Document 1, to permit a three-storey addition to the rear of the existing mixed-use heritage building, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of September 27, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

6.4 Application to alter Somerset House, 352 Somerset Street West, a property designated under Part V of the Ontario Heritage Act and located in the Centretown Heritage Conservation District

ACS2023-PRE-RHU-0029 - Somerset (14)

Report recommendation(s)

That the Built Heritage Committee and the Planning and Housing Committee recommend that Council:

1. **Approve the application to alter 352 Somerset Street West according to plans prepared by Chmiel Architects, dated June 9, 2023 conditional upon:**
 - a. **The implementation of the conservation measures identified in the Heritage Impact Assessment and as illustrated in the Conservation Elevations attached as Documents 8 and 9;**
 - b. **The applicant submitting reports monitoring the condition of the historic structure from a professional engineer with heritage experience, to the satisfaction of Heritage Planning and Building Code Services;**
 - c. **The applicant providing material samples for any new material to be used on the historic building and exterior materials for the addition to Heritage staff's satisfaction; and**
 - d. **The submission of a construction schedule to the satisfaction of staff in Heritage Planning and Building Code Services.**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

6.5 Zoning By-law Amendment - 555, 591, 595, and 603 March Road
ACS-2023-PRE-PS-0111 - Kanata North (4)

The Applicants, as represented James Ireland and Greg Winters, Novatech were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

Members received the following written submissions, held on file with the City Clerk:

- Email dated September 10, 2023 from Travis Smyth
- Email dated September 14, 2023 from Cliff Wardle
- Email dated September 19, 2023 from Bob Blier

The Committee carried the report recommendations as amended by the following:

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 555, 591, 595, and 603 March Road, as shown in Document 1, to rezone the lands from various industrial zones to General Mixed Use Zone with a site-specific exception and schedule and a holding provision (GM[XXXX] SYYY-h), as detailed in Documents 2 and 3, to permit a high-rise mixed-use development.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of September 27, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Amendment:

Motion No. PHC 2023 - 15/01

Moved by C. Curry

WHEREAS report ACS2023-PRE-PS-0111 seeks approval of an amendment to Zoning By-law 2008-250 for 555, 591, 595 and 603 March Road, to permit high-rise mixed-use development; and

WHEREAS the Official Plan states that high-rise buildings should be composed of a well-defined base, middle and top, with tower floorplate sizes generally limited to 750 square metres for residential

buildings and that larger floorplates may be permitted with increased separation distances; and

WHEREAS ACS2023-PRE-EDP-0043, the Omnibus Official Plan Amendment 1 report, was adopted by Council on September 13, 2023; and

WHEREAS this report added the following text to the Official Plan: “ ‘Generally’ is used in this Plan to indicate the most common or typical instances, or to suggest a trend. It does not apply to every single instance. The term conveys the idea that a particular parameter will typically be met, while acknowledging that deviations may occur, and these deviations might substantively differ from the norm due to historic development or extraordinary conditions.”; and

WHEREAS the unique conditions of the proposed development include opportunities for several high-rise buildings over a projected 15-year timeframe for construction; and

WHEREAS flexibility is required by the developer to develop and meet goals for sustainable building technology; and

WHEREAS a technical amendment to Document 2 of the report will reduce administrative burden and bring added flexibility for the developer.

THEREFORE BE IT RESOLVED THAT Document 2 – Details of Recommended Zoning within report ACS2023-PRE-PS-0111 be amended by:

- **Deleting 5 vi. Maximum tower floor plate: 750 square metres; and**
- **Adding the following to the holding provision as 5 xxvi: “Where one or more high-rise buildings with floorplates larger than 750m² are proposed, the applicant will provide a demonstration plan with supporting studies for the entire area of the exception, illustrating that there are no undue adverse impacts of a larger tower floorplate on the public realm, to the satisfaction of the General Manager of the Planning, Real Estate, and Economic Development Department.**

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Amendment:**Motion No. PHC 2023 - 15/02**

Moved by C. Curry

WHEREAS report ACS2023-PRE-PS-0111 seeks approval of an amendment to Zoning By-law 2008-250 for 555, 591, 595 and 603 March Road, to permit high-rise mixed-use development; and

WHEREAS a rounding error was made in the calculation of the Floor Space Index figures; and

WHEREAS, as a result, a technical amendment is required to correct the errors in Document 2 of the report.

THEREFORE BE IT RESOLVED THAT with respect to report ACS2023-PRE-PS-0111, Document 2 – Details of Recommended Zoning, be amended by:

- Amending 5.ii to read “In Area A of Schedule SYYY, maximum floor space index: 2.6” and
- Amending 5.iii to read “In Area B of Schedule SYYY, maximum floor space index: 3.1”

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

6.6 Front-Ending Report - Stormwater Management Pond 1 in Gloucester Urban Centre

ACS2023-PRE-PS-0117 - Orléans South-Navan (19)

Melissa Pettem, Greenview Homes was present in support, and available to answer questions, however, advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as amended by the following:

Report recommendation(s)

