

Agenda

Ecological Community Advisory Committee

6th Meeting of the Ecological Community Advisory Committee

May 16, 2024, 4:30 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

2. Scheduled Items

3. Consent

3.1 5th Meeting of the Ecological Community Advisory Committee

2

4. Sub-Committees and Working Groups

4.1 London Plan Changes - Working Group comments

4

5. Items for Discussion

5.1 2024 Budget

6

5.2 Environmental Management Guidelines Confirmed Terms of Reference

7

5.3 TAG meeting upcoming Windemere Staircase discussion and Request for Current TAG member

5.4 2060 Dundas Street

15

6. Adjournment

Ecological Community Advisory Committee

Report

5th Meeting of the Ecological Community Advisory Committee
April 10, 2024

Attendance PRESENT: S. Levin (Chair), S. Evans, T. Hain, S. Hall, B. Krichker, R. McGarry, K. Moser, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)

ABSENT: M. Lima and G. Sankar,

ALSO PRESENT: Councillor J. Pribil; S. Butnari, K. Edwards, M. Shepley, B. Somers and E. Williamson

The meeting was called to order at 4:31 PM; it being noted that S. Evans, T. Hain, R. McGarry, K. Moser, S. Sivakumar and V. Tai 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

None.

3. Consent

3.1 4th Report of the Ecological Community Advisory Committee

That it BE NOTED that the 4th Report of the Ecological Community Advisory Committee, from its meeting held on March 21, 2024, was received.

4. Sub-Committees and Working Groups

4.1 735 Southdale Road Working Group

That the attached Working Group comments relating to the property located at 735 Southdale Road BE FORWARDED to the Civic Administration for consideration; it being noted that the Ecological Community Advisory Committee reviewed the following information relating to this property:

- a) aerial maps;
- b) the London city map outlining the area and proposed development; and,
- c) the London city map with the road pattern.

5. Items for Discussion

5.1 Changes to the Environmental Assessment Requirements in Ontario

That it BE NOTED that the Ecological Community Advisory Committee held a discussion with respect to the changes to the Environmental Assessment Requirements in Ontario.

5.2 Ecological Community Advisory Committee Vacancies

That it BE NOTED that the Community Advisory Committee advertisement for vacancies was received.

5.3 (ADDED) Preliminary Comments on London Plan Amendments

That it BE NOTED that the Ecological Community Advisory Committee held a discussion with respect to their preliminary comments on the proposed London Plan amendments; it being noted that the Working Group will continue to review these matters.

6. Adjournment

The meeting adjourned at 5:10 PM.

ECAC COMMENTS ON LONDON PLAN CHANGES

B. Krichker, S. Levin, April 28, 2024

ECAC supports the changes to Map 5. We have consistently recommended that such land use and zoning changes take place concurrently with other land use changes because of an EIS or an EA. We continue to encourage the City staff to make this change in its process. This is already part of Policy 1335 of the London Plan.

Regarding Environmental Policy changes (Section 7 London Plan)

ECAC has no concerns with the “housekeeping” wording changes to reflect the relevant Ministry.

ECAC strongly recommends additional policies for the sections beginning with 1447 Flood Plain Lands and 1487 Riverine Erosion, in particular, as they relate to climate change. Although policy 1445(6) states: “Consider the potential impacts of climate change that may result in an increase of the risk associated with natural hazards,” neither the Flood Plain Lands policies nor the Riverine Erosion policies integrate climate change effectively. ECAC recommends that the following be included as a specific policy:

In order to monitor the changing climate, Subwatershed Studies must be updated and adopted by City Council at least once every ten years.

We are unclear as to whether the proposed changes to the hazard policies starting at policy 1442, are consistent with the Conservation Authorities Act. For example, it is our understanding that under the Conservation Authorities Act, a CA would be the authority to approve flood proofing measures in the flood fringe (policies 1448, 1462_2) or riverine or slope hazards (policy 1489, 1493) and wetlands (policy 1498).

Also, in 1452, 1460 and 1461, the City does not have the mapping. How can it be responsible for the delineation of the floodplain? Mapping across the Province has been done piecemeal since the 1980s, including in the local watersheds. It is known to be out of date for climate change. As well it is our understanding that legislatively, the CA has responsibility for this, not the City.

