

Agenda

Town and Gown Committee

1st Meeting of the Town and Gown Committee

September 13, 2018, 1:00 PM

Committee Room #3

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact accessibility@london.ca or 519-661-2489 ext. 2425.

Pages

1. Call to Order

1.1 Disclosures of Pecuniary Interest

1.2 Election of Chair and Vice-Chair for term ending November 30, 2018

2. Scheduled Items

2.1 1:05 PM Peter White and Danny Chang, Western University re Western preparations for student activities for the end of September and activities for the October, 2018

3. Consent

3.1 4th Report of the Town and Gown Committee

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3.2 Municipal Council resolution adopted at its meeting held November 28, 2017 with respect to the appointment of Jack Burt to the Town and Gown Committee

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3.3 Municipal Council resolution adopted at its meeting held March 27, 2018 with respect to the appointment of Zachery Engel to the Town and Gown Committee

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3.4 Western/Wharncliffe Road Widening

(Note: Please see the link to see more information about the Western/Wharncliffe Road

Widening [http://www.london.ca/residents/Roads-](http://www.london.ca/residents/Roads-Transportation/infrastructure-road-projects/Pages/western-wharncliffe-construction.aspx)

Transportation/infrastructure-road-projects/Pages/western-wharncliffe-construction.aspx)

4. Items for Discussion

4.1 Notice of Planning Application - Zoning By-law Amendment - 536 and 542 Windermere Road

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5. Deferred Matters/Additional Business

6. Adjournment

4TH REPORT OF THE
TOWN AND GOWN COMMITTEE

Meeting held on November 16, 2017, commencing at 1:05 PM, in Committee Room #3, Second Floor, London City Hall.

PRESENT: J-M. Metrailler (Chair), Councillor P. Squire; A-M. DeCicco-Best, J. Henry, V. Lilly, P. Masse, L. Tulk and P. White and H. Lysynski (Secretary).

ABSENT: Councillors M. Salih, T. Park and J. Zaifman; P. Beechey, J. Goodwin and M. Sampson.

ALSO PRESENT: W. Cowdrey, Sergeant D. Ellyatt, J. Farquar, O. Katolyk, G. Matthews, D. Peckham and E. Sims.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. DELEGATION – Robert Illingworth – Homecoming

That it BE NOTED that the Town and Gown Committee heard a verbal presentation from R. Illingworth, concerned citizen and the ~~attached~~ presentation from Sergeant D. Ellyatt, London Police Services, with respect to the “faux” Homecoming held on September 30, 2017.

III. CONSENT ITEMS

3. 3rd Report of the Town and Gown Committee

That it BE NOTED that the 3rd Report of the Town and Gown Committee from its meeting held on September 13, 2017, was received.

4. 6th and 7th Reports of the Rapid Transit Implementation Work Group

That it BE NOTED that the 6th and 7th Reports of the Rapid Transit Implementation Working Group from its meetings held on September 14 and October 12, 2017, respectively, were received; it being noted that Councillor P. Squire advised the Committee that there will be public meetings held in December, 2017, with respect to rapid transit on Richmond Street, north of Oxford Street.

5. Notice of Application - Marigold Homes Inc. – 467 and 469 Dufferin Avenue

That it BE NOTED that a Notice dated August 2, 2017, from M. Campbell, Planner II, with respect to the application by Marigold Homes Inc., relating to the properties located at 467 and 469 Dufferin Avenue, was received.

IV. ITEMS FOR DISCUSSION

6. Request to include a Student Representative to the Western University Affiliated Colleges

That consideration of the request to amend the Town and Gown Committee Terms of Reference to include a student voting representative from the Western University Affiliated Colleges BE POSTPONED to the next Town and Gown Committee meeting in order for the President of King's University College Students' Council be in attendance to provide information related to the request.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

7. (ADDED) Notice of Application – S. Pinhal - 644 and 646 Huron Street

That it BE NOTED that a Notice dated November 8, 2017, from M. Knieriem, Planner II, with respect to the application by S. Pinhal, relating to the properties located at 644 and 646 Huron Street, was received.

