

Agenda

Integrated Transportation Community Advisory Committee

The 1st Meeting of the Integrated Transportation Community Advisory Committee

December 14, 2023, 3:00 PM

Committee Room #3

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

1.2 Election of Chair and Vice Chair

2. Scheduled Items

2.1 3:00 PM A. Curtis, B. Page, A. Patel and M. Clark, City of London – Draft Byron Gravel Pits Secondary Plan 2

3. Consent

3.1 12th Report of the Integrated Transportation Community Advisory Committee 21

3.2 Notice of Planning Application and Notice of Public Meeting - Official Plan and Zoning By-Law Amendments - City-Wide - 5 Bedroom Limits and Increased Permissions for Additional Residential Units 23

3.3 Notice of Planning Application and Notice of Public Meeting - Zoning By-Law Amendments - 488-492 Pond Mills Road 26

4. Sub-Committees and Working Groups

4.1 Mobility Master Plan Sub-Committee Update

5. Items for Discussion

6. Adjournment



Draft Byron Gravel Pits Secondary Plan



December 14, 2023

Integrated Transportation Community Advisory
Committee

Byron Gravel Pits



Boundaries:

- East of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road, and generally north-west of Longworth Road and Crestwood Drive.

History:

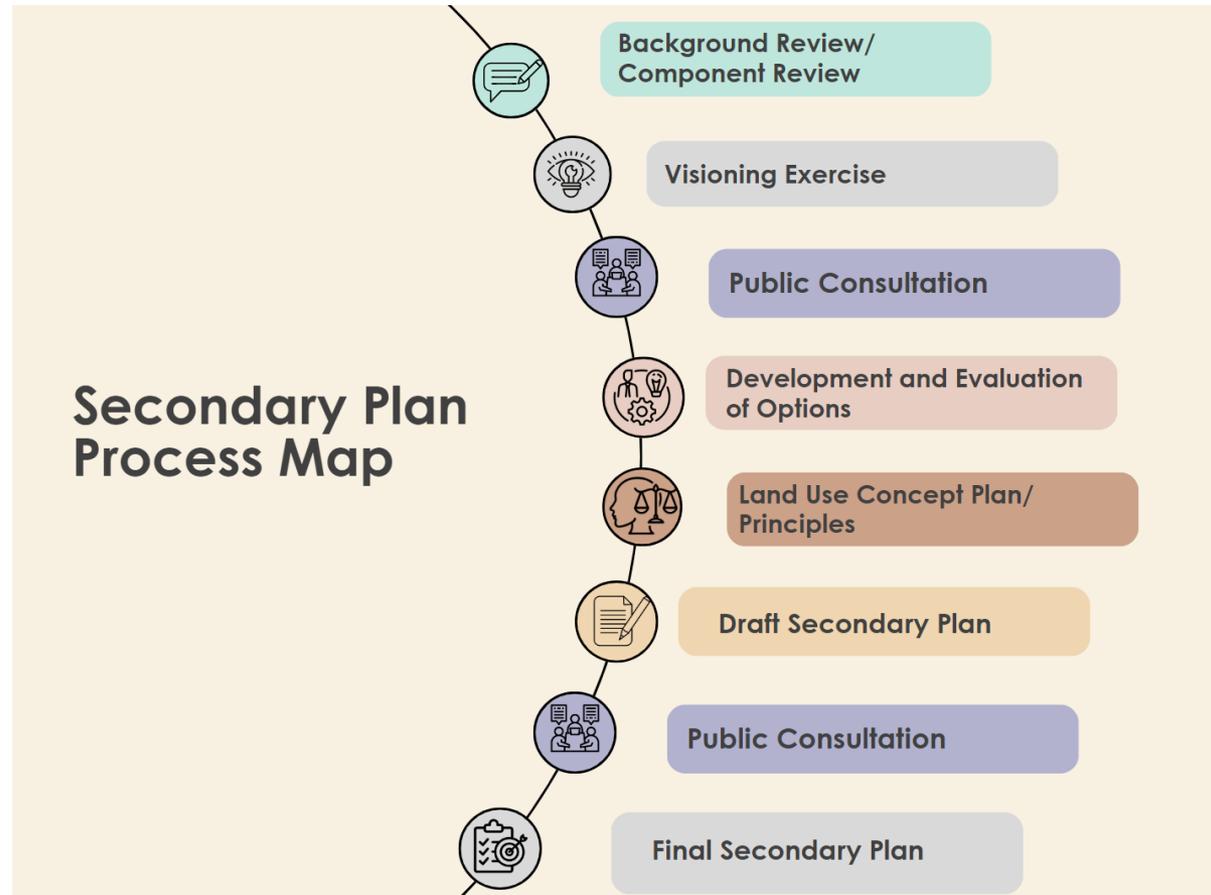
- The site contains an unusually deep glacial deposit which has been used to produce sand and gravel products to supply the London construction market for over 75 years.
- The City of London began the process of exploring the long-term planning for the gravel pits and future use of this area in the early 1990's.
- The process of developing a secondary plan for this area was initiated in 2016, and was in part prompted by a development proposal.
- The development of the Secondary Plan was paused for the Commissioners Road West Realignment EA

What is a Secondary Plan?