1463_4 – recently this was removed from Section 28 of the CA Act. The question will be what guidance will the City use to determine what is minor?

1485 what is the difference between consultation and cooperation?

1335 does the Ministry still need to approve an OWES evaluation?

1336 why does the amendment remove the part related to the London Plan policies on Natural and Human made Hazards? The City policies should continue to apply even if the Conservation Authorities no longer have regulatory authority.

1499 – there are two parts to this. If the first part related to mapping is removed, who then is responsible for identification? The second part may fall under the all-encompassing new 1444A, but not the first part.

ECAC would recommend that a policy be added such that an application that is required to conduct an EIS, that such application not be deemed complete until the City approves the required EIS.

1398, it is unclear why this change is necessary. Won't there be approvals from other public agencies from time to time? Perhaps better wording would be:

The City shall include methods for minimizing impacts when reviewing proposals to construct mobility, communication, sewerage or other infrastructure in the Natural Heritage System. The City shall consultation with other public authorities as required or advisable.

1441 re Sunningdale North

As the Area Plan and works preceded changes to the CA Act, no change is needed to this section.

As you may be aware, each of the City of London’s Community Advisory Committee have an operating budget approved annually by Municipal Council. The intended purpose of these funds is to cover the cost of expenditures by an Advisory Committee related to matters directly within its mandate. Authorization for expenditures shall be as follows:

1. The City Clerk, or their designate, shall have the authority to process all payments for standard items within the Advisory Committee’s mandate, subject to budget availability, such as:
 - A. costs associated with Council-approved events (e.g. speaker’s gifts, mailing costs, room rentals, refreshments, etc. for open houses and workshops),
 - B. costs associated with workshops and conferences attended by members of an Advisory Committee which are relevant to that Advisory Committee’s mandate,
 - C. plaques issued by the London Advisory Committee on Heritage,
 - D. communication supports for persons with disabilities, and
 - E. purchase of publications to assist in carrying out the Advisory Committee’s mandate;

2. Expenses associated with communication and/or promotional efforts being undertaken by an Advisory Committee, within its mandate, are to be approved by Communications for consistency in messaging and proper branding, via the Committee Secretary, prior to those expenses being incurred. If Communications approves the content of those items, then the City Clerk, or their designate, shall have the authority to process those expenses, subject to budget availability. Expenses associated with communication and/or promotional efforts that are not to the satisfaction of Communications, shall require the approval of the Municipal Council, via the appropriate Standing Committee; and

3. Financial grants/contributions or awards to third party individuals, organizations or groups shall be directed to the appropriate service area to be addressed through the approval and reporting processes already established by the Municipal Council for those situations, unless that authority is explicitly provided for by the Municipal Council in an Advisory Committee’s mandate. If that authority has been explicitly provided for in an Advisory Committee’s mandate, then the City Clerk, or their designate, shall have the authority to process those particular expenditures.

In addition to the above, each Advisory Committee is required to provide an annual report to Municipal Council, through the appropriate Standing Committee, detailing all expenses incurred against its annual budget allocation and in a format established by the City Clerk.

The annual budget allocated to your Advisory Committee is as follows:

Advisory Committee	Ecological Community Advisory Committee
Budget Allocation for Fiscal Year 2024	\$1,500

Please be advised that your Advisory Committee must have all planned spending for the current fiscal year submitted and approved no later than **Friday November 15, 2024** to ensure all required payments can be issued and closed off prior to the end of the year.

The Corporation of the City of London

Environmental Management Guidelines (2021) Biennial Update: Confirmed Terms of Reference and Scope (2024)

1.0 Introduction

The City of London's Environmental Management Guidelines (EMGs) provide guidance for implementing the natural heritage policies of the London Plan (i.e., the City's current Official Plan).