1. That Planning and Housing Committee recommend Council authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department to enter into a Front-Ending Agreement(s) with Glenview Homes (Innes) Ltd., to:
 - a. enable the design and construction of Pond 1 Modification – North of the Hydro Corridor to an upset limit of \$2,456,761 plus applicable taxes and indexing, and
 - b. enable the design and construction of Pond 1-North Cell Expansion to an upset limit of \$3,439,465.40 plus applicable taxes and indexing both in accordance with the Front-Ending Agreement framework and Policy set forth in Documents 2 and 4 respectively with the final form and content being to the satisfaction of the City Solicitor and General Managers of Planning, Real Estate and Economic Development and Infrastructure and Water Services Departments; and
2. That Planning and Housing Committee recommend Council required that the Front-Ending Agreement with Glenview Homes (Innes) Ltd., described in Recommendation 1 include conditions similar to those set forth in Document 3 with the final form and content being to the satisfaction of the City Solicitor and General Managers of Planning, Real Estate and Economic Development and Infrastructure and Water Services Departments;
3. That Planning and Housing Committee recommend Council authorize the financial disbursement to reimburse the design and construction of the Stormwater Management Pond 1 Modification and Expansion to a maximum amount of \$5,896,226.40 plus applicable taxes and indexing, in accordance with the reimbursement schedule set out in the Front-Ending Agreement

Carried as amended

Amendment:

Motion No. PHC 2023 - 15/03

Moved by G. Gower

WHEREAS revisions are required to the agreement conditions listed in Document 3 of report ACS2023-PRE-PS-0117 in order to achieve the intent of the said report;

THEREFORE BE IT RESOLVED that Document 3 of the said report be replaced by Document 1 attached hereto.

Carried

6.7 Official Plan Amendment and Rezoning – 2475 Regina Street

ACS2023-PRE-PS-0109 - Bay (7)

R. Brockington declared a conflict on this item.

Councillor Brockington declared interest on this item and did not participate in discussions or vote.

Lisa Stern, Planner III, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Ross Farris, Windmill Developments and John Moser, Parkway House were present in support of the application and available to answer questions.

The following staff were also present and responded to questions:

PRED: Derrick Moodie, Director, Planning Services

Legal: Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The Committee heard from the following delegations:

- Doug Cope expressed concerns with loss of privacy, increased traffic and safety issues, removal of green space, access for emergency vehicles and location to Mud Lake conservation area.
- John O'Connell outlined inconsistencies in the Official Plan and Secondary Plan that relate to this development, noting the proposal is not compliant with either. Concerns with proximity to LRT, density, and traffic.

- Ron Purver noted the staff report understates the neighbourhood opposition to this development, inaccurately reflecting the number of signatures on the petition and speakers at the public meeting. Community isn't opposed to development, however the size of this proposal is unacceptable.
- Anthony Kaminskyj echoed comments from previous speakers relating to density and walking distance to the transit hub, as well as safety concerns during construction.
- Sarah Power spoke to concerns related to density, traffic and parking. Community isn't opposed to development, but this proposal is out of scale for the neighborhood.
- Kathy Momtahan spoke to a slide presentation (held on file with the Office of the City Clerk) outlining concerns with the proposal noting incomplete information regarding community opposition provided through the report to Committee, does not confirm with the Official Plan or Secondary Plan and does not meet the criteria for walking distance to the LRT entrance.
- Bill Glass noted the area is already underserved to parking, street is not wide and believes that a low-rise development would suit this space and accommodate the parkway better.
- Peter Caskey noted if the proposal is approved it would be precedent setting and damaging to the zoning. Also raised concerns with the removal of parkland and open space.
- James McLaren, President of the Board, Parkway House spoke in support of the application and outlined reasons this development would be positive for Parkway House and it's residents.

Members received the following written submissions, held on file with the City Clerk:

- Email dated September 11, 2023 from Dave Tod
- Email dated September 13, 2023 from Neil Charbonneau
- Email dated September 13, 2023 from Janice Yemensky
- Email dated September 18, 2023 from Doug Cope
- Email dated September 18, 2023 from John O'Connell

- Email dated September 18, 2023 from Ron Purver
- Email dated September 20, 2023 from Diana Nelson

Following discussions and questions of staff, the Committee carried the report recommendations as presented.

Report recommendation(s)

1. **That Planning Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 2475 Regina Street in order to permit buildings up to 28 storeys, as detailed in Document 2;**
2. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2475 Regina Street (Parkway House) to rezone from Parks and Open Space Zone (O1) to Residential Fifth Density Subzone C with a site-specific schedule and a holding provision (R5C[XXXX] SYYY-h) to permit seven-, 16- and 28-storey residential buildings, as detailed in Documents 3 and 4;**
3. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of September 27, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

7. Finance and Corporate Services Department

7.1 Treasurer’s Report on 2022 Growth Related Revenues

ACS2023-FCS-FSP-0014 - City Wide

Gary Baker, Program Coordinator, Development Charges, Planning, Real Estate and Economic Development (PRED), was present and responded to questions from the Committee.

Following discussions and questions of staff, the Committee received the report recommendations as presented.

Report recommendation(s)

That the Planning and Housing Committee recommend that Council receive this report for information.

Received

8. In Camera Items

There were no *in camera* items.

9. Information Previously Distributed

9.1 Residential Dwelling Approval Pipeline – Q2 2023

ACS2023-PRE-EDP-0040

10. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

11. Inquiries

There were no Inquiries.

12. Other Business

There was no other business.

13. Adjournment

Wednesday, October 4, 2023

The meeting adjourned at 3:23 pm.

K. Crozier, Committee Coordinator

Councillor Jeff Leiper, Chair