

# Agenda Including Addeds

## London Housing Advisory Committee

The 7th Meeting of the London Housing Advisory Committee

July 11, 2018, 12:15 PM

Committee Room #4

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<b>1. Call to Order</b>	
1.1 Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1 12:15 PM Kerri Killen Senior Planner - Old East Village Dundas Street Corridor Secondary Plan	
<b>3. Consent</b>	
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3.2 Municipal Council resolution adopted at its meeting held on June 12, 2018, with respect to 5th Report of the London Housing Advisory Committee	5
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<b>5. Items for Discussion</b>	
5.1 Growing Marijuana in Apartment Buildings	
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<b>6. Deferred Matters/Additional Business</b>	
6.1 <i>(ADDED) Highbury Avenue/Hamilton Road Intersection Improvements Environmental Assessment Study - Notice of Completion</i>	15
<b>7. Adjournment</b>	

Next Meeting Date: September 12, 2018

# London Housing Advisory Committee

## Report

The 6th Meeting of the London Housing Advisory Committee  
June 13, 2018  
Committee Room #4

Attendance                      PRESENT: J. Coley Phillips (Chair), A. Galloway, M. Inthavong,  
K. Kaill, J. Malkin, D. Nemeth, B. Odegaard, J. Peaire, D.  
Peckham, N. Reeves and P. Shack(Secretary)

ALSO PRESENT: J. Browne, H. Lysynski and D. Purdy

REGRETS: N. Calford and J. Stickling

The meeting was called to order at 12:15 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that D. Nemeth, Member, disclosed a pecuniary interest in clause 5.1 of this Report having to do with closing crash beds and closing the Resource Centre Programs at Mission Services London, by indicating that his employer is Mission Services London.

### 2. Scheduled Items

#### 2.1 Energy Efficiency Initiatives

That it BE NOTED the London Housing Advisory Committee heard a verbal presentation from S. MacDonald, Manager, Facilities Planning, Energy & Assets, with respect to Energy Efficiency initiatives.

#### 2.2 Age Friendly London Housing Initiatives

That it BE NOTED the London Housing Advisory Committee heard the attached presentation from M. Dellamora, Specialist II, Municipal Policy, with respect to Age Friendly London Housing initiatives.

### 3. Consent

#### 3.1 5th Report of the London Housing Advisory Committee

That it BE NOTED that the 5th Report of the London Housing Advisory Committee, was received.

### 4. Items for Discussion

#### 4.1 Old East Village Dundas Street Corridor Secondary Plan

That K. Killen, Senior Planner, BE REQUESTED to attend a future London Housing Advisory Committee meeting to provide an updated with respect to the Old East Village Dundas Street Corridor Secondary Plan.

#### 4.2 Growing Marijuana in Apartment Buildings

That it BE NOTED that the London Housing Advisory Committee reviewed and received a communication from J. Browne, London Middlesex Housing Corporation, entitled "Preparing for Marijuana Legalization" and requested that the matter be included on their next Agenda.

4.3 Homeless Coalition Update

That it Be NOTED that the London Housing Advisory Committee heard the ~~attached~~ presentation from D. Purdy, Manager, Housing Services, with respect to a Homeless Coalition update.

4.4 Ontario Renovates Home Repair

That it BE NOTED that the London Housing Advisory Committee was advised by D. Purdy, Manager, Housing Services, that a report relating to the Ontario Renovates Home Repair is included on the June 18, 2018 Community and Protective Services Committee Agenda.

4.5 GreenON Social Housing Program

That it BE NOTED that the London Housing Advisory Committee was advised by D. Purdy, Manager, Housing Services, that a report relating to the GreenON Social Housing Program is included on the June 18, 2018 Community and Protective Services Committee Agenda.

4.6 Portable Housing Benefit - Special Priority Policy (PHB-SPP) Program

That it BE NOTED that the London Housing Advisory Committee was advised by D. Purdy, Manager, Housing Services, that a report relating to the Portable Housing Benefit - Special Priority Policy (PHB-SPP) Program is included on the June 18, 2018 Community and Protective Services Committee Agenda.