These EMGs include the standards, procedures and criteria to be applied in the evaluation and delineation of the components of the City's Natural Heritage System (NHS), as well as implementation guidance related to ecological replacement and compensation, and environmental monitoring requirements. This information is to be used for preparing environmental reports and studies (i.e., Subject Land Status Reports and / or Environmental Impact Studies) that may be required to evaluate planning applications or municipal infrastructure projects, and / or to inform Conservation Master Plans, Secondary Plans, or Area Plans. Use of the EMGs supports a consistent approach to the: identification, evaluation and delineation of natural heritage features; assessment of the potential impacts of development and site alteration on the City's NHS; and identification of protection, mitigation, and replacement or compensation measures that may be needed to protect and enhance the NHS and its functions.

The City of London's EMGs were comprehensively reviewed starting in 2019, with updated EMGs being finalized and approved by Council in 2021. At that time, the City committed to scoped biennial reviews of this important document. The release of this Terms of Reference launches the first such biennial review.

The London Plan policy 1424_ states "*These guidelines shall be updated as required to reflect changes to provincial policy and technical documents and to reflect improvements in scientific knowledge regarding natural features and ecological functions.*" The **goal** of this process is to complete scoped updates of the 2021 EMGs over 2024 that will further improve the clarity and utility of this document in supporting ongoing planning and development in London.

The **objectives** of this process are to identify and implement updates of the EMGs focused on:

- ensuring that the document remains aligned with applicable changes in municipal and provincial policy and legislation, and
- priority topics and components of the EMGs in need of clarification and / or refinements to facilitate implementation in accordance with the established policies.

The intent in 2024, and in the future, is that scoped biennial updates will ensure that a more comprehensive EMG review will not be required, unless there are substantive changes to the municipal and / or provincial policy framework.

Notably, the EMGs are a planning tool to implement existing policies and do not replace or supersede these policies. Revisions of approved London Plan policies will not be considered as part of this update.

2.0 Background and Rationale for the Update

The London Plan includes explicit support for the development of Council-approved guideline documents that provide direction for the implementation of Official Plan policies. The London Plan also includes policies that specifically direct application of the guidelines to Significant Woodlands, Environmentally Significant Areas (ESAs), ecological buffers and Environmental Impact Studies (EISs).

The EMGs were originally a suite of five stand-alone guidelines which were consolidated into a single document in 2007. The 2007 EMGs focused on: plant selection for natural heritage areas; identification, evaluation and delineation of ESAs, ecological buffer width determination, and evaluation of significant woodlands. These guidelines were based on, and aligned with, the provincial policy and technical documents, and the relevant scientific and technical knowledge available at the time.

In 2019, a process was initiated to update the 2007 EMGs to reflect changes to provincial policy and technical documents, align with the recently-adopted London Plan policies, and to reflect improvements in scientific knowledge regarding natural features and ecological functions. This process included a comprehensive review and consideration of the relevant policies and science. It also involved three rounds of engagement with various external resource groups, partners including the local Conservation Authorities, the Ecological Community Advisory Committee (ECAC)¹, and First Nations communities within and close to London over a two-year period.

The goal of this update was to improve the usability and effectiveness of the City's EMGs as an implementation tool for stakeholders and First Nation communities. The objectives were to ensure the EMGs could be used to: identify, assess and / or confirm the City's NHS components; assess the impacts of development on the NHS; and recommend protective and mitigative measures as required by the Provincial Policy Statement and the City's Official Plan. The outcome of this process was a comprehensively reviewed and updated EMG document which was finalized and approved by Council in December 2021.

Although this process entailed a comprehensive update of the 2007 EMGs, the City recognized that it was both desirable and appropriate to provide a transparent process for regular refinements and updates to this document (e.g., in response to new information, opportunities to provide additional clarification, etc.) going forward. To this end, the City committed to continuing to accept comments, engaging with its partners and stakeholders, and considering comments received through more scoped reviews to be undertaken on a biennial basis.

This 2024 update process represents the first such biennial review of the 2021 EMGs.

3.0 Scope of Work and Update Process

Various components of the 2021 EMGs that could be considered as part of the 2024 update process have been identified by City Staff based on their experience and feedback received over 2022 and 2023. However, it was recognized at the outset of this process that it would not be feasible or appropriate to tackle too many updates within any given biennial review. Therefore, it will be necessary to focus on topics and components of the 2021 EMGs considered most urgent and/or appropriate to update at this time. The three-step meeting process will allow for the scoped items to be addressed within the project timeline.