Secondary Plans form part of the *Official Plan*:

- provide more **specific vision and policies** to guide growth and change **for a particular area** than the those contained with the existing *Official Plan*.
- They allow for a comprehensive study and a coordinated planning approach

No development is currently proposed, the Secondary Plan will provide direction for the review of future development applications (Zoning Amendments, Subdivisions, Condominiums, etc.)



Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, high-density, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site to provide for:

- a range of different recreational activities, both active and passive;
- an opportunity to maintain and grow our natural heritage system; and,
- create new and unique housing forms.

This area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and linking, existing and proposed facilities and amenities in the area.



Principles

The preparation of this *Secondary Plan* has been guided by the following principles:

- 1) Promote Unique Opportunities for Recreation
- 2) Create a Unique Community that Supports a Mix of Uses and Housing Types
- 3) Create an Exceptional Community
- 4) Create a Diverse and Resilient Natural Environment
- 5) Sustainable Growth Management

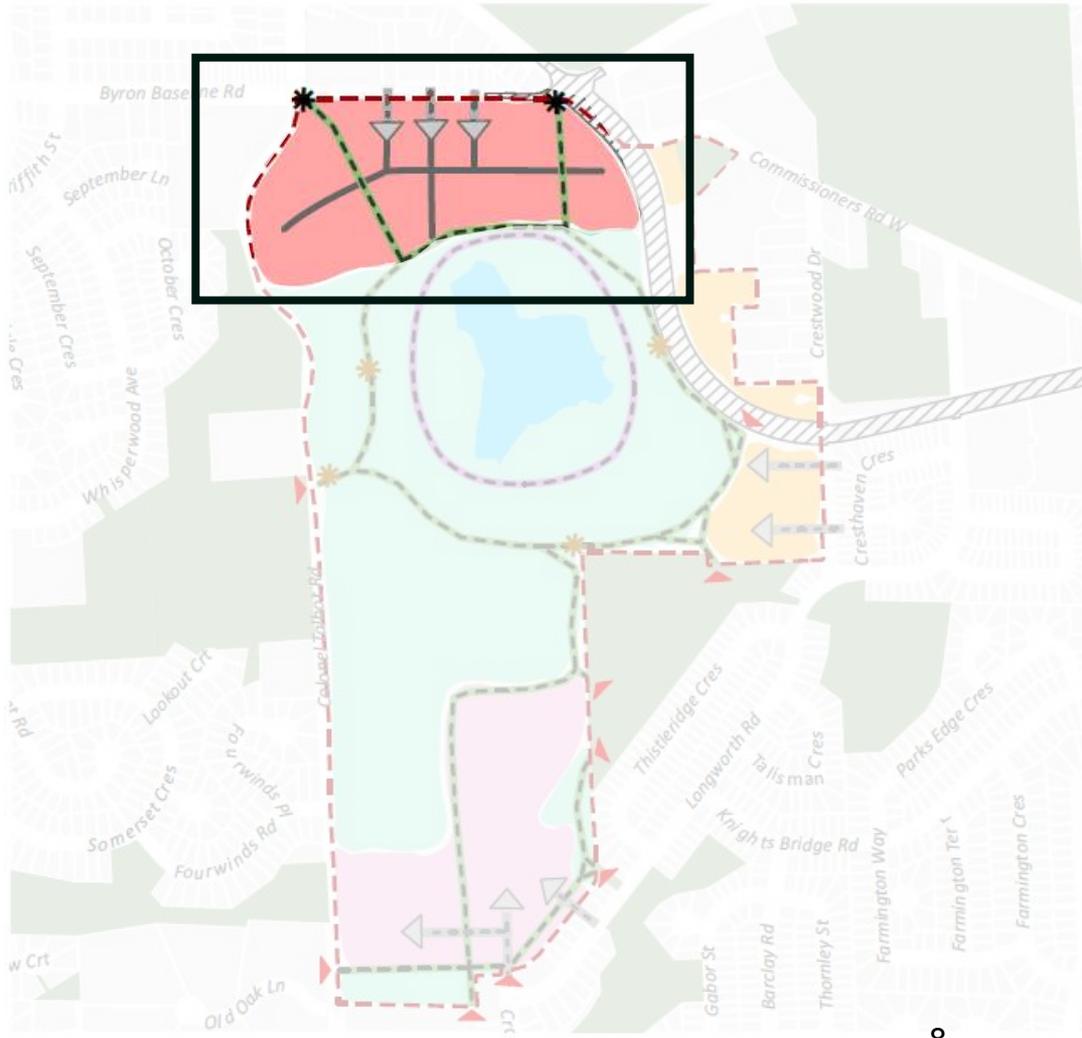


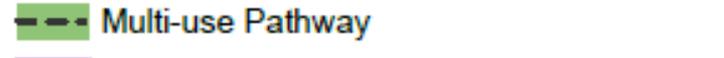
Land Use Plan