4.7 Request for Proposal 18-05 - Social Housing Building Inventory - Building Condition Assessment and Reserve Fund Studies

That it BE NOTED that the London Housing Advisory Committee was advised by D. Purdy, Manager, Housing Services, that a report relating to the Request for Proposal 18-05 - Social Housing Building Inventory - Building Condition Assessment and Reserve Fund Studies is included on the June 18, 2018 Community and Protective Services Committee Agenda.

4.8 Summer Meeting Schedule

That it BE NOTED that the London Housing Advisory Committee will meet over the summer on July 11, 2018, and resume on September 12, 2018.

**5. Deferred Matters/Additional Business**

5.1 (ADDED) Mission Services Crash Beds & Resource Center Closing

That it BE NOTED that the London Housing Advisory Committee heard a general discussion with respect to Mission Services London closing crash beds and its Resource Center for five weeks, beginning July 1, 2018, due to lack of funding.

5.2 (ADDED) LHAC Terms of Reference

That it BE NOTED that the London Housing Advisory Committee asked its Committee Secretary to include their Terms of Reference on their next Agenda for review.

**6. Adjournment**

The meeting adjourned at 2:00 PM



London  
CANADA

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

June 13, 2018

S. MacDonald  
Manager, Planning Energy & Assets

C. Parker  
Senior Planner

M. Dellamora  
Specialist II Municipal Policy (Age Friendly London)  
Sifton Properties Limited

J. Binder  
Canada Mortgage and Housing Corporation (CHMA)

I hereby certify that the Municipal Council, at its meeting held on June 12, 2018 resolved:

That the following actions be taken with respect to the 5th Report of the London Housing Advisory Committee from its meeting held on May 9, 2018:

- a) C. Parker, Senior Planner, BE REQUESTED to attend a future London Housing Advisory Committee meeting to provide information on the Old East Village Dundas Street Corridor Secondary Plan; it being noted that the Notice of Application to Amend the Official Plan, dated March 12, 2018, relating to this matter, was received;
- b) a representative from Age Friendly London BE INVITED to attend a future London Housing Advisory Committee (LHAC) meeting to report on their housing initiatives; it being noted that LHAC heard a verbal presentation from B. Oedgaard with respect to this matter;
- c) a representative from Sifton Properties Limited BE INVITED to attend a future London Housing Advisory Committee (LHAC) meeting to advise the LHAC of the green initiatives and energy saving projects that were implemented in the West Five subdivision, as it relates to market trends and emerging housing needs in the community;
- d) S. MacDonald, Facilities, BE REQUESTED to attend a future meeting of the London Housing Advisory Committee to discuss energy efficiency measures being implemented in City facilities as it relates to new initiatives;
- e) J. Binder, Canada Mortgage and Housing Corporation (CMHC) BE REQUESTED to discuss the CMHC Rental Housing Report and the status of the current rental housing market; and,
- f) clauses 1.1, 3.1, 3.2, 6.1 and 6.2 BE RECEIVED. (4.2/9/CPSC)

C. Saunders  
City Clerk  
/kmm

cc: Chair and Members, London Housing Advisory Committee

The Corporation of the City of London  
300 Dufferin Ave N6A 4L9  
P: 519.661.CITY (2489) x 0969 | Fax: 519.661.4892  
[kmyers@london.ca](mailto:kmyers@london.ca) |  
[www.london.ca](http://www.london.ca)



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

**London**  
CANADA

June 27, 2018

K. Killen  
Senior Planner

I hereby certify that the Municipal Council, at its meeting held on June 26, 2018 resolved:

That the following actions be taken with respect to the 6th Report of the London Housing Advisory Committee from its meeting held on June 13, 2018:

- a) K. Killen, Senior Planner, BE REQUESTED to attend a future London Housing Advisory Committee meeting to provide an update with respect to the Old East Village Dundas Street Corridor Secondary Plan; and,
- b) clauses 1.1, 2.1, 2.2, 3.1, 4.2 to 4.8, 5.1 and 5.2, BE RECEIVED.  
(5.3/10/CPSC)

