

Agenda Including Addeds

Integrated Transportation Community Advisory Committee

7th Meeting of the Integrated Transportation Community Advisory Committee

June 21, 2023, 3:00 PM

Committee Room #5

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact advisorycommittee@london.ca.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
2.1 3:00 PM – V. Pugliese, MTE Consultants – Hamilton Road and Gore Road Environmental Assessment	3
2.2 <i>(ADDED) 3:15 PM - R. Maguire and J. Kelso, AECOM Canada Ltd. - Colonel Talbot Road 2-Lane Upgrade Project</i>	22
3. Consent	
3.1 6th Report of the Integrated Transportation Community Advisory Committee	40
3.2 J. Collie Resignation	42
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3.6 Public Meeting Notice – Zoning By-law Amendment – 568 Second Street at Oxford Street East	51
3.7 <i>(ADDED) - Notice of Planning Application - Zoning By-law Amendment - 488-492 Pond Mills Road</i>	56
3.8 <i>(ADDED) - Notice of Planning Application - Official Plan and Zoning By-law Amendments - 50 King Street & 399 Ridout Street North</i>	61
3.9 <i>(ADDED) - Notice of Planning Application - Zoning By-law Change - New Comprehensive Zoning By-law - ReThink Zoning</i>	67

4.	Sub-Committees and Working Groups	
4.1	Environment and Transit Sub-Committee Report	70
5.	Items for Discussion	
5.1	Huron Heights – Neighbourhood Connectivity Plan – Community Engagement	71
5.2	Northridge – Neighbourhood Connectivity Plan – Community Engagement	74
6.	Adjournment	

Hamilton Road and Gore Road Intersection Improvements



Source: City of London, 2021

Integrated Transportation Community Advisory Committee Meeting - June 21, 2023

●●● Hamilton Road & Gore Road EA



Presentation Agenda

- Overview of the project area and scope of work
- Problem/Opportunity – Class EA
- Background Studies
- Alternatives
- Evaluation of Alternatives
- Changes from PIC#1
- Property Impacts
- Roundabout Safety
- Next Steps



Study Area

- The intersection of Hamilton Road and Gore Road has been identified as an intersection that no longer meets current standards, and is in need of improvement.
- The City has initiated this study to evaluate alternatives for improvement at this intersection. Hamilton Road and Gore Road are classified as arterial roads with volumes exceeding 14,000 vehicles per day at the intersection, and usage as a commuter route has grown in recent years.
- This study reviews options for modifying the intersection with the objective of determining the most suitable alternative, which can then be carried forward to the detailed design phase.

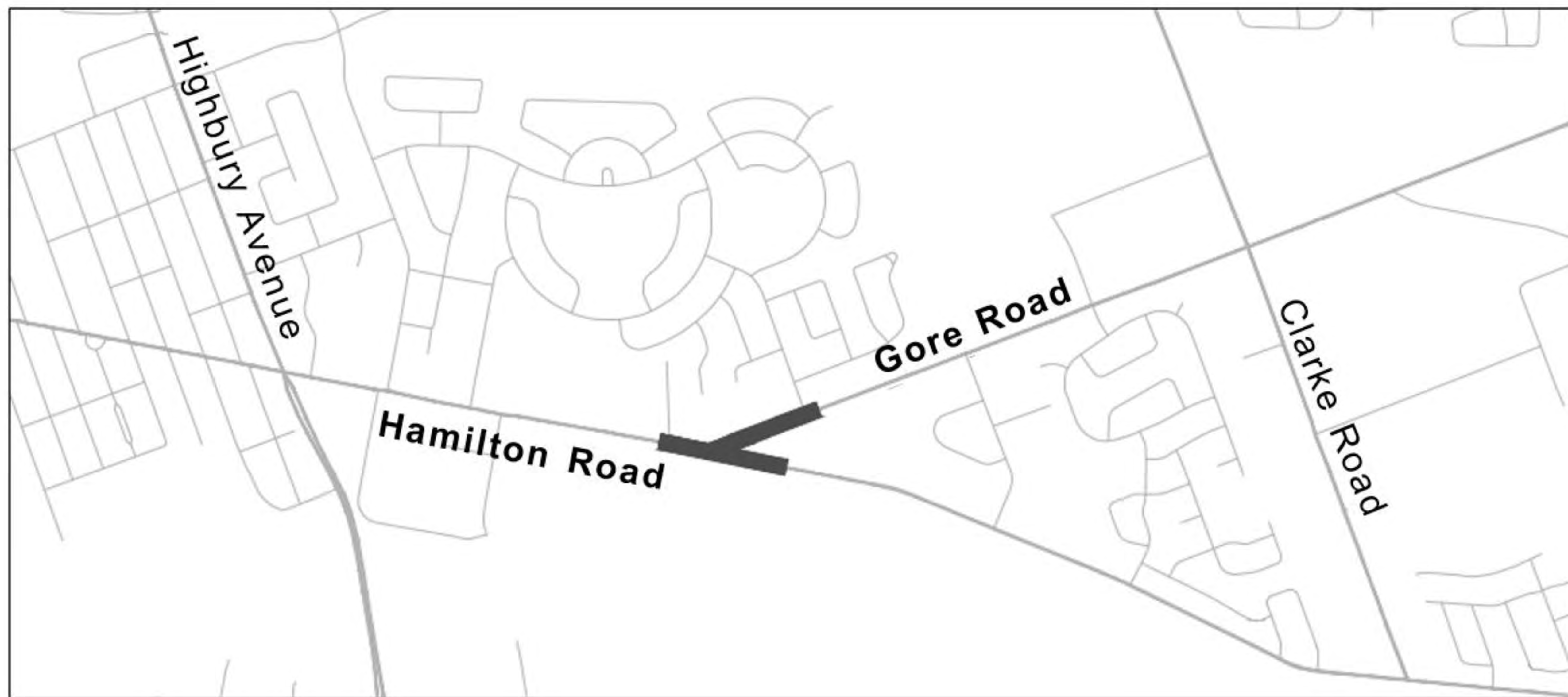


Figure 1: Hamilton Road & Gore Road Intersection & Study Area (City of London)

Problem/Opportunity Statement

- Hamilton Road and Gore Road are arterial roads in the eastern side of London. Gore Road intersects Hamilton Road at a three-legged stop-controlled intersection at challenging angle. The intersection has seen an increase in traffic volumes, leading to a greater number of incidents and necessitating a review of the current intersection.
- Through the EA process, a review of design alternatives will be conducted to determine a preferred alternative for an improved intersection arrangement and controls while addressing the safety of drivers, cyclists and pedestrians. The study will also consider protection of the environment; minimization of disruption to residents and surrounding areas; engage a broad range of stakeholders; optimize costs; and document the study process in compliance with the Municipal Class Environmental Assessment Schedule “B” process.



Figure 2: Hamilton/Gore Road Intersection

Municipal Class Schedule B EA Planning and Design Process

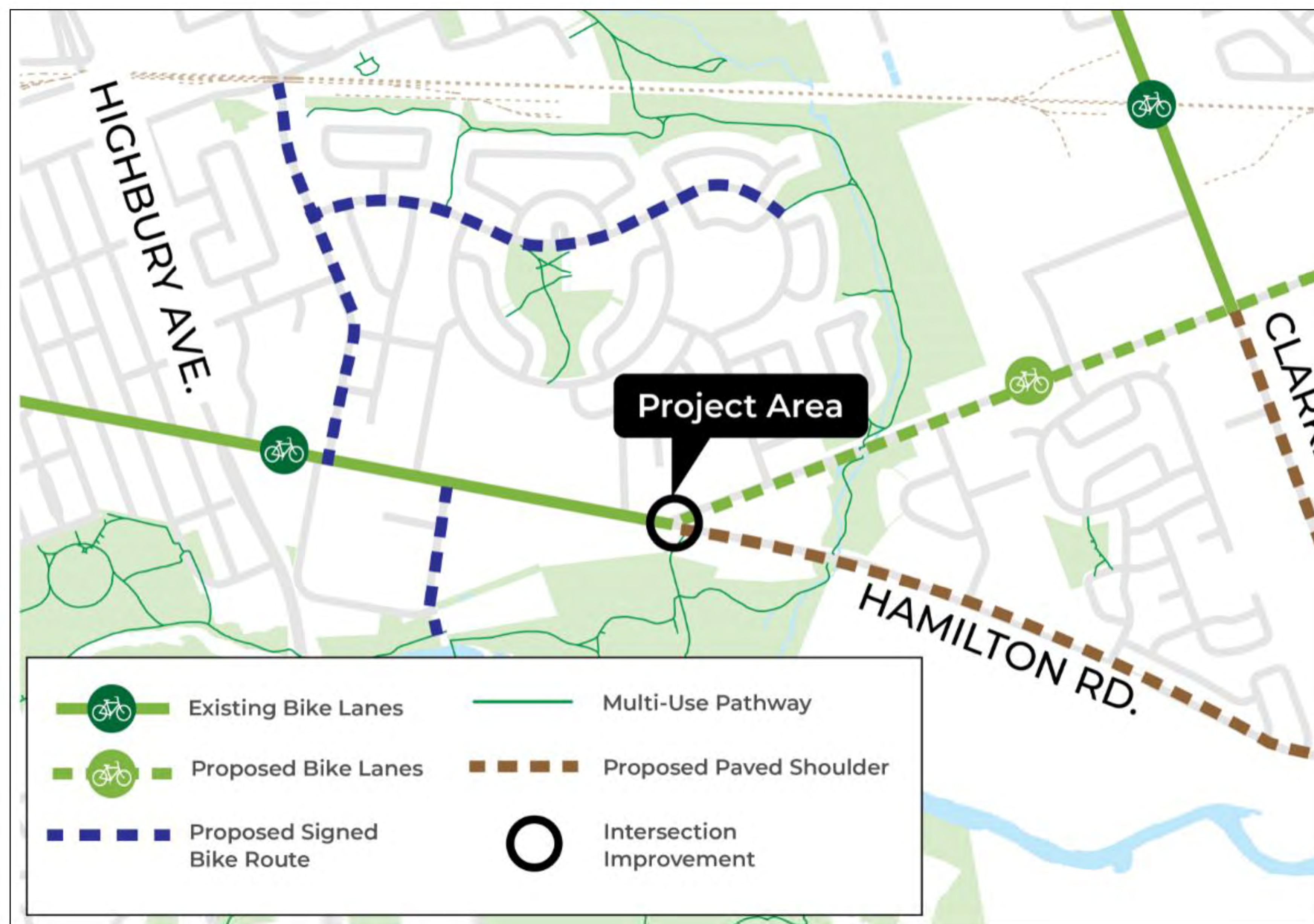
- 1 Background Studies
- 2 Develop Preferred Alternatives
- 3 PIC#1 – Present Design Alternatives
- 4 Address PIC comments
- 5 PIC#2 – Present Preferred Alternative
- 6 Address PIC#2 comments
- 7 Prepare Project File Report
- 8 Notice of Study Completion
- 9 Project File Report Review Period



City of London Planning Documents

Transportation Master Plan

The current Transportation Master Plan identified the Gore Road and Hamilton Road intersection for improvements as a potential roundabout. The TMP recommends widening Hamilton Road to 4 lanes between Highbury Avenue and River Run Terrace. Will undergo separate Environmental Assessment.



Cycling Master Plan

The current Cycling Master Plan indicates that there are proposed future bike lanes on Gore Road, and should have bike lane on Hamilton Road up to Gore Road. Proposed paved shoulder east of Gore Road.

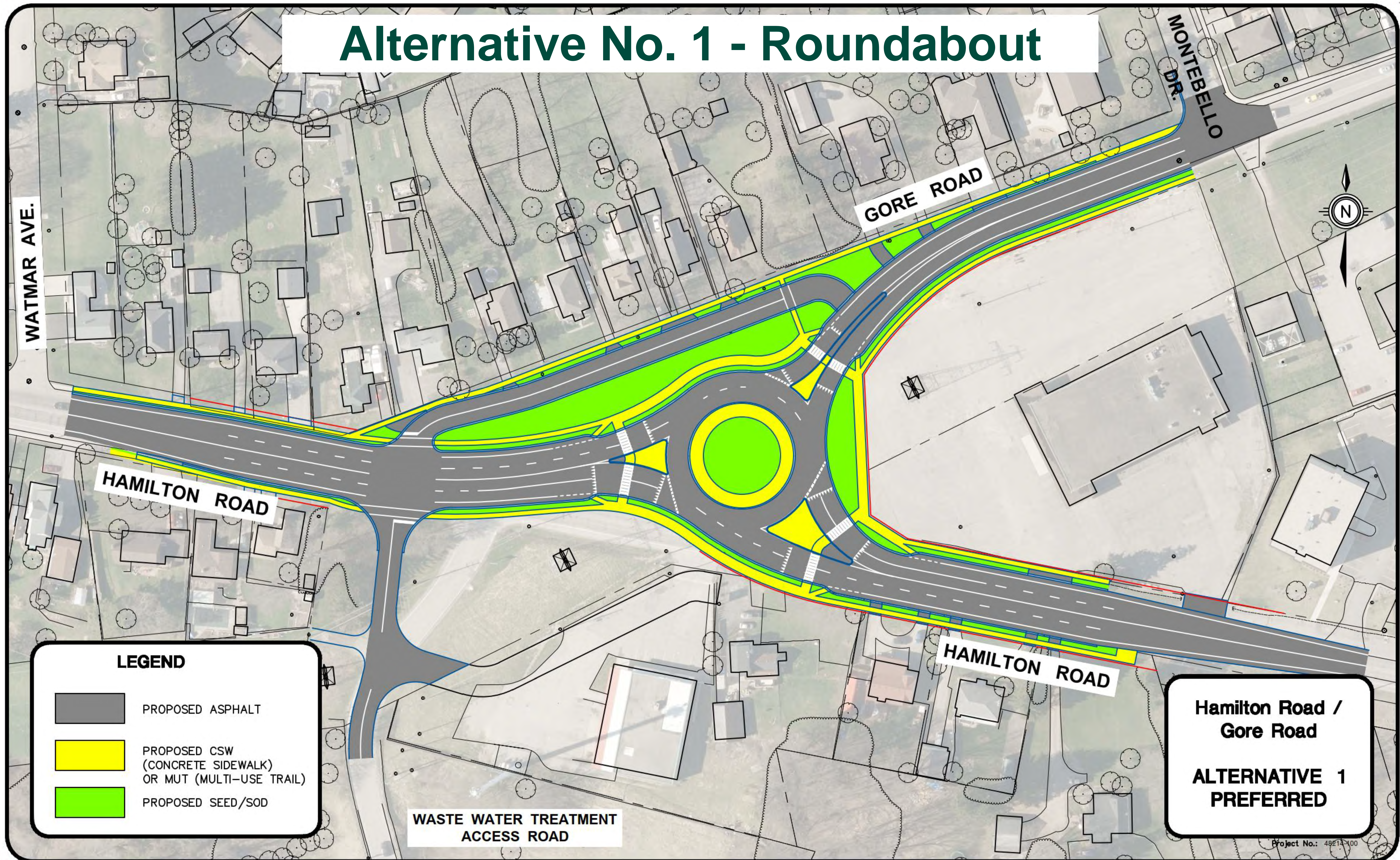
Alternatives Evaluated

Alternative	Description
Do Nothing	<ul style="list-style-type: none"> • No improvements – do not continue any further with project
Alternative 1: Roundabout	<ul style="list-style-type: none"> • Convert the Hamilton Road and Gore Road intersection to a 3-leg roundabout. • Design will accommodate projected traffic on Hamilton Road
Alternative 2: Signalized Intersection A	<ul style="list-style-type: none"> • Major Realignment of Hamilton Road and Gore Road • Hamilton Road would no longer be straight through road – eastbound drivers would turn left at intersection to stay on Hamilton Road • Introduction of traffic signals
Alternative 3: Signalized Intersection B	<ul style="list-style-type: none"> • Realignment of Gore Road • Improve skew of Gore Road at Hamilton Road • Introduction of traffic signals • Combine to have 1 single intersection, including driveway to WWTP

Evaluation Criteria

Criteria	Description
Traffic Capacity and Operations	<ul style="list-style-type: none"> • Serves the expected vehicular, transit, pedestrian and cycling traffic needs • Efficiently and safely handle the forecasted traffic
Safety of Intersection	<ul style="list-style-type: none"> • Addresses active transportation • Traffic calming
Social and Natural Environment	<ul style="list-style-type: none"> • Impact on local community (noise, etc.) • Property impacts (feasibility) • Impact on climate change • Effect on existing vegetation, wildlife, habitat, water quality etc.
Utility Relocation	<ul style="list-style-type: none"> • Time and Cost of coordination with Hydro One • Capital cost of relocations
Costs	<ul style="list-style-type: none"> • Capital Cost of alternatives • Land acquisition costs

