

Transportation Advisory Committee

Report

The 9th Meeting of the Transportation Advisory Committee
September 24, 2019
Committee Room #4

Attendance PRESENT: D. Foster (Chair), A. Abiola, G. Bikas, D. Doroshenko, B. Gibson, Z. Gorski, T. Kerr, T. Khan, M. Rice and S. Wright and J. Bunn (Committee Secretary)

ABSENT: P. Moore and M.D. Ross

ALSO PRESENT: J. Bos, G. Dales, M. Elmadhoon, Sgt. S. Harding, P. Kavcic, T. MacDaniel, M. Metcalfe, A. Miller and D. Turner

The meeting was called to order at 12:15 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Sidewalks in London

That is BE NOTED that the attached presentation from J. Bos, Technologist II, with respect to Sidewalks in London, was received.

3. Consent

3.1 8th Report of the Transportation Advisory Committee

That it BE NOTED that the 8th Report of the Transportation Advisory Committee, from its meeting held on August 27, 2019, was received.

3.2 Public Meeting Notice - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 3700 Colonel Talbot Road and 3645 Bostwick Road

That it BE NOTED that the Public Meeting Notice, dated September 6, 2019, from N. Pasato, Senior Planner, with respect to the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments for the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road, was received.

3.3 2019 TAC Workplan

That it BE NOTED that the 2019 TAC Work Plan and the attached 2019 TAC Work in Progress document were received.

3.4 (ADDED) Notice of Planning Application - Zoning By-law Amendment - 635 Wilton Grove Road

That it BE NOTED that the Notice of Planning Application, dated September 18, 2019, from M. Vivian, Planner I, with respect to a Zoning

By-law Amendment for the property located at 635 Wilton Grove Road,
was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

None.

6. Adjournment

The meeting adjourned at 1:19 PM.



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Sidewalks in London

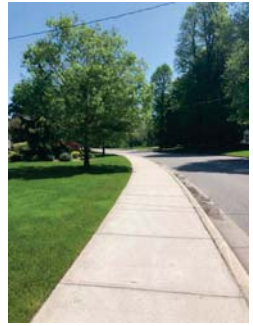
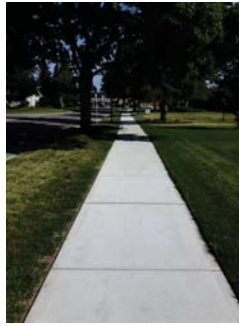
Transportation Advisory Committee
September 24, 2019

John Bos, C.E.T.
Technologist
Transportation Planning and Design division
City of London



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Sidewalks in London



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Sidewalks in London

- Purpose and Benefits
- Sidewalk Installation Programs
- Requests, Evaluations, and Prioritization
- Design and Installation
- Website



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Purpose and Benefits of Sidewalks



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Sidewalks - Purpose

- To provide a designated space for residents, especially children and individuals with mobility aids.
- To support and promote the City of London's road safety strategy '[Vision Zero](#)' by offering safe mobility options for all individuals.
 - Reduce fatalities and serious injuries on streets
- Implementing new sidewalks is part of a **Complete Streets** approach to street design.
 - Streets are designed to meet the needs of a wide range of users



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Sidewalks - Benefits

- Make streets welcoming, equitable, safe and accessible for community members of all ages and abilities.
- Relieves congestion.
- Promotes a healthy lifestyle.



Sidewalk Installation Programs

Sidewalk Installation Programs



Installation Programs

- New sidewalks are often installed as a component of the following programs:
 - Growth Management Implementation Strategy (GMIS) program
 - road widenings
 - Infrastructure Renewal Program
 - sewer and watermain replacement
 - Arterial and local road rehabilitation projects
 - shave and pave
 - New development
 - subdivisions, site plans
 - New Sidewalk Program



Installation Programs

- Road widenings and new development
 - Install predetermined sidewalks identified through environmental assessments and development agreements
- Arterial and Local Road Rehabilitation projects and Infrastructure Renewal Projects
 - Install sidewalks in response to requests when concurrent road reconstruction is planned
- New Sidewalk Program
 - Install sidewalks in response to requests where there is no road reconstruction planned
- Sidewalks are also replaced and upgraded through several of these programs



Installation Programs

Requests, Evaluations, and Prioritization



Requests and Evaluations

How is a potential location for a sidewalk is requested and evaluated?

- 1) Request is sent to City (councillor, email, phone call, etc.)
- 2) Request is evaluated using the Priority Rating Form.
- 3) Request is placed on the New Sidewalk List.



Rating Form

Item	Factors	Rating System	Points	Rating Points
1	Daily Pedestrian Usage	Light (less than 100)	10	
		Heavy (more than 100)	15	
2	Walking Alternatives	Curb & Gutter, <2m SHLD	15	
		>2m SHLD	6	
		Sidewalk one side of collector/local	--	
3	Street Lighting	Yes	--	
		No	5	
4	Roadway Alignment	Horizontal Curvature	Yes	5
		No	--	
	Vertical Grade	Yes	5	
		No	--	
5	a) Daily Vehicle volume	Less than 2000	5	
		2000 to 5000	10	
		More than 5000	20	
	b) Confirmed speeding problems	Yes	5	
		No	--	
6	Connect sidewalk to existing system	Yes	15	
		No	--	
7	Sidewalk serve school or senior's facility	Yes	20	
		No	--	
8	Close proximity to public transit	Yes	10	
		No	--	
9	Sidewalk serve persons with disabilities	Yes	10	
		No	--	
Total				



Prioritization

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NEW SIDEWALK LIST (Sorted by Rating)