¹ Formerly known as the Environmental and Ecological Planning Advisory Committee (EEPAC)

The topics identified for review as part of the 2024 update process are to be based on:

- City Staff experience and comments received related to the EMGs over 2022 and 2023
- input gathered through engagement with key partners and stakeholders over 2024, and
- applicable changes to the provincial planning policy framework during this period.

The process for this update (outlined in more detail below) is as follows:

Task 1. Terms of Reference and Engagement

Task 2. Background Review, Draft Updates and Engagement

Task 3. Updated Environmental Management Guidelines (2021) to Council

3.1 Confirmation of Scoped Topics for Review

City Staff identified an initial list of priorities for the 2024 review based on their experience and feedback to date on implementation of the 2021 EMGs. The initial list was generally supported by the engagement participants who suggested a few additional topics during the Task 1. engagement. Although a survey to help identify and select the highest priority topics was suggested and discussed, ultimately, this was not needed as the City has agreed to consider all of the original as well as the suggested additional topics as part of the 2024 review.

Topics and/or components of the 2021 EMGs identified through this process that go beyond those listed below or aspects of any of the topics below whose scope expands beyond what is possible to address within the established timeline will be carried forward.

An issues list will be maintained and appending it to the Council report to facilitate subsequent reviews, as requested during Task 1.

Confirmed topics for the 2024 update process

1. *Evaluation of significant woodlands and woodlands (focus on definitions).* Various and repeated concerns about how the guidance related to identification of woodlands and vegetation patches in the 2021 EMGs can create challenges in applying the evaluation criteria for significant woodlands has been noted.

The 2024 review will consider this guidance in Section 3.1 (i.e., pages 3-1 to 3-15) to determine how it might be refined to facilitate implementation while remaining aligned with the related London Plan policies. Related changes in other sections (such as Section 8, Glossary of Terms) may also need to be considered to ensure consistency in the updates across the EMGs.

2. *Boundary delineation of significant woodlands and woodlands.* Similarly, various and repeated concerns about how the guidance in the 2021 EMGs related to delineation of woodland patches can create implementation challenges has been noted. Some of these challenges include reviewing and confirming woodland boundary determinations in the field.

The 2024 review will consider the guidance related to boundary delineation of woodlands and woodland patches in Sections 4.1, 4.3, 4.7 and 4.8 (i.e., pages 4-1 to 4-13).

Notably, the implications of these refinements are expected to be considered in conjunction with those related to topic 1 above, and it is possible that refinements to topic 1 will address

issues related to topic 2, or vice versa. As noted in topic 1, changes in other sections (such as Section 8, Glossary of Terms) may also need to be considered to ensure consistency in the updates across the EMGs.

3. *Updates to align with recent provincial changes:* Since the EMGs were approved in December 2021 there have been several changes to the provincial planning framework which relate directly to natural heritage. These include: changes to the Conservation Authorities Act to refine the scope of their authority to focus on natural hazards (and limit their ability to comment on other aspects of natural heritage) and changes to the Ontario Wetland Evaluation System (e.g., to remove wetland complexing).

The 2024 review will consider the EMGs in their entirety to try and ensure they are in alignment with the current provincial natural heritage planning framework, as well as the current London Plan.

4. *Housekeeping items:* Since the EMGs were approved in December 2021 City staff and others have identified several errors that were overlooked. For example, references to sources that were carried forward from the 2007 guidelines but are no longer applicable or relevant, as well as typos and formatting edits errors.

The 2024 review will attempt to catch and correct all such errors.

5. *Subject Lands Status Report Requirements:* During Task 1, development industry representatives requested clarification for when a stand-alone Subject Lands Status Report (SLSR) is required in advance of an Environmental Impact Study (EIS).

The 2024 review will explore refinements to Section 2 that will provide greater clarity on the when an SLSR, EIS or combined SLSR-EIS is appropriate as a complete application requirement.