C. Saunders  
City Clerk  
/kmm

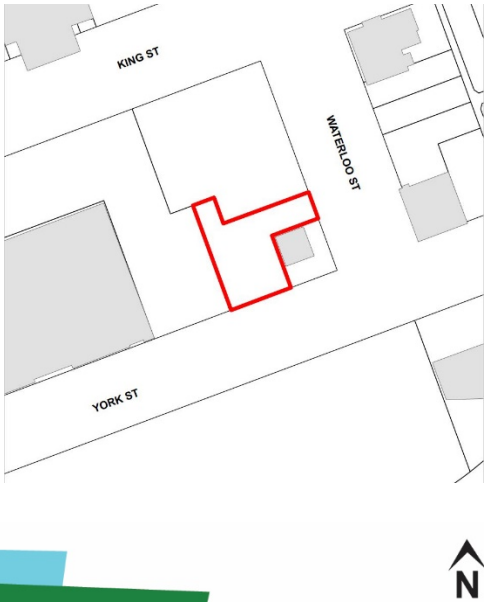
cc: Chair and Members, London Housing Advisory Committee

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[www.london.ca](http://www.london.ca)

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 324 York Street



**File: TZ-8917**

**Applicant: Bradel Properties Ltd.**

#### **What is Proposed?**

Zoning amendment to allow for the continued use of the existing surface commercial parking lot for an additional three (3) years through an extension of the temporary zone.

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **July 27, 2018**

Sonia Wise

[swise@london.ca](mailto:swise@london.ca)

519-661-CITY (2489) ext. 5887

Planning Services, City of London, 206 Dundas St., London ON N6A 1G7

File: TZ-8917

[london.ca/planapps](http://london.ca/planapps)

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

Tanya Park

[tpark@london.ca](mailto:tpark@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.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing holding Downtown Area Special Provision/Temporary (h-3\*DA1(1)\*D350\*H95/DA1(3)\*D350\*H95/T-71) Zone to extend the temporary commercial parking lot use for an additional three (3) years. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** h-3\*DA1(1)\*D350\*H95/DA1(3)\*D350\*H95/T-71

**Permitted Uses:** A broad range of commercial, service, office, residential, retail, and institutional uses are permitted

**Special Provisions:** Existing special provisions allow for the additional use of convention centre

**Residential Density:** 350 units per hectare maximum

**Height:** 90m maximum

**Temporary Zone:** T-71 allows for surface commercial parking expiring on June 12, 2018

### Requested Zoning

**Zone:** h-3\*DA1(1)\*D350\*H95/DA1(3)\*D350\*H95/T-71

**Permitted Uses:** A broad range of commercial, service, office, residential, retail, and institutional uses will continue to be permitted

**Special Provision(s):** Existing special provisions will continue to allow for the additional use of convention centre

**Residential Density:** 350 units per hectare maximum

**Height:** 90m maximum

**Temporary Zone:** T-71 request for an extension to allow for surface commercial parking for an additional three (3) years

## 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 Downtown Area in the Official Plan, which permits a broad range of retail, service, office, institutional, entertainment, cultural, and high density residential uses as the main permitted uses.

The subject lands are in the Downtown Place Type in *The London Plan* (Council-adopted but not fully in force and effect), permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses as the main permitted uses. The site is also located within the Downtown London Heritage Conservation District and will be guided by Our Move Forward: London's Downtown Plan.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the page at [london.ca](http://london.ca).

### See More Information

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

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps).