Alternative No. 1 - Roundabout



LEGEND

- PROPOSED ASPHALT
- PROPOSED CSW (CONCRETE SIDEWALK) OR MUT (MULTI-USE TRAIL)
- PROPOSED SEED/SOD






Hamilton Road /
Gore Road
**ALTERNATIVE 1
PREFERRED**

June 13, 2023 - 1:33 a.m. - Plotted By: prmbout

Project No.: 48214100
P:\P\48214\100\48214-100-F021.dwg

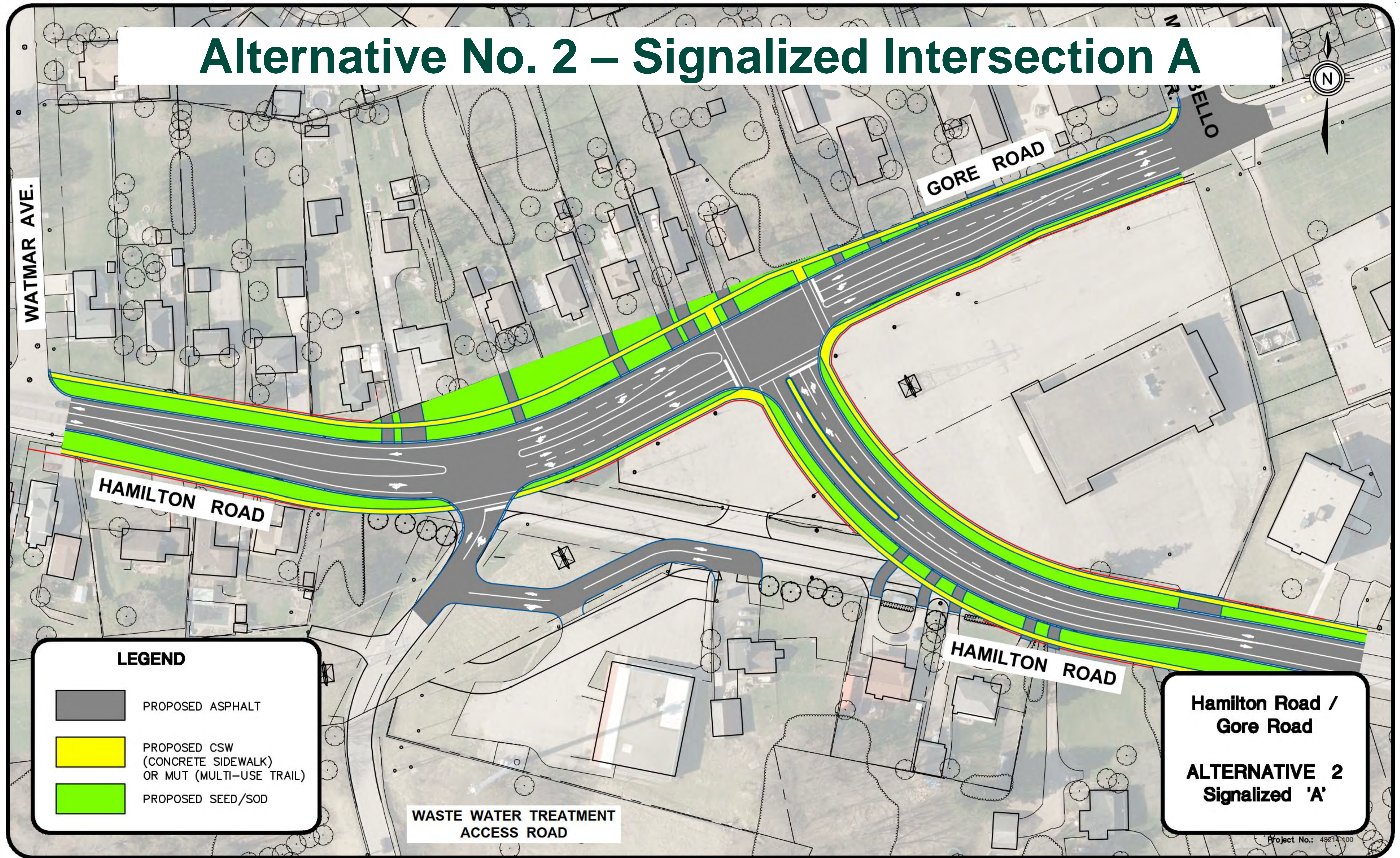


Alternative No. 1 - Roundabout






Evaluation Criteria	Advantages	Disadvantages	Evaluation
Traffic Capacity and Operations	<ul style="list-style-type: none"> Provides capacity for current and future traffic flow Includes active transportation (accommodates pedestrians and cyclists) 	<ul style="list-style-type: none"> Significant change to the current operation of the intersection Drivers need to become used to navigating the roundabout 	
Overall Safety of Intersection	<ul style="list-style-type: none"> Roundabout provides natural traffic calming Discourages speeding through intersection Shorter crossing distances for pedestrians, maximum of 2 lane widths, compared to signalized intersections crossing distances Reduces the chances of severe collisions 	<ul style="list-style-type: none"> Cyclists must exit the roadway and navigate the roundabout with pedestrians 	
Social and Natural Environment	<ul style="list-style-type: none"> Minimal environmental impact, given area is already urbanized Oil Grit Separators will be introduced to treat runoff from the roadway as part of Stormwater Management improvements Residents along Gore Road will have access from new adjacent roadway Reduces stopped vehicle idling time compared to signalized intersection options. Decreases noise and GHG emissions 	<ul style="list-style-type: none"> Potential for loss of a small number of trees Some driveways will be close to roundabout 	
Utility Impacts	<ul style="list-style-type: none"> Does not impact Hydro One infrastructure, no tower relocations 	<ul style="list-style-type: none"> Requires relocation of London Hydro infrastructure Watermain replacement 	
Cost	<ul style="list-style-type: none"> No cost for traffic signals, or ongoing maintenance 	<ul style="list-style-type: none"> Greater capital cost for installation Largest impact on Infrastructure Ontario Lands, Land Swapping required 	



Alternative No. 2 – Signalized Intersection A

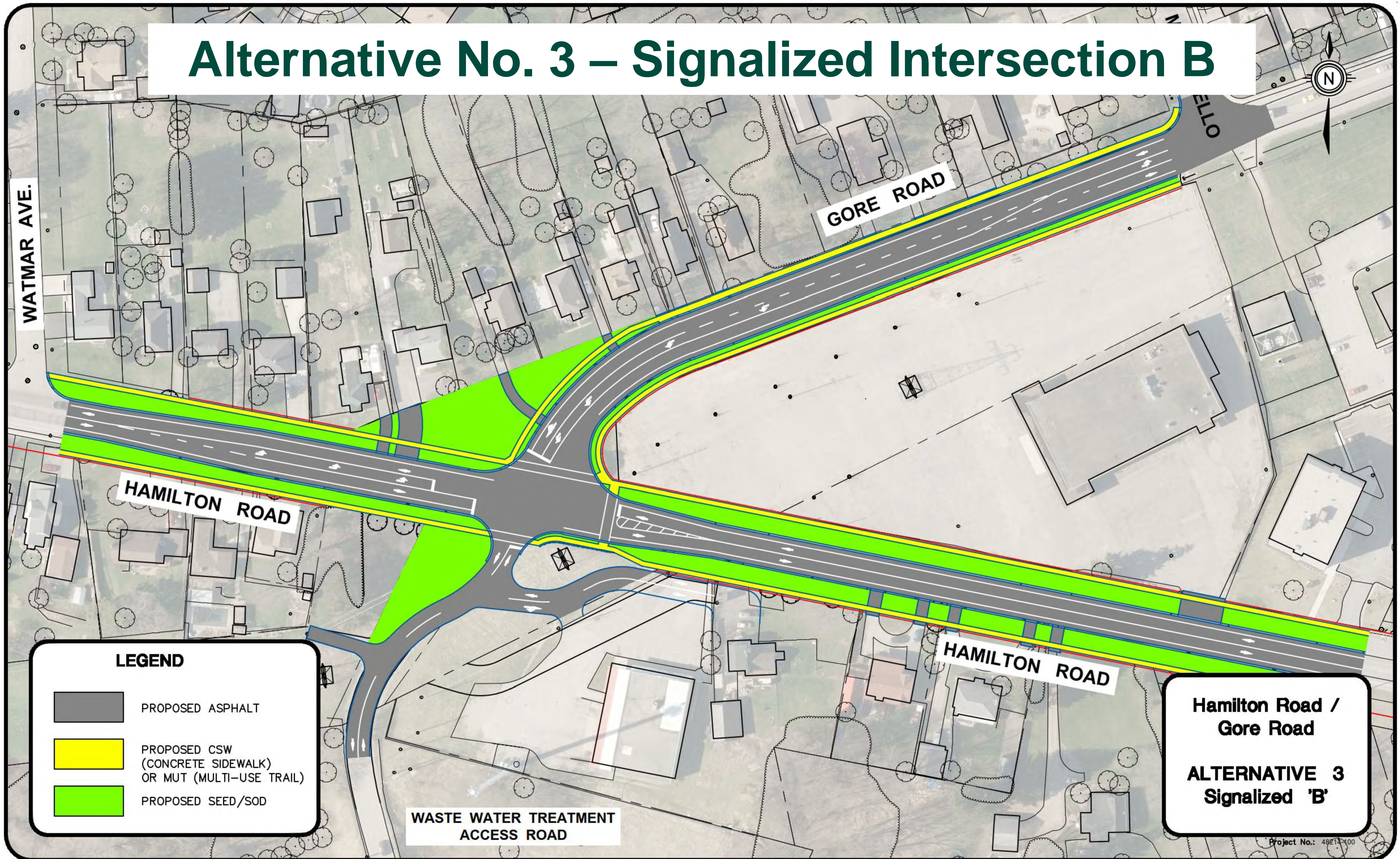


Alternative No. 2 – Signalized Intersection A






Evaluation Criteria	Advantages	Disadvantages	Evaluation
Traffic Capacity and Operations	<ul style="list-style-type: none"> Left turn movement from Hamilton onto Gore is eliminated with this configuration 	<ul style="list-style-type: none"> In long term traffic scenario, would require double left turn lanes, and possibly double right turn lanes. DOES NOT MEET LONG TERM TRAFFIC NEEDS Space and functionality will be an issue 	
Overall Safety of Intersection	<ul style="list-style-type: none"> Pedestrian and cycling crossing will be improved to AODA standards 	<ul style="list-style-type: none"> Crossing distances are long, minimum of 4 lane widths Minimal affect on traffic calming Would the curve present a challenge for EB traffic? 	
Social and Natural Environment	<ul style="list-style-type: none"> Minimal environmental impact, given area is already urbanized Oil Grit Separators will be introduced to treat runoff from the roadway as part of Stormwater Management improvements 	<ul style="list-style-type: none"> Change of traffic patterns for drivers Will require some driveways to be close to signalized intersection A number of driveways will require extensions and will increase a maintenance cost for property owners Increased air and noise pollution from starts/stops and vehicle idling 	
Utility Impacts	<ul style="list-style-type: none"> Reduces the impact on London Hydro and Hydro One, minimal relocation required. Less impact on Infrastructure Ontario Lands (Coordinated through Hydro One) 	<ul style="list-style-type: none"> Watermain will need to be relocated to be maintained within the City right of way 	
Cost	<ul style="list-style-type: none"> Has less Capital cost than the roundabout alternative, but more expensive than Signalized Alternative B 	<ul style="list-style-type: none"> Some impact to Infrastructure Ontario Lands, requires land swapping with Infrastructure Ontario 	



Alternative No. 3 – Signalized Intersection B



Alternative No. 3 – Signalized Intersection B

Evaluation Criteria	Advantages	Disadvantages	Evaluation
Traffic Capacity and Operations	<ul style="list-style-type: none"> Includes left turn from Hamilton Road onto Gore Road, with improved storage capacity 	<ul style="list-style-type: none"> In the long term peak condition, will have some delays due to queueing in left turn movements 	
Overall Safety of Intersection	<ul style="list-style-type: none"> Improved geometry of Gore Road, reduced skew for left turn Pedestrian and cycling crossing will be improved to AODA standards Realigns WWTP driveway to single intersection 	<ul style="list-style-type: none"> Will create a long pedestrian crossing along Hamilton Road Will not address existing speeding concerns from the community Has no affect on traffic calming Increased risk of severe collisions 	
Social and Natural Environment	<ul style="list-style-type: none"> Minimal environmental impact, given area is already urbanized Oil Grit Separators will be introduced to treat runoff from the roadway as part of Stormwater Management improvements Does not impact plans for future widening 	<ul style="list-style-type: none"> Increased air and noise pollution from starts/stops and vehicle idling 	
Utility Impacts	<ul style="list-style-type: none"> Reduces the impact on London Hydro and Hydro One, minimal relocation required 	<ul style="list-style-type: none"> Will have some London Hydro utility relocation 	
Cost	<ul style="list-style-type: none"> Has lowest Capital cost 	<ul style="list-style-type: none"> No impact to Infrastructure Ontario Lands 	



Evaluation Criteria Matrix

Evaluation Criteria	Do Nothing	Alternative 1: Roundabout	Alternative 2: Signalized A	Alternative 3: Signalized B
Traffic Capacity and Operations				
Safety				
Social and Natural Environment				
Utility Relocation				
Costs				
Preferred	X	✓	X	X



Changes from PIC#1

At PIC#1 – **Alternative No. 2 - Signalized Intersection A** was evaluated as the Preferred Alternative

What Changed?

When PIC#1 was held (June 2021), the project team was still in communication with Hydro One regarding the proposed changes to the intersection, and their impact to the Hydro One transmission towers. At that time, their initial comment was that they preferred minimum encroachment below the transmission lines, and that they would likely relocate towers to accommodate design, resulting in significant relocation costs

Hydro One requested more details to be shown on the preliminary drawings in order to initiate their formal review process. The project team determined that the design would be advanced into detailed design enough to satisfy Hydro One, and allow them to fairly evaluate the roundabout option.

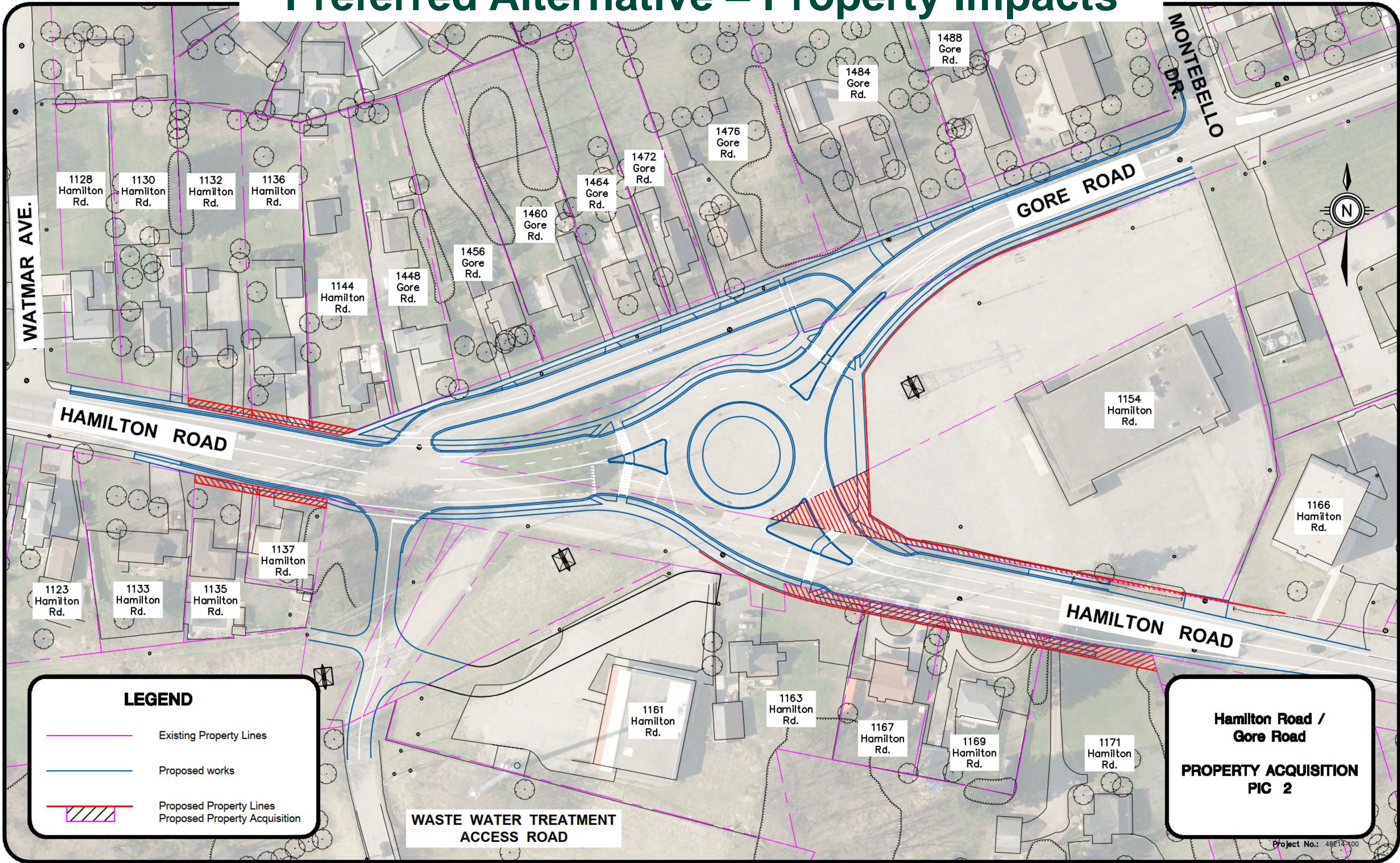
Bringing the design forward to a level that met Hydro One's requirements, followed by a lengthy review process caused the delay between PIC#1 and PIC#2.

Why did the Preferred Alternative Change?

The result of Hydro One's review, was that they were in acceptance of the encroachment beneath the Hydro One corridor, provided certain access and spacing requirements were met.

Further evaluation of the traffic study provided additional challenges with meeting the long term capacity needs for Alternative 2 – Signalized Intersection A.