6. *Buffers:* Although City Staff have noted ongoing comments and concerns related to ecological buffers and ecological replacement / compensation, neither were originally suggested as priority topics for 2024 because clarifying the identification and delineation of woodland features was considered a precursor to both buffer and compensation determination, and therefore needed to be addressed first.

Nonetheless, in response to feedback received on the draft terms of reference the City will explore possible refinements to Table 5-2 to improve clarity and potentially introduce some limited flexibility with respect to required minimum buffers for Significant Woodlands and Woodlands. A fulsome review of the buffer section will not be completed during this update.

3.2 Engagement

Engagement with the public, resource groups (development industry and community groups) and First Nations will be completed throughout the update process. Consultation will be led by Staff with assistance from an external facilitator.

Resource Groups

The following external resource groups will be included as part of the initial outreach for this process and engaged throughout this process if they express interest in it:

- Ecological Community Advisory Committee (ECAC)
- Upper Thames River Conservation Authority (UTRCA)
- Lower Thames Valley Conservation Authority (LTVCA)
- Kettle Creek Conservation Authority (KCCA)
- The Urban League of London (ULL)
- The London Development Institute (LDI)
- London Home Builders Association (LHBA)
- Nature London
- Independent Qualified Consultant Input

First Nations Consultation

Building on the relationships developed during the 2021 EMGs update, First Nation communities will be invited to engage in all stages of this biennial update. Community engagement requirements will be included in the revised EMGs at the direction and desire of the communities.

To foster consistent inclusion of First Nation communities related to environmental planning and approval initiatives, the City of London is planning outreach to the following First Nations to explore interest in developing engagement standards for this and future EMG updates:

- Chippewas of the Thames First Nation
- Munsee-Delaware Nation
- Oneida Nation of the Thames
- Other First Nations, if applicable

Engagement Process

Engagement with interested parties will occur as part of each task in the 2024 update process.

All meetings are proposed to be two-hour sessions held in-person at London City Hall, with the option for virtual participation if needed. Meetings are to be led by City Staff and supported by an external facilitator who will document and summarize feedback in meeting notes to be circulated to those engaged, and to be shared with Council at the end of the process.

Although one meeting with each interested party is proposed as part of each task, depending on the level of interest, more than one meeting during each task may be required to allow for meaningful participation of all interested parties. The target number per meeting will be seven (7) to 15 participants.

Task 1. Terms of Reference and Engagement

Staff circulated an initial Terms of Reference to ECAC and were available at the public meeting to answer questions. All resource groups previously involved in the 2021 EMGs update were notified and invited to participate in this biennial update scoping and subsequent process by email.

Between January and March 2024 the City completed Task 1, resulting in these finalized Terms of Reference. Completed items included:

1. Developed and circulated the 2021 EMGs Terms of Reference to the Ecological Community Advisory Committee (ECAC), interested groups and partners;
2. Met with representatives from ECAC, interested groups and partners to discuss potential revisions to the list of draft scoped topics; and
3. Received and reviewed feedback from ECAC, interested groups and partners.

Section 3.1 of this Terms of Reference lists confirmed topics for the 2024 update process.

Only changes falling within the scope of these priority topics will be considered as part of the review, and any other issues identified as part of Task 2 will be flagged for possible consideration at a future update to the EMGs. Circulation of the Confirmed Terms of Reference and Scope constitutes completion of Task 1.

Task 2. Background Review, Draft Updates and Engagement

City Staff will (a) consider the final priority topics and how the EMGs may be refined to address them, and (b) review and consider other documents, policies and/or legislation with which the updated EMGs need to be aligned.

Representatives from resource groups, and others, who have expressed an interest in being involved in the 2024 update process for the EMGs will be invited to participate in a series of six meetings to discuss key issues and potential updates related to the scope topics. Those engaged are encouraged to provide suggested changes (and rationale) to foster constructive debate and dialogue.

