

# Agenda

## Cycling Advisory Committee

3rd Meeting of the Cycling Advisory Committee

February 20, 2019, 4:00 PM

Committee Room #4

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](mailto:accessibility@london.ca) or 519-661-2489 ext. 2425.

	Pages
<b>1. Call to Order</b>	
1.1 Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1 4:00 PM K. Grabowski, Transportation Design Engineer - Thames Valley Parkway, North Branch Connection Project	
<b>3. Consent</b>	
3.1 2nd Report of the Cycling Advisory Committee	2
3.2 Notice of Planning Application - Zoning By-law Amendment - 945 Bluegrass Drive	4
3.3 Notice of Planning Application - Zoning By-law Amendment - 1081 Riverside Drive	8
3.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1631-1649 Richmond Street	11
<b>4. Sub-Committees and Working Groups</b>	
<b>5. Items for Discussion</b>	
5.1 Request for Funds - R. Henderson	
<b>6. Deferred Matters/Additional Business</b>	
<b>7. Adjournment</b>	

Next Meeting Date: March 20, 2019

# Cycling Advisory Committee

## Report

2nd Meeting of the Cycling Advisory Committee  
January 16, 2019  
Committee Room #4

Attendance                   PRESENT:   D. Mitchell (Chair), D. Doroshenko, R. Henderson,  
J. Jordan, W. Pol, D. Szoller; and P. Shack (Secretary)

ABSENT:     D. Foster, R. Sirois and M. Zunti

ALSO PRESENT: J. Ackworth, J. Bruin, A. Giesen, K.  
Grabowski, S. Harding, P. Kavcic, T. Koza, L. Maitland, A. Miller,  
J. Stanford and S. Wilson

The meeting was called to order at 12:25 PM.

### 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 Wonderland Road Class Environmental Assessment Study

That it BE NOTED that the attached presentation from J. Johnson, Project Manager, Dillon Consulting, with respect to the Wonderland Road Class Environmental Assessment Study, was received.

#### 2.2 Thames Valley Corridor: SOHO

That it BE NOTED that the attached presentation from K. Preston, Associate, Dillon Consulting, with respect to the Thames Valley Corridor: SOHO, was received.

#### 2.3 Update on Bike Share Activities and Development of Business Case

That it BE NOTED that the attached presentation from J. Stanford, Director-Environmental, Fleet and Solid Waste and A. Miller, Co-ordinator Transport Demand Management, with respect to an update on Bike Share Activities and Development of Business Case, was received.

#### 2.4 East-West Bikeway Evaluation

That it BE NOTED that the attached presentation from P. Kavcic, Transportation Design Engineer, with respect to the East-West Bikeway Evaluation, was received.

### 3. Consent

#### 3.1 1st Report of the Cycling Advisory Committee

That it BE NOTED that the 1st Report of the Cycling Advisory Committee, from its meeting held on December 19, 2018, was received.

3.2 West London Dyke Erosion Control-Municipal Class Environmental Assessment-Notice of Study Completion

That it BE NOTED that the Notice of Study Completion-West London Dyke Erosion Control-Municipal Class Environmental Assessment, was received.

3.3 Notice of Planning Application - Official Plan Amendment - Victoria Park Secondary Plan

That it BE NOTED the Notice of Planning Application-Official Plan Amendment-Victoria Park Secondary Plan, was received.

3.4 Bicycle Lane over Blackfriars Bridge - M. Temme

That the following action be taken with respect to the communication from M. Temme dated December 12, 2018, concerning the bicycle lane over Blackfriars Bridge:

that Civic Administration BE REQUESTED to consider on-site monitoring of the use of the bridge to ensure that cyclists are not comprised, and the information be shared with Cycling Advisory Committee;

it being noted that the communication with respect to the above matter, was received.