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Byron Baseline Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
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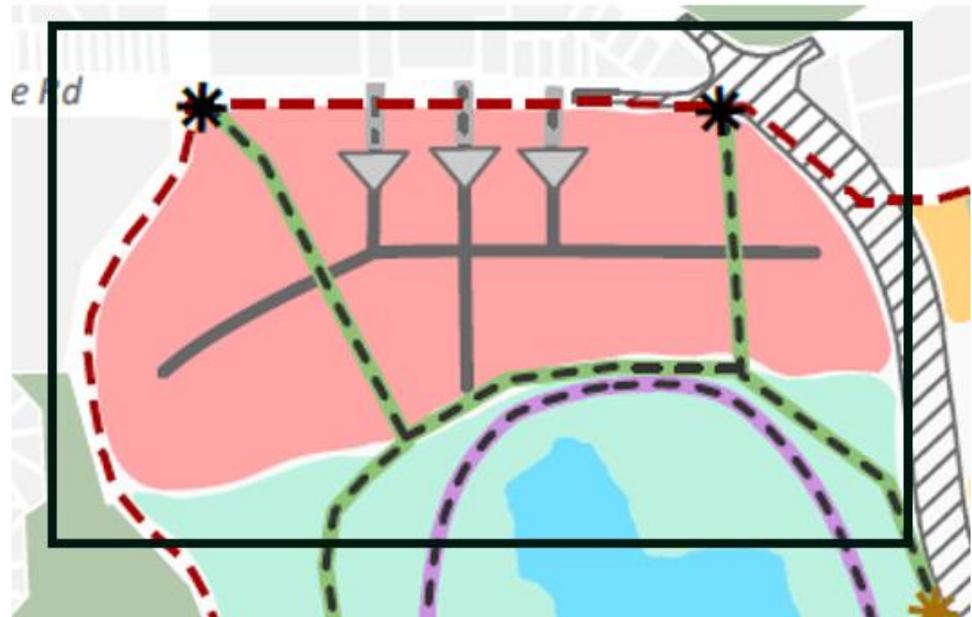
Byron Baseline Policy Area

Permitted Uses

- Residential:
 - apartment buildings;
 - townhouses and stacked townhouses; and
 - mixed-use buildings.
- Commercial: only within mixed use buildings, small scale-commercial uses may be permitted, including:
 - Medical/dental offices; Retail stores; Restaurants; Personal service establishments; Private and commercial schools; Convenience stores; Day care centers; Specialty food stores; Studios and galleries; Fitness and wellness establishments; and, Financial institutions.

Access and Services:

- Access and services must be available from Byron Baseline Rd.



Permitted Heights

- Minimum 3 Storeys
- Maximums:
 - North Portion along Byron Baseline: between 6 and 9 storeys
 - Middle/South Portions near Open Space: between 9 and 12 storeys

Crestwood Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  **Crestwood Policy Area**
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Crestwood Policy Area

Permitted Uses:

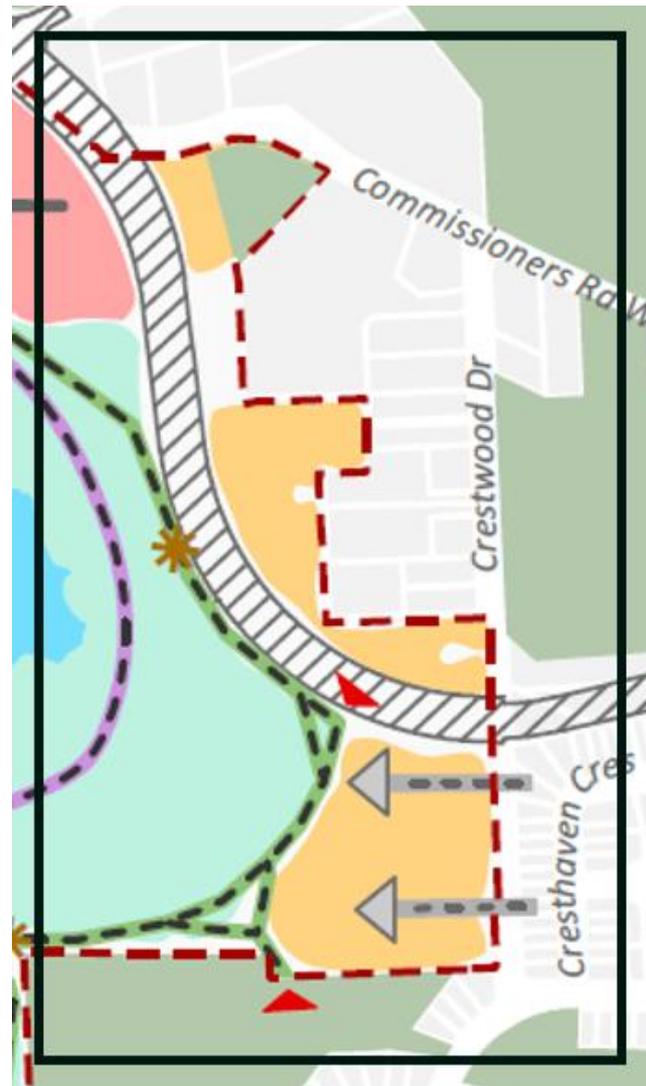
- Single detached, semi-detached, duplex, cluster dwellings and converted dwellings.
- Street townhousing, stacked townhousing, low-rise apartments, duplexes and triplexes are encouraged where appropriate.

