

# Agenda

## Cycling Advisory Committee

The 7th Meeting of the Cycling Advisory Committee

July 17, 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 Orientation	
1.2 Disclosures of Pecuniary Interest	
1.3 Election of Chair and Vice-Chair for the term ending November 30, 2019	
<b>2. Scheduled Items</b>	
2.1 4:45 PM T. Hitchon, Technologist II - Transportation-Dundas Street-Old East Village Infrastructure Renewal Project	2
<b>3. Consent</b>	
3.1 6th Report of the Cycling Advisory Committee	5
3.2 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 124 St. James Street	7
3.3 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 1631-1649 Richmond Street	14
3.4 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 3334 and 3354 Wonderland Road South	19
<b>4. Sub-Committees and Working Groups</b>	
<b>5. Items for Discussion</b>	
<b>6. Adjournment</b>	

Next Meeting Date: August 21, 2019



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

# MEMO

**To:** Cycling Advisory Committee

**From:** Trevor Hitchon, CET  
Technologist II  
Transportation Planning & Design

**c:** Doug MacRae, Garfield Dales, Peter Kavcic

**Date:** July 10, 2019

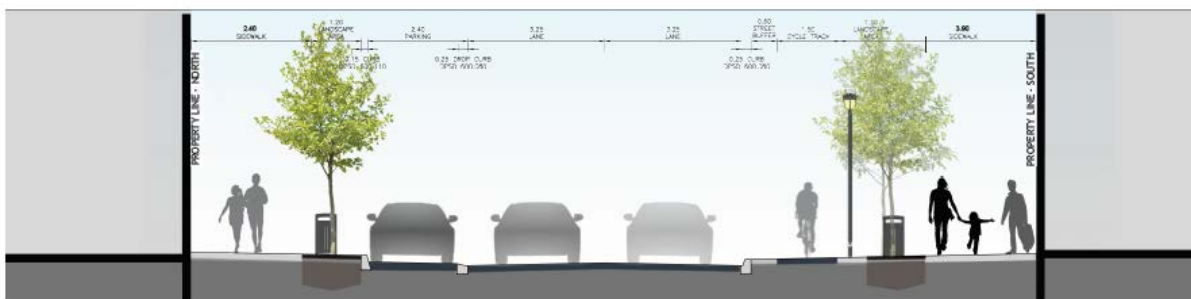
**Re:** **Dundas Street Infrastructure Renewal Project from Adelaide Street North to Ontario Street**

The purpose of this memo is to provide a general overview of the proposed streetscape and cycle track design on Dundas Street, between Adelaide Street North and Ontario Street, with the first phase of construction planned for 2020.

This project is informed by the Council Approved East – West Bikeway Evaluation, which identified a single eastbound dedicated cycle lane on this section of Dundas Street.

Key design elements can be seen below:

**Figure 1: Typical Section**



- 1.50m wide raised cycle track, separated from vehicular traffic by a 0.25m wide curb and 0.60m wide buffer;
- Buffer increased at bus stops and loading zones to 0.75m;

- Further design investigations will decide whether or not the cycle track will be vertically separated from the sidewalk;

**Figure 2: Dundas Street @ Elizabeth Street and Lyle Street**



- Crossside through the intersection, aligned with offset cycle track at bus stop;
- Left turn queue box for cyclists turning on to Elizabeth Street;
- Narrow lane widths on Lyle Street which reduces cyclists and pedestrian crossing times;
- “No Rights On Red” scenario on Lyle Street

**Figure 3: Dundas Street at Hewitt Street and English Street**



- Crossside through the intersection;
- On-street bike lanes proposed on English Street through a separate infrastructure renewal program;

- In this concept, cyclists would turn left to English Street by dismounting and using the PXO. The location of the PXO is under review, and as such, the method for cyclists turning left;

**Figure 4: Dundas Street at Ontario Street**



- Typical raised cycle track separation transitions to on-street separated bike lane with barrier curbs and bollards installed (similar to Colborne Street);
- Left turn queue box on Ontario Street for turning left;
- Intersection to be redesigned in conjunction with future BRT projects.

A complete roll plan and other details will be shown to the Cycling Advisory Committee on July 17<sup>th</sup>, 2019 and are available online at <http://www.london.ca/OldEastVillageIRP>.

We appreciate any and all feedback related to this Memo and the roll plan that will be shown.