### 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 Services 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 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. 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](mailto: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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

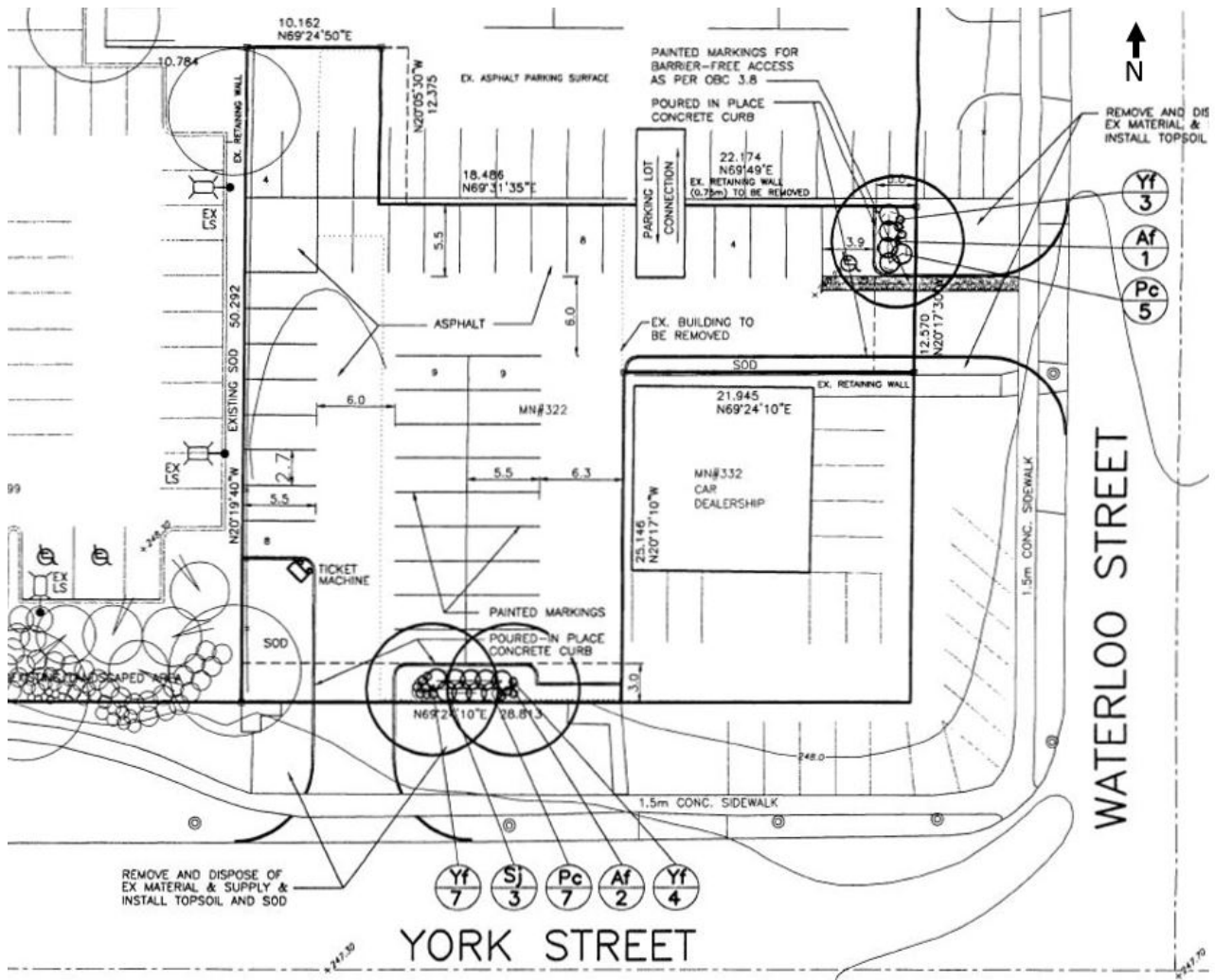
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

***Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.***

# Site Concept



## Conceptual Site Plan

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

**TERMS OF REFERENCE**  
**LONDON HOUSING ADVISORY COMMITTEE**

Role

While it is the legislative mandate of the Municipal Council to make the final decision on all matters that affect the Municipality, the role of an advisory committee is to provide recommendations, advice and information to the Municipal Council on those specialized matters which relate to the purpose of the advisory committee, to facilitate public input to City Council on programs and ideas and to assist in enhancing the quality of life of the community, in keeping with the Municipal Council's Strategic Plan principles. Advisory committees shall conduct themselves in keeping with the policies set by the Municipal Council pertaining to advisory committees, and also in keeping with the Council Procedure By-law.