Permitted Heights:

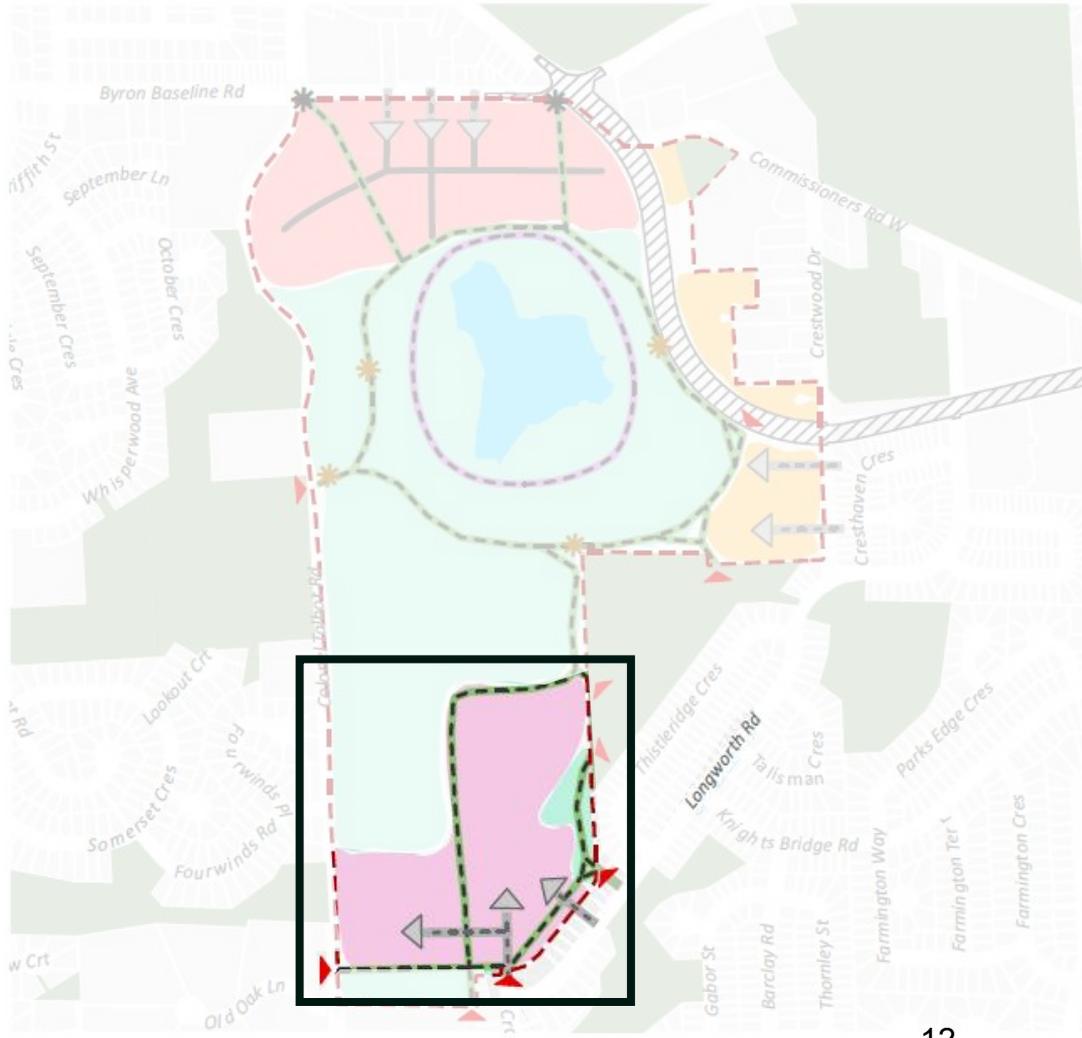
- Minimum 2 Storeys
- Maximum between 4-6 storeys

Access and Services:

- Access must be from Crestwood Dr.
- Stable top of Slope must be demonstrated



Longworth Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  **Longworth Policy Area**
-  Study Boundary
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Longworth Policy Area

Permitted Uses:

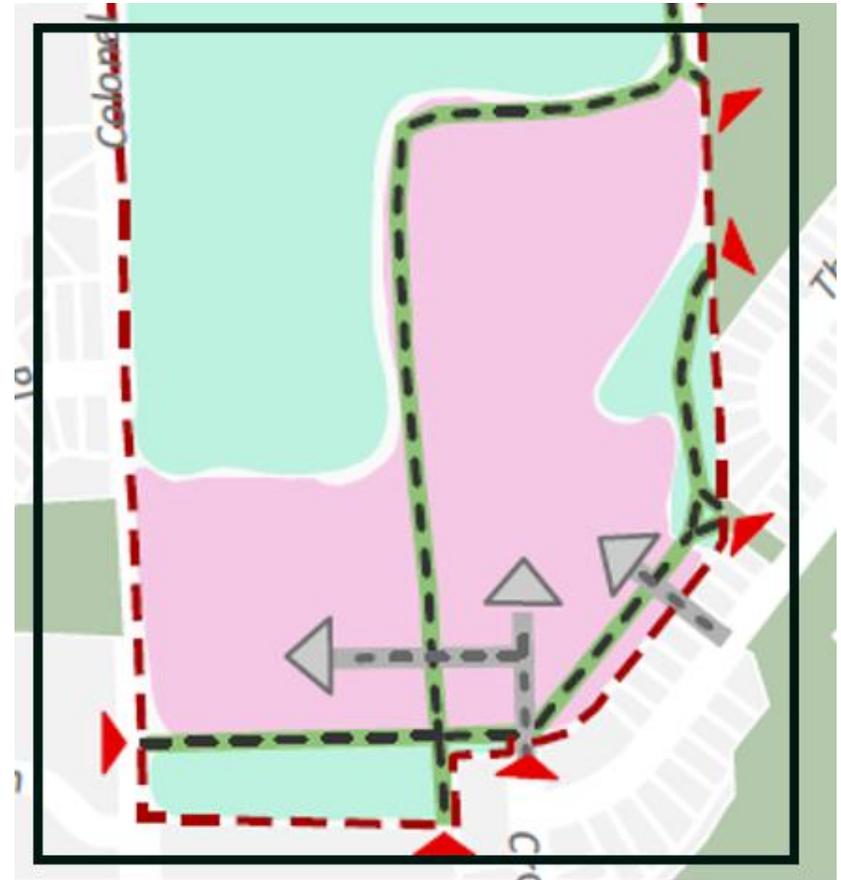
- Single detached, semi-detached, duplex, and converted dwellings with the exception of cluster housing.
- Street townhousing and stacked townhousing are encouraged where appropriate.