3.5 Greg Cunroe Tunnel Repairs (6-PT-02) Horton Street to Evergreen Avenue Under CN Rail - Tender No. RFT-18-22

That it BE NOTED that the communication dated January 8, 2019 from J. Fullick with respect to the Greg Cunroe Tunnel Repairs (6-PT-02) Horton Street to Evergreen Avenue under CN Rail, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

5.1 (ADDED) Budget

That Civic Administration BE ADVISED of the following comments with respect to the 2020-2025 Budget for Cycling:

a) to continue support and explore opportunities to maintain the 2016-2019 allocation budget for Cycling;

b) be encouraged to pursue Senior Levels of Government to replace lost funding;

it being noted that the Cycling Advisory Committee (CAC) held a general discussion with respect to the 2020-2025 Budget for Cycling.

**6. Deferred Matters/Additional Business**

None.

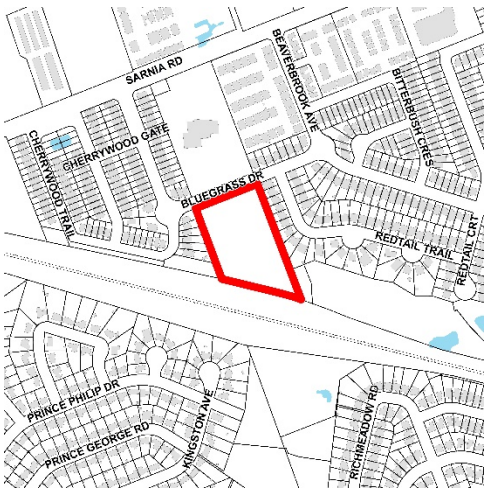
**7. Adjournment**

The meeting was adjourned at 6:30 PM.

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 945 Bluegrass Drive



**File: Z-9020**

**Applicant: Gateway Church**

#### What is Proposed?

Zoning amendment to allow:

- Two 3-storey, 40-unit apartment buildings
- A reduced minimum parking rate of 66 spaces (whereas 100 spaces are required)



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 27, 2019**

Catherine Lowery

clowery@london.ca

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor

London ON PO BOX 5035 N6A 4L9

File: Z-9020

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

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

Councillor Steve Lehman

slehman@london.ca

519-661-CITY (2489) ext. 4008

**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 from a Holding Community Facility Special Provision (h\*h-1\*h-18\*CF1(3)\*CF3(1)\*D40\*H12) Zone and Urban Reserve (UR3) Zone to a Holding Residential R8 Special Provision (h\*h-1\*R8-1(\_\_)) 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](http://london.ca/planapps).

### Current Zoning

**Zone:** Holding Community Facility Special Provision (h\*h-1\*h-18\*CF1(3)\*CF3(1)\*D40\*H12) Zone and Urban Reserve (UR3) Zone

**Permitted Uses:** Places of worship, public swimming pools, day care centres, elementary schools, group home type 2, libraries, post office depots, private schools, secondary schools, police stations, clinics in association with other permitted uses, continuum-of-care facilities for seniors, hostels, medical/dental offices in association with other permitted uses, nursing homes, personal service establishments associated with the main permitted use, rest homes, and retirement lodges

**Special Provision(s):** Minimum 30 metre setback from a Railway Right-of-Way

**Residential Density:** 40 units per hectare

**Height:** 12 metres

### Requested Zoning

**Zone:** Holding Residential R8 Special Provision (h\*h-1\*R8-1(\_\_)) Zone

**Permitted Uses:** Apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities

**Special Provision(s):** A reduced minimum parking rate of 66 spaces

## 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 Density Residential and Multi-Family, Medium Density Residential in the Official Plan, which permits a range of low rise and mid-rise residential uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of low rise residential uses.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the 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](http://london.ca).

### See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, 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 Development 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

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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.