Mandate

The London Housing Advisory Committee reports to the Municipal Council, through the Community Services Committee. The London Housing Advisory Committee serves as a resource, information gathering and advisory body to the Municipal Council on matters pertaining to housing in the City of London.

The London Housing Advisory Committee:

- provides a forum for the exchange of information on housing issues and initiatives and recommend potential responses and directions;
- monitors and obtains information on the local housing market and identify trends and emerging housing needs in the community and recommend action where appropriate;
- reports on and makes recommendations where appropriate on the need for housing for all sectors of the community including students, seniors, low income families, singles, emergency situations and for persons with special needs (including ex-psychiatric patients, developmentally and physically challenged individuals, victims of family violence, ex-offenders);
- reports on legislation, programs and funding that affect housing from senior governments, CMHC and other government agencies or departments and makes representations and recommendations as appropriate;
- reports on and makes recommendations where appropriate on all social housing policies or changes to the social housing delivery system;

- provide advice and make recommendations where appropriate concerning affordable housing initiatives;
- provides advice and makes recommendations where appropriate with respect to a comprehensive plan to address affordable housing initiatives, including recommendations for consideration during capital budget deliberations in accordance with Council's direction eg. recommendations of the Affordable Housing Task Force;
- under the auspices of the Housing Mediation Officer, conducts educational programs, including the production of printed materials, directed at students, community groups, individual residents and landlords that will deal with issues related to student housing;
- on behalf of the City of London, Fanshawe College and the University of Western Ontario, acts as the City Council's contact point for the Housing Mediation Officer (an employee of U.W.O.) and assists the Officer with advice, appropriate action and/or report information or makes recommendations to the Community and Protective Services Committee;
- considers, approves and recommends to each of the funding partners the annual budget for the Housing Mediation Office; and
- reports on the ongoing activities of the Housing Mediation Office.

#### Composition

#### Voting Members

Thirteen members consisting of:

- Nine members-at-large
- Two alternate members-at-large
- One representative of each of the following sectors:
  - Non-profit
  - Tenants
  - Private
  - Emergency Housing

#### Non-Voting Resource Group

One representative of each of the following will be available to attend advisory committee meetings when necessary:

- London Police
- Planning Division
- City's Fire Prevention Office
- Housing Mediation Office
- Canada Mortgage and Housing Corporation (London Office)
- London and Middlesex Housing Corporation
- London & St. Thomas Real Estate Board
- London Homeless Coalition
- City's Housing Division

#### Sub-committees and Working Groups

The Advisory Committee may form sub-committees and working groups as may be necessary to address specific issues; it being noted that the City Clerk's office does not provide secretariat support to these sub-committees or groups. These sub-committees and working groups shall draw upon members from the Advisory Committee as well as outside resource members as deemed necessary. The Chair of a sub-committee and/or working group shall be a voting member of the Advisory Committee.

#### Term of Office

Concurrent with the term of the Municipal Council making the appointment.

#### Appointment Policies

Appointments shall be in keeping with Council Policy.

#### Qualifications

Any person who has a general interest in housing may be appointed as a member-at-large.

Only members of the various housing related associations, sectors and organizations cited in the composition of the Advisory Committee may represent their respective body or sector. Members shall be chosen for their special expertise, experience, dedication and commitment to the mandate of the Committee. Non-voting representatives from local resource groups shall be members or employees of the organization they represent.

#### Conduct

The conduct of Advisory Committee members shall be in keeping with Council Policy.

#### Meetings

Meetings shall be once monthly at a date and time set by the City Clerk in consultation with the advisory committee. Length of meetings shall vary depending on the agenda. Meetings of working groups that have been formed by the Advisory Committee may meet at any time and at any location and are in addition to the regular meetings of the Advisory Committee.