Monthly meetings will each consist of three components to progress each topic independently and provide sufficient time for review and consideration;

- 1) *Initiate Discussion and Present Redlines*: Staff will present the topic, identify issues and present suggested redline revisions for consideration, noting the rationale for the suggested changes. This may include targeted research to inform the updates (e.g., precedents from elsewhere, best practices). Resource groups will receive this information and bring feedback and discussion items to the next meeting. The presentation and topic introduction will be time limited to approximately 30 minutes.
- 2) *Discuss and Receive Feedback*: Review of previously introduced topics and proposed redlines. This meeting is an opportunity for resource groups to provide comments on the topic, identify the need for additional revisions and to discuss the merits of the proposed changes or propose different approaches for consideration.
- 3) *Resolve and Finalize*: Review of previously discussed redlines and follow-up on previous discussions. Staff and resource groups will resolve as many items as possible and identify areas that remain unresolved.

Task 3. Updated Environmental Management Guidelines (2021) to Council

City Staff will complete the updates to the draft EMGs based on the approach outlined in Section 4.0 below, and share the revised version. All resource group feedback provided over the course of the update process will be considered. Responses to comments, including how or whether they are included in the revised draft, will be provided as feasible.

4.0 Approach for updating the Environmental Management Guidelines (2021)

Given that a comprehensive review was completed in 2021, the general approach will be to minimize the revisions required while still ensuring that the EMGs:

- remain aligned with current City policies and applicable changes in the provincial (and - if needed – federal) policy framework, and
- address priority topics for clarification and/or updates identified through this process to facilitate implementation.

Specific updates will be drafted and recommended based on:

- The continued need to ensure alignment with the relevant London Plan policies;
- Review and consideration of applicable provincial and federal policies / legislation / guidance documents with which the EMGs need to be aligned (e.g., recent changes to the Ontario Wetland Evaluation System, Conservation Authorities Act, Bill 23, etc.);
- Consideration for comments received related to the EMGs over 2022 and 2023, and gathered through this process over 2024; and
- Targeted research to inform updates to the 2021 EMGs (e.g., precedents from elsewhere, best practices), if needed, related to selected priority topics.

Draft and final recommended updates to the 2021 EMGs will be circulated as “redline” edits (or tracked changes) to the current version to facilitate review and comment.

The final recommended updates for consideration by Council will be circulated in advance of the Planning and Environment Committee (PEC) cycle to allow sufficient time for review. The updates are targeted to be recommended before the end of 2024.

5.0 Timeline

Task 1. Terms of Reference and Engagement - Complete

January 2024 – Circulate Terms of Reference outlining the process, proposed scope and approach to interested groups. Circulate at ECAC.

February 2024 – **One meeting** with resource groups and partners to discuss potential revisions to the scoped list of topics for the 2024 review.

April 2024 – Staff to circulate the Terms of Reference with the confirmed topics for the 2024 update.

Task 2. Background Review, Draft Updates and Engagement

May 2024 - Meeting 1

- Present Topic and Redlines: *Woodland Evaluation and Delineation (Meeting 1)*

June 2024 – Meeting 2

- Present Topic and Redlines: *Provincial Changes and Housekeeping (Meeting 1)*
- Discuss and Receive Feedback: *Woodland Evaluation and Delineation (Meeting 2)*

July 2024 – Meeting 3

- Present Topic and Redlines: *Subject Lands Status Report Requirements (Meeting 1)*
- Discuss and Receive Feedback: *Provincial Changes and Housekeeping (Meeting 2)*
- Resolve and Finalize: *Woodland Evaluation and Delineation (Meeting 3)*

August 2024 – Meeting 4

- Present Topic and Redlines: *Buffers (Meeting 1)*
- Discuss and Receive Feedback: *Subject Lands Status Report Requirements (Meeting 2)*
- Resolve and Finalize: *Provincial Changes and Housekeeping (Meeting 3)*

September 2024 – Meeting 5

- Discuss and Receive Feedback: *Buffers (Meeting 2)*
- Resolve and Finalize: *Subject Lands Status Report Requirements (Meeting 3)*

October 2024 – Meeting 6

- Resolve and Finalize: *Buffers (Meeting 3)*
- Final Discussion Prior to PEC submission