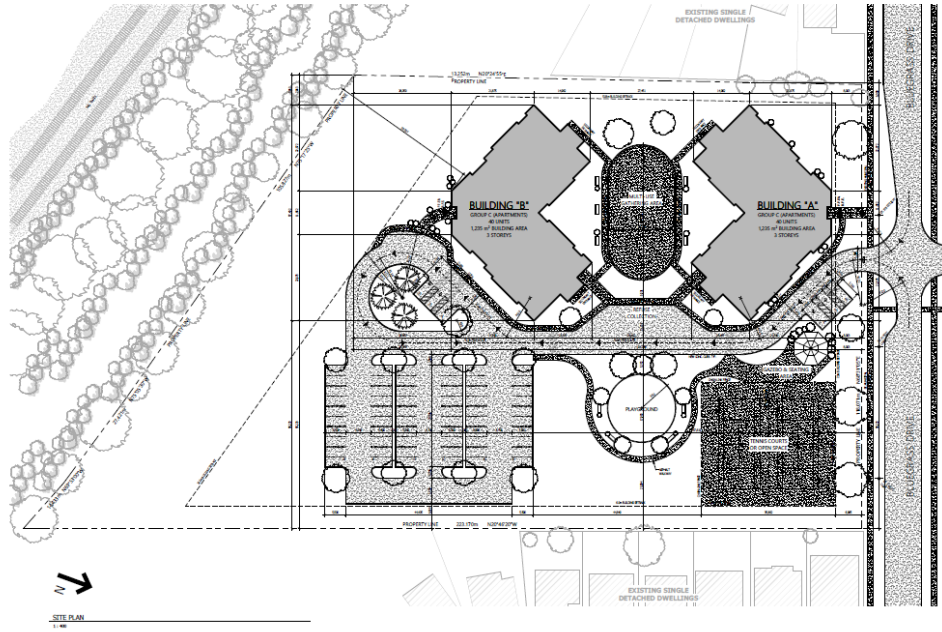
**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

# Site Concept

SITE DATA			
Line	Regulation	Required	Proposed
1	Zone variation	R6-1	R6-1
2	Permitted Use	Apartment	Apartment
3	Lot Area (sq ft) min.	8000 sq ft	13,265 sq ft
4	Lot Width (ft) min.	30.0 ft	33.07 ft
5	Front of lot side yard depth (ft) min.	4.0 ft	5.0 ft
6	Rear side yard (ft) min.	1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or Section 604(1) of the Zoning By-Law, 100 ft (30.5 metres) for 4.5 metres (14.8 feet) = 3.26m	4.0 m
7	Yard depth adj. for setbacks	30.0 ft	29.3 ft
8	Landscaping (sq ft) min.	30%	72,791 (2,324 sq m)
9	Lot coverage (%) max.	30%	33.6% (2,470 sq ft)
10	Height (ft) max.	33.0 ft	33.0 ft
11	Parking area coverage (%) min.	-	25.2% (2,440 sq ft)
12	Parking Calculation	Parking Standard Area 3 per 1000 sq ft = 130 spaces	Accessible Parking 2 per 100 sq ft = 4 spaces Standard Spaces: 60 spaces Total: 64 spaces (130/20/4)
13	Private (Circle per Vehicle)	4	16

## Gateway Apartments

Gateway Church  
890 Sarnia Road  
March, 25, 2018



Conceptual Site Plan

# Building Rendering



Conceptual Rendering

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

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### Address – 1081 Riverside Drive



**File: Z-9017**

**Applicant: Hajar Properties Inc.**

#### What is Proposed?

Zoning amendment to allow:

- An additional unit within the existing building (for a total of three units)

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 20, 2019**

Nancy Pasato

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

519-661-CITY (2489) ext. 4586

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-9017

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

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

Steve Lehman

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

519-661-CITY (2489) ext. 4008

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# 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 from a Private Road Residential R6 (PR\*R6-1) Zone to a Residential R3 (R3-2) 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](http://london.ca/planapps).

### Current Zoning

**Zone:** Private Road Residential R6 (PR\*R6-1) Zone

**Permitted Uses:** The "PR" symbol denotes development on individually owned parcels with frontage on a private road (not owned or maintained by the municipality). The R6-1 Zone permits single detached dwellings in a cluster housing form.

