Agenda
Integrated Transportation Community Advisory Committee

The 8th Meeting of the Integrated Transportation Community Advisory Committee

July 19, 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

3. Consent

3.1	7th Report of the Integrated Transportation Community Advisory Committee	2
3.2	Notice of Planning Application - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 465 Sunningdale Road West	5
3.3	Public Meeting Notice - Zoning By-law Amendment - 599-601 Richmond Street	13
3.4	Public Meeting Notice - Zoning By-law Amendment - 165-167 Egerton Street	19

4. Sub-Committees and Working Groups

4.1	Environment and Transit Sub-Committee Report	23
4.2	Vision Zero Sub-Committee Report	24

5. Items for Discussion

5.1 Review of the Neighbourhood Connectivity Plan Pilot Program

6. Adjournment

Integrated Transportation Community Advisory Committee Report

7th Meeting of the Integrated Transportation Community Advisory Committee
June 21, 2023

Attendance

T. Kerr (Acting Chair), R. Buchal, E. Eady, D. Foster, A. Hussain, T. Khan, V. Labrano, D. Luthra, A. Santiago, J. Vareka and K. Mason (Committee Clerk)

Also Present: A. Cunningham, G. Dales, D. Hall, M. Stone

Remote Attendance: J. Bos, S. Corman, J. Dann, D. Dobson, A. Kostyria, J. Michaud, A. Miller, N. Moffatt, P. Singh, B. Westlake-Power, P. Yanchuck

The meeting was called to order at 3:01 PM, it being noted that R. Buschal, E. Eady, T. Khan, D. Luthra were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interest were disclosed.

2. Scheduled Items

2.1 Hamilton Road and Gore Road Environmental Assessment

That the Municipal Council BE ADVISED that the Integrated Transportation Community Advisory Committee recommends Alternative 2: Signalized Intersection A, from the Hamilton Road and Gore Road Intersection Improvement Environmental Assesstment;

it being noted that the presentation, as appended to the Agenda, from V. Pugliese, MTE Consultants, with respect to this matter, was received. (2023-T04)

2.2 (ADDED) Colonel Talbot Road 2-Lane Upgrade Project

That it BE NOTED that the presentation, as appended to the Added Agenda, from J. Kelso, AECOM Canada Ltd., with respect to the Colonel Talbot Road 2-Lane Upgrade Project, was received. (2023-T04)

3. Consent

3.1 6th Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the 6th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on May 17, 2023, was received. (2023-D14)

3.2 J. Collie Resignation

That the resignation from the Integrated Transportation Community Advisory Committee, from J. Collie BE RECEIVED with regret. (2023-C12)

3.3 Municipal Council Resolution – Final Connected and Automated Vehicle Plan

That it BE NOTED that the Municipal Council resolution, adopted at its meeting held on June 6, 2023, with respect to the Final Connected and Automated Vehicle Plan, was received. (2023-V01)

3.4 Municipal Council Resolution – 5th Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the Municipal Council resolution, adopted at its meeting held on May 16, 2023, with respect to the 5th Report of the Integrated Transportation Community Advisory Committee, was received. (2023-P05)

3.5 Public Meeting Notice – Draft Plan of Subdivision and Zoning By-law Amendment – 954 Gainsborough Road

That it BE NOTED that the Public Meeting Notice, dated June 1, 2023, from A. Curtis, Planner I, related to the Draft Plan of Subdivision and Zoning By-law Amendment for 954 Gainsborough Road, was received. (2023-D12/D14)

3.6 Public Meeting Notice – Zoning By-law Amendment – 568 Second Street at Oxford Street East

That it BE NOTED that the Public Meeting Notice, dated May 31, 2023, from C. Parker, Senior Planner, related to Zoning By-law Amendments for 568 Second Street at Oxford Street East, was received. (2023-D14)

3.7 (ADDED) - Notice of Planning Application - Zoning By-law Amendment - 488-492 Pond Mills Road

That it BE NOTED that the Notice of Planning Application, dated June 14, 2023, from N. Pasato, Senior Planner, related to Zoning By-law Amendments for 488-492 Pond Mills Road, was received. (2023-D14)

3.8 (ADDED) - Notice of Planning Application - Official Plan and Zoning By-law Amendments - 50 King Street & 399 Ridout Street North

That it BE NOTED that the Notice of Planning Application, dated June 14, 2023, from S. Wise, Senior Planner, related to the Official Plan and Zoning By-law Amendments for 50 King Street and 399 Ridout Street North, was received. (2023-D14)

3.9 (ADDED) - Notice of Planning Application - Zoning By-law Change - New Comprehensive Zoning By-law - ReThink Zoning

That it BE NOTED that the Notice of Planning Application, dated June 14, 2023, from the ReThink Zoning Project Team, related to Zoning By-law Changes for the New Comprehensive Zoning By-law - ReThink Zoning, was received. (2023-D14)