Task 3. Updated Environmental Management Guidelines (2021) to Council

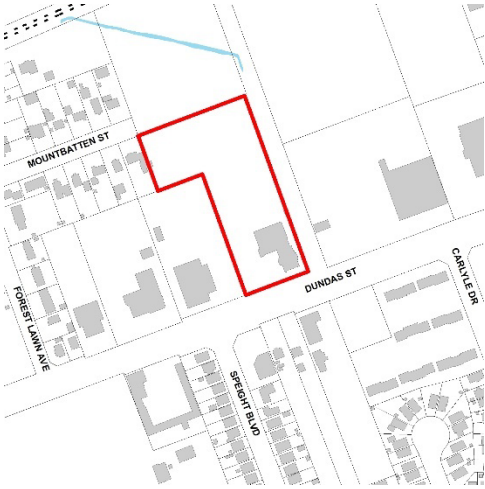
October 2024 – City Staff to develop version of EMGs with recommended updates. EMGs with recommended updates to be circulated in advance of the PEC reporting cycle.

December 2024 – PEC report recommending updates to Council.

NOTICE OF REVISED PLANNING APPLICATION

Zoning By-Law Amendment

2060 Dundas Street



File: Z-9547

Applicant: 2783142 Ontario Inc.

What is Proposed?

Zoning Amendment to allow:

- A six-storey residential apartment building on the northerly vacant portion of the subject site.
- 78 residential units at a density of 87 units per hectare.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 16, 2024**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9547

london.ca/planapps

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

Councillor Shawn Lewis

slewis@london.ca

519-661-CITY (2489) ext. 4002

**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 rezone the subject property from 'Light Industrial (LI1/LI7)' and 'Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5)' to a 'Residential R9 Special Provision (R9-3(_)) 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 (LI1/LI7) Zone and 'Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5)'

Permitted Uses:

LI1/LI7 Zone: bakeries; business services establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and paper asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade; existing self-storage establishments; artisan workshop; craft brewery; and tow truck business. automobile body shops; automobile repair garages; building or contracting establishments; repair and rental establishments; service and repair establishments; truck sales and service establishments; custom workshops; service trade truck sales and service establishments; and tow truck business.

RSC2/RSC3/RSC4/RSC5 Zone: Animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; studios; taxi establishments; self-storage establishments; tow truck business; bulk beverage stores; dry cleaning and laundry depots; liquor, beer and wine stores; pharmacies; bulk sale establishment; assembly halls; clinics; commercial recreation establishments; emergency care establishments; funeral homes; laboratories; medical/ dental offices; bake shop; convenience service establishment; convenience stores; day care centres; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishments; self-storage establishments; auction establishments; bakeries; building or contracting establishment; building supply outlet; manufacturing and assembly industries with related sales; garden stores; printing establishments; service trades; support offices; warehouse establishments; wholesale establishments; commercial school; truck sales and service establishment; industrial mall; and impounding yard.

Height: 15.0 metres in LI Zone and 12.0 metres in RSC Zone.

Requested Zoning

Zone: Residential R9 Special Provision (R9-3(_)) Zone

Permitted Uses: apartment buildings; lodging house class 2; senior citizen apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities.

Special Provision(s): a reduced lot frontage of 0.0m, whereas a minimum lot frontage of 30.0m is required(applies to portion of lands for proposed Residential R9 Zone); a reduced minimum front yard setback of 4.5m, whereas a minimum of 8.0 is required; a reduced minimum (east) interior side yard setback of 4.5m, whereas 8.4m is required; a reduced minimum (south) interior side yard setback of 6.0m, whereas 8.4m is required; a reduced minimum (west) interior side yard setback of 6.5m, whereas 8.4m is required; a reduced minimum lot depth of 51.2m, whereas 60.0m is required(applies to portion of lands zoned Restricted Service Commercial RSC2/RSC3/RSC5); and an increased maximum building height of 21.0m, where no maximum height is currently prescribed. The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

Residential Density: 100 units per hectare

Height: Site-Specific.

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 Urban Corridor Place Type Place Type fronting a Civic Boulevard in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses may be permitted within the Corridor Place Type.

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 Secretary 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.

