

# Accessibility Advisory Committee

## Report

8th Meeting of the Accessibility Advisory Committee  
August 22, 2019  
Committee Room #4

Attendance                   PRESENT: J. Madden (Chair), M. Dawthorne, T. Eadinger, N. Judges, G. LaHay, J. Menard, P. Moore, P. Quesnel, D. Ruston and K. Steinmann and J. Bunn (Secretary)

ABSENT: G. Ashford-Smith, A. Bueschleb and J. Wilson

ALSO PRESENT: K. Husain and D. MacRae

The meeting was called to order at 3:01 PM.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

None.

### 3. Consent

#### 3.1 7th Report of the Accessibility Advisory Committee

That it BE NOTED that the 7th Report of the Accessibility Advisory Committee, from its meeting held on July 25, 2019, was received.

#### 3.2 (ADDED) Notice of Planning Application - Zoning By-law Amendment - 1395 Riverbend Road

That the following actions be taken with respect to the Notice of Planning Application, dated August 20, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the property located at 1395 Riverbend Road:

- a) the above-noted Notice BE RECEIVED; and,
- b) the Civic Administration BE REQUESTED to attend a future meeting of the Accessibility Advisory Committee to explain mechanical parking systems and possible repercussions for accessibility, as it relates to the above-noted Notice.

### 4. Sub-Committees and Working Groups

#### 4.1 Sub-Committees Report

That the attached Built Environment Sub-Committee report, dated August 13, 2019, BE FORWARDED to the Civic Administration for consideration as part of the Draft Facility Accessibility Design Standards dated June 2019.

### 5. Items for Discussion

5.1 City of London Sidewalk Review

That the submission, dated July 17, 2019, as appended to the agenda, and the attached presentation, both from G. LaHay, with respect to a City of London Sidewalk Review, BE REFERRED to the Accessibility Advisory Committee sub-committees for review.

**6. Adjournment**

The meeting adjourned at 4:48 PM.

# Accessibility Advisory Committee

## Report

7th Meeting of the Accessibility Advisory Committee  
July 25, 2019  
Committee Room #4

Attendance                   PRESENT: J. Madden (Chair), G. Ashford-Smith, A. Bueschleb, M. Dawthorne, T. Eadinger, N. Judges, P. Moore, P. Quesnel, D. Ruston and J. Wilson and J. Bunn (Secretary)

ABSENT: G. LaHay, J. Menard and K. Steinmann

ALSO PRESENT: K. Husain, S. Khan, N. Musicco and M. Stone

The meeting was called to order at 3:00 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 Accessible Taxi Incentive Program Update

That it BE NOTED that the ~~attached~~ presentation from N. Musicco, Specialist I, Municipal Policy, with respect to an update on the Accessible Taxi Incentive Program, was received.

#### 2.2 Overview and Introduction of Roles

That it BE NOTED that verbal delegations from M. Stone, Specialist, Accessibility and S. Khan, Specialist II, Diversity & Inclusion, with respect to an overview and introduction of their roles with the City of London, were received.

### 3. Consent

#### 3.1 6th Report of the Accessibility Advisory Committee

That it BE NOTED that the 6th Report of the Accessibility Advisory Committee, from the meeting held on June 27, 2019, was received.

#### 3.2 Municipal Council Resolution - Draft Parks and Recreation Master Plan

That it BE NOTED that the Municipal Council resolution, from the meeting held on June 25, 2019, with respect to the Draft Parks and Recreation Master Plan, was received.

#### 3.3 2020 Mayor's New Year's Honour List - Call for Nominations

That it BE NOTED that the communication dated July 2, 2019, from C. Saunders, City Clerk, with respect to the 2020 Mayor's New Years Honour List Call for Nominations, was received.

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

None.

**5. Items for Discussion**

5.1 City of London Sidewalk Review

That the communication dated July 17, 2019, submitted by G. LaHay, with respect to a City of London Sidewalk Review, BE DEFERRED to the August 22, 2019 meeting of the Accessibility Advisory Committee.