4. Sub-Committees and Working Groups

4.1 Environment and Transit Sub-Committee Report

That the Environment and Transit Sub-Committee Report BE DEFERRED to the next Integrated Transportation Community Advisory Committee meeting. (2023-T03)

5. Items for Discussion

5.1 Huron Heights – Neighbourhood Connectivity Plan – Community Engagement

That it BE NOTED that the Huron Heights Neighbourhood Connectivity Plan Community Engagement Notice, dated May 26, 2023, from J. Dann, Director, Construction and Infrastructure Services, was received.(2023-T04)

5.2 Northridge – Neighbourhood Connectivity Plan – Community Engagement

That it BE NOTED that the Northridge Neighbourhood Connectivity Plan Community Engagement Notice, dated May 26, 2023, from J. Dann, Director, Construction and Infrastructure Services, was received.(2023-T04)

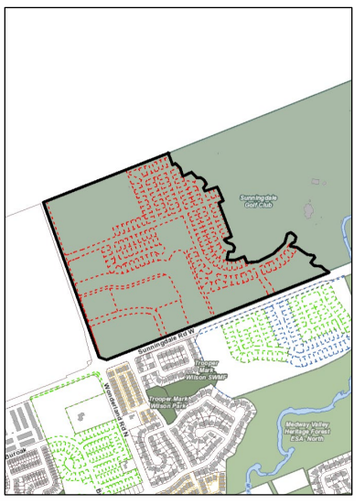
6. Adjournment

The meeting adjourned at 5:24 PM.

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

465 Sunningdale Road West



N

File: 39T-23503 / OZ-9623
Applicant: Corlon Properties Inc.

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- A residential subdivision consisting of single detached dwellings, multiple-attached dwellings including townhouses, low-rise apartment and mixed-use buildings, neighbourhood facilities, parks, open spaces, multi-use pathways, stormwater management facilities, and a reconstructed/realigned drain corridor; served by eight (8) public streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 31, 2023**
Larry Mottram
lmottram@london.ca
519-661-CITY (2489) ext. 4866
Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: 39T-23503 / OZ-9623
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Councillor Corrine Rahman
crahman@london.ca
519-661-CITY (2489) ext. 4007

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.

Date of Notice: June 28, 2023

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 156 single detached residential lots, one (1) future residential/public road access block, one (1) school block, six (6) multi-family residential blocks, one (1) multi-family residential/mixed use block, four (4) blocks for neighbourhood park and multi-use pathways, one (1) open space block for the reconstructed/realigned Axford Drain corridor and two (2) associated dry pond SWM facilities, all served by eight (8) public roads.

Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the property from the “Green Space” Place Type to the “Neighbourhoods” Place Type to permit a range of uses including single detached, semi-detached, and duplex dwellings, triplexes, fourplexes, townhouses, stacked townhouses, low-rise apartments, mixed-use buildings, community facilities, and stand-alone retail, service and office uses. The Neighbourhoods Place Type would be applied to all residential lots/blocks, the school block, and all public road rights-of-way. The Green Space Place Type would be applied to all parkland and open space blocks as shown on the proposed draft plan of subdivision. A specific policy for the Neighbourhood Place Type is also requested to permit low-rise apartment buildings (4 storeys max.) on Block 159 which will have frontage on a “Neighbourhood Connector” street.

Requested Zoning By-law Amendment

Consideration of an amendment to the zoning by-law to change the zoning from an Open Space OS1 Zone, an Environmental Review ER Zone, and an Open Space OS5 Zone to the following zones (please refer to Requested Zoning map attached):

Lots 1 to 156 inclusive and Block 164 - Residential R1 Special Provision (R1-9( )) Zone to permit single detached dwellings on lots with a minimum lot area of 690 square metres and minimum lot frontage of 18 metres, together with a special provision for an interior side yard for main dwelling of 1.2 metres, except where no private garage is attached to the dwelling, one yard shall be 3.0 metres;

Block 157 - a Residential R5 Special Provision (R5-3( )) Zone to permit townhouses and stacked townhouses up to a maximum density of 35 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metres (north), 3.0 metres (west), 1.5 metres (south), and 1.0 metre for every 1.0 metres of main building height (east), maximum height of 1 to 3 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 158 - a Residential R5 Special Provision (R5-4( )) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metre (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 1.0 metre for every 1.0 metres of main building height (east), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 2 to 4 storeys, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street; and, a Residential R9 Special Provision (R9-4( )) Zone to permit such uses as apartment buildings and senior citizens apartment buildings, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metres (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 1.0 metre for every 1.0 metres of main building height (east), maximum height of 2 to 4 storeys, maximum density of 120 units per hectare, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Block 159 - Residential R5 Special Provision (R5-6( )) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.2 metres (north), 6.0 metres (west), 3.0 metres (southwest), and 6.0 metres (southeast), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