# Cycling Advisory Committee

## Report

The 6th Meeting of the Cycling Advisory Committee  
May 15, 2019  
Committee Room #4

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

ABSENT:     W. Pol, R. Sirois and M. Zunti

ALSO PRESENT: A. Giesen, Sgt. S. Harding, P. Kavcic, A.  
Miller and L. Davies Snyder

The meeting was called to order at 4:00 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   2019 London Celebrates Cycling Event

That it BE NOTED that the ~~attached~~ presentation from A. Miller,  
Transportation Demand Management Coordinator, with respect to 2019  
London Celebrates Cycling Event, was received.

### 3.    **Consent**

#### 3.1   5th Report of the Cycling Advisory Committee

That the 5th Report of the Cycling Advisory Committee, from its meeting  
held on April 17, 2019, was received.

#### 3.2   Draft Lambeth Area Community Improvement Plan (CIP)

That it BE NOTED that the Cycling Advisory Committee took no action,  
with respect to the Draft Lambeth Area Community Improvement Plan  
(CIP).

#### 3.3   Notice of Revised Planning Application - Official Plan and Zoning By-law Amendments - 462 and 472 Springbank Drive

That it BE NOTED that the Notice of Revised Planning Application dated  
April 10, 2019, from M. Corby, Senior Planner, with respect to the Official  
Plan and Zoning By-law Amendments for 462 and 472 Springbank Drive,  
was received.

#### 3.4   Notice of Planning Application - Official Plan and Zoning By-law Amendments - 676-700 Beaverbrook Avenue and 356 Oxford Street East

That it BE NOTED that the Notice of Planning Application, dated April 10,  
2019, from M. Corby, Senior Planner, with respect to the Official Plan and  
Zoning By-law Amendments for 676-700 Beaverbrook Avenue and 356  
Oxford Street East, was received.

3.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 3334 and 3354 Wonderland Road South

That it BE NOTED that the Notice of Planning Application, dated April 17, 2019, from B. Debbert, Senior Planner, with respect to the Official Plan and Zoning By-law Amendments for 3334 and 3354 Wonderland Road South, was received.

3.6 Notice of Revised Planning Application - Zoning By-law Amendment - 945 Bluegrass Drive

That it BE NOTED that the Notice of Revised Planning Application, dated April 24, 2019, from C. Lowery, Planner II, with respect to the Zoning By-law Amendment for 945 Bluegrass Drive, was received.

3.7 Notice of Public Meeting - Zoning By-law Amendment - 1081 Riverside Drive

That it BE NOTED that the Public Meeting Notice, dated April 25, 2019, from N. Pasato, Senior Planner, with respect to the Zoning By-law Amendment for 1081 Riverside Drive, was received.

3.8 Notice of Public Meeting - Zoning By-law Amendment - 3557 Colonel Talbot Road

That it BE NOTED that the Notice of Public Meeting, dated April 24, 2019, from M. Corby, Senior Planner, with respect to the Zoning By-law Amendment for 3557 Colonel Talbot Road, was received.

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

4.1 Colborne Street Cycle Track Analysis

That it BE NOTED that the Cycling Advisory Committee heard a verbal update from D. Mitchell, with respect to the Colborne Street Cycle Track Analysis.

**5. Items for Discussion**

5.1 2018 Work Plan

That the attached 2018 Cycling Advisory Committee Work Plan BE FORWARDED to the Municipal Council for information.

5.2 2019 Work Plan

That it BE NOTED that the Cycling Advisory Committee held a general discussion with respect to the 2019 Work Plan.

**6. Deferred Matters/Additional Business**

None.

**7. Adjournment**

The meeting adjourned at 7:15 PM.

## Official Plan and Zoning By-law Amendments

### 124 St. James Street



**File: OZ-9012**

**Applicant: Grosvenor Development Corporation**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- the subject lands at the southwest portion of 124 St. James Street to be developed in conjunction with the development lands at 112 St. James Street, for a 13 storey apartment building with 122 residential units.
- NOTE: the development lands at 112 St. James Street are already zoned to permit high rise residential development and were the subject of a Site Plan Public Meeting on May 13, 2019. These lands are under review for Site Plan Approval.