**Residential Density:** 15 units per hectare

**Height:** 10.5 metres (34.4 feet)

### Requested Zoning

**Zone:** Residential R3 (R3-2) Zone

**Permitted Uses:** single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, fourplex dwellings.

**Height:** 10.5 metres (34.4 feet)

## Planning Policies

The subject lands are in the in the 'Neighbourhoods' Place Type in The London Plan, permitting a wide range of residential uses, including single detached dwellings, converted dwellings, townhouses, secondary suites, home occupations, low-rise apartments and emergency care establishments; and designated as Low Density Residential in the 1989 Official Plan, which permits single detached dwellings, semi-detached dwellings, duplexes, triplexes, and converted dwellings as the main uses.

## How Can You Participate in the Planning Process?

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- 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 Development 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, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, and driveway locations. 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](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

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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.

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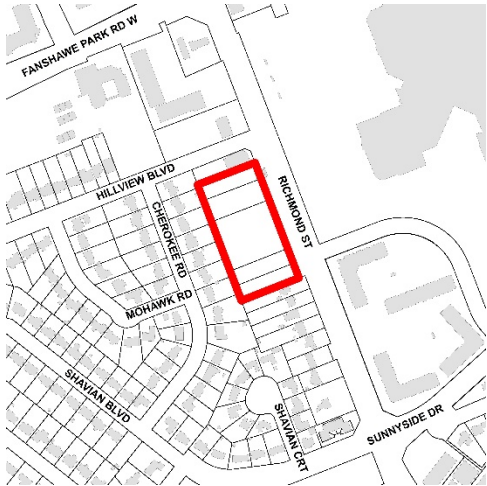
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# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 1631-1649 Richmond Street



**File: OZ-9019**

**Applicant: 1635 Richmond (London) Corporation**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Two 7-storey apartment buildings with a total of 291 units (whereas 6-storeys is permitted)
- An increased maximum building height of 22 metres (whereas 20 metres is permitted)
- A reduced minimum parking supply of 196 spaces (whereas 205 spaces are required)

This application also seeks to remove site specific policies in the 1989 Official Plan and The London Plan and site specific Special Provisions in the Zoning By-law related to townhouse dwellings

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 27, 2019**

Catherine Lowery

clowery@london.ca

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor

London ON PO BOX 5035 N6A 4L9

File: OZ-9019

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

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

Councillor Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

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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 Amendment to the Current Official Plan

To amend Policies 3.5.25 and 3.5.26 in the 1989 Official Plan to permit a building height of 7-storeys and to remove policies related to townhouse dwellings.

## Requested Amendment to The London Plan (New Official Plan)

To amend Policies 823\_ and 825\_ in The London Plan to permit a building height of 7-storeys and to remove policies related to townhouse dwellings.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and a Residential R9 Special Provision (R9-7(23)) Zone to a Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and a Residential R9 Special Provision (R9-7(23)) 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](http://london.ca/planapps).

### Current Zoning

**Zone:** Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and a Residential R9 Special Provision (R9-7(23)) Zone

**Permitted Uses:** Cluster townhouse dwellings; apartment buildings; senior citizens apartment buildings; continuum-of-care facilities; and convenience service establishments, convenience stores, financial institutions, personal service establishments within apartment buildings

**Special Provisions:** A number of special provisions currently apply to the site.

### Requested Zoning

**Zone:** Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and Residential R9 Special Provision (R9-7(23)) Zone

**Permitted Uses:** Apartment buildings; senior citizens apartment buildings; continuum-of-care facilities; and convenience service establishments, convenience stores, financial institutions, personal service establishments within apartment buildings

**Special Provisions:** An increased maximum building height of 22 metres and a reduced minimum parking supply of 196 spaces. Special provisions related to townhouse dwellings are proposed to be removed. All other existing special provisions would continue to apply to the site.

The City may also consider additional special provisions where appropriate.

## 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 Multi-Family, Medium Density Residential with specific policies in the Official Plan, which permits a range of residential uses, including apartment buildings, as the main uses.

The subject lands are in the Transit Village Place Type with specific policies in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

## 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. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at [london.ca](http://london.ca).

### See More Information

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

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- 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 Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. 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 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 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 Local Planning Appeal 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 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 of the Council of the City of London to the Ontario Municipal Board.

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.