and, a Residential R9 Special Provision (R9-4( )) Zone to permit such uses as apartment buildings and senior citizens apartment buildings up to a maximum density of 115 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.2 metres (north), 6.0 metres (west), 3.0 metres (southwest), and 6.0 metres (southeast), maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 160 - a Residential R5 Special Provision (R5-4( )) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.0 metre for every 1.0 metres of main building height (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (east), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 2 to 4 storeys, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street; and, a Residential R9 Special Provision (R9-4( )) Zone to permit such uses as apartment buildings and senior citizens apartment buildings, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.0 metre for every 1.0 metres of main building height (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (east), maximum height of 2 to 4 storeys, maximum density of 120 units per hectare, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Block 161 - a Residential R9 Special Provision (R9-7( )) Zone to permit such uses as apartment buildings and senior citizens apartment buildings up to a maximum density of 150 units per hectare, together with a special provision to permit a range of Neighbourhood Shopping Area Commercial uses from the NSA1, NSA2 & NSA5 Zones within the ground floor of a mixed-use building, minimum front, exterior side, interior side and rear yard depths of 1.0 metre (maximum 8.0 metres) (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (maximum 8.0 metres) (east), maximum height of 1 to 6 storeys, a maximum of 2000 square metres commercial gross floor area shall be permitted within the zone boundaries, commercial gross floor area shall be confined to portions of the site within 100 metre radius of intersection of Wonderland Road North and Sunningdale Road West, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Blocks 162 & 163 - a Residential R5 Special Provision (R5-6( )) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 6.0 metres (north), 1.5 metres and 3.0 metres (west) for Blocks 162 and 163 respectively, 3.0 metres (south), and 3.0 metres (east), maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 165 – Residential R1 Special Provision (R1-9( )) Zone to permit single detached dwellings on lots with a minimum lot area of 690 square metres and minimum lot frontage of 18 metres, together with a special provision for an interior side yard for main dwelling of 1.2 metres, except where no private garage is attached to the dwelling, one yard shall be 3.0 metres; and, a Neighbourhood Facility NF/Community Facility CF1 Zone to permit such uses as elementary schools, secondary schools, private schools, places of worship, and day care centres;

Blocks 167, 168, 169 & 170 – Open Space OS1 to permit such uses as conservation lands, conservation works, golf courses, public and private parks, and recreational buildings associated with conservation lands and public parks;

Block 166 – Open Space OS5 to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads. An Environmental Impact Study (EIS) report prepared by Ecosystem Recovery Inc., dated February 2023, has been submitted with the application for draft plan of subdivision. The EIS report is available for viewing by contacting the City's Planner listed 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" and "Green Space" Place Types in The London Plan. The London Plan and the Zoning By-law are available at london.ca.

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 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 Draft Plan of Subdivision, and 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. 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 official plan 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 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 proposed official plan amendment is adopted, or zoning 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 proposed official plan amendment is adopted, or zoning 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/.

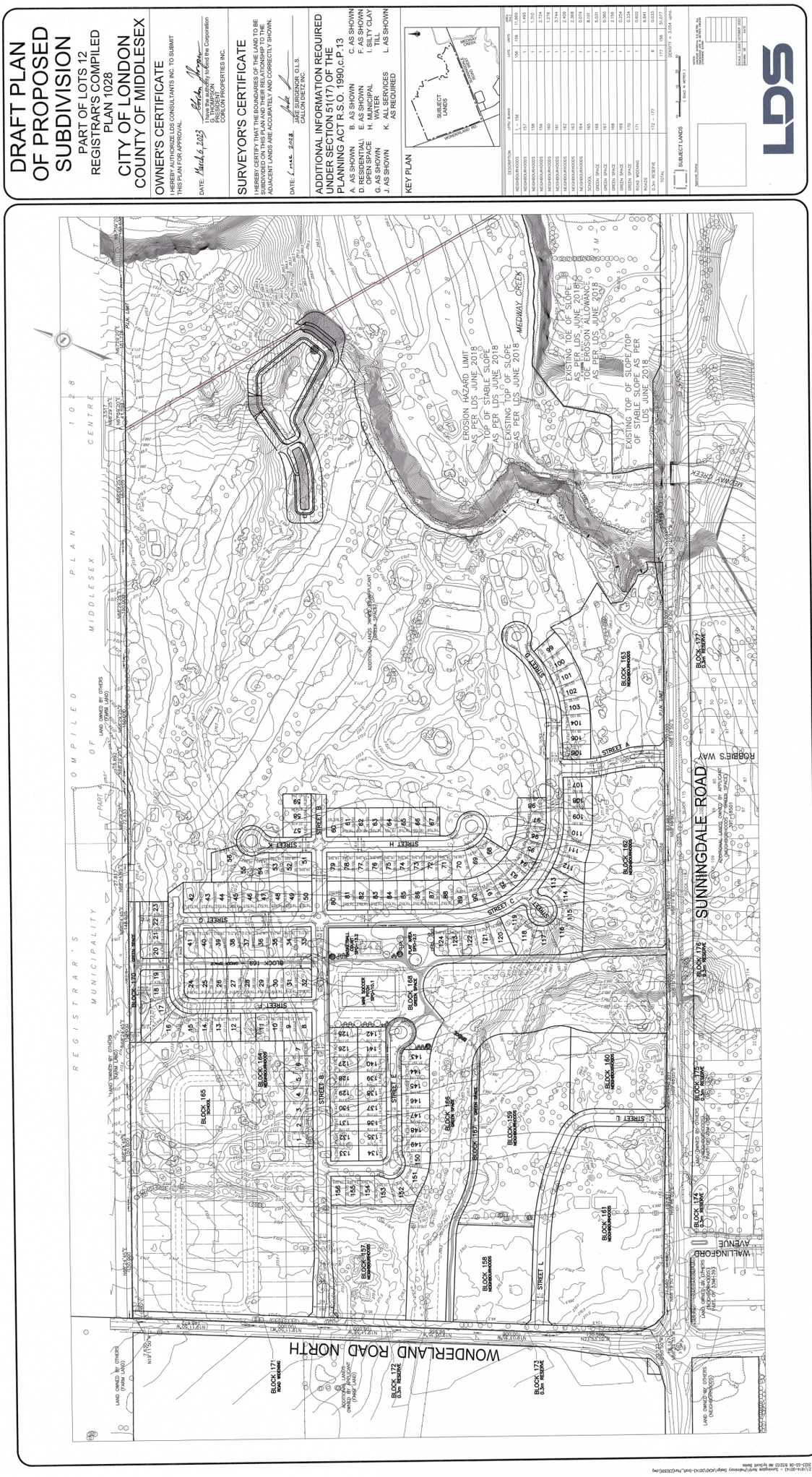
Notice of Collection of Personal Information