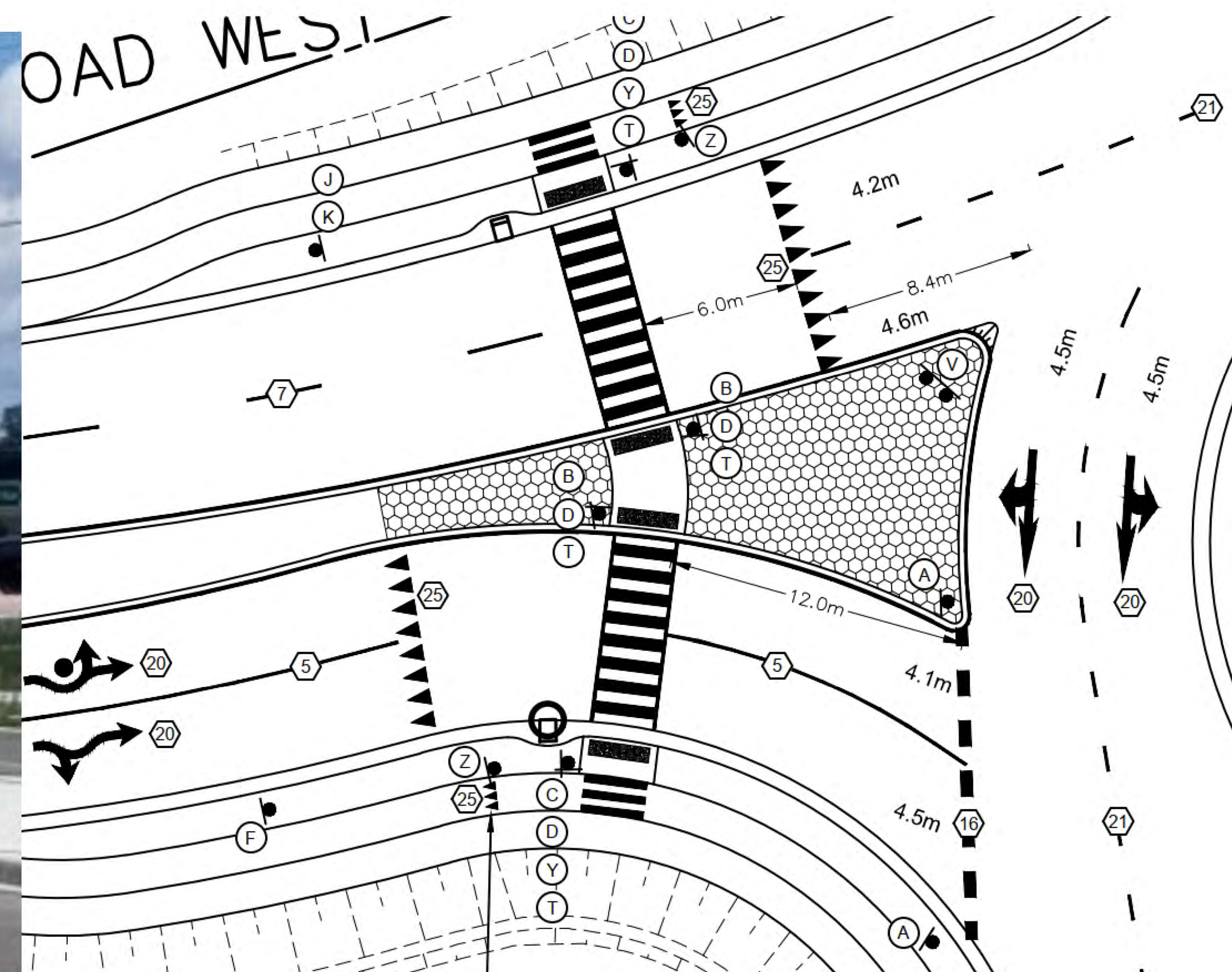
Preferred Alternative – Property Impacts



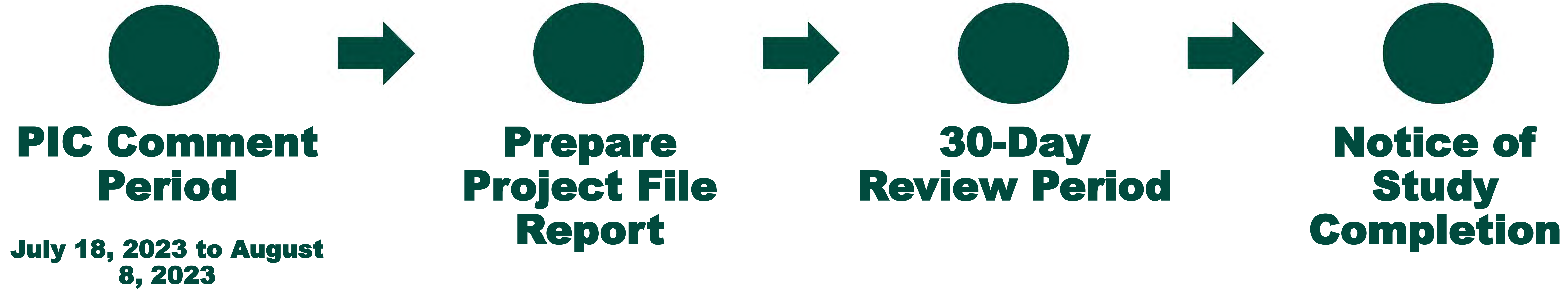
Roundabout Safety and Active Transportation

There are many misconceptions about pedestrian and cyclist safety at roundabouts. Reasons why roundabouts are safe:

- Pedestrians only have to address traffic coming from one direction at a time.
- Crossing distances are limited to 2 lanes.
- Cyclists are provided with safe exit from roadway prior to roundabout, with dedicated bike path. Or they can navigate as a vehicle.
- Traffic is slowed naturally by the geometry of the roundabout




Next Steps





Comments/Questions


Paul Yanchuk, P.Eng.
Transportation Design Engineer

Vince Pugliese, P.Eng., MBA, PMP
Consultant Project Manager

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Colonel Talbot Road 2-Lane Upgrade Project

ITCAC Presentation: June 21, 2023

Project Representatives



John Bos, C.E.T.

City of London
Transportation Planning and
Design
Senior Technologist / Project
Manager



Daniel Hall, P.Eng.

City of London
Transportation Planning and
Design
Program Manager



Jeff Kelso, P.Eng.

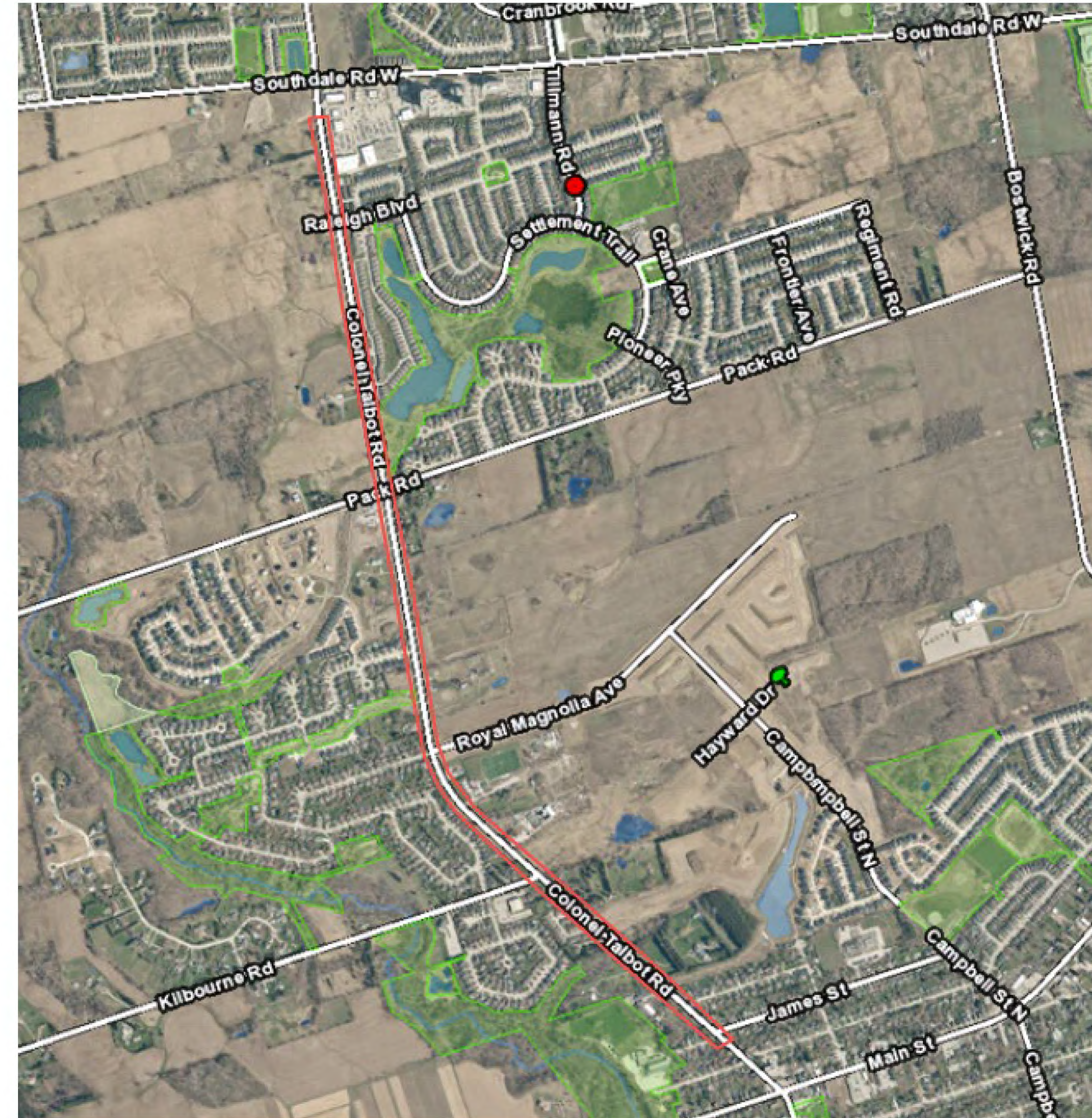
AECOM Canada Ltd.
Consultant Project Manager

Agenda

- Project Background
- Project area and scope of work
- Existing and proposed conditions
- Anticipated construction staging
- Activities between now and construction
- Comments and questions

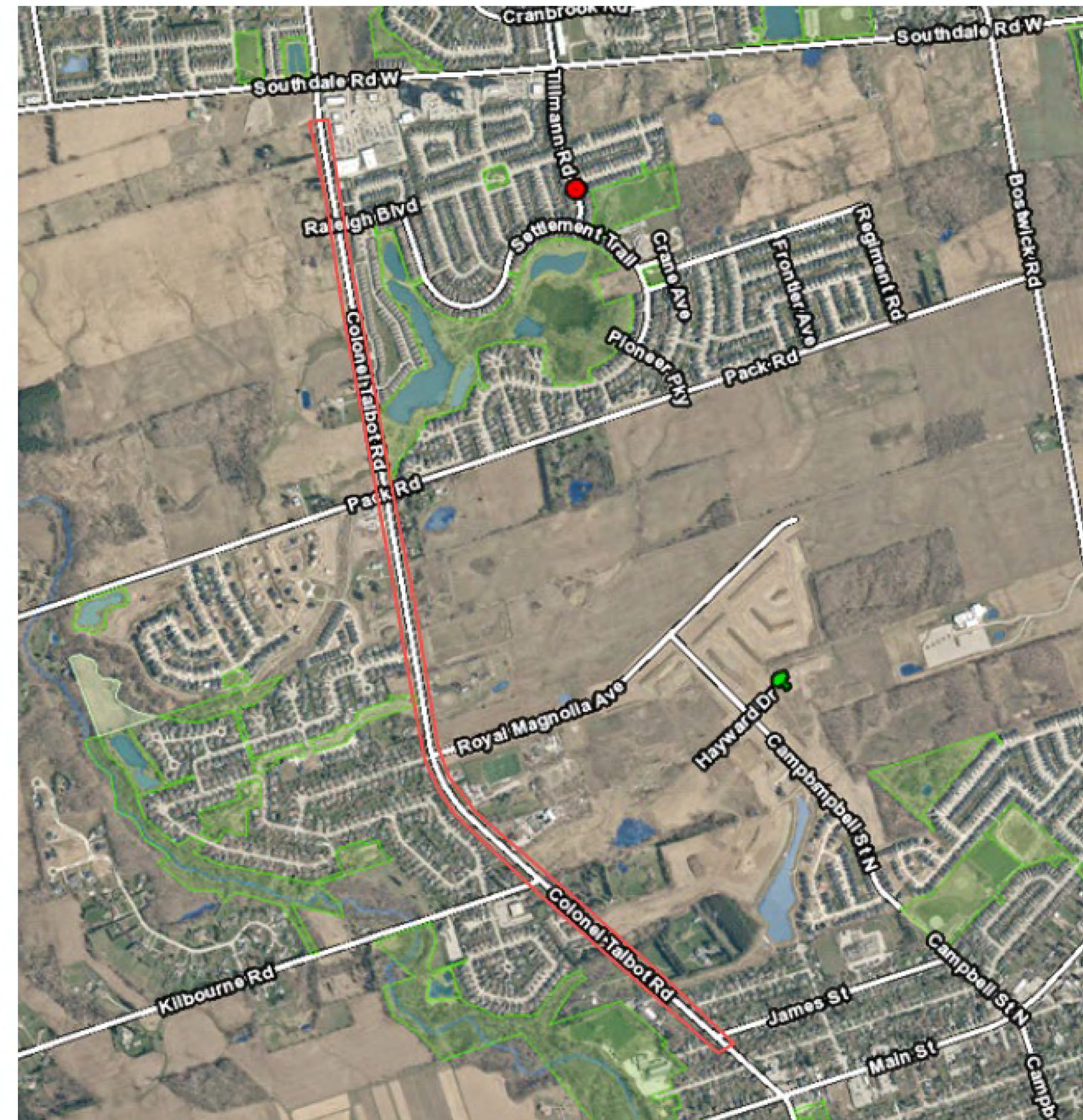
Project Background

- Colonel Talbot Road is a critical north-south arterial road that connects Talbot Village and Lambeth.
- As the surrounding area develops rapidly, Colonel Talbot Road must serve all users, whether walking, cycling, riding transit, or driving, and provide the necessary municipal services to accommodate that growth.
- The need for the Colonel Talbot Road 2-lane upgrade project was identified in the 2019 Development Charges Study and later in the 2021 Development Charges Background Study Update.



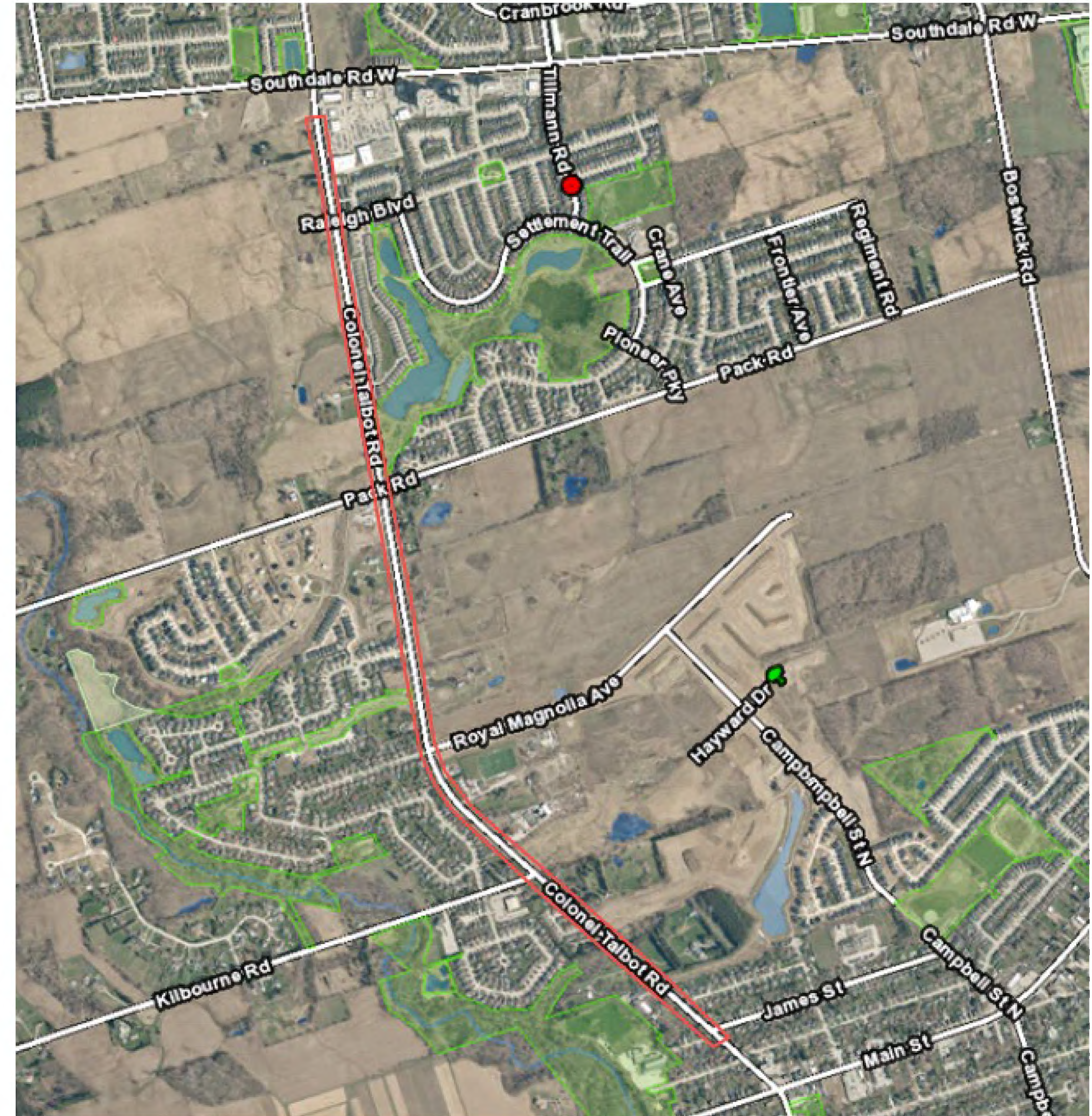
Construction Limits

- Colonel Talbot Road – Approximately 150 m south of Southdale Road to James Street in Lambeth