## YOU ARE INVITED!

Further to the Notice of Application you received on February 6, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, July 22, 2019, no earlier than 3:30 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Barb Debbert  
bdebbert@london.ca  
519-661-CITY (2489) ext. 5345  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9012

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

To speak to your Ward Councillor:

Phil Squire  
psquire@london.ca  
519-661-CITY (2489) ext. 4006

**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 Amendment to the 1989 Official Plan

To change the designation of the property from Multi-family, Medium Density Residential to Multi-family, High Density Residential to permit low and high-rise apartment buildings, apartment hotels, multiple-attached dwellings, emergency care facilities, nursing homes, rest homes, homes for the aged, and rooming and boarding houses. The City may also consider changes to the Policies for Specific Residential Areas to allow a high-rise, high density apartment building at this location within the St. George/Grosvenor Neighbourhood.

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

The applicant did not request a change to The London Plan. The City may, however, consider changes to the Specific Policies for the Neighbourhoods Place Type of The London Plan to allow a high-rise, high density apartment building at this location within the St. George/Grosvenor Neighbourhood.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R8 (R8-4) Zone to a Residential R9 (R9-7-H45) Zone. This amendment would permit the consolidation of part of 124 St. James Street with the development lands at 112 St. James Street, allowing for the alignment of the driveway access with Talbot Street on the subject lands, and facilitating an increase in the number of proposed residential units at 112 St. James Street from 112 to 122 units. 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 R8 (R8-4)

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

**Residential Density:** 75 units per hectare

**Height:** 13 metres

### Requested Zoning

**Zone:** Residential R9 (R9-7-H45)

**Permitted Uses:** apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

**Residential Density:** 150 units per hectare (122 units)

**Height:** 45 metres (13 storeys)

The adjacent and related property at 112 St. James Street is the subject of an application for Site Plan Approval (File SPA18-140) which is currently under review by City staff, and was the subject of a Site Plan Public Meeting at the Planning and Environment Committee on May 13, 2019. The Planning and Environment Committee and members of the public in attendance at the Site Plan Public Meeting were advised of this application for Official Plan and Zoning By-law amendments (OZ-9012). This application includes the potential for an increase in the number of residential units from 112 units to 122 units within the proposed apartment building through the application of the permitted density calculation to a slightly larger land area. The applicant has indicated the increase in units would be accommodated within the confines of the proposed apartment building without exterior changes. The draft Site Plan before the Committee illustrated the driveway access aligned with the Talbot Street road allowance over the lands subject to this Official Plan and Zoning By-law amendment application (OZ-9012). The Site Plan public meeting, together with the public meeting advertised in this notice, meet the requirement of the Neighbourhood Character Statement and Compatibility Guidelines (City of London, 2012) for public site plan review for all development applications within the subject lands.

## 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 in the 1989 Official Plan, which permits multiple-attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses.



The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting single detached, semi-detached, duplex, triplex and converted dwellings, townhouses, secondary suites, home occupations, group homes, and small-scale community facilities.

## 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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [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](#).

### Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. 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 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.