Permitted Heights:

- Minimum 1 Storey
- Maximum between 3-4 storeys

Access and Services:

- Access must be from Longworth Rd. / Cranbrook Rd.
- Stable top of Slope must be demonstrated



Central Pond and Open Space Policy Area



- * Gateway / Public Access
- * Lookout
- ▶ Potential Pathway Entrance
- Byron Baseline Policy Area
- Central Pond and Open Space Policy Area**
- Crestwood Policy Area
- Longworth Policy Area
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- Multi-use Pathway
- Promenade
- Potential Road Access
- Commissioners Rd W Realignment

Central Pond and Open Space Policy Area

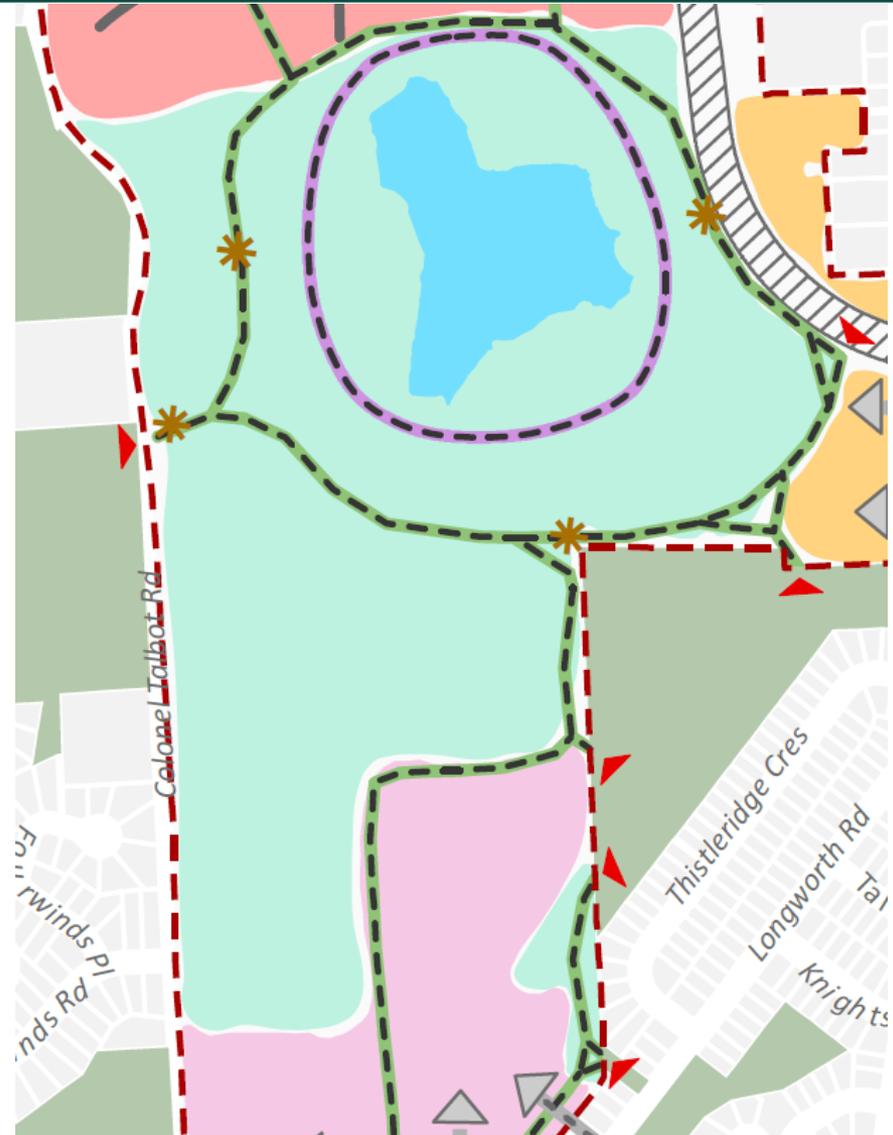
A Central Open Space is planned to be created which provides:

- High Quality Regional Recreational Activities and Facilities;
- Open Space Active and Passive Recreational Uses;
- Habitat for Threatened and Endangered Species;
- Significant Natural Heritage Features;
- Natural Hazards and Slopes; and,
- Water Resource System.

The design, facilities and layout the open space will be determined through a future Park and Recreation Master Plan, and may include, but not be limited to:

- Multi-use pathways, including connecting the top of the slope (south and east) to the bottom (north);
- An enhanced promenade around the central pond;
- Formal and informal gathering places;
- Viewpoints and lookouts;
- Connections to the surrounding park / pathway system outside the *Secondary Plan* (incl. Springbank Park); and,
- Other active and passive recreational facilities and uses designed at a regional level.