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

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

Requested Draft Plan of Subdivision


DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOTS 12
REGISTRAR'S COMPILED PLAN 1028
CITY OF LONDON
COUNTY OF MIDDLESEX
OWNER'S CERTIFICATE
I HEREBY AUTHORIZE LDS CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: March 6, 2023
I have the authority to bind the Corporation
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: June 2023
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990,c.P.13
A. AS SHOWN B. AS SHOWN C. AS SHOWN
D. RESIDENTIAL\ OPEN SPACE E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL I. SILTY CLAY
J. AS SHOWN K. ALL SERVICES L. AS SHOWN
KEY PLAN
SUBJECT LANDS
LDS
SUNNINGDALE ROAD
WONDERLAND ROAD NORTH
WALLINGFORD AVENUE
ROBBIES WAY
MEDWAY CREEK
EROSION HAZARD LIMIT AS PER LDS JUNE 2018
TOP OF STABLE SLOPE AS PER LDS JUNE 2018
EXISTING TOP OF SLOPE AS PER LDS JUNE 2018
EXISTING TOE OF SLOPE AS PER LDS JUNE 2018
EXISTING TOE OF SLOPE AS PER LDS JUNE 2018
EXISTING TOP OF SLOPE/TOP OF STABLE SLOPE AS PER LDS JUNE 2018
REGISTRAR'S COMPILED PLAN 1028
MUNICIPALITY OF MIDDLESEX CENTRE
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STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET J
STREET K
STREET L
BLOCK 165 SCHOOL
BLOCK 166 NEIGHBOURHOOD
BLOCK 167 NEIGHBOURHOOD
BLOCK 168 NEIGHBOURHOOD
BLOCK 169 NEIGHBOURHOOD
BLOCK 170 GREEN SPACE
BLOCK 171 ROAD WIDENING
BLOCK 172 0.3m RESERVE
BLOCK 173 0.3m RESERVE
BLOCK 174 0.3m RESERVE
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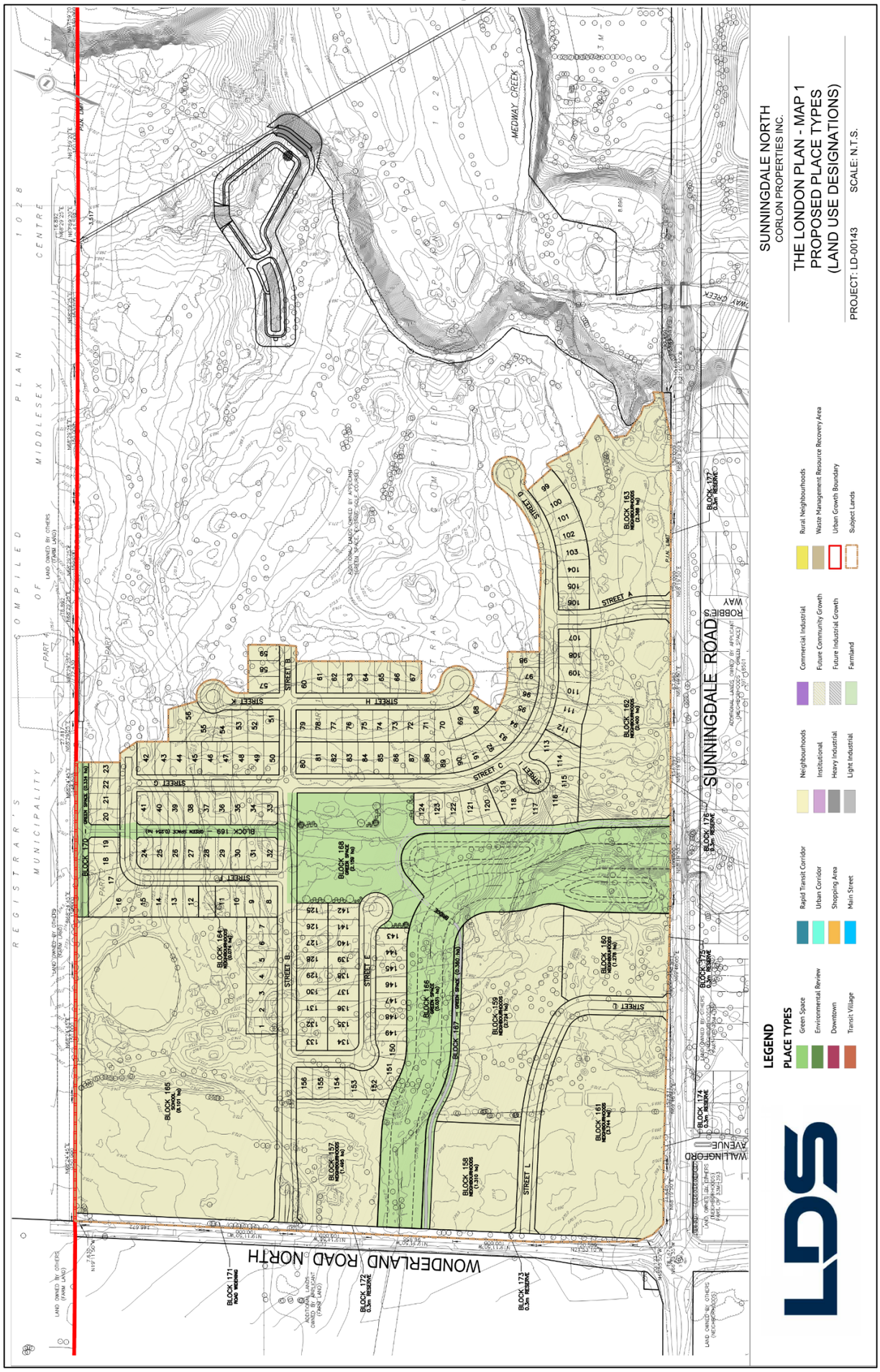
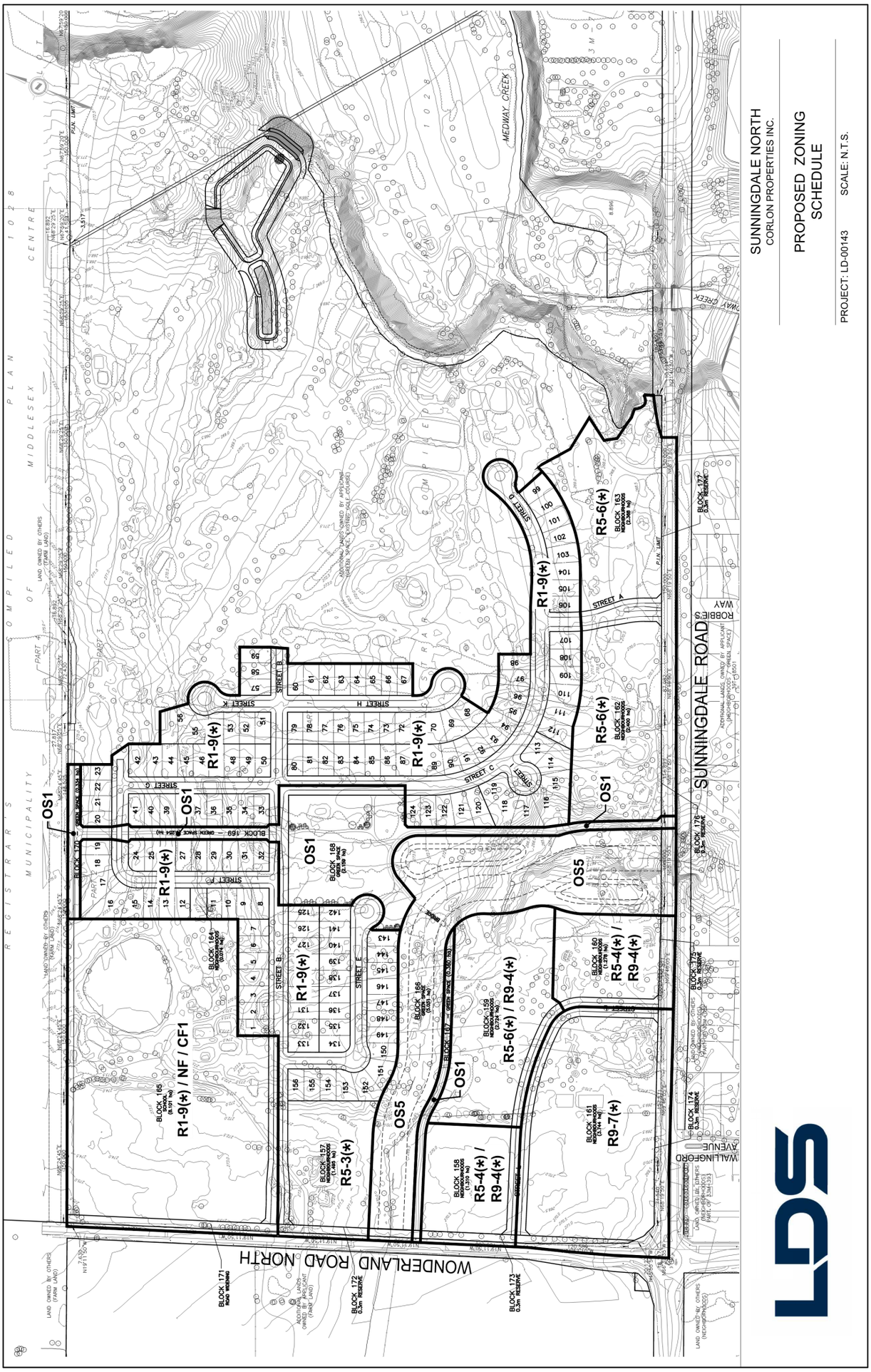
BLOCK