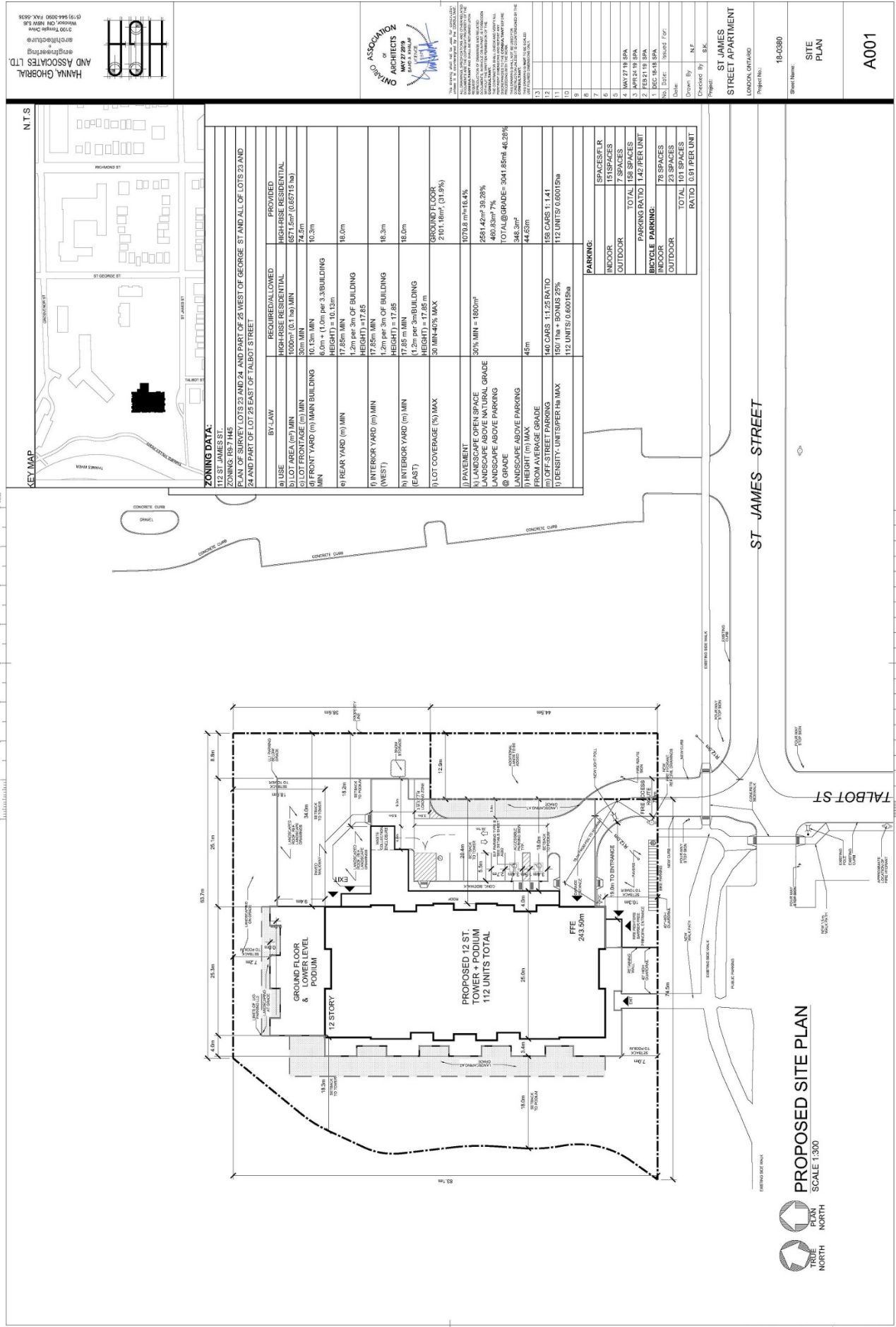
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

## **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.

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# Site Plan Currently Under Review





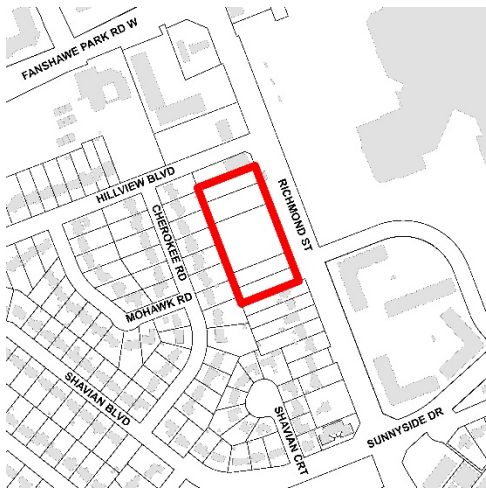


# Rendering of Southeast View



## 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

## YOU ARE INVITED!

Further to the Notice of Application you received on February 6, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, July 22, 2019, no earlier than 3:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

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)

To speak to your Ward Councillor:

Councillor Josh Morgan, Ward 7  
joshmorgan@london.ca  
519-661-CITY (2489) ext. 4007

Councillor Maureen Cassidy, Ward 5  
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](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 to amend the existing 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 an additional special provision requiring a minimum 28 metre setback from the rear lot line to the surface parking area