Updated August 30, 2019

PRIORITY	LOCATION	FROM	TO	SIDE	Length m	Road Class
HIGH	Florence Street	60m east of Oakland Avenue	Highbury Avenue	South	185	A
HIGH	Windemere Road	Windemere on the Mount	Sisters of St. Joseph	South	260	A
HIGH	Buchan Rd	Kipling Ave	Bonaventure Drive		500	L
HIGH	Downing Crescent	Norm Malbank Intersection	South Malbank Intersection	SW	705	L
HIGH	Riverside Drive	Sunningshill Avenue	Dunedin Drive	South	535	A
HIGH	Tevksbury Crescent	Sonet Road	Perth Avenue	South	500	L
HIGH	Webster Street	Jensen Road	Killary Road	West	712	C
HIGH	Norman Avenue	Soler Road	Brock Street		335	L
MEDIUM	Burnside Drive	Bow Street	Holgate Road	NEW	870	L
MEDIUM	Calm Street	Three Valleys Crescent	Burlington Crescent	West	215	L
MEDIUM	Cleveland Avenue	Burlington Street	Calm Street	South	131	L
MEDIUM	Summingsdale Road E	East of Oaklun (Existing)	VillageWalk Boulevard	South	600	A
MEDIUM	Wood Maurice & Marsden	Forrest Avenue	Riverside Drive	NEW	365	L
MEDIUM	Huron Street	Clarke Road	Oakville Avenue		340	A

Road Class Legend:
A - Arterial Road
C - Collector Road
L - Local Road

- This isn't the complete list
 - There are over 130 current requests
- When two streets score the same, the one that was requested earlier is placed higher on the list within that score



Prioritization

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- Prioritization is not always followed according to the order on the list (highest scoring street isn't always constructed first)
- Factors which affect prioritization include:
 - Planned timing of other infrastructure work
 - Construction of adjacent projects
 - Complexity
 - Budget



Prioritization

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- Recently the focus has been to construct sidewalks in school areas to promote active school travel.
- The City of London has partnered with Active & Safe Routes to School (ASRTS) to encourage children and families to choose active school travel.
- The New Sidewalk Program has been used to install sidewalks in school areas.



Sidewalk Design and Installation



Design and Installation

London CANADA

Factors that dictate sidewalk design include

- Location of street lights
- Location of trees
- Location of utilities (Hydro poles, etc.)
- Driveway grades

Sidewalks can be installed in several different locations to work with these factors



Sidewalk Locations

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Standard Location

- 1.5 m wide, set back from the curb 1-3 m
- Preferred option for pedestrian comfort
- Provides a space between the road and the sidewalk
- More space for snow storage





Sidewalk Locations

Curb Faced

- 1.8 m wide, installed directly beside the existing curb
- Used when there are restrictions in the surrounding environment or to reduce impacts to existing conditions



Sidewalk Locations

Extended Curb

- Road is narrowed.
- New curb and 1.8 m wide sidewalk is in the roadway.
- Used where there are too many boulevard conflicts
- May require further parking restrictions



Website

The City has recently updated the sidewalks section of its website.

If you are interested in more information, please visit www.london.ca/sidewalks



Questions?

Questions or comments?

Transportation Advisory Committee

Report

The 8th Meeting of the Transportation Advisory Committee
August 27, 2019
Committee Room #4

Attendance PRESENT: D. Foster (Chair), G. Bikas, B. Gibson, Z. Gorski,
T. Kerr, M. Rice and M.D. Ross and J. Bunn (Committee
Secretary)

ABSENT: A. Abiola, D. Doroshenko, T. Khan, P. Moore, S.
Wraight and J. Zhu

ALSO PRESENT: J. Kostyniuk, T. Macbeth and M. Metcalfe

The meeting was called to order at 12:15 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 7th Report of the Transportation Advisory Committee

That it BE NOTED that the 7th Report of the Transportation Advisory
Committee, from its meeting held on July 23, 2019, was received.

3.2 Community Information Meeting - Victoria Park Area Secondary Plan

That it BE NOTED that the Notice of Community Information Meeting,
from M. Knieriem, Planner II, with respect to the Victoria Park Area
Secondary Plan, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Overnight Parking

That a Working Group to review street parking BE CREATED; it being
noted that the lead for this Working Group will be B. Gibson.

5.2 Detailed Review/Update of TAC Work Plan and Work in Progress Document

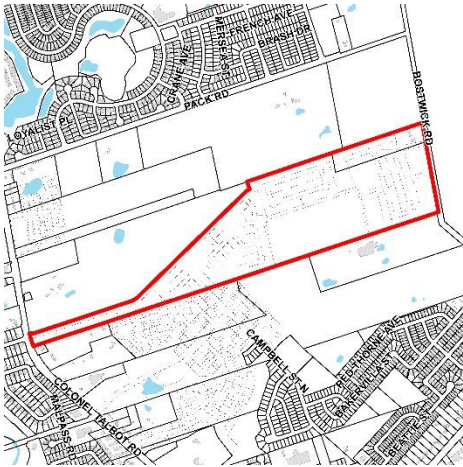
That it BE NOTED that the Transportation Advisory Committee (TAC) held
a general discussion with respect to the 2019 TAC Work Plan and Work in
Progress Document.

6. Adjournment

The meeting adjourned at 1:10 PM.

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

Address - 3700 Colonel Talbot Road and 3645 Bostwick Road



File: 39T-17503/OZ-8838

Applicant: MHBC Planning (Scott Allen) (Owner: W-3
Lambeth Farms c/o York Developments)

What is Proposed?

A Draft Plan of Subdivision, Official Plan and Zoning By-law amendments to allow:

- the creation of a mixed use subdivision consisting of low density