5.2 Accessibility Advisory Committee Orientation

That it BE NOTED that the Accessibility Advisory Committee Orientation presentation, as appended to the agenda, submitted by M. Dawthorne, was received.

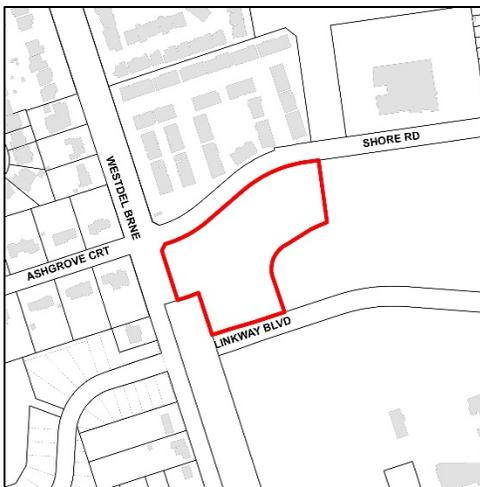
**6. Adjournment**

The meeting adjourned at 5:00 PM.

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 1395 Riverbend Road Part of Block 1 Plan 33M-743



**File: Z-9098**

**Applicant: EVE Park London GP Inc.**

#### What is Proposed?

Zoning amendment to allow:

- Mixed townhouses and stacked townhouses
- 80 dwelling units total within 4 spiral-shaped buildings varying in height from 1 to 5 storeys
- Mechanical lift parking with 84 stacked parking spaces, plus visitor parking at ground level
- Roof-top solar panels and dwelling units powered by 100% renewable energy

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 23, 2019**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: Z-9098

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

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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 Residential R5/R6 Special Provision Zone, Community Facility Special Provision Zone, and Open Space Zone, to a Residential R6 Special Provision Zone. The requested special provision is for increased building height, reduced building setbacks, reduced vehicle parking, and allowances for mechanical parking systems and sustainable building technologies. 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 Residential R5/R6 Special Provision (h h-206 R5-3(18)/R6-5(42))

**Permitted Uses:** Cluster housing in the form of single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and low-rise apartment buildings.

**Special Provisions:** Front & exterior side yard depth to main building (minimum) 3.0 metres, lot coverage (maximum) 50%.

**Density:** 35 units per hectare (maximum)

**Height:** 12.0 metres (maximum)

**Zone:** Holding Residential R5/R6 Special Provision/Community Facility Special Provision (h h-206 R5-3(18)/R6-5(42)/CF1(19))

**Permitted Uses:** Cluster housing in the form of single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and low-rise apartment buildings; places of worship, community centres, and libraries.

**Special Provisions:** Front & exterior side yard depth to main building (minimum) 3.0 metres, lot coverage (maximum) 50%.

**Density:** 35 units per hectare (maximum)

**Height:** 12.0 metres (maximum)

**Zone:** Open Space OS1

**Permitted Uses:** Permits such uses as conservation lands, conservation works, golf courses, public and private parks.

**Height:** 12.0 metres (maximum)

### Requested Zoning

**Zone:** Residential R6 Special Provision (R6-5( ))

**Permitted Uses:** Cluster housing in the form of single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and apartment buildings.

**Special Provisions:** Front and rear yard setback (minimum) 3.0 metres; internal and external side yard depth (minimum) 3.0 metres; vehicular parking (minimum) 1.0 space per unit; parking may be provided by a mechanical stacked parking system and may be located on-site or within buildings; notwithstanding Section 4.19 of Zoning By-law No. Z.-1, parking provided by a mechanical stacked parking system shall be exempt from the size requirements of Section 4.19.2 - Dimensions of Parking Spaces, and no access aisles are required as per Sections 4.19.2.1 - Access Aisles and 4.19.6 (j) - Access Aisles for Parking Spaces for Persons with Disabilities; visitor parking shall be provided on an abutting private lane; and sustainable development features including green roof/wall treatments, electric vehicle charging stations, electric vehicle car sharing and carpooling, and rooftop solar collectors shall be permitted.