#### Remuneration

Advisory committee members shall serve without remuneration.



## Highbury Avenue/Hamilton Road Intersection Improvements Environmental Assessment Study



### Notice of Completion

The City of London has completed a Municipal Class Environmental Assessment (EA) study for improvements to the Highbury Avenue/Hamilton Road intersection. The study was completed in accordance with the planning and design process for a Schedule C project, as outlined in the Municipal Class EA (October 2000, as amended in 2007, 2011 and 2015).

The preferred intersection design includes the following key recommendations:

- Additional northbound and southbound through lanes along Highbury Avenue North;
- Eastbound channelized right turn lane;
- Westbound dual left turn lanes;
- Northbound channelized right turn lane;
- Eastbound and westbound bike lanes on Hamilton Road;
- Access management; and,
- Landscaping and urban design elements.

The Class EA process included public and agency consultation, a comparative evaluation of design options, assessment of potential impacts, and identification of mitigation measures. As part of the consultation program, two Public Information Centers were held (May 14, 2015 & March 9, 2016) to provide information on the project and to receive comments. Major businesses affected by the access management changes and property owners potentially affected by the full acquisition of their properties were also contacted to discuss the recommended plan.

An Environmental Study Report (ESR) has been prepared to document the decision-making process leading to the selection of the preferred design. This notice places the ESR on the public record for a **thirty (30) calendar day** public review period starting on **July 13, 2018** to be reviewed by members of the public and/or any other interested party at the following locations until **August 12, 2018**:

City Hall	London Public Library	Project Website
Clerk's Office, 3rd Floor or Transportation Div., 8th Floor 300 Dufferin Avenue, London Mon – Fri 8:30 a.m. to 4:30 p.m. Sat/Sun: Closed	Crouch Branch Library 550 Hamilton Road, London Tues – Thurs 9 a.m. to 9 p.m. Fri – 9a.m. to 6 p.m. Sat – 9 a.m. to 5 p.m. Sun/Mon: Closed	<a href="http://www.london.ca/residents/Environment/EAs/Pages/Highbury-Avenue-and-Hamilton-Road-Intersection.aspx">http://www.london.ca/residents/Environment/EAs/Pages/Highbury-Avenue-and-Hamilton-Road-Intersection.aspx</a>

If you have any comments, questions or concerns regarding the information provided in the ESR, please contact one of the following team members no later than **August 12, 2018**:

**Brian Huston, P.Eng.**  
**Project Manager**  
**Dillon Consulting Limited**  
 Tel: 519-438-1288 ext. 1227  
 Fax: 519-672-8209  
 E-mail: hamiltonhighbury@dillon.ca

**Maged Elmadhoon, M.Eng., P.Eng.**  
**Project Manager**  
**City of London**  
 Tel : 519-661-2489 ext. 4934  
 Fax : 519-661-4734  
 E-mail: melmadho@london.ca

If concerns regarding this project cannot be resolved through discussions with the City of London and/or Dillon Consulting Limited, a person/party may request the Minister of the Environment & Climate Change to issue an order for the project to comply with Part II of the *Environmental Assessment Act* (known as a "Part II Order"), changing the status of the project to a full Individual Environmental Assessment. Requests must be received by the Minister at the address below by **August 12, 2018**. A copy of the request must also be sent to the Director of the Environmental Approvals Branch and City Clerk.

**Minister  
Ministry of the Environment  
and Climate Change  
77 Wellesley Street West  
11th Floor  
Toronto, ON M7A 2T5**

**Director, Environmental  
Approvals Branch  
Ministry of the Environment  
and Climate Change  
135 St. Clair Avenue West  
12th Floor  
Toronto, ON M4V 1P5**

**City of London  
Office of the City Clerk  
3rd Floor  
300 Dufferin Avenue  
London, ON N6A 4L9**

If no request for a Part II Order is received, the project will proceed to design and construction as outlined in the planning documentation.

This notice issued on July 13, 2018.