Requested Official Plan Designations



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.

PUBLIC MEETING NOTICE

Zoning By-Law Amendment

599-601 Richmond Street

File: Z-9607
Applicant: Westdell Development Corporation

What is Proposed?

Zoning amendment to allow:

- a 12-storey mixed-use apartment building with 89 residential units and 2 commercial units (for a total of 264 square metres)
- with 8 surface parking spaces
- removal of the previous Bonus Zone and requirements for affordable housing units and quality urban design

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YOU ARE INVITED!

Further to the Notice of Application you received on April 19, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 17, 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:

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-9605
london.ca/planapps

To speak to your Ward Councillor:

David Ferreira
dferreira@london.ca
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.

Date of Notice: June 28, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Business District Commercial Special Provision Bonus Zone (BDC(1)*B-87) Zone to another Business District Commercial Special Provision (BDC(_)) 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: BDC(1)*B-87
Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; Craft Brewery; Assembly halls; Places of Worship; Community centres; Funeral homes; Institutions; Schools; and Fire halls
Special Provision(s): minimum lot frontage of 3.0 metres
Residential Density: 519 units per hectare
Height: 8 storeys/28 metres
Bonus Zone: The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality mixed-use building, with a maximum height of eight (8) storeys, and a maximum density of 519 units per hectare, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule “1” to the amending by-law and provides for the following:

a) Exceptional Building Design
- A built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
- Treatment of the first two-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- A variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and

b) Provision of Affordable Housing
- A total of two 1-bedroom residential units and two 2-bedroom residential units will be provided for affordable housing;
- Rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability set at 50 years from the point of initial occupancy;
- The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

Existing Building
a) Permitted Uses:
Existing two residential units and 180 m2 of ground floor commercial
b) Regulations:

i) Front Yard Setback (Minimum)	0.0 metres
ii) Exterior Side Yard Setback Abutting a residential zone (Minimum)	0.0 metres

Proposed Building
a) Regulations:

i) Exterior Side Yard Setback 1st and 2nd storey (Minimum)	0.0 metres
ii) Exterior Side Yard Setback For pedestrian entranceways (Minimum)	0.5 metres
iii) Exterior Side Yard Setback Above 2nd storey (Minimum)	1.0 metres
iv) Rear Yard Depth Abutting a residential Zone (Minimum)	6.0 metres
v) Total Parking Spaces (Minimum)	6 spaces
vi) Density (Maximum)	519 units per hectare
vii) Height (Maximum)	8-storeys(28m)
viii) Ground Floor Commercial for 2 commercial retail units (Maximum)	270m2
ix) Lot Coverage (Maximum)	100%

Requested Zoning
Zone: BDC(_)
Permitted Uses: same as above
Special Provision(s): a rear yard depth of 4.4 metres whereas 14.6 metres minimum is required; a lot coverage of 91% whereas 70% is the maximum; a height of 39 metres whereas 12 metres is the maximum; and a maximum density of 810 units per hectare.
Residential Density: 810 units per hectare
Height: 39 metres (12 storeys)

The City may also consider alternative zoning, additional special provisions, or the use of holding provisions for this site.

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Rapid Transit Corridor Place permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

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

- 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 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/.