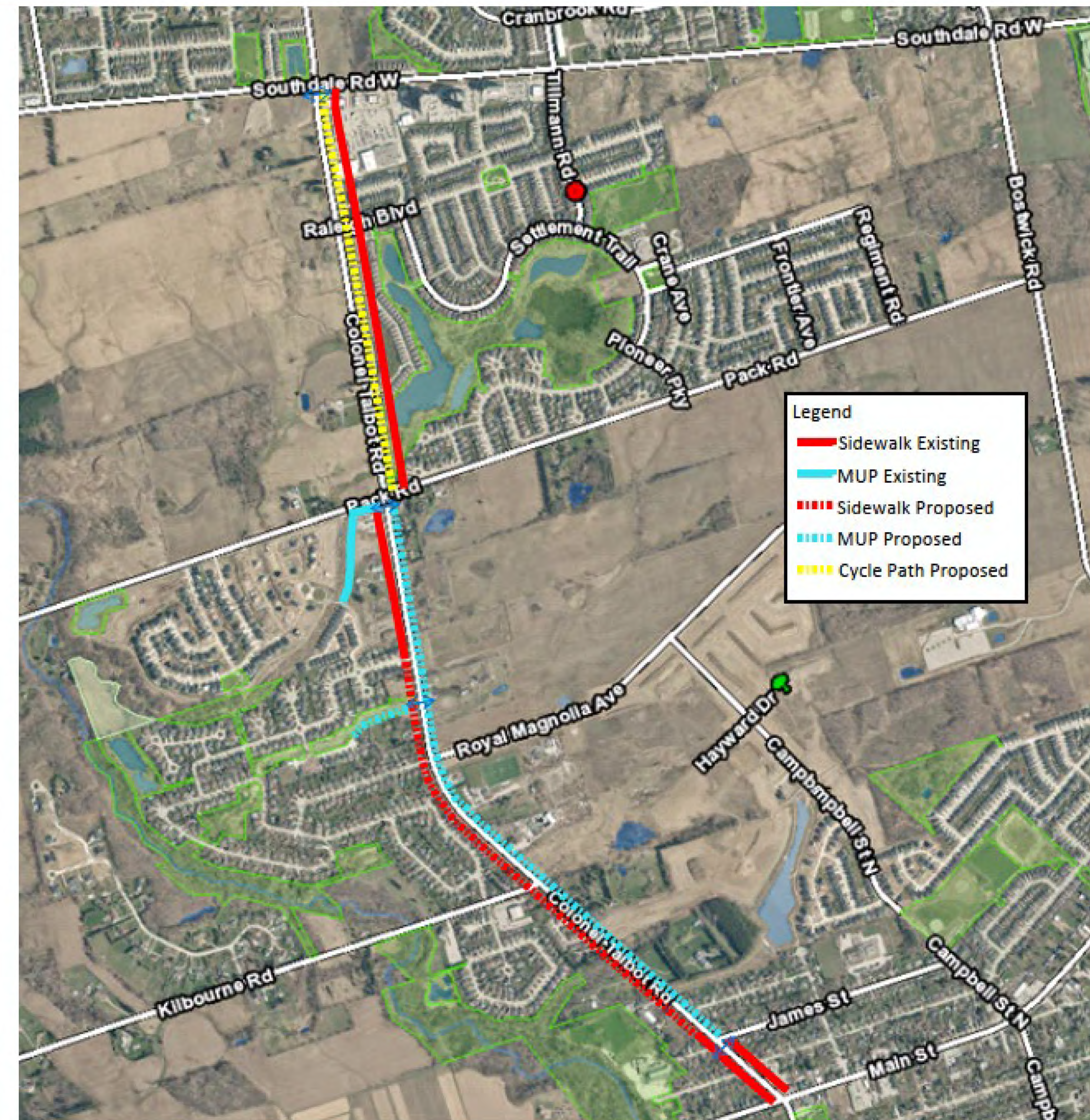
2-Lane vs 4-Lane

- A standard 2-lane road can typically accommodate 1,900 vehicles per hour per lane.
- The Traffic model was prepared based on the scope of known / planned future developments.
- The largest hourly traffic volume per lane on Colonel Talbot Road during the AM / PM peak hours in 2030 is forecasted to be approximately 1,500 vehicles per hour and is in the northbound direction on the section of Colonel Talbot Road between Kilbourne Road and Main Street.



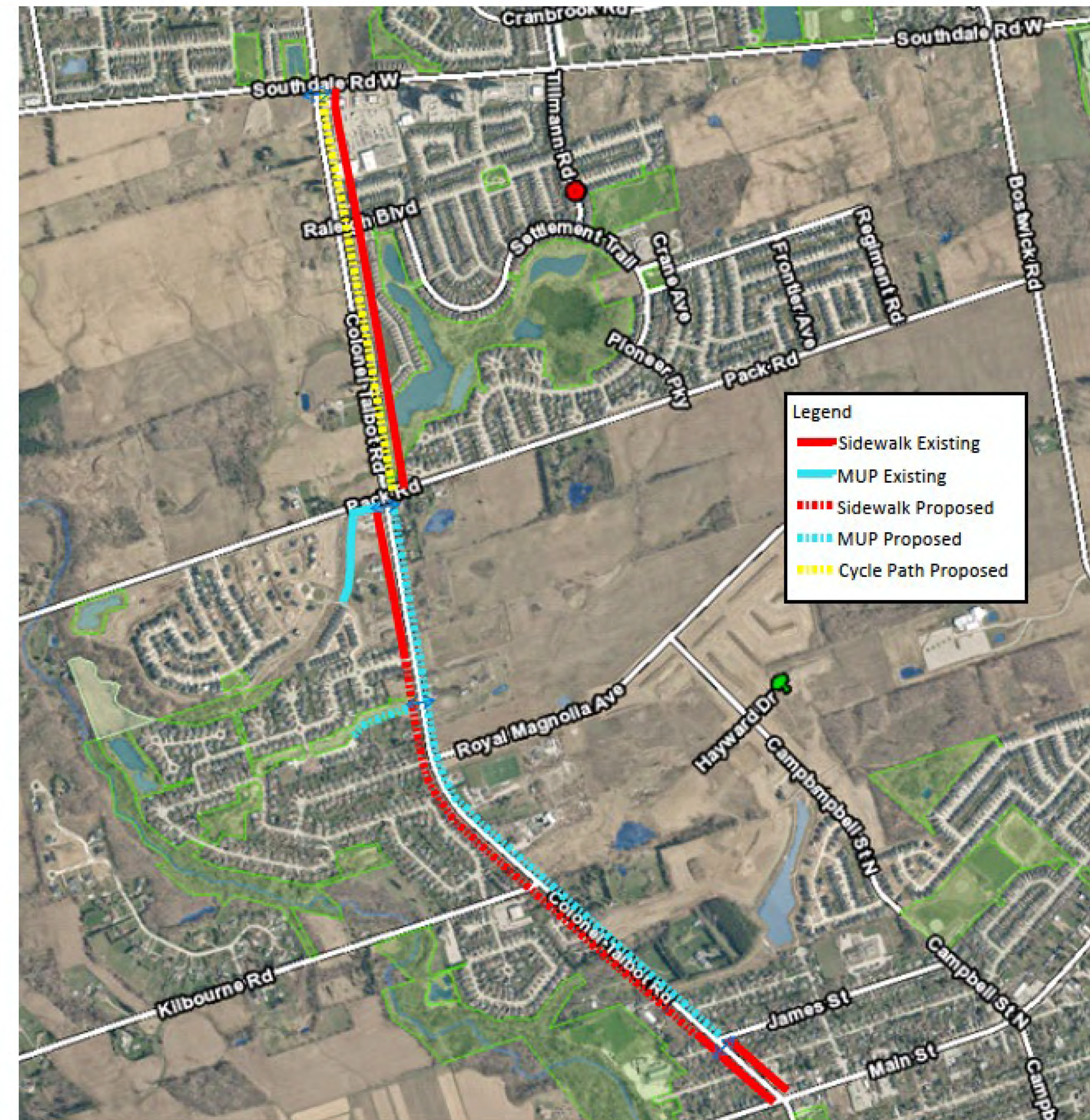
Existing Conditions

- Colonel Talbot Road is a two lane road with auxiliary turning lanes with very limited active transportation infrastructure.
- Existing sidewalks between Southdale Road and Pack Road on the east side of Colonel Talbot
- Existing sidewalks between Pack Road and Clayton Walk on the west side of Colonel Talbot



Scope of Work

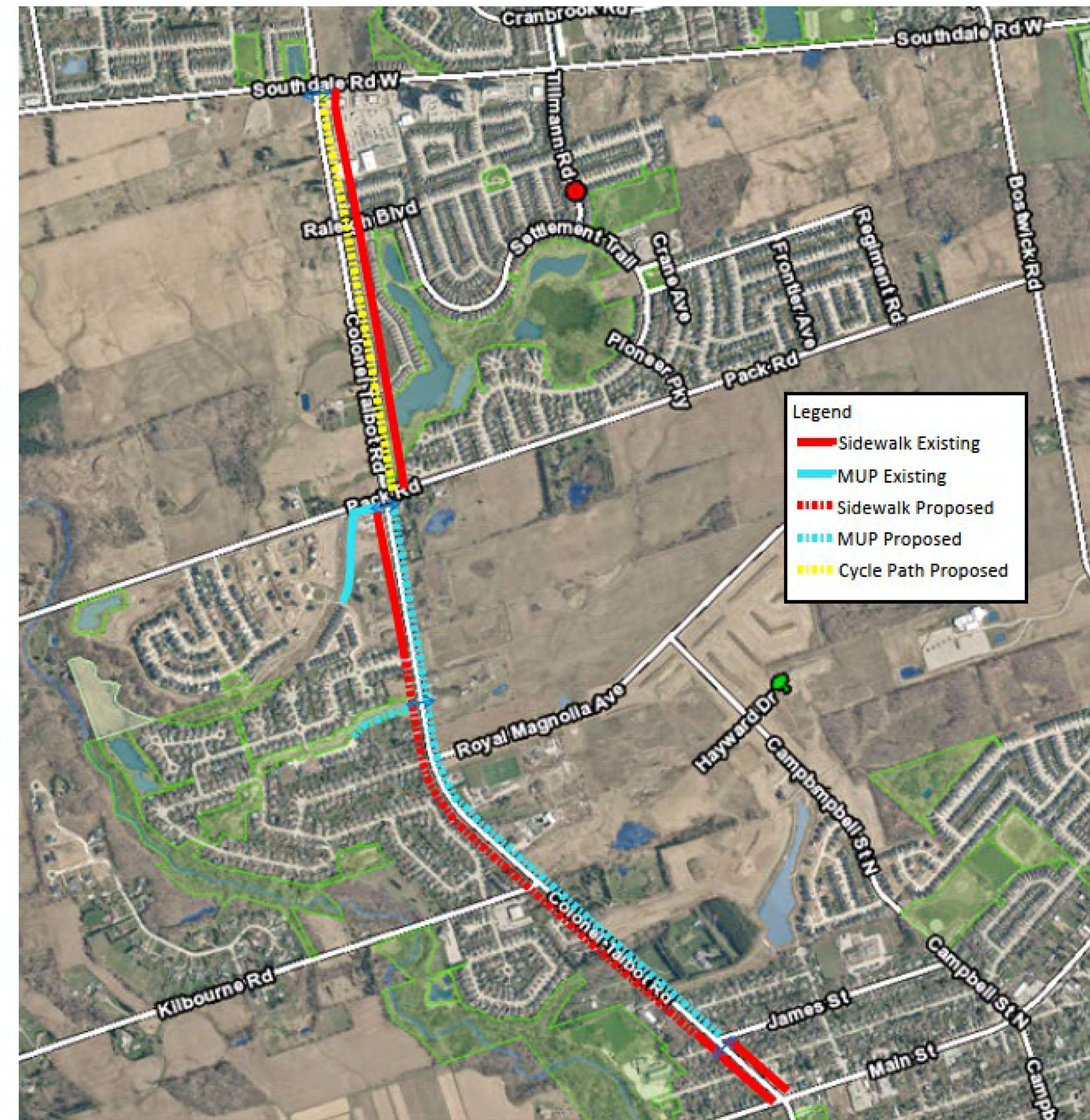
- Infrastructure to be installed will be; curb and gutter, medians, storm sewers, culvert replacements, localized sanitary sewers, localized stretch of watermain, sidewalks, multi use paths, bicycle paths, street lighting improvements and future provisions for traffic signals at Kilbourne Road and Hayward Drive.
- Existing and future developments were reviewed to determine the need for left-turn lanes on Colonel Talbot Road and are included in the design.



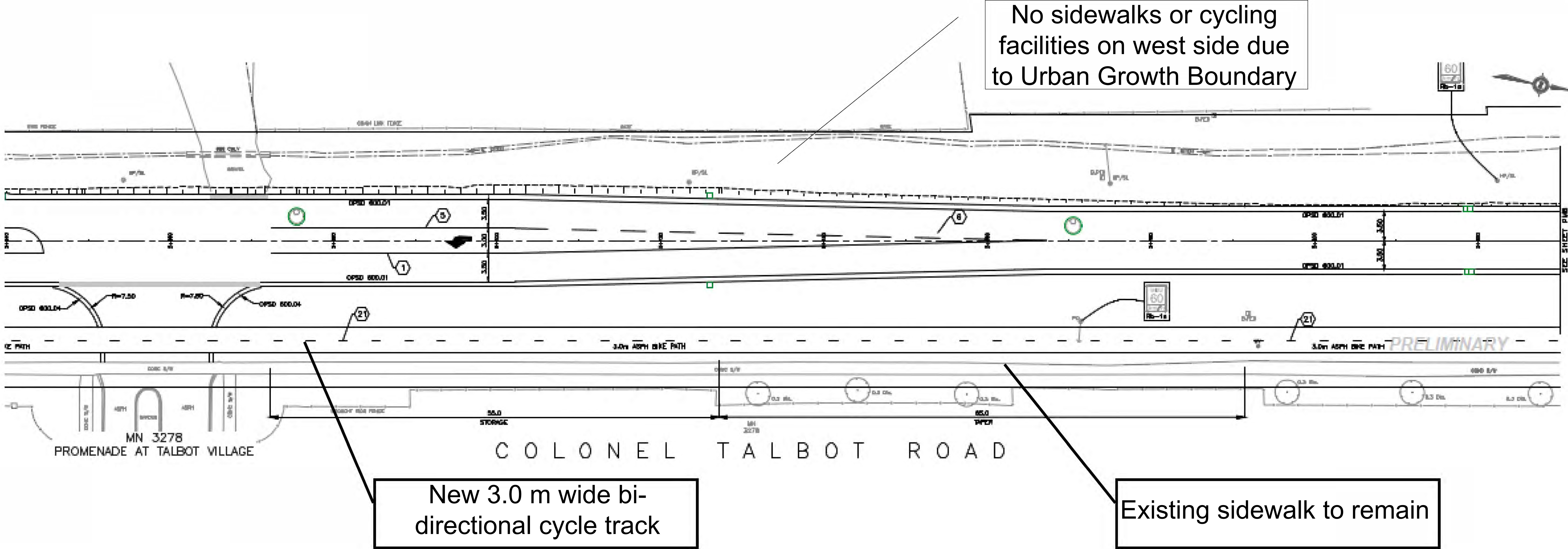
Proposed Conditions

Active Transportation Improvements Component

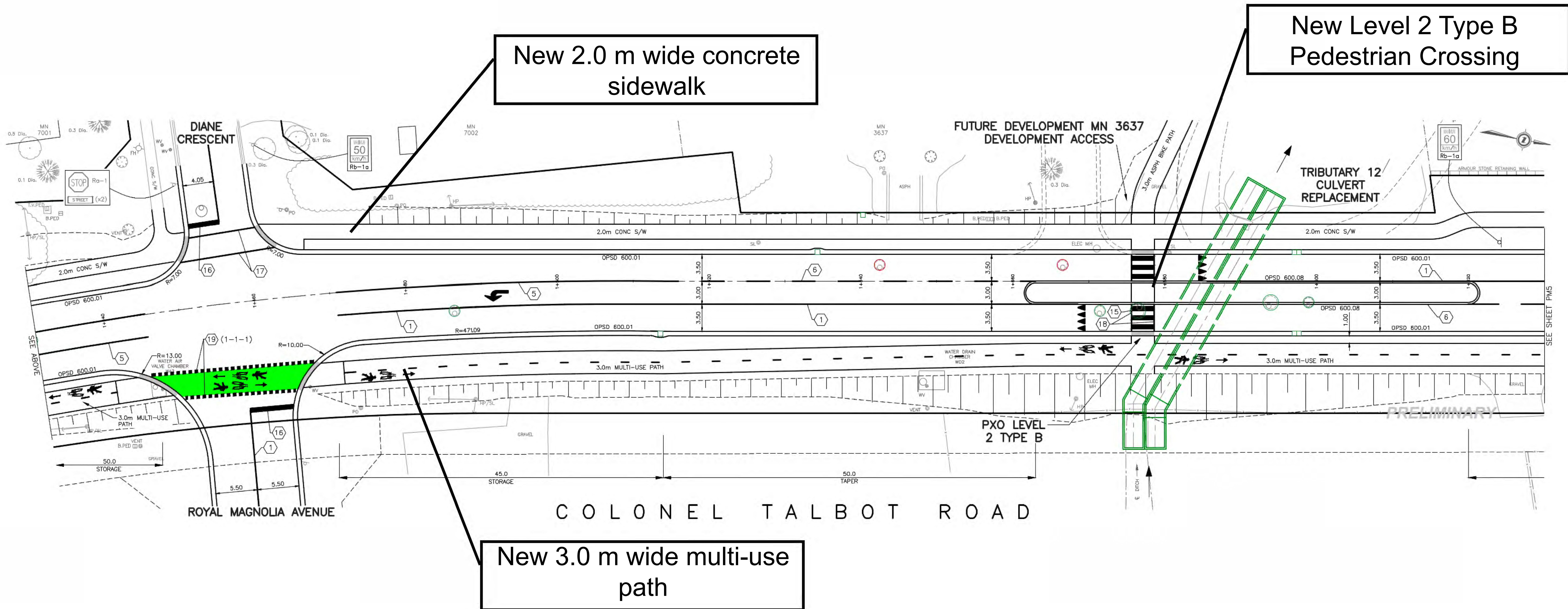
- New 3.0 m wide cycling path to be installed on the east side of Colonel Talbot Road between the roundabout project and Pack Road
- New 3.0 m wide multi use path to be provided on the east side of Colonel Talbot Road from Pack Road to James Street
- New 2.0 m wide sidewalk to be provided from Clayton Walk to James Street on the west side of Colonel Talbot which will provide a continuous sidewalk from Pack Road to Lambeth.