**Density:** 45 units per hectare (maximum)

**Height:** 18.0 metres (maximum)

## 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 Official Plan which permits multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged, as the main uses.

The subject lands are within the Neighbourhoods Place Type in *The London Plan* permitting a range of uses such as single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings, low-rise apartments, small-scale community facilities, and mixed-use buildings. These lands are also within the West Five Specific Area Policies.

# 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](#) 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](#).

## 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

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/omb/about-the-omb/>.

### 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. **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 Plan



Stantec  
400-771 Queen Avenue  
West  
Toronto, Ontario M5G 1B4  
Canada  
www.stantec.com

Liability Note  
The Contractor shall not be responsible for dimensions shown on this drawing, unless otherwise noted.

### Design Data

Building Name:	11, 10, 204, 624, 118, 84, 5(42), C7(1)(1), C21
Proposed Use:	Residential
Lot Area:	18,807 m <sup>2</sup> / 1,890 ha
Building Ground Floor Area (m <sup>2</sup> ):	5, 163.3 m <sup>2</sup>
UMN:	80 beds (20 units per building)
Capacity:	423.3 cph
Lot Frontage:	527 m (street frontage)
Front and Rear Setback:	3.7 m (Street frontage) & 3.7 m (Rear setback)
Front and Rear Setback:	7.4 m (Frontage side - The laneway) & 7.4 m (Rear side - The laneway)
Interior Floor and Roof Type:	18.2 m (Interior floor) & 10.8 m (Roof)
Landscaped Open Space:	58%
Lot Coverage:	27.2%
Height:	18.0 m
Roofing:	84 (with carport covering) / 101 (Roof)

### NOTES

Revision \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Issued \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Permit Seal \_\_\_\_\_