## 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*, 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?

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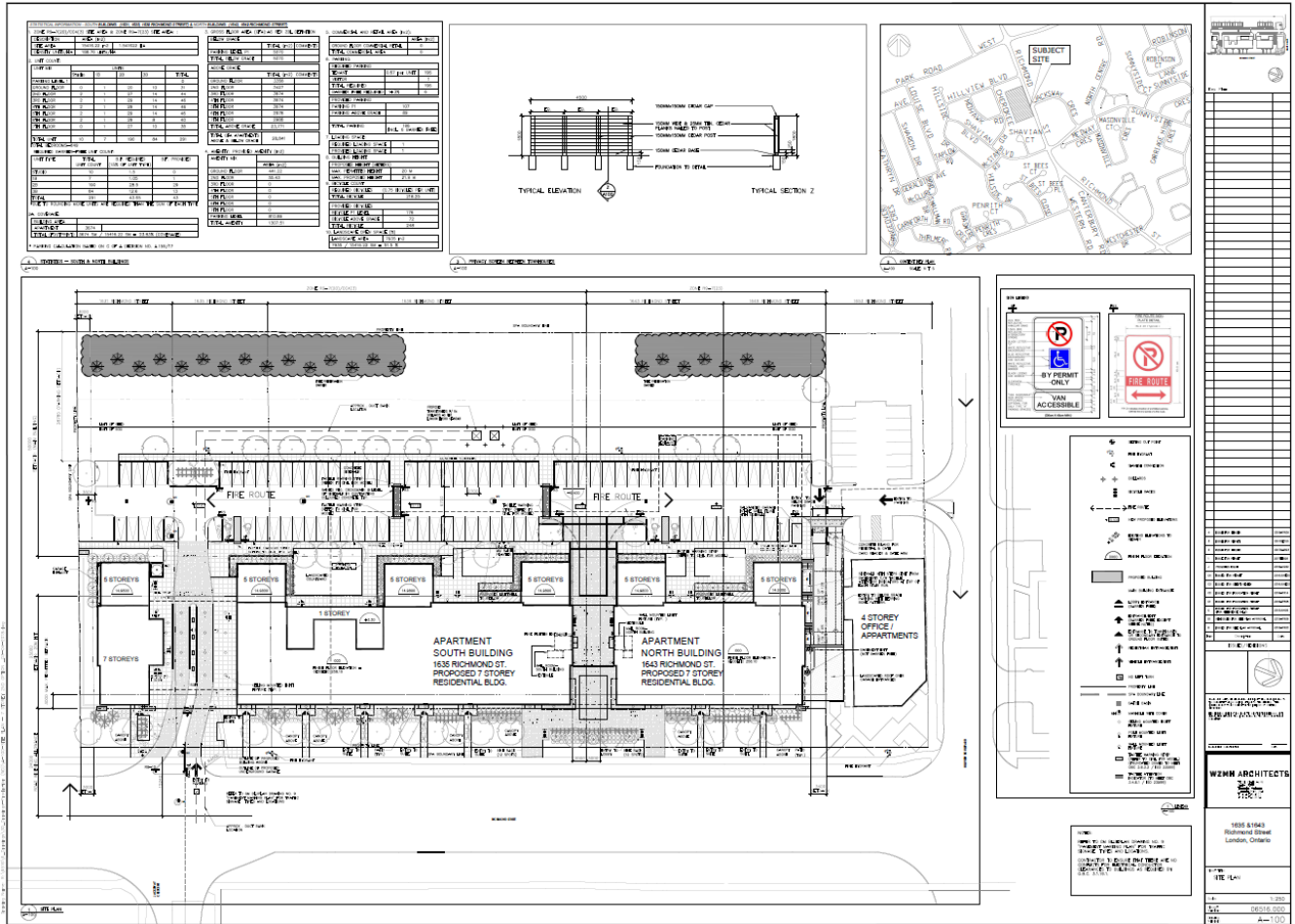
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# Site Concept



## Conceptual Site Plan

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

# Building Renderings



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



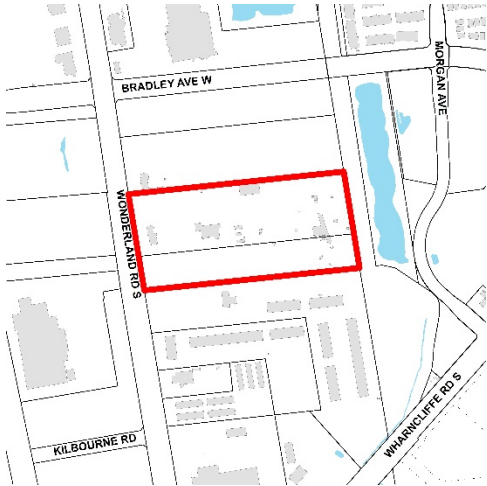
***Conceptual Rendering – Rear View***

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



## Official Plan and Zoning By-law Amendments

### 3334 & 3354 Wonderland Road South



**File: OZ-9043**

**Applicant: Gateway Casinos and Entertainment Ltd.**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Casino and accessory uses including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments, places of entertainment and stormwater pipe outlets