The Policy Area will also be applied to protect natural heritage lands throughout the *Secondary Plan* identified through ecological studies.



Natural Heritage and Species at Risk – Schedule



-  Study Boundary
-  Potential Naturalization Areas
-  Water Body
-  Natural Features and Areas Outside Study Area
-  Unevaluated Vegetation Patch
-  Unevaluated Wetland

Green Development

The *Byron Gravel Pits Secondary Plan* is based on a design in which one of the goals is to maximize the potential for sustainable development. This is achieved through such features as enhanced connectivity, mixed-use development, and a connected open space system. Sustainable design elements shall be incorporated into municipal facilities and private developments.



Natural Heritage and Species at Risk

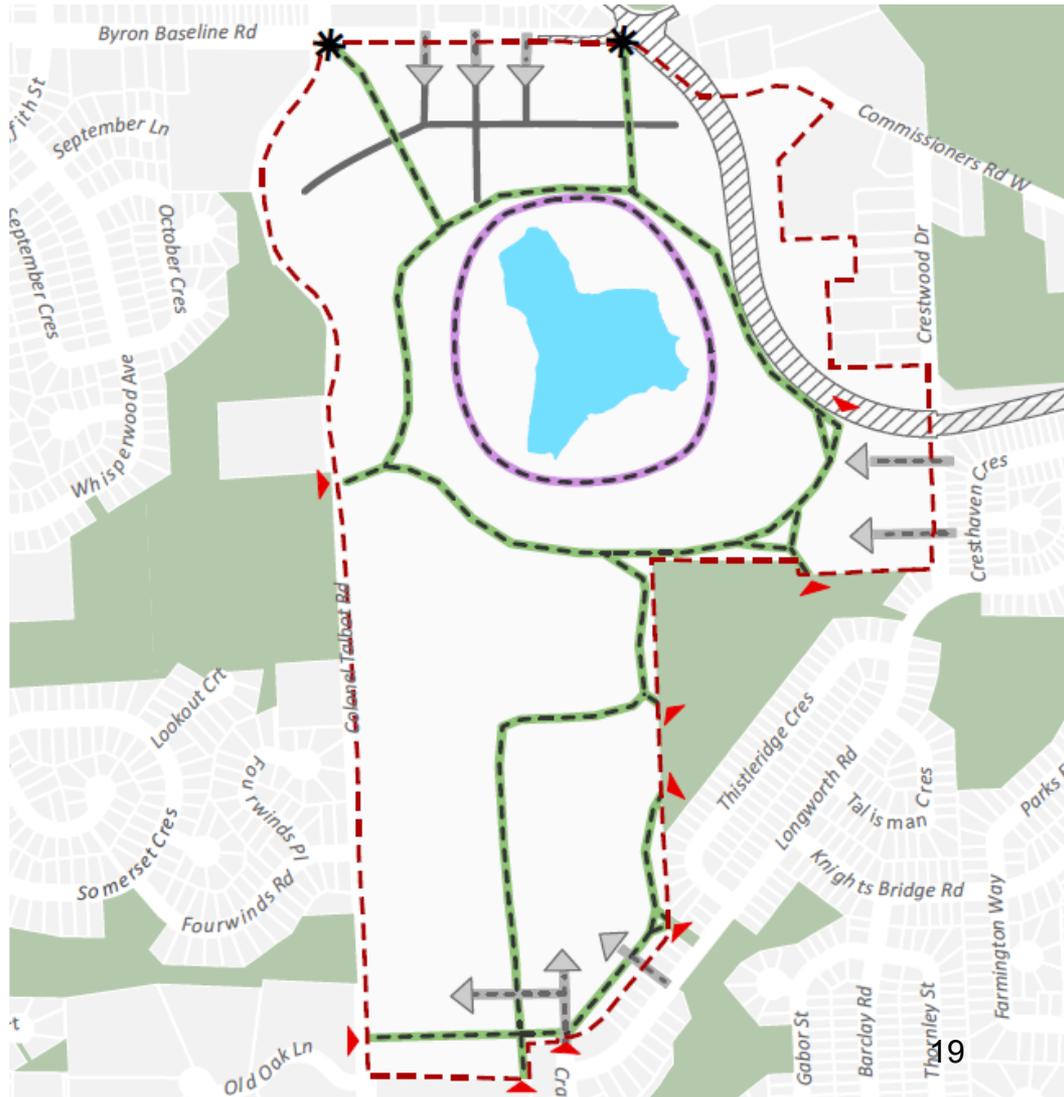


Source: Malene Thyssen, <http://commons.wikimedia.org/>



- New development or site alternation will require Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS) to:
 - Assess the extent and significance; evaluate the anticipated impacts; identify ways to avoid or mitigate impacts; and demonstrate a net gain to the Natural Heritage System.
- Recognizing the long history of disturbance in the Study Area, replacement within other areas in the Secondary Plan (including within the central open space), rather than in situ protection, may be permitted for:
 - Non-provincially significant wetlands, small / poor quality woodlands, and significant wildlife habitat.