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

Notice of Collection of Personal Information

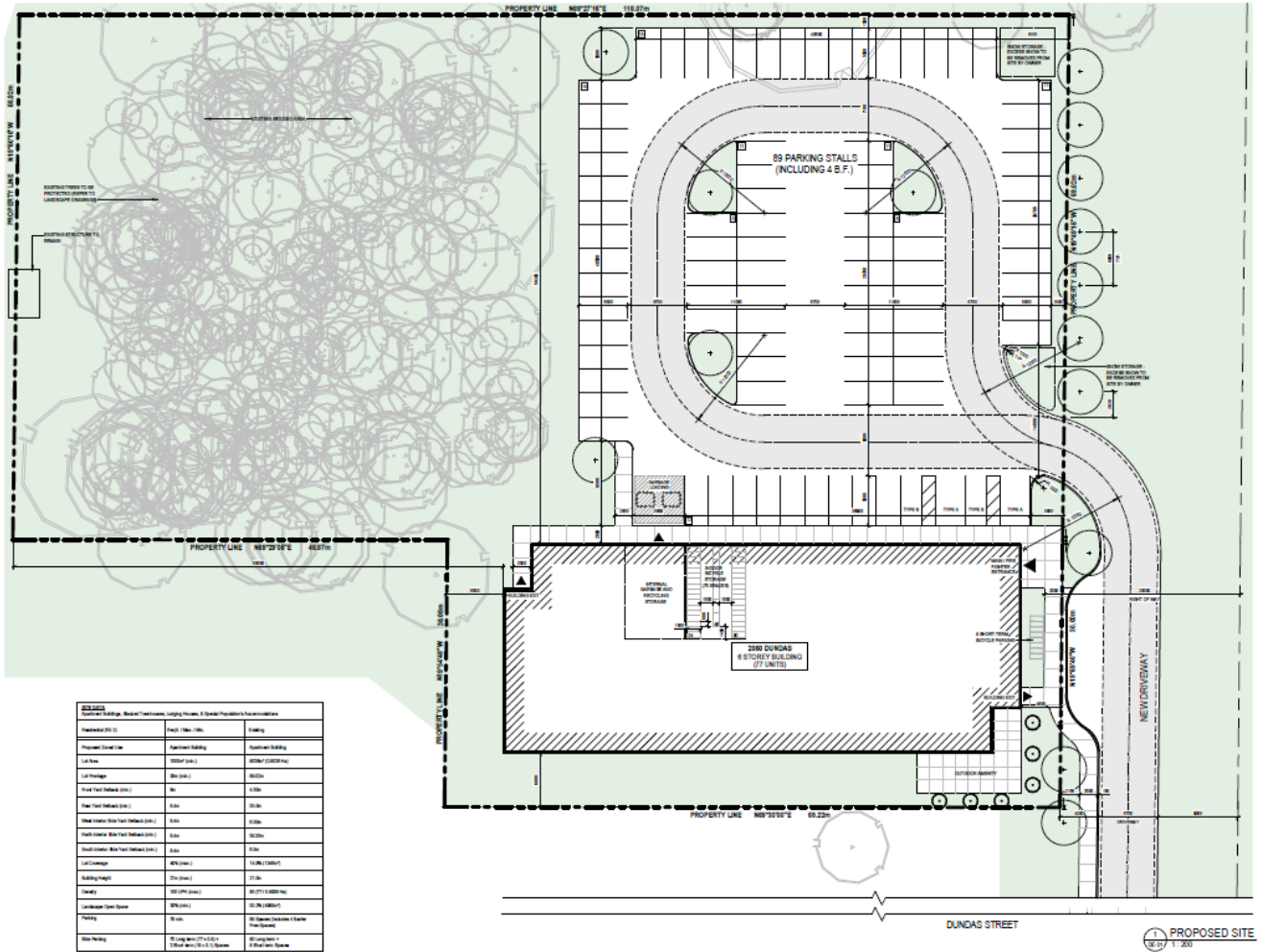
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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



Revised Site Concept Plan

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

Building Renderings



Original Conceptual Rendering (aerial view)



Original Conceptual Rendering (back corner)



Original Conceptual Rendering (Front Corner)



Original Conceptual Rendering (front driveway)



Conceptual Rendering (front

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