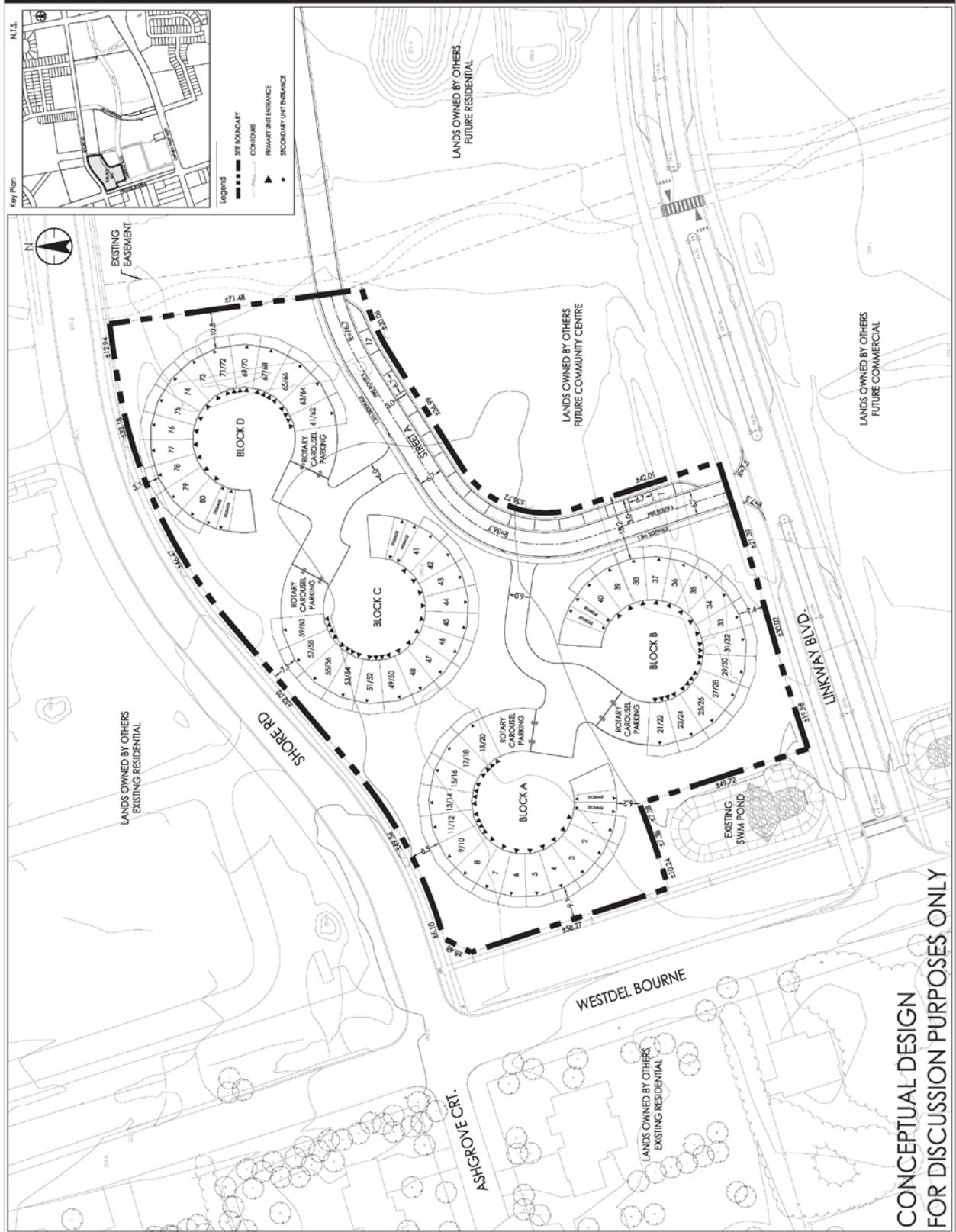
Client/Project  
S2E TECHNOLOGIES

EVE PARK

London, ON Canada

Title  
SITE PLAN

Project No.:	161413828
Sheet:	1
Drawing No.:	1
Revision:	0



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

# Building Renderings



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

## **ACCAC Subcommittee – Built Environment**

**August 13 2019**

Present: M. Stone, J. Madden, M. Dawthorne, P. Moore, J. Menard, N.Judges, G. LaHay, G. Ashford-Smith, Jim Sanders, D. Ruston

### **General Comments**

- Include Parks & trails references. Have pages for parks and trails and cross reference GAATES, CSA but also give best practices (with examples/photos).
- Playgrounds should also be added. Have a section for playgrounds with best practices citing Built standards but also a solid definition of “firm and stable” that the City of London defines so it is less contentious and easy to understand/follow. Playgrounds should reference CSA Annex H as a minimum.
- Splash pads and dog parks should also be added with best practices and references to GAATES but additional notes on best practices (photos and explanation)
- Add a page for community gardens. Suggestion was that our community garden team contribute to this part with good examples and photos from their own gardens.
- Font is too small in glossary. Melanie Stone will follow up to ensure all photos are captioned in the final document and that the standards for print/web access are followed.
- Better definition of Universal design
- Add a part indicating that this is a living document and may be updated at least annually but possibly more often as required. Most up to date document will live online at the City website.

- Should contain information about containers for garbage and recycling and their placement inside and outside structures?
- Add reporting mechanism to the document
- Identify how the FADS document will be enforced for City of London projects
- Suggested that the document be changed to “Physical Environment Accessibility Design Standards” (PEADS)
- All drawings and images should be referenced properly and attributed (are these engineers? If so ensure this is identified)
- The enforcement piece needs to be strengthened with respect to current bylaw compliance
- Add an outdoor trails section that references the City’s trail guidelines and the AODA

**Next Steps Suggested:**

Share the document with community groups who were originally part of the FADS consultation process and new groups with emerging best practices.