VI. ADJOURNMENT

The meeting adjourned at 2:10 PM.

NEXT MEETING DATE: To be determined.



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

London
CANADA

November 29, 2017

Chair and Members
Town and Gown Committee

I hereby certify that the Municipal Council, at its meeting held on November 28, 2017 resolved:

That Deputy Chief Jack Burt BE APPOINTED to the Town and Gown Committee as a Non-Voting Representative of the City of London Fire Services, for the term ending February 28, 2019. (12/31/CSC)

A handwritten signature in black ink, appearing to read "C. Saunders".

C. Saunders
City Clerk
/hw

cc: Deputy Chief, J. Burt



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300 Dufferin Avenue
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London
CANADA

March 28, 2018

Chair and Members
Town and Gown Committee

I hereby certify that the Municipal Council, at its meeting held on March 27, 2018 resolved:

That Zachery Engel BE APPOINTED to the Town and Gown Committee as a Voting Representative of Ward 13 for the term ending February 28, 2019. (4.2/7/CSC)

A handwritten signature in black ink, appearing to read "C. Saunders".

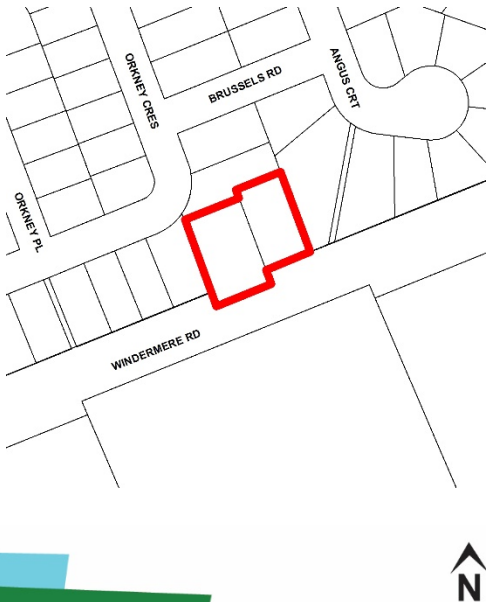
C. Saunders
City Clerk
/hw

cc: Z. Engel

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

536 and 542 Windermere Road



File: Z-8945

Applicant: 2492222 Ontario Inc.

What is Proposed?

Zoning amendment to allow:

- cluster “back-to-back” townhouse dwellings
- reduced front yard depth minimum (after road-widening dedication) and reduced (westerly) interior side depth minimum

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 20, 2018**

Melissa Campbell

mecampbell@london.ca

519-661-CITY (2489) ext. 4650

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

File: File Number(s)

london.ca/planapps

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

Maureen Cassidy

mcassidy@london.ca

519-661-CITY (2489) ext. 4005

**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.

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 Zone to a Residential R5 Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R1 (R1-6) Zone

Permitted Uses: single detached dwellings

Height: maximum 10.5 metres

Requested Zoning

Zone: Residential R5 (R5-7(_)) Zone

Permitted Uses: cluster townhouse dwellings and cluster stacked townhouse dwellings

Special Provision(s): reduced front yard depth minimum of 2.1 metres and reduced interior side yard depth minimum (westerly) of 1.7 metres

Residential Density: maximum 60 units per hectare

Height: maximum 12 metres

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 Low Rise Residential in the Official Plan, which permits single detached, semi-detached, and duplex dwellings as the main uses. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low-rise apartments.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential uses including single detached, semi-detached, duplex and converted dwellings, townhouses, stacked townhouses, triplexes, fourplexes and low-rise apartments.

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 [Participating in the Planning Process](http://london.ca/planapps) page at 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.

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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning Services 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. 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 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 or 519-661-CITY(2489) extension 2425 for more information.

Building Renderings



Conceptual Rendering for 536-542 Windermere Road

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