Connectivity



-  Gateway / Public Access
-  Potential Pathway Entrance
-  Multi-use Pathway
-  Promenade
-  Study Boundary
-  Commissioners Rd W Extension
-  Road
-  Potential Road Access



Multi-Use Pathways

- Priority to create a multi-use pathway network within the Secondary Plan, which connects all areas, including the top and bottom of the pit
- Integrate the new network with adjacent park and pathway systems including Springbank Park & the Arboretum (north), the Button Bush Wetland (south), and Cresthaven Park (east).



Commissioners Road West Realignment EA

- The current Commissioners Rd. and snake hill is too steep to meeting current accessibility standards
- The Secondary Plan was paused, and an EA was undertaken in 2016 to assess alternative alignments, and the alignment through the Secondary Plan was approved in 2018.
- Will allow for a more gradual slope and permit accessible sidewalks & bike lanes, and allow emergency vehicles, and busses
- Detailed design has not been completed to date

Integrated Transportation Community Advisory Committee Report

The 12th Meeting of the Integrated Transportation Community Advisory Committee
November 15, 2023

Attendance T. Khan (Chair), R. Buchal, E. Eady, D. Foster, A. Husain, T. Kerr, V. Lubrano, M. Malekzadeh, A. Santiago, J. Vareka and J. Bunn (Acting Committee Clerk)

ABSENT: A. Issa, S. Leitch, D. Luthra, A. Pfeffer and E. Poirier

ALSO PRESENT: G. Dales, E. Guil, D. MacRae, A. Miller, J. Raycroft and P. Yanchuk

The meeting was called to order at 3:00 PM; it being noted that R. Buchal, E. Eady, D. Foster, A. Husain, T. Kerr, M. Malekzadeh, A. Santiago and J. Vareka were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Oxford Street West Municipal Class Environmental Assessment

That the following actions be taken with respect to the presentation, as appended to the Agenda, related to the Oxford Street West Municipal Class Environmental Assessment:

a) that the above-noted presentation BE REFERRED to the Mobility Master Plan Sub-Committee, the Environment Sub-Committee and the Vision Zero Sub-Committee for review and a report back at the December meeting of the Integrated Transportation Community Advisory Committee; and,

b) the above-noted presentation BE RECEIVED.

3. Consent

3.1 11th Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the 11th Report of the Integrated Transportation Community Advisory Committee, from its meeting held on October 18, 2023, was received.

4. Sub-Committees and Working Groups

4.1 ITCAC Sub-Committee on Vision Zero Report

That it BE NOTED that the Vision Zero Sub-Committee Report, from the meeting held on November 7, 2023, was received.

- 4.2 (ADDED) Mobility Master Plan Sub-Committee Update – Verbal Report
That it BE NOTED that the verbal update from D. Foster, with respect to the Mobility Master Plan Sub-Committee, was received.

5. Items for Discussion

- 5.1 ITCAC December Meeting Date

That it BE NOTED that the next meeting of the Integrated Transportation Community Advisory Committee will be held on December 14, 2023 at 3:00 PM.

6. Adjournment

The meeting adjourned at 4:27 PM.



NOTICE OF PLANNING APPLICATION AND PUBLIC MEETING

Official Plan and Zoning By-law Amendments

City-Wide – 5-bedroom Limits and Increased Permissions for Additional Residential Units

File: OZ-9661

Applicant: City of London

What is Proposed?

Official Plan amendment for the following policies:

- Policy 942 to permit Additional Residential Units (ARU) within duplex, triplex, and converted dwellings
- Policy 942.1 to permit up to two ARUs within a maximum of one accessory building
- Amended wording to remove “structure” when referring to Accessory Buildings containing ARUs

Zoning By-law amendments:

- As per October 17, 2023 Council Resolution, remove city-wide bedroom limits from Section 2 Definitions except within Near Campus Neighbourhoods (NCN)
- As per October 17, 2023 Council Resolution, amend NCN bedroom limits to support sustainable residential intensification which may include increased bedroom limits related to ARU creation
- Section 4.1 and 4.37 provisions related to building height, setbacks, number of units per building, and lot coverage related to accessory buildings containing ARUs
- Section 4.19 to permit front yard parking where an attached garage is converted into an ARU
- Section 4.26 to define zones where ARUs are permitted use
- Section 4.37 to include ARU permissions for duplex, triplex, and converted dwellings
- Section 5, 6, 7, 8 Residential Zone Regulations to include maximum of four units per lot for dwelling types where ARUs are permitted



LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, January 30, 2024, no earlier than 1:00 p.m.

Please monitor the City’s website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide comments by January 12, 2024

For more information contact:

Brandon Coveney
bcoveney@london.ca
519.661.2489 ext. 6345
City Hall | 300 Dufferin Ave, 6th Floor
London, ON PO Box 5035 N6A 4L9
File: OZ-9661
london.ca/planapps

To speak to your Ward Councillor
Information can be found at:
<https://london.ca/government/council-civic-administration/city-council> or
by calling 519-661-5095

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 Official Plan and Zoning By-law

The purpose and effect of the amendment to the Official Plan is to permit Additional Residential Units (ARU) within duplex, triplex, and converted dwellings, to permit up to two ARUs within a maximum of one accessory building, and to remove “structure” when referring to Accessory Buildings containing ARUs. The purpose and effect of the proposed Zoning amendment is to remove the 5-bedroom limit city-wide, except within Near Campus Neighbourhoods and propose alternative limits for the Near Campus Neighbourhoods. Further amendments are proposed to the Official Plan and Zoning By-law Z.-1 related to added permissions and provisions for Additional Residential Units. Proposed changes to regulations include but are not limited to: Zoning By-law definitions, Section 2, Section 4, and Official Plan Policy 942.