## YOU ARE INVITED!

Further to the Notice of Application you received on April 17, 2019, and the Notice of Revised Application you received on June 5, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, July 22, 2019, no earlier than 6:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Melissa Campbell  
mecampbell@london.ca  
519-661-CITY (2489) ext. 4650  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9043

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

To speak to your Ward Councillor:

Anna Hopkins  
ahopkins@london.ca  
519-661-CITY (2489) ext. 4009

Paul Van Meerbergen  
pvanmeerbergen@london.ca  
519-661-CITY (2489) ext. 4010

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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 1989 Official Plan

To change the designation of the rear (east) portion of the property from Multi-Family, Medium Density Residential to Wonderland Road Community Enterprise Corridor to permit a Casino and accessory uses on a greater portion of the property than would currently be allowed.

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

To change the designation of the rear (east) portion of the property from the Neighbourhoods Place Type to the Shopping Area Place Type to permit a Casino and accessory uses on a greater portion of the property than would currently be allowed.

## Requested Amendment to the Official Plan (Southwest Area Secondary Plan)

To change the designation of the rear (east) portion of the property from Medium Density Residential to Wonderland Road Community Enterprise Corridor to permit a Casino and accessory uses on a greater portion of the property than would currently be allowed. To add a site specific policy to permit off-street parking, driveways, lanes, and aisles between the building and public sidewalk, notwithstanding the Wonderland Road Community Enterprise Corridor policies of subsection 20.5.6.1 and the Urban Design policies of subsection 20.5.3.9 which do not permit parking in this location.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Light Industrial Zone and an Environmental Review Zone to a Commercial Recreation Special Provision Zone and an Open Space Special Provision Zone to permit a Casino and accessory uses on the property and the protection of the Pincombe Drain. 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 Light Industrial (h-17-LI1/LI7) Zone

**Permitted Uses:** bakeries, business service establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service trades, existing self-storage establishments, artisan workshops, craft breweries, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, custom workshops.

**Height:** 50m

**Zone:** Environmental Review (ER) Zone

**Permitted Uses:** conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

### Requested Zoning

**Zone:** Commercial Recreation Special Provision (CR(\_)) Zone

**Permitted Uses:** commercial recreation establishments, golf courses, private clubs, private outdoor recreation clubs, private parks, recreational buildings, recreational golf courses

**Special Provision(s):** Casino as an additional permitted use; a new definition of "Casino" applying to the subject property reading "means a facility for the purposes of gaming that is authorized by the Province of Ontario, where a portion of the facility may be devoted to uses in connection with the operation of a Casino including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments and places of entertainment"; and a minimum parking rate of 1 space per 20 sq. m for a Casino. Increase the maximum building height to 16m in place of 12m. Reduce the minimum landscaped open space to 15% in place of 25%

**Height:** 16m

**Zone:** Open Space Special Provision (OS4(\_)) Zone

**Permitted Uses:** conservation lands, conservation works; golf courses, sports fields, private parks and public parks without structures; cultivation or use of land for agricultural/horticultural purposes.

**Special Provision(s):** Stormwater pipe outlets in association with a Casino as an additional permitted use; and a lot with no minimum lot frontage in place of 15m.

The City may also consider the appropriateness of removing the Holding (h-17) provision, which limits the uses on the property to dry uses on individual sanitary facilities, until full municipal sanitary sewer and water services are available to service the site. The City may also consider other special provisions and/or holding provisions.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## **Planning Policies**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The front (west) portion of the property is in the Shopping Area Place Type in *The London Plan*, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses, subject to the policies of the *Southwest Area Secondary Plan*.

The front (west) portion of the property is designated Wonderland Road Community Enterprise Corridor in the *1989 Official Plan*, which permits a broad range of commercial, residential, office and institutional uses as the main uses, subject to the policies of the *Southwest Area Secondary Plan*.

The front (west) portion of the property is designated Wonderland Community Enterprise Corridor in the *Southwest Area Secondary Plan*, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses.

The rear (east) portion of the property is in a Place Type or designation in all three plans intended to provide for residential development and the protection of the Pincombe Drain.

## **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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [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](#).

### **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. 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 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.**

## Building Renderings



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