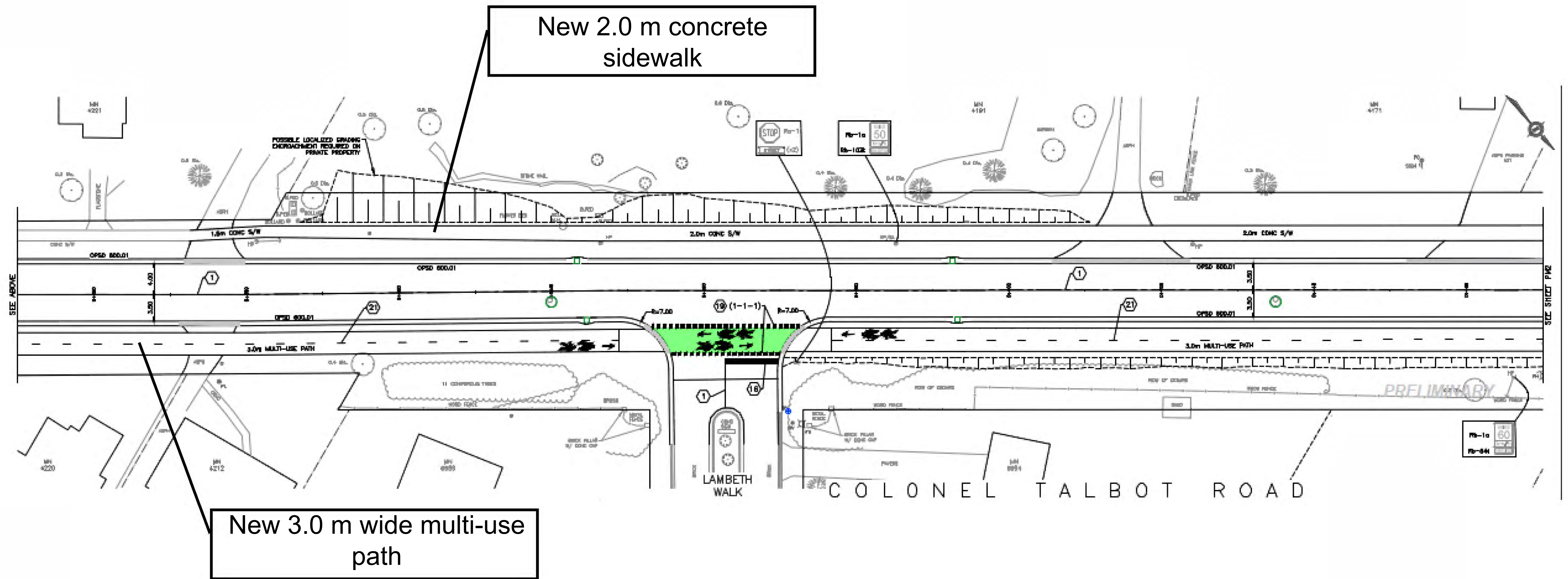
Proposed Conditions – North of Pack Road



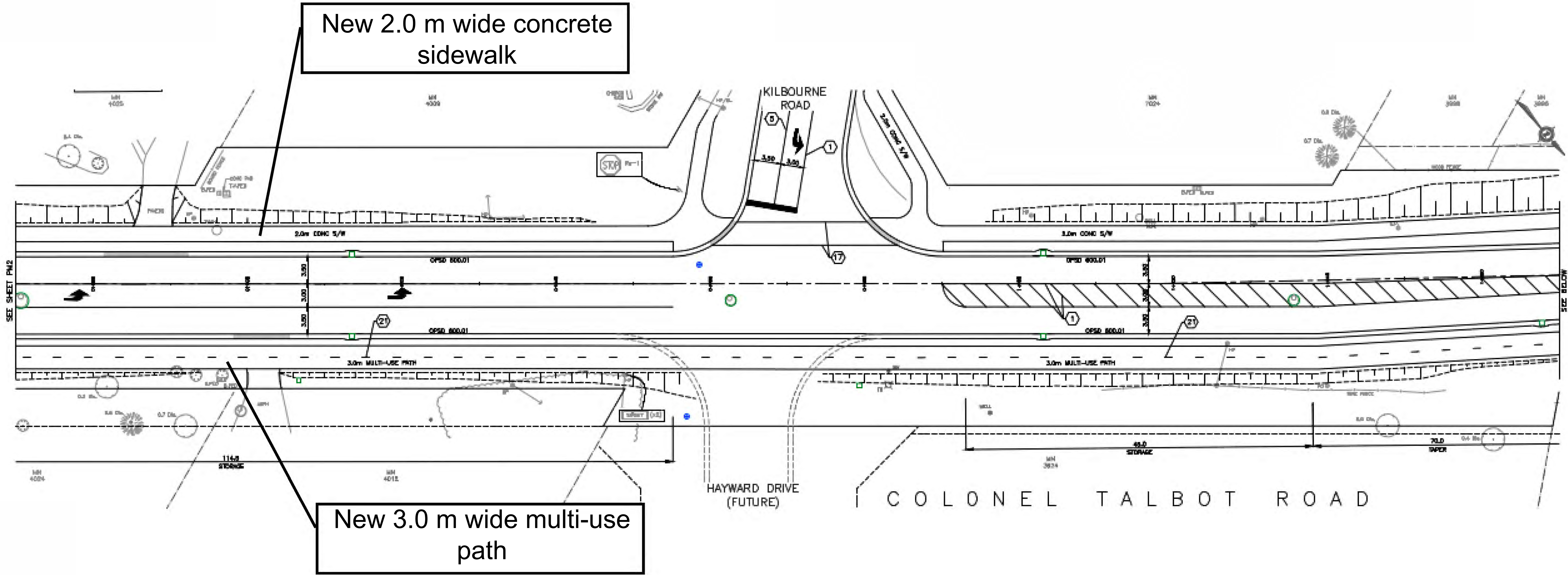
Proposed Conditions – Tributary 12 PXO Crossing



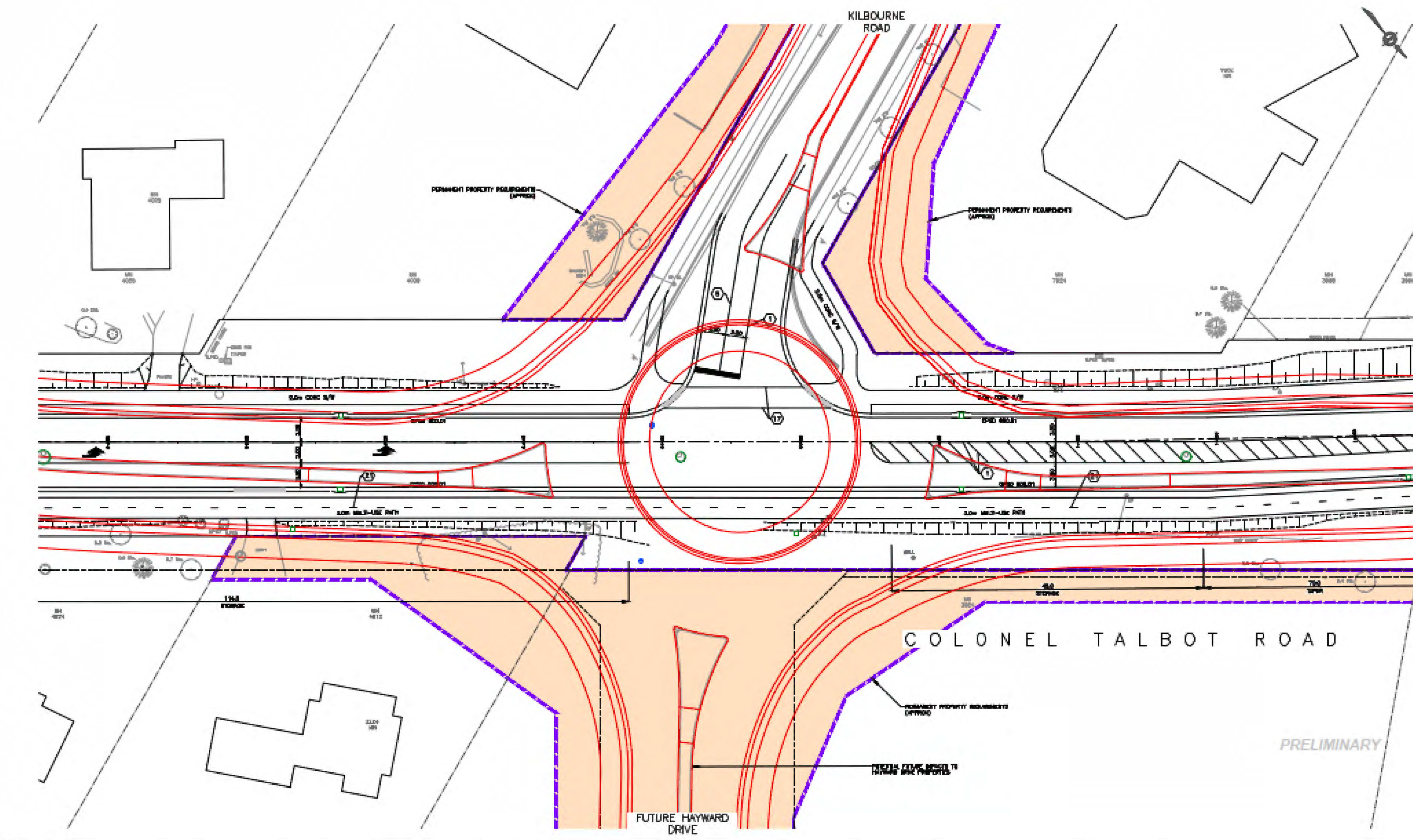
Proposed Conditions – Lambeth Walk



Proposed Conditions – Kilbourne Road Intersection



Property Impacts of Multi-Lane Roundabout at Kilbourne Intersection



Phases of Construction

- Two phases of construction are anticipated
 - 2024 – Southdale Road to approximately midway between Diane Crescent/Royal Magnolia Avenue and Kilbourne Road
 - 2025 – Midway between Diane Crescent/Royal Magnolia Avenue and Kilbourne Road to James Street
- Traffic management for Phase 1 and 2 are still being reviewed however, it is anticipated that localized road closures will be required during construction.
- Substages of work will occur within Phase 1 and Phase 2

Next Steps

- PUM Meeting #1 – June 27, 2023
 - Lambeth Public School – 5-7 pm
- 90% Design submission – August
- PUM Meeting #2 - Fall 2023. ITCAC Committee will be notified of the date when it is scheduled.
- 100% Design submission – October 2023
- Issued for tender tentatively scheduled to occur during December 2023
- Commencement of construction for Phase 1 is tentatively scheduled to occur during March 2024

Stay connected

- Visit getinvolved.london.ca/colonel-talbot where you can:
 - Ask questions and leave comments for the project team
 - View the latest project materials
 - Access a recording of this meeting (alternate formats available upon request)

You can also reach us any time with comments or questions, using the contact information below. This presentation can be made available in alternative formats upon request.

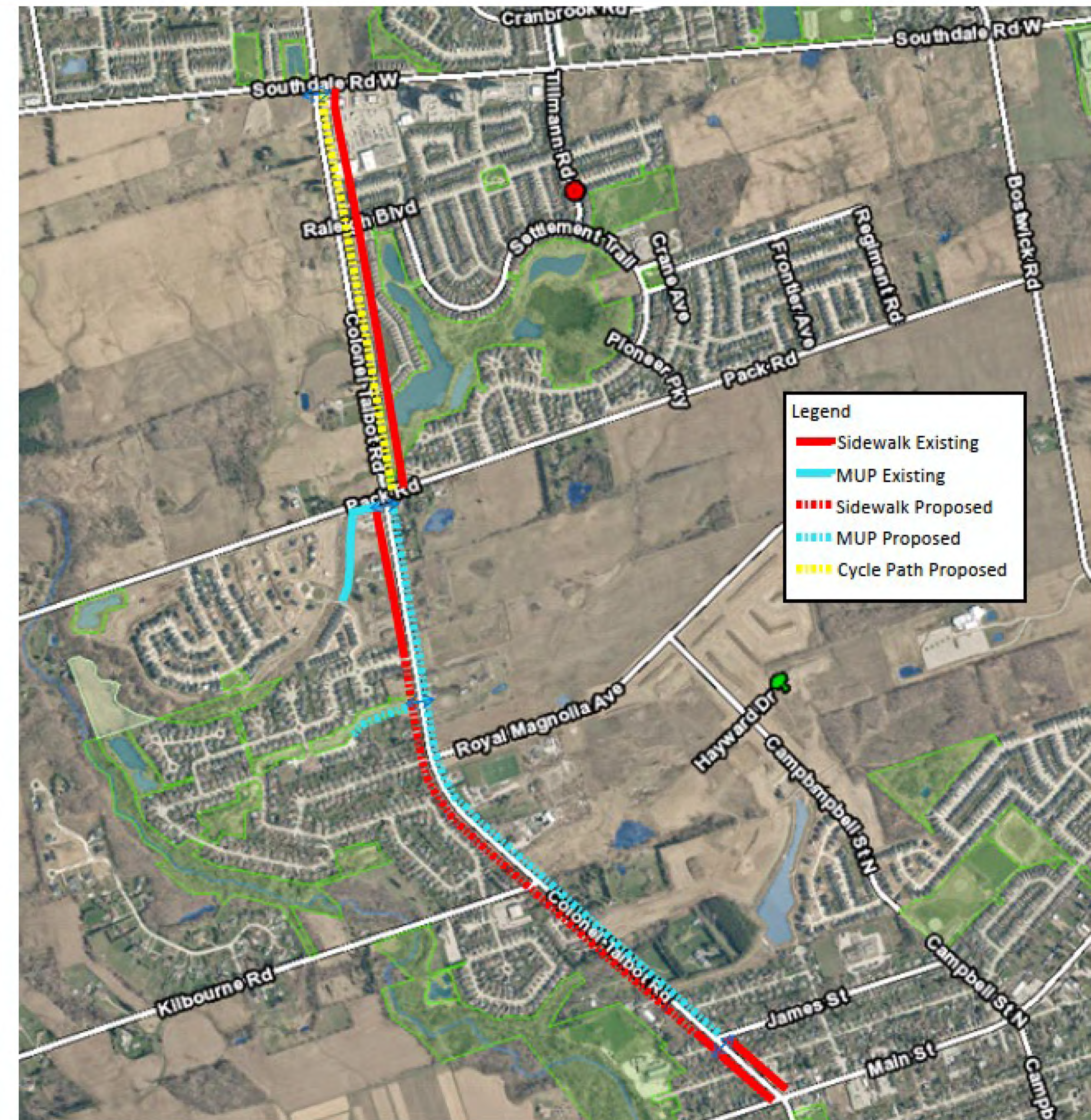
Contact Information

John Bos, C.E.T., Senior Technologist

Transportation Planning & Design, City of London

519-661-2489 x 7348 jbos@london.ca

Questions & Comments



Integrated Transportation Community Advisory Committee

Report

6th Meeting of the Integrated Transportation Community Advisory Committee
May 17, 2023

Attendance PRESENT: R. Buchal, D. Foster, T. Kerr, T. Khan, D. Luthra, A. Santiago, J. Vareka

ABSENT: J. Collie, E. Eady, A. Husain, V. Lubrano, M. Malekzadeh

ALSO PRESENT: J. Dann, S. Grady, D. Hall, D. McRae, J. Michaud, A. Miller, N. Moffatt, B. Westlake-Power

The meeting was called to order at 3:02 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 5th Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the 5th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on April 19, 2023, was received.

3.2 Municipal Council Resolution – 2023 Renew London infrastructure Construction Program and 2022 Review

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on April 4, 2023, with respect to the 2023 Renew London Infrastructure Construction Program and 2022 Review, was received.

3.3 Notice of Planning Application – Zoning By-law Amendment – 599-601 Richmond Street

That it BE NOTED that the Notice of Planning Application, dated April 19, 2023, related to the Zoning By-law Amendment, from N. Pasato, Senior Planner, for the property located at 599-601 Richmond Street, was received.

3.4 Notice of Planning Application – Zoning By-law Amendment – 165-167 Egerton Street

That it BE NOTED that the Notice of Planning Application, dated April 19, 2023, related to the Zoning By-law Amendment, from C. Maton, Senior Planner, for the property located at 165-167 Egerton Street, was received.

3.5 Public Meeting Notice – Zoning By-law Amendment – 129-131 Base Line Road West

That it BE NOTED that the Public Meeting Notice, dated May 3, 2023, related to the Zoning By-law Amendment, from N. Pasato, Senior Planner, for the property located at 129-131 Base Line Road West, was received.

3.6 (ADDED) Revised Notice of Planning Application – Official Plan and Zoning By-law Amendments – 610-620 Beaverbrook Avenue

That it BE NOTED that the Revised Notice of Planning Application, dated May 11, 2023, related to the Official Plan and Zoning By-law Amendment, from A. Riley, Senior Planner, for the property located at 610-620 Beaverbrook Avenue, was received.

4. Sub-Committees and Working Groups

4.1 Active Transportation Sub-Committee Request for Information on Dundas Place Temporary East-West Connection for Cycling and Pedestrians

That it BE NOTED that the attached report, from J. Vareka, with respect to the Active Transportation Sub-Committee Request for Information on Dundas Place Temporary East-West Connection for Cycling and Pedestrians, was received; it being further noted that this matter will BE DEFERRED to the next Integrated Transportation Community Advisory Committee sub-committee meeting.