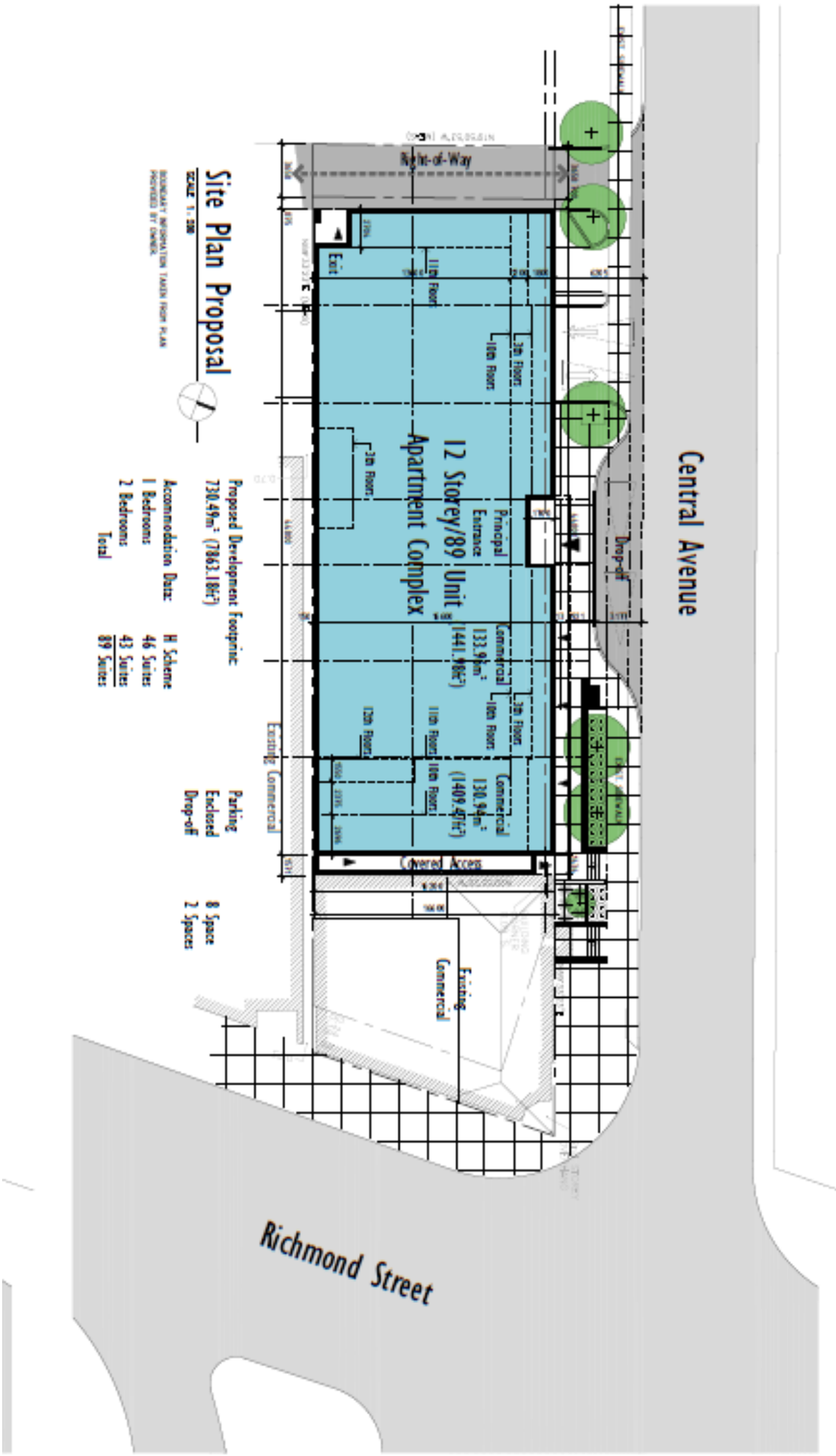
Notice of Collection of Personal Information

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 July 14, 2023, to request any of these services.

Site Concept



Proposed Site Plan

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

Building Renderings

Rendering of building from Central Avenue

Rendering of building from Richmond Street

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

PUBLIC MEETING NOTICE

Zoning By-Law Amendment

165-167 Egerton Street

N

File: Z-9608
Applicant: Elgin Contracting & Restoration

What is Proposed?

Zoning amendment to allow:

- Nine (9) 2-storey townhouse dwellings in addition to the two (2) existing 2-storey single detached dwellings;
- A reduced front yard depth of 0.73 metres, whereas 6.0 metres is required;
- A reduced interior side yard depth of 1.2 metres, whereas 3.0 metres is required.

YOU ARE INVITED!

Further to the Notice of Application you received on April 19, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 17, 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:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9608

london.ca/planapps

To speak to your Ward Councillor:

Councillor Hadleigh McAlister
hmcalister@london.ca
519-661-CITY (2489) ext. 4001

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.

Date of Notice: June 28, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R2 (R2-2) Zone to a Residential R5 Special Provision (R5-5(_)) 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 R2 (R2-2) Zone
Permitted Uses: Single detached dwellings, semi-detached dwellings, duplex dwellings, and converted dwellings (maximum two dwelling units)
Special Provision(s): None.
Residential Density: N/A
Height: 9 metres for single detached dwellings; 10.5 metres for all other permitted uses.