Groups suggested were: Autism Ontario, TVCC, March of Dimes, MS Society, Alzheimer’s Society, (Others?)

Melanie has offered to organize an information gathering evening/afternoon with these community partners for input and explanation. Would ACCAC like to facilitate/help facilitate this event?

**Specific References:**

- 1.1 More introduction about Universal Accessibility, better references and check all links in document for accuracy. Do all references need to be included?

3.1 Parking – Ensure that this section contains information about accessible parking being close to amenities (carts, doors, parking meters etc...)

3.3 Flex Street References re: Ramps must be clarified. The elimination of ramps as stated in the wording is awkward. Be more specific about building streets to meet entrances, not simply eliminating ramps. Clarification of landscape access or level access/alternates to ramps. Can we include an image?

3.3.5 What does this section mean?

3.5.3 Pedestrian Construction – Add information about enforcement/bylaw? AODA requirements and wording for inclusion in contractor documents. These physical environment standards should cross reference with AODA standards/building/construction codes for enforcement purposes

5.4 Acoustics – Add best practice standard be added for sound dampening based on input about those with sensory disabilities?

5.7 Lighting – Add information be added to this section to ensure that recessed non fluorescent lighting be used where possible. (Table 10 – 12 mix up. Please review these #s and fix)

6.1 Can we add information about best practices related to quiet space, snoezelen equipment, and transition areas?

6. can we add information in the kitchen portion about magnetic induction being a best practice for safety in kitchens?

6.23 Where possible have recessed shelving that does not jut out into corridors or paths of travel

Page 43 references public input required on newly built rest areas. This seems out of tune with the rest of the document. A statement about revisions by ACCAC each year may be better suited to this section.

Page 266 and 267 are out of order. Please verify order of pages in glossary section.

July 17, 2019

Accessibility Advisory Committee

City of London

Attn.: Jerri-Joanne Bunn

Agenda Item for Review for the July 25 meeting of the Committee.

As a member of the AAC, I am requesting the following to be discussed:

**Sidewalk Review:**

- A request to City Council to review sidewalk infrastructure maintenance plans both short term and long term. How are long term plans developed to ensure funds are available to fix a crumbling sidewalk network
- Is there a detailed plan to repair sidewalks?
- Address “hot spots”: areas that are in dire need of repair due to the challenges and dangers they present. Examples include
  - Richmond Street, both sides of the street from Queens Ave to York St,
  - Carling Street,
  - The pork chop island at Richmond and Central
  - Richmond (NE corner) at Central
  - King St., south side, between Richmond and Clarence
- How is the priority of sidewalk maintenance determined?
- Who is monitoring construction to ensure adherence to sign and closure bylaws? Too many incidents of sidewalks being closed with zero notice given
- Re-visit sidewalk snow removal

If we are to ensure active transportation for all, it is my belief that this topic must be addressed.

# Back to Basics

AAC August 22 2019



**Downtown  
Maintenance:  
Waiting on  
BRT?**



**What is the short and long term plan for downtown sidewalks?**

# Adherence to Sign/Closure Bylaws



**Start.ca Project**



## Gamage St and Adelaide St



## Oxford St

Zero signage warning of a blocked sidewalk



# Piccadilly

Zero signage warning of a blocked sidewalk



# LTC Office

How to cross to access office



# York St

Access restricted?



# Orange Markings

Point? Plan to fix?

## Concerns

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Both sides of the road closed

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What is the option to cross the street

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Signs missing in appropriate locations

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Back tracking to a safe crossing

## Solutions



Proactive approach during large projects: i.e.: Start project



Monitor and strict follow up



Reduces complaints from residents



Easier access for vulnerable users

## Bike Lanes

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Too dangerous for bikes on roads

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Lobby with Cycling Advisory

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Less bikes= safer sidewalks for vulnerable users

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Safer travel for all?

Questions?