5. Items for Discussion

5.1 Review of the Neighbourhood Connectivity Plan Pilot Program – D. Foster

That the Municipal Council BE REQUESTED to consider the following actions arising from the Integrated Transportation Community Advisory Committee (ITCAC) review of the Neighbourhood Connectivity Plan Pilot Program:

- a) to amend the Mobility Policy 349 to request that all city streets exempted from this policy be designated for parking on one side of the street only clearly defined exceptions such as cul-de-sacs;
- b) to direct the Civic Administration to investigate appropriate means to review the future draft of the Neighbourhood Connectivity Plans with ITCAC in advance of consideration by the Civic Works Committee; and
- c) to commend the Civic Administration for a very thorough and successful process which should now be formalized and applied;

it being further noted that the presentation and attached photos, from D. Foster, related to this matter, were received.

5.2 Integrated Transportation Community Advisory Committee Request for an Update on the Mobility Master Plan and Consultation for 2023

That it BE NOTED that the verbal update from S. Grady, Traffic and Transportation Engineer, Environment and Infrastructure, in relation to the Mobility Master Plan and Consultation for 2023, was received.

6. Adjournment

The meeting adjourned at 3:47 PM.

24 May 2023

To whom it may concern,

Effective immediately, I hereby resign from the City of London's Community Advisory Committee. While I have very much appreciated the opportunity to learn more about active transportation within the city, the expectations of the committee have been ultimately untenable with my doctoral studies.

If there was one suggestion I may leave the committee with, it is that afternoon meetings can be an obstacle for those who have obligations during working hours. Nonetheless, I wish the committee the best of luck as it continues to be a passionate voice for active and equitable transportation in London. Above all, I remain grateful for this experience.

Sincerely,
James



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

June 7, 2023

K. Scherr
Deputy City Manager, Environment and Infrastructure

I hereby certify that the Municipal Council, at its meeting held on June 6, 2023 resolved:

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Final Connected and Automated Vehicle Plan:

- a) the final Connected and Automated Vehicle Plan, as summarized in the Executive Summary appended to the above-noted staff report, BE APPROVED; and,
- b) the Civic Administration BE DIRECTED to implement the various aspects of the plan as opportunities arise. (T10-2023) (4.2/9/CWC)

M. Schulthess
City Clerk
/ms

- cc. D. MacRae, Director, Transportation and Mobility
S. Maguire, Division Manager, Traffic Engineering
J. Kostyniuk, Traffic and Transportation Engineer
P. McClennan, Executive Assistant to the Deputy City Manager, Environment and Infrastructure
Chair and Members, Integrated Transportation Community Advisory Committee



London
CANADA

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May 17, 2023

D. MacRae
Director, Transportation and Mobility

I hereby certify that the Municipal Council, at its meeting held on May 16, 2023, resolved:

That the following actions be taken with respect to the 5th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on April 19, 2023:

a) the Civic Administration BE REQUESTED to make a presentation and provide statistics on the rate of vehicular accidents in the last 10 years within the City of London, including but not limited to:

- i) all vision zero accidents;
- ii) a breakdown of accident data based upon mode of transportation, which includes pedestrian accidents;
- iii) comparable statistics to other cities that are similar size to the City of London (if available);
- iv) number of fatalities per year related to vehicular accidents; and,

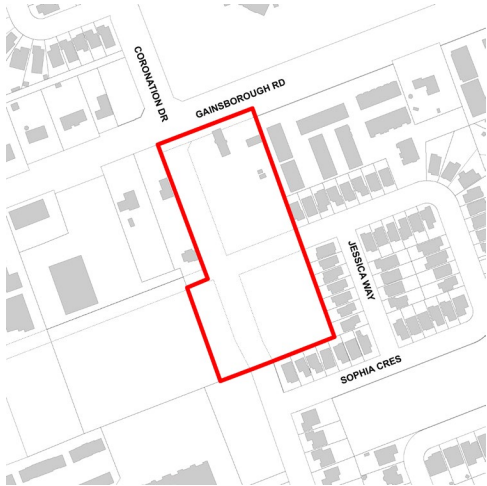
b) clauses 1.1, 3.1, 3.2 and 3.3 BE RECEIVED. (2.2/8/CWC)

M. Schulthess
City Clerk
/ms

cc: Chair and Members, Integrated Transportation Community Advisory Committee

Draft Plan of Subdivision and Zoning By-law Amendment

954 Gainsborough Road



File: 39T-22501 & OZ-9502

Applicant: Royal Premier Homes

What is Proposed?

Draft Plan of Subdivision and Zoning Amendment to allow:

- A six (6) storey apartment building with 190 units
- Townhouse dwellings
- Two (2) new streets

YOU ARE INVITED!

Further to the Notice of Application you received on January 26, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, June 19, 2023, no earlier than 4:30 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Alison Curtis
acurtis@london.ca
519-661-CITY (2489) ext. 4497
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-22501 & OZ-9502

london.ca/planapps

To speak to your Ward Councillor:

Corrine Rahman
crahman@london.ca
519-661-CITY (2489) ext. 4497

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Revised Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density block to accommodate a six (6) storey apartment building containing 190 units, two (2) medium density blocks to accommodate townhouse dwelling units, and five (5) blocks for road allowances serviced by the extension of Sophia Crescent and Coronation Drive.

Requested Amendment to the 1989 Official Plan

On May 25, 2022, the Ontario Land Tribunal ordered that the *1989 Official Plan* be repealed in its entirety. At the time the application was made, there were amendments requested and considered to the *1989 Official Plan* designation, which are no longer required. Any Official Plan amendments required will be exclusively to the City's Official Plan which is now *The London Plan*.

Requested Amendment to The London Plan (New Official Plan)

The Application has been revised and the previous requested amendment to add a special policy to the Neighbourhoods Place Type to permit a height of nine (9) storeys is no longer required.

Revised Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone to a Residential R4 Special Provision (R4-5()) Zone, Residential R5 (R5-5) Zone and a Residential R9 Special Provision Zone (R9-7())Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Requested Zoning (Please refer to attached map)

Possible Amendments to the Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR3), Holding Urban Reserve (h-2*UR3) and Open Space (OS5) Zone to:

- Residential R9 Special Provision Zone (R9-7()) (Block 1) – to permit apartment buildings, lodging houses class 2, senior citizens apartment buildings, and continuum-of-care facilities on a minimum lot area of 1000 square metres with a minimum lot frontage of 30 metres. Special Provisions are requested for: minimum front yard setback of 4.3 metres from Gainsborough Road; minimum exterior side yard setback of 1.5 metres, notwithstanding section 4.27 of the Z.-1 Zoning By-law; minimum interior side yard setback of 7 metres; minimum rear yard setback of 4 metres; maximum height of six (6) Storeys; and, density of 276 units per hectares.
- Residential R4 Special Provision (R4-5()) Zone (Block 2) - to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres with special provisions for: minimum front yard setback of 3.0 metres from Coronation Drive for the main building; minimum front yard setback of 6.0 metres from Coronation Drive for the garage; and, Maximum Lot Coverage of 46 per cent.
- Residential R5 (R5-5) Zone (Block 3) – to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 1000 square metres and a minimum lot frontage of 30 metres.

The City may also consider applying holding provisions in the zoning.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhood Place Type in The London Plan, permitting a range of residential uses in the form of single-detached, semi-detached, townhouse dwellings and apartment buildings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The

additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

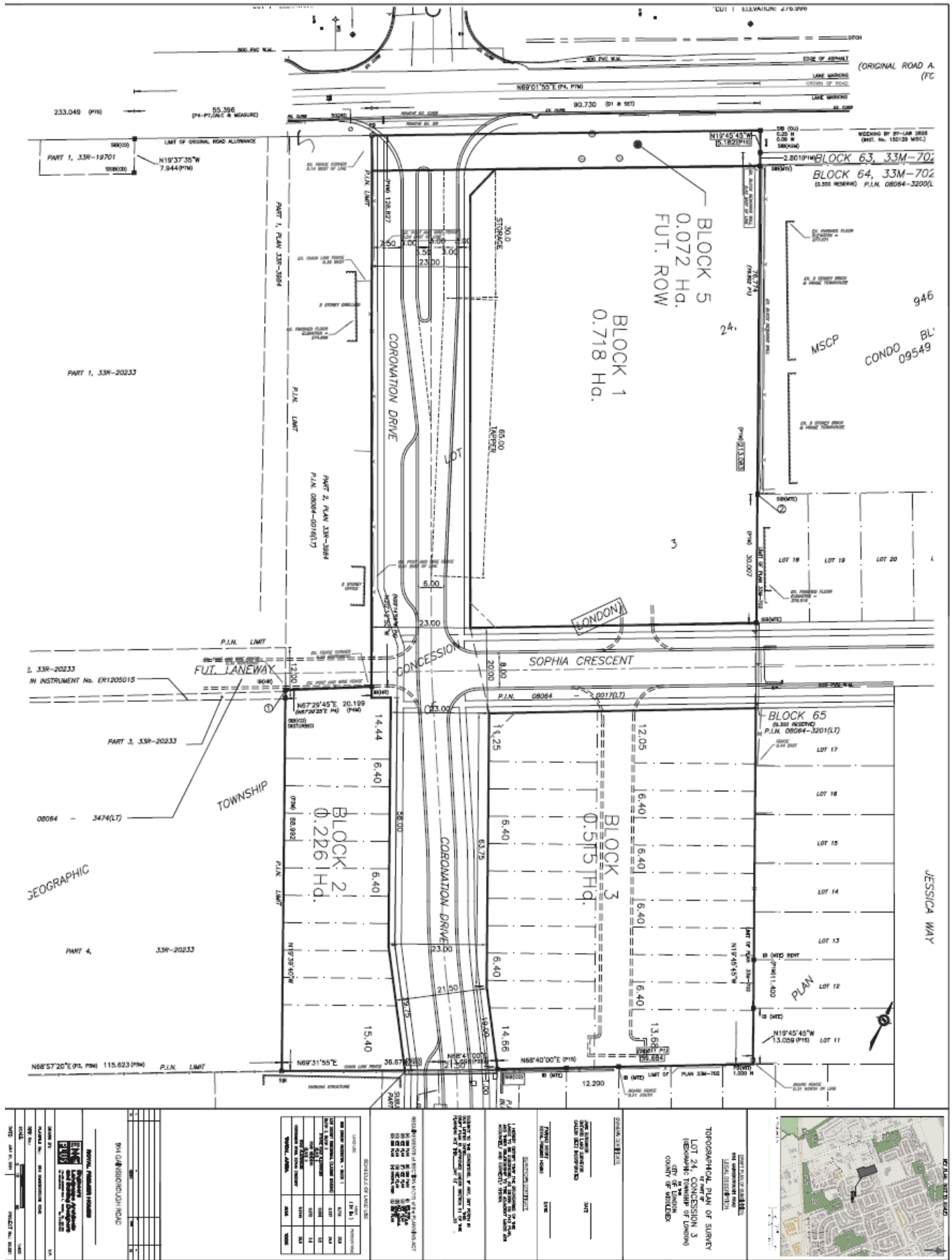
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

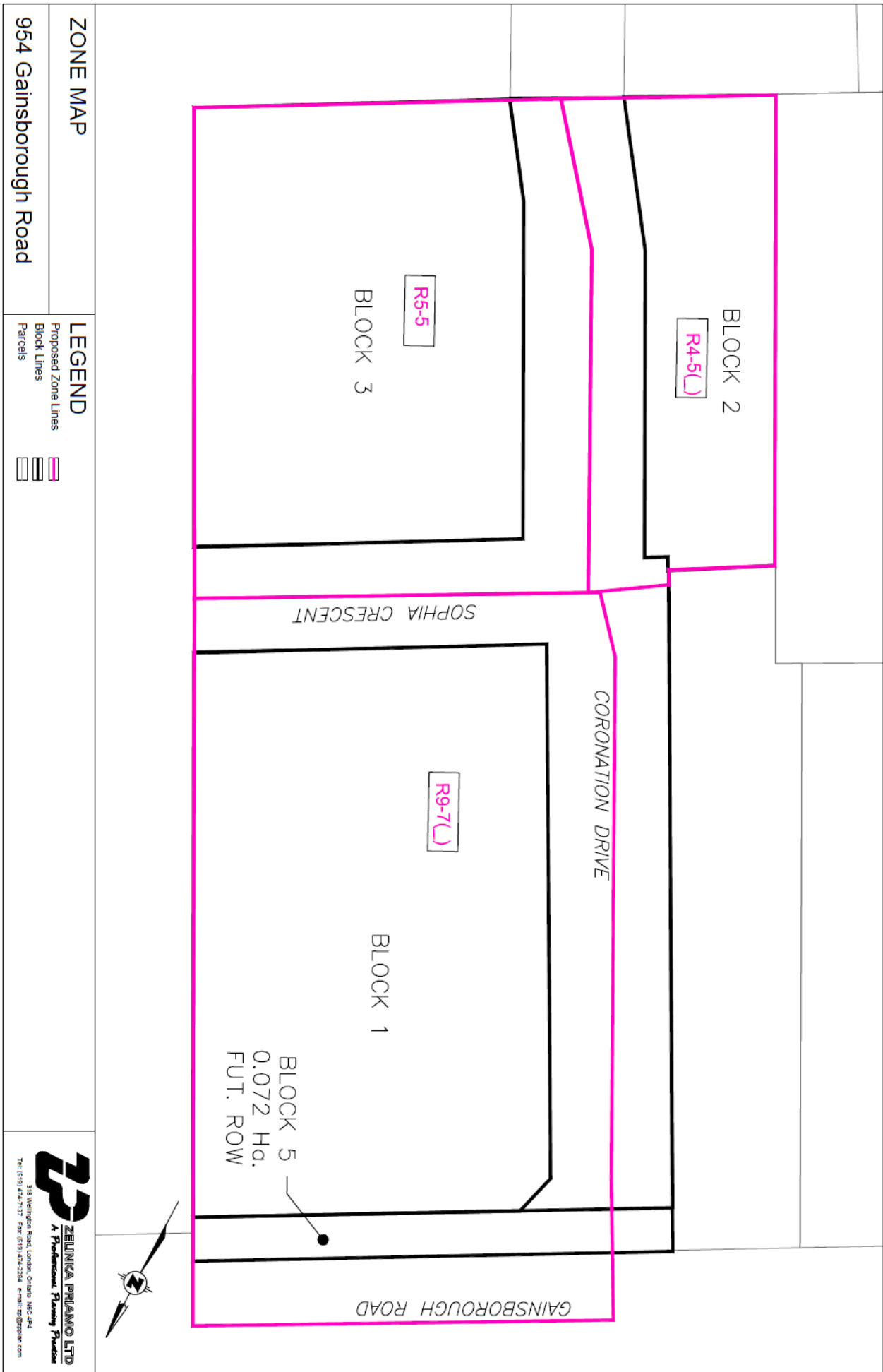
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by June 12th, 2023, to request any of these services.

Requested Draft Plan of Subdivision



The above image represents the applicant's proposal as submitted and may change.

Requested Zoning



The above image represents the applicant's proposal as submitted and may change.

Zoning By-Law Amendment

568 Second Street (at Oxford Street East)



File: Z-9522

Applicant: Parkit Enterprises Inc.

What is Proposed?

- Two, 12 storey apartment buildings at a density of 314 units per hectare
- 438 apartment units
- 219 parking spaces
- Special provisions to allow a reduced parking rate of 0.5 parking spaces per unit and a west interior side yard of 5 metres.
- Allow a self storage establishment in the southerly portion of the existing industrial building temporarily until the second apartment tower is built.

YOU ARE INVITED!

Further to the Notice of Application you received on June 22, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, June 19, 2023, no earlier than 4:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Chuck Parker – Senior Planner
cparker@london.ca
519-661-CITY (2489) ext. 4648
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9522

london.ca/planapps

To speak to your Ward Councillor:

Peter Cuddy
pcuddy@london.ca
519-661-CITY (2489) ext. 4003

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI) Zone to a Residential R9 Special Provision (R9-7() H_) Zone and a Residential R9 Special Provision Temporary (R9-7() H_ /T-) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Light Industrial (LI) Zone

Permitted Uses: a wide range of light industrial uses with minimal impacts on neighbouring uses including manufacturing and assembly industries, warehouses, service trades, laboratories, pharmaceutical and medical products industries and research and development establishments.

Height: 50 metres

Requested Zoning

Zone: Residential R9 Special Provision Bonus (R9-7() B-() Zone

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment building, handicapped person apartment building and continuum-of-care facilities.

Special Provisions: reduced parking rate of 0.5 parking spaces per unit, a west interior side yard of 5 metres for building “A” and allow a self-storage establishment in a portion of the existing building temporarily until the second tower is built.

Residential Density: 314 units per hectare

Height: 38.4 metres (approximately 12 storeys)

Bonus Zone: requested to go from 150 units per hectare to 314 units per hectare, exceeding the 25% increase allowed by the 1989 Official Plan policies, in return for affordable housing, transit-orientated facilities and exceptional site and building design.

However, the Province ended the practise of Bonus Zoning in September 2022. The London Plan also came into force in May 2022, replacing the 1989 Official Plan, however, the policies have to be considered in the analysis because that Plan was in force when this application was submitted.