A draft list of changes will be available upon request from the file planner for your review and input. The draft amendment will also be made available online via the planning application webpage at <https://london.ca/business-development/planning-development-applications/planning-applications> or by searching file number OZ-9661.

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

How Can You Participate in the Planning Process?

The City reviews and makes decisions on 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 Official Plan 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.

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

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 January 26, 2024 to request any of these services.



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendments

488-492 Pond Mills Road



File: Z-9625

Applicant: Zelinka Priamo Ltd.

What is Proposed?

Zoning amendment to allow:

- A 4-storey, 39-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

Further to the Notice of Application, you are invited to attend a public meeting of the Planning and Environment Committee to be held:

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

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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:

Michaella Hynes
mhynes@gmail.com
519-661-CITY (2489) ext. 4753
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9625

london.ca/planapps

To speak to your Ward 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 (R9-3()*H15) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The complete Zoning By-law is available at www.london.ca/planapps.

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 4.4 metres whereas 5.6 metres is required; and a minimum rear yard parking setback of 3.0 metres whereas 1.5 metres is required; a height of 15.0 metres (4 storeys).

Height: 15.0 metres/4 storeys

The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as 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 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 This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan 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.

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.

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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 December 1, 2023, to request any of these services.

Site Concept

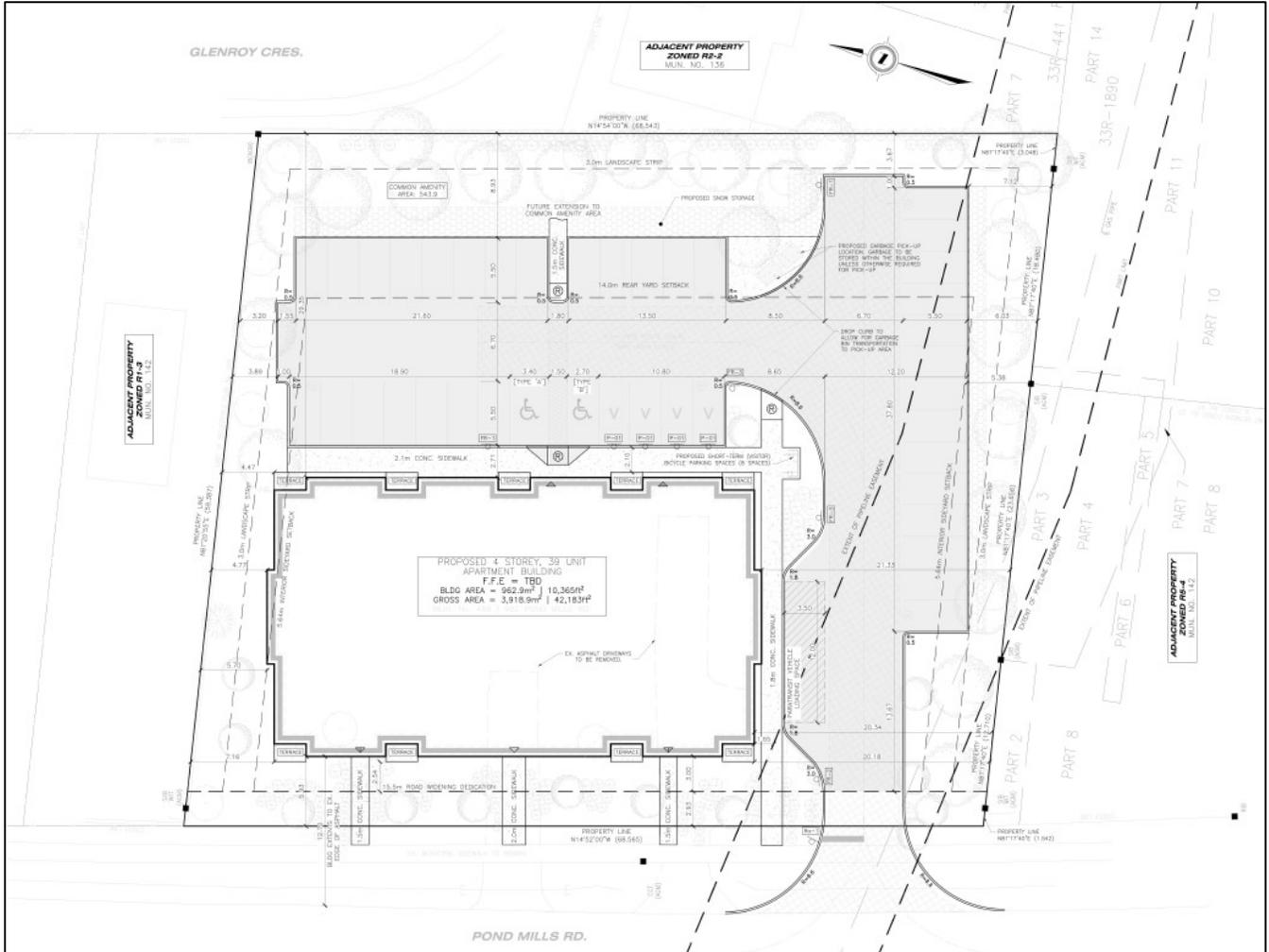


Figure 1. Site Concept Plan.

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.