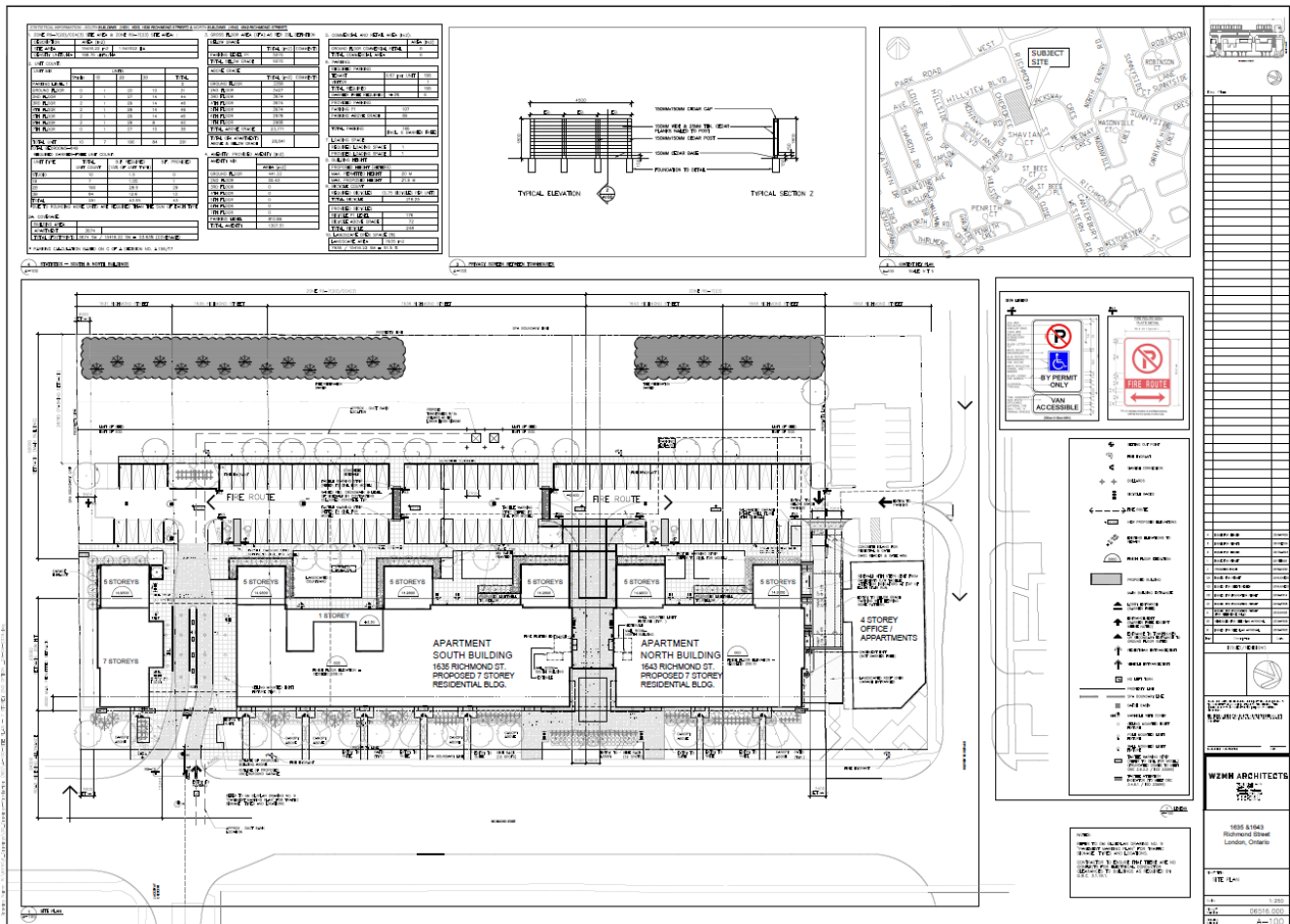
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# Site Concept



## Conceptual Site Plan

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

# Building Renderings



***Conceptual Rendering – Richmond Street View***



***Conceptual Rendering – Rear View***

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