Requested Zoning
Zone: Residential R5 Special Provision (R5-5(_)) Zone
Permitted Uses: Cluster townhouse dwellings and cluster stacked townhouse dwellings.
Special Provisions: To permit: single detached dwellings as an additional permitted use; a reduced front yard depth of 0.73 metres, whereas 6.0 metres is required; and a reduced interior side yard depth of 1.2 metres, whereas 3.0 metres is required.
Residential Density: 45 units per hectare.
Height: 12.0 metres

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 Neighbourhoods Place Type in The London Plan, permitting a range of low-rise residential uses.

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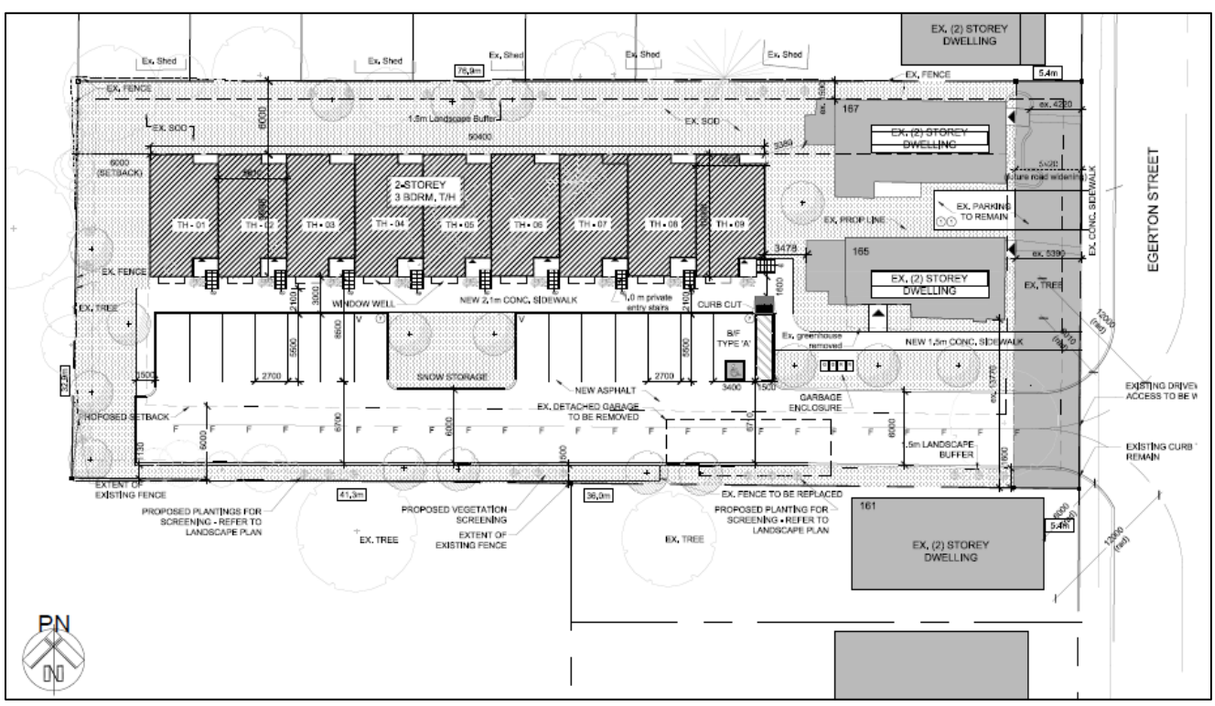
Site Concept



Site Concept Plan – June 2023

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

Building Renderings

Aerial Massing Diagrams

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

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.

Vision Zero Sub-Committee Report

As Chair of the ITCAC Sub-Committee on Vision Zero (Road Safety) I am putting a motion on our concern on the safety aspect of allowing cargo e-bikes on multi-use pathways as stated in the latest City of London notice on the City's website dated June 2, 2023, on Cargo Power-assisted bicycles.

We have taken the following points into consideration with regard to the subject matter:

1. The speed of the cargo e-bikes can pose a threat to pedestrians on the multi-use pathways

2. The weight of the cargo e-bikes poses a significant threat to pedestrians on the multi-use pathways due to the kinetic energy it develops

3. The size of the cargo e-bikes can occupy a significant portion of the multi-use pathways crowding out pedestrians and cyclists thereby posing a clear and present danger of collisions.

4. How will the City enforce the speed and weight limits of cargo e-bikes using multi-use pathways

5. Why is the City of London not requiring cargo e-bikes to be registered by their owners considering that most will be used for business and commercial purposes

We are requesting therefore that City Staff provide a presentation on the pros and cons of allowing cargo e-bikes the use of the multi-use pathways throughout the city and whether our concerns are valid or not.

For your consideration.

Thank you.

Antonio D. Santiago

Chair, ITCAC Sub-Committee on Vision Zero (Road Safety)