The City may also consider a different base zone, the use of holding provisions, and/or additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a wide range of uses in mixed use buildings at higher intensities than normal. Maximum heights of buildings can range from 2 storeys to 16 storeys (near a Rapid Transit Station) depending on location.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City’s planning review and decision-making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City’s Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
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Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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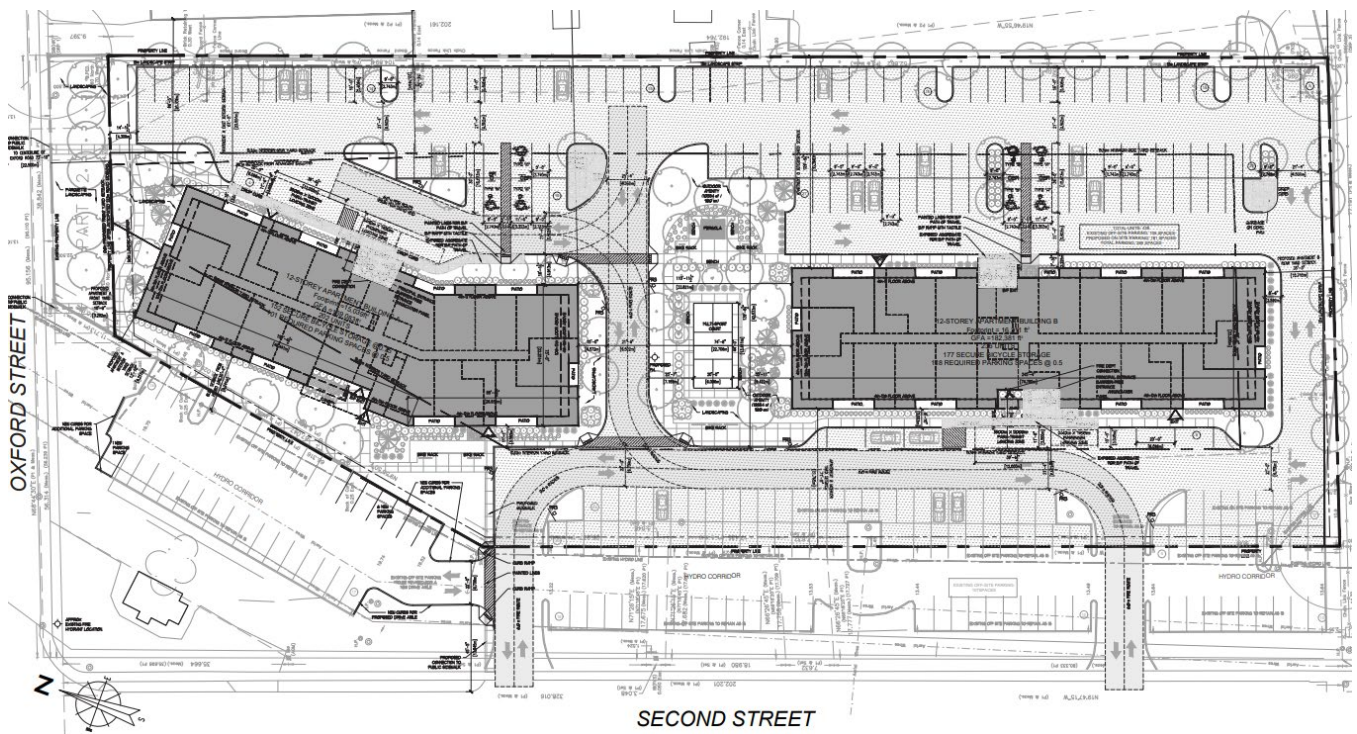
Accessibility

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Site Concept



Revised landscaping site concept – May 2023



Revised site plan concept – May 2023

The above image represents the applicant's proposal as submitted and may change.

Building Renderings



Rendering looking east from Second Street

The above images represent the applicant’s proposal as submitted and may change.

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

488-492 Pond Mills Road



File: Z-9625

Applicant: Zelinka Priamo Ltd.

What is Proposed?

Zoning amendment to allow:

- A 4-storey, 38-unit, residential building with parking
- Special provisions are requested to permit decreased front yard and side yard setbacks, and decreased rear yard parking setbacks



LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 4, 2023**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9625

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Councillor Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R1-3 Zone to a Residential R9 Special Provision (R9-7(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R1 (R1-3)

Permitted Uses: Single detached dwellings

Special Provision(s): N/A

Height: 9.0 metres

Requested Zoning

Zone: Residential R9 Special Provision (R9-7(_))

Permitted Uses: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities

Special Provision(s): To permit a minimum front yard depth of 3.0 metres whereas 10.0 metres is required; a minimum north interior side yard depth of 4.6 metres whereas 5.6 metres is required; and a minimum rear yard parking setback of 1.56 metres whereas 3.0 metres is required; a height of 14.1 metres (4 storeys).

Height: 14.1 metres/4 storeys

The City may also consider additional special provisions, and the use of holding provisions, in addition to the above.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhoods Place Type in The London Plan. The Neighbourhoods Place Type is intended to promote intensification that will respect the existing neighbourhood character while providing strategic ways to accommodate development to improve our environment, support local businesses, enhance our physical and social health, and create dynamic, lively, and engaging places to live. The Neighbourhoods Place Type also encourages a diversity of housing choices that allow for affordability and opportunity for people to remain in their neighbourhoods as they age. The Place Type permits a range of residential uses including stacked townhouses; fourplexes; low-rise apartments; emergency care establishments; rooming houses; and supervised correctional residences.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting,

driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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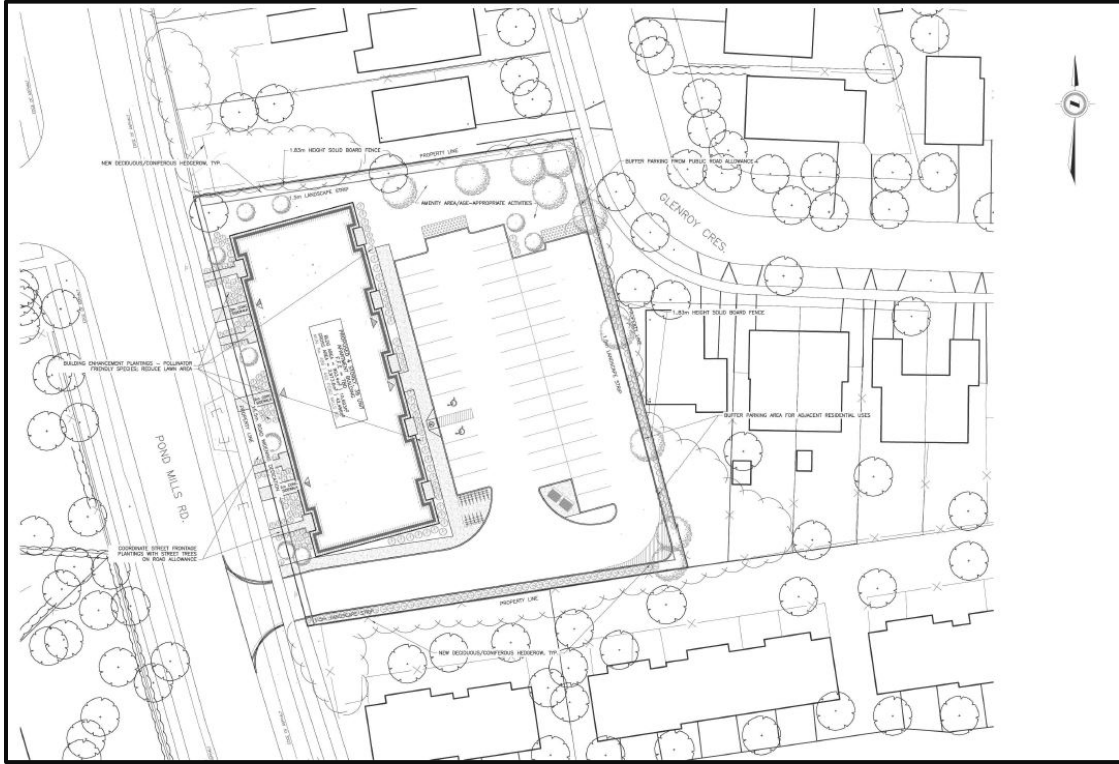
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Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



The above image represents the applicant's proposal as submitted and may change.

Building Renderings



Renderings – view from Pond Mills Road



Renderings – rear view of proposed building



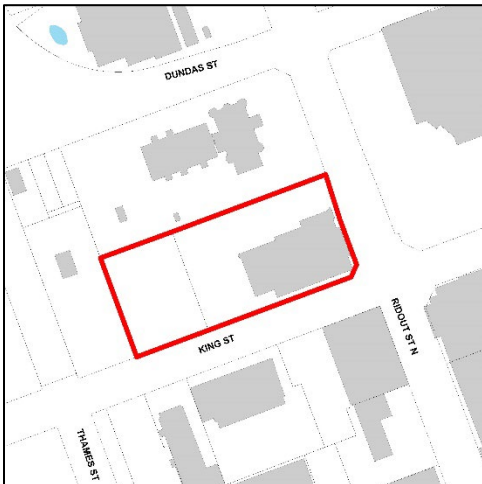
Renderings – pedestrian perspective

The above images represent the applicant's proposal as submitted and may change.

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

50 King Street & 399 Ridout Street North



File: OZ-9622

Applicant: 50 King Street London Ltd (c/o York Developments)

What is Proposed?

Official Plan and Zoning amendments to allow:

- Proposed mixed-use development with commercial, office and residential uses;
- Two apartment buildings of 43 storeys and 53 storeys (176m) with a 4 storey podium;
- A total of 550 vehicle parking spaces and a reduced number of bicycle parking spaces of 350 whereas 837 are required;
- A density of 1,175 units per hectare with 800 residential units and 13,785 square metres of commercial, retail and office gross floor area.
- Retaining the existing heritage courthouse and gaol buildings along Dundas Street.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 5, 2023**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9622

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

David Ferreira

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Amendment to The London Plan (New Official Plan)

To add a specific policy to allow for an increased building height of 53 storeys.

Requested Zoning By-law Amendment

To change the zoning from a Community Facility/Downtown Area (CF1/DA2*D350*H15) zone; and a holding Downtown Area Bonus (h-3*h-5*h-18*h-149*h-207*DA1*D350*H15*B-36) zone to a Downtown Area Special Provision (DA2()*D()*H()) zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at london.ca.

Current Zoning

Zone: a Community Facility/Downtown Area (CF1/DA2*D350*H15) zone; and a holding Downtown Area Bonus (h-3*h-5*h-18*h-149*h-207*DA1*D350*H15*B-36) zone

Permitted Uses: DA1: retail stores; supermarkets; amusement game establishments; apartment buildings with dwelling units at the rear or second floor; apartment hotels with dwelling units at the rear or second floor; art galleries; assembly halls; bake shops; clinics; commercial parking structures; commercial recreation establishments; convenience stores; day care centres; dry cleaning and laundry depots; duplicating shops; dwelling units at the rear or second floor; emergency care establishments; film processing depots; financial institutions; funeral homes; group homes type 2; hotels; institutions; laboratories; laundromats; libraries; medical/dental offices; museums; offices restricted to the second floor; patient testing centre laboratories; personal service establishments; place of worship; printing establishments; private clubs; repair and rental establishments; restaurants; restaurants, outdoor patio; schools; senior citizen apartment buildings on the second floor; service and repair establishments; service trades; studios; taverns; theatres and cinemas; video rental establishments; lodging house class 2; place of entertainment; accessory dwelling units on the rear of the ground floor or second floor; brewing on premises establishment; artisan workshop; craft brewery. DA2: additional uses: apartment buildings; apartment hotels; dwelling units; senior citizen apartment buildings. CF1: additional uses: elementary schools; public swimming pools; post office depots; private schools; secondary schools; police stations.

Holding Provisions: The h-3 holding provision requires a wind assessment; the h-5 holding provision requires a public site plan meeting; the h-18 holding provision requires an archaeological assessment; the h-149 holding provision requires sanitary and stormwater servicing reports; and the h-207 holding provision requires a Heritage Impact Assessment.

Residential Density: The D350 allows for a base density of 350 units per hectare

Height: The H15 allows for a base of 15m of building height or 3 approximately storeys

Bonus Zone: A B-36 applies to the site allowing a density of 750 units per hectare, a height of 95m (approximately 30 storeys) and a 0m setback for the residential component.

Requested Zoning

Zone: Downtown Area Special Provision (DA2()*D()*H())

Permitted Uses: The above listed uses in the DA1 and DA2 zones.

Special Provision(s): 1) To permit the residential component of buildings to be located at or near the street frontages and 2) To permit a reduced number of required long-term and short-term bicycle parking spaces of 50 short-term spaces whereas 117 are required, and 300 long-term spaces whereas 720 are required.

Residential Density: A maximum density up to 1,175 units per hectare

Height: 53 storeys (176m)

The City may also consider the use of additional holding provisions and/or special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Downtown Area Place Type in The London Plan, permitting a broad range of commercial, office and residential uses, with a maximum height of 35 storeys.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

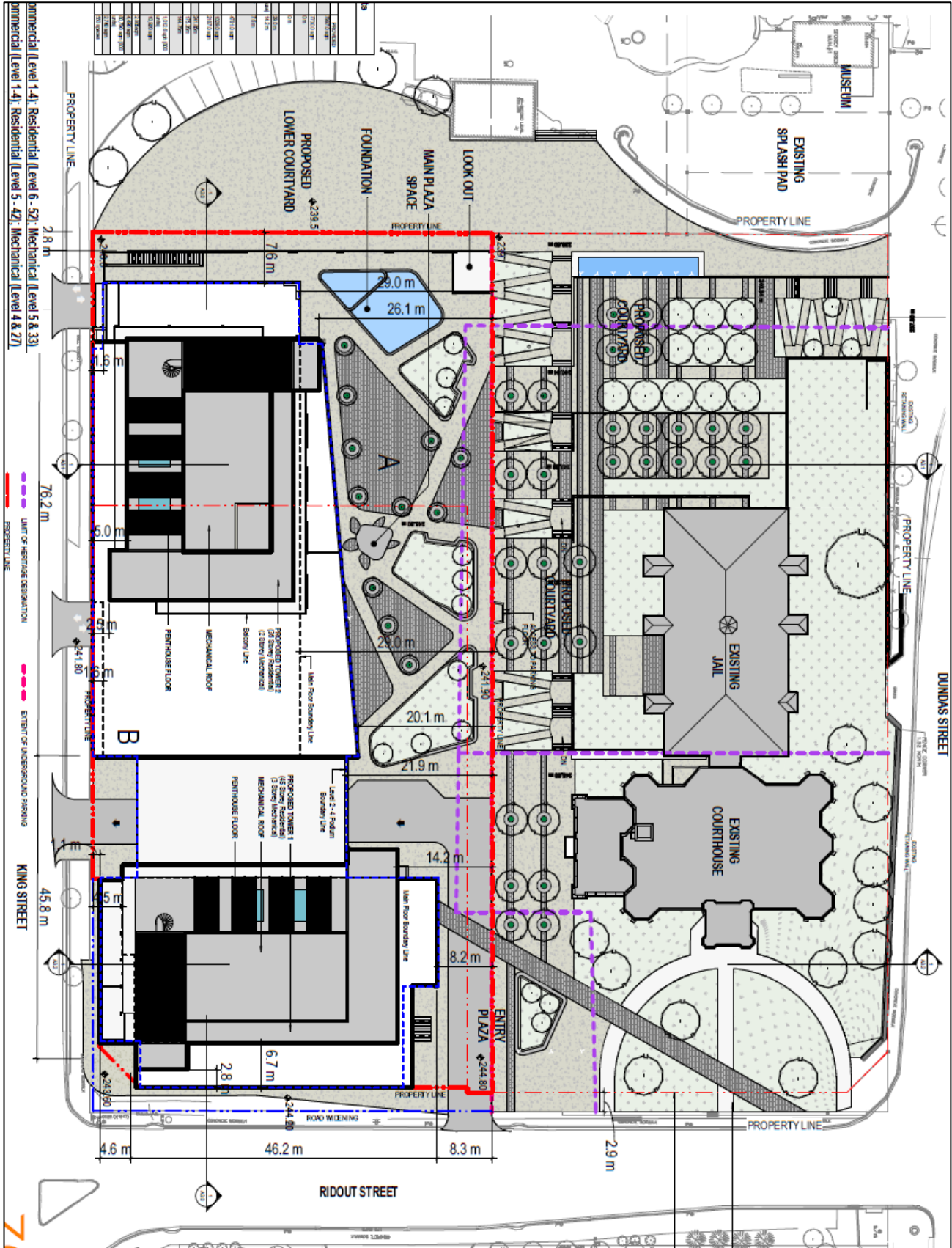
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's

website. Video recordings of the Public Participation Meeting may also be posted to the City of London’s website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



The above image represents the applicant’s proposal as submitted and may change.

Building Renderings



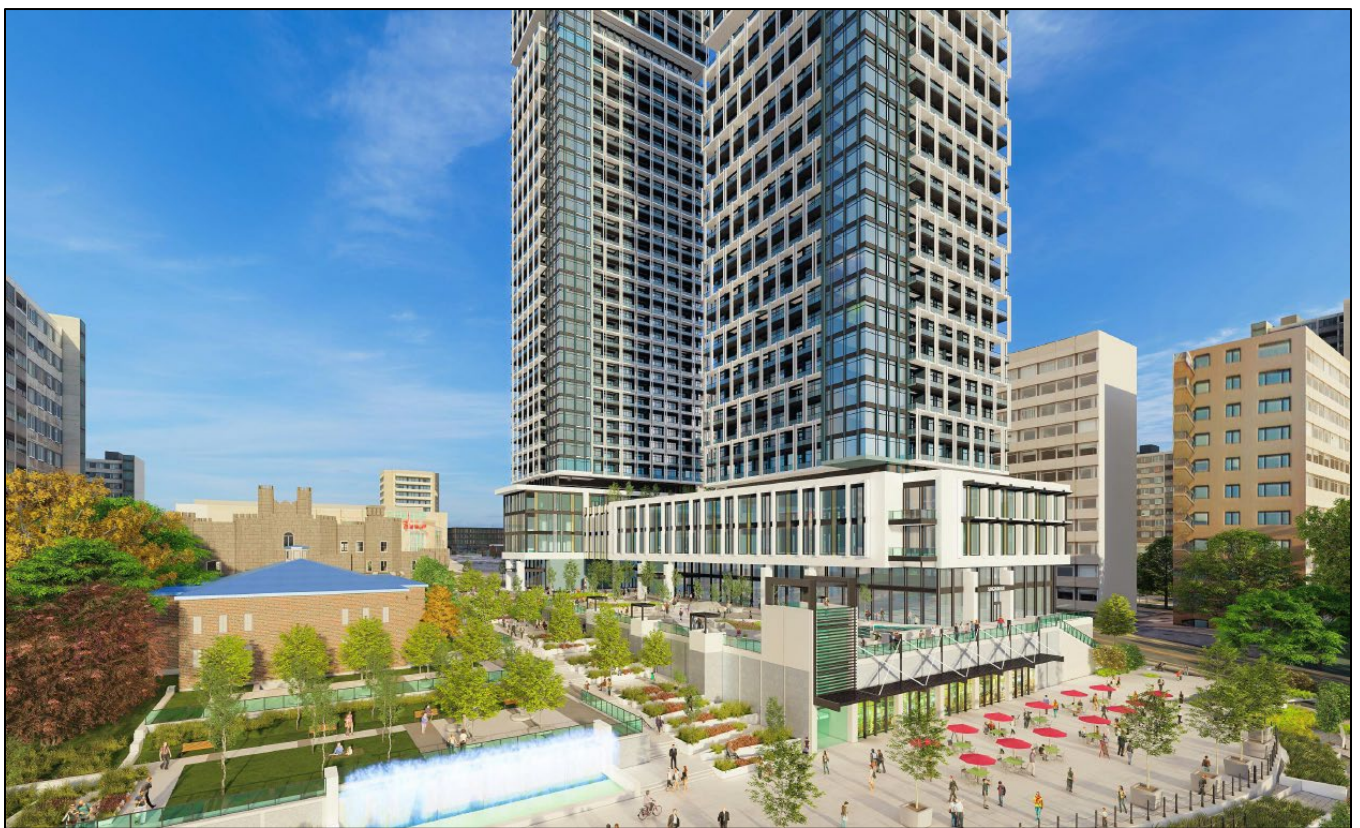
Northwest View



View Looking South



View from Dundas Street & Ridout Street North



View Looking East

The above images represent the applicant's proposal as submitted and may change.



NOTICE OF PLANNING APPLICATION

Zoning By-Law Change

New Comprehensive Zoning By-law – ReThink Zoning



File: Z-9619

Applicant: Corporation of the City of London

What is Proposed?

New City-Wide Comprehensive Zoning By-law

- specific rules for all properties that restrict the use, intensity and form of land, buildings, or structures.
- implements the policy direction of the City's newest Official Plan, known as The London Plan
- replaces and repeals the existing comprehensive Zoning By-law, known as Zoning By-law No. Z.-1

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 2023**

ReThink Zoning Project Team

ReThinkZoning@london.ca

519-930-3500

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9619

london.ca/planapps

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Zoning By-law Change

The Corporation of the City of London is considering a new comprehensive Zoning By-law that will affect all lands within the municipal boundary of the City of London. The purpose and effect of the proposed new comprehensive Zoning By-law is to establish the rules that restrict the use, intensity and form of land, buildings, or structures in the City of London.

“Use” is the main purpose or activity on a property or in a building or structure. “Intensity” is how much activity and the size of building or structure. “Form” is the shape and location of a building or structure. The proposed new comprehensive Zoning By-law may include rules that provide alternative standards to incentivize certain forms of development to achieve municipal housing goals, positive climate actions and improve resiliency to climate change impacts.

The proposed new comprehensive Zoning By-law is an implementation tool that will implement the policies of the City of London’s newest Official Plan – The London Plan and repeal and replace the existing comprehensive Zoning By-law No. Z.-1.

The existing Zoning By-law is available at london.ca.

Planning Policies

The proposed new comprehensive Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. The proposed new comprehensive Zoning By-law will apply city-wide to all properties that are located in all Place Types in The London Plan

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City’s planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the Rethink Zoning Project Team listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments. The next opportunity for consultation will be from June 2023 to October 2023 on a proposed working draft Zoning By-law document. Comments received will be considered prior to the completion of the proposed new comprehensive Zoning By-law and as we prepare a report that will include Planning & Developments staff’s recommendation to the City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend an Open House Meeting

An Open House will be scheduled later for the purpose of providing interested members of the public an opportunity to review and ask questions about the proposed new comprehensive Zoning By-law. The City will send you another notice inviting you to attend this Open House, which is required by the Planning Act. Notice of this Open House and a future Public Meeting described below, may be given together or separately. Attendance at this Open House meeting does not create a right to appeal the decision of Council to the Ontario Land Tribunal.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the proposed new comprehensive Zoning By-law on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this Public Meeting, which is required by the Planning Act. You will also be invited to provide your comments at this Public Participation Meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the Public Participation Meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the new comprehensive Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the Public Meeting about this application and leave your name and address with the Clerk of the Committee.

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Accessibility

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Environment & Transit Sub-committee Report

1) Amendment in the name of the Environment Subcommittee as "Environment & Transit Subcommittee".

2) Request to the London Transit Commission to share the information about provision of Transit services in the city covering following aspects:

- a) Current service Plan (Conventional and Special)
- b) The criteria of provision of transit services in new subdivisions.
- c) Areas / Subdivisions in London where no transit service is available.

3) Electric Busses

- a) Zero Emission Bus Fleet Implementation and Rollout Plan.
- b) When Londoners may see the first group of zero emission buses on the roads.
- c) How many buses will be used in the pilot project and which Routes will be used in the pilot program.



The City of London needs your input to improve walking in your neighbourhood

Date: May 26, 2023

To: Resident, business and/or property owner

The City of London is committed to providing safe, convenient and accessible mobility choices for all residents. As part of this commitment, the City has identified several local communities that would benefit from the improved connectivity that sidewalks provide.

We're contacting you because City Council has directed staff to develop a "Neighbourhood Connectivity Plan" for your area, which will identify where new sidewalks can provide the most value – and we are seeking your input.

Your feedback will be critical to helping the project team understand your community's priorities around accessibility, connectivity and pedestrian infrastructure, including establishing who in your community can benefit from sidewalks. Specifically, your input will help us:

- Identify important community amenities, destinations and features
- Understand how you use your neighbourhood now – and how you want to use it

A map is provided below illustrating the boundaries of your Neighbourhood Connectivity Plan. There are several ways community members can provide input before the public consultation period closes on July 15, 2023:

- In-person event at Stronach Community Recreation Centre on Tuesday, June 13, 4:30 – 6:30p.m.
- Webinar presentation and Q&A discussion on Wednesday, June 14, 12 – 1p.m.

Webinar:

The City will host a virtual community meeting on **Wednesday June 14, 2023, at 12p.m.**, via Zoom webinar, to outline the rationale, process and timelines for developing your Neighbourhood Connectivity Plan and how to contribute feedback. A Q&A session will follow, and the recorded presentation will be posted to getinvolved.london.ca/huronheights.

When: Wednesday, June 14, 2023, 12 – 1 p.m.

Format: Zoom webinar. Pre-register at getinvolved.london.ca/huronheights or use the following QR code:



Drop-in community consultation:

City staff will be in the lobby of Stronach Arena on **Tuesday June 13, 2023, from 4:30 – 6:30 p.m.** for residents who want to drop in to provide feedback in person. Staff can outline the rationale, process and timelines for developing your neighbourhood’s plan, take your input and answer any questions.

When: Tuesday June 13, 2022, any time from 4:30 – 6:30 p.m.

Where: Stronach Community Recreation Centre

Format: In-person consultation, drop-in format, no appointment required

Visit the project website:

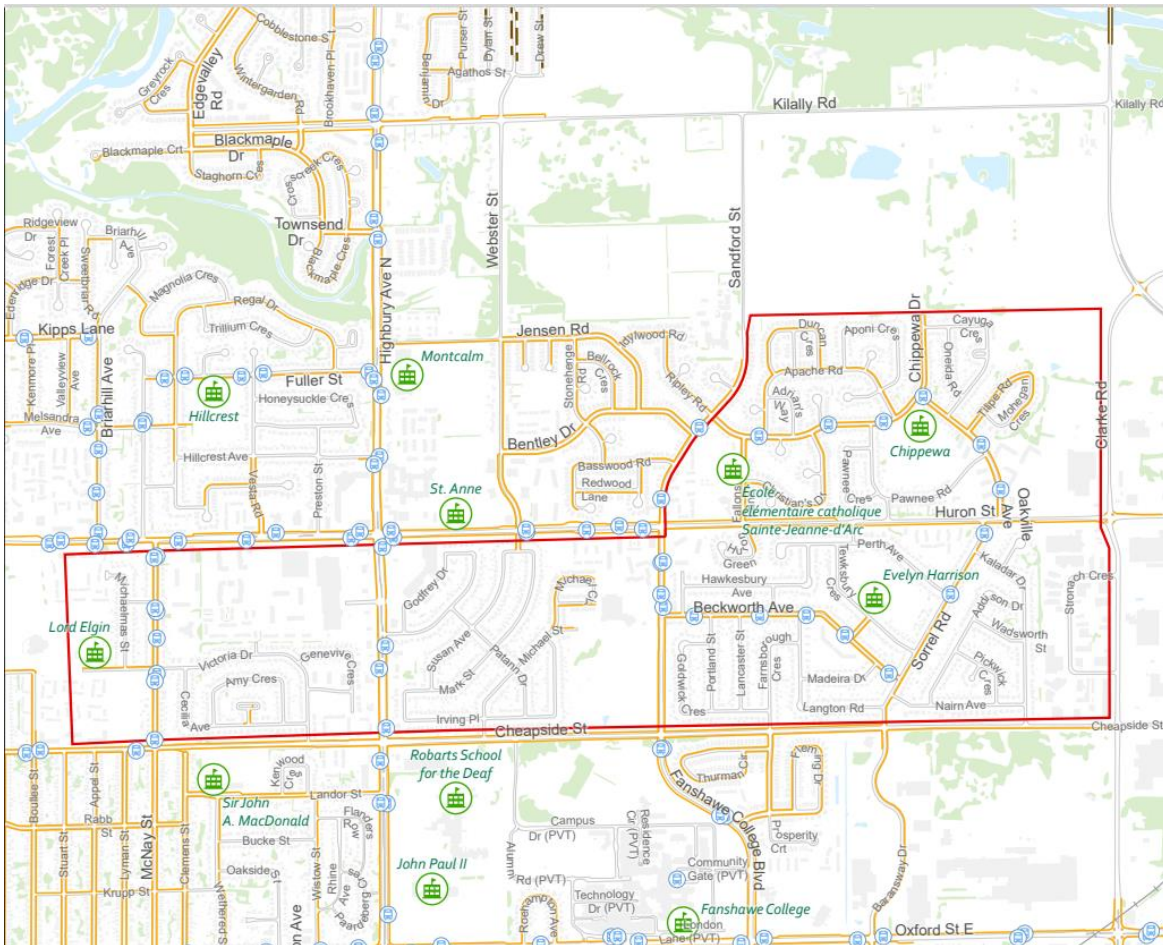
At any time, you can visit the project website – getinvolved.london.ca/huronheights – to submit comments, answer survey questions or use a map tool to provide input. The website also contains detailed information about the rationale, process and timelines for developing your neighbourhood’s plan.

Reach out to the project team:

Accessibility has been considered in the development of this community engagement plan, however, if you need this material or information in an alternate format, please reach out to the project team and we will work with you to ensure you can participate.

You can reach the project team at ncp@london.ca or 519-661-2489 ext 7348

Your Neighbourhood Connectivity Plan area



Above: a map showing the Neighbourhood Connectivity Plan area for your community. Existing sidewalks are indicated in orange.

City staff encourage you submit your input, comments and questions before the public consultation period closes on July 15, 2023.

If you are a landlord, we ask that you please pass this information along to your tenant(s).

We look forward to working with you to develop a Neighbourhood Connectivity Plan that considers your community's priorities and needs.

Sincerely,

Jennie Dann
Director, Construction & Infrastructure Services

Copied: Ward 3 Councillor Peter Cuddy



The City of London needs your input to improve walking in your neighbourhood

Date: May 26, 2023

To: Resident, business and/or property owner

The City of London is committed to providing safe, convenient and accessible mobility choices for all residents. As part of this commitment, the City has identified several local communities that would benefit from the improved connectivity that sidewalks provide.

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Your feedback will be critical to helping the project team understand your community's priorities around accessibility, connectivity and pedestrian infrastructure, including establishing who in your community can benefit from sidewalks. Specifically, your input will help us:

- Identify important community amenities, destinations and features
- Understand how you use your neighbourhood now – and how you want to use it

A map is provided below illustrating the boundaries of your Neighbourhood Connectivity Plan. There are several ways community members can provide input before the public consultation period closes on July 15, 2023:

- In-person event at A.B. Lucas Secondary School on Wednesday, June 14, 4:30 – 6:30p.m.
- Webinar presentation and Q&A discussion on Thursday, June 15, 12 – 1p.m.

Webinar:

The City will host a virtual community meeting on **Thursday, June 15, 2023 at 12p.m.**, via Zoom webinar, to outline the rationale, process and timelines for developing your Neighbourhood Connectivity Plan and how to contribute feedback. A Q&A session will follow, and the recorded presentation will be posted to getinvolved.london.ca/northridge.

When: Thursday, June 15, 2023, 12 – 1p.m.

Format: Zoom webinar. Pre-register at getinvolved.london.ca/northridge or use the following QR code:



Drop-in community consultation:

City staff will be at A.B. Lucas Secondary School on **Wednesday June 14, 2023, from 4:30 – 6:30p.m.** for residents who want to drop in to provide feedback in person. Staff can outline the rationale, process and timelines for developing your neighbourhood’s plan, take your input and answer any questions.

When: Wednesday June 14, 2023, any time from 4:30 – 6:30p.m.

Where: A.B. Lucas Secondary School

Format: In-person consultation, drop-in format, no appointment required

Visit the project website:

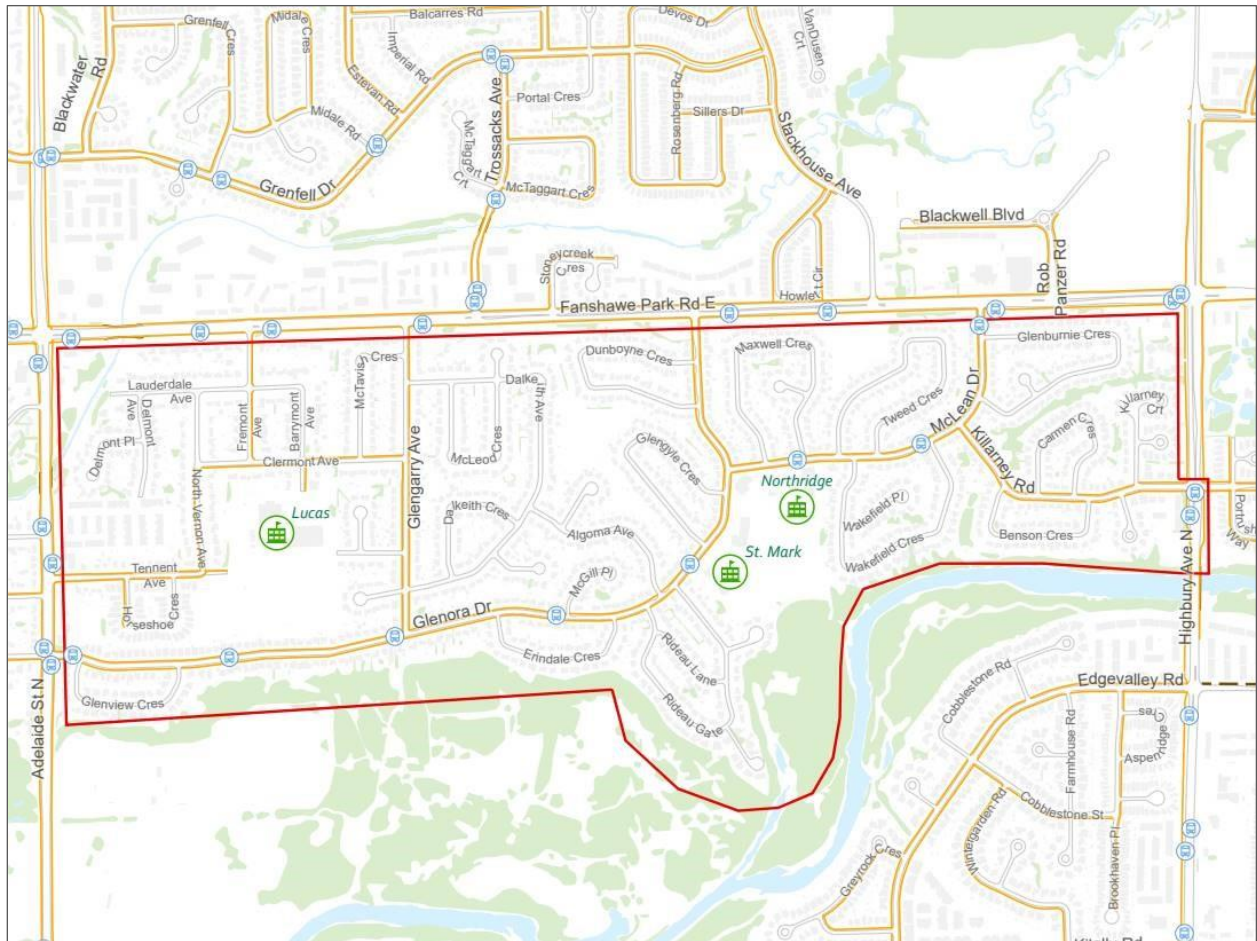
At any time, you can visit the project website – getinvolved.london.ca/northridge– to submit comments, answer survey questions or use a map tool to provide input. The website also contains detailed information about the rationale, process and timelines for developing your neighbourhood’s plan.

Reach out to the project team:

Accessibility has been considered in the development of this community engagement plan, however, if you need this material or information in an alternate format, please reach out to the project team and we will work with you to ensure you can participate.

You can reach the project team at ncp@london.ca or 519-661-2489 ext. 7348

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Sincerely,

Jennie Dann
Director, Construction & Infrastructure Services

Copied: Ward 5 Councillor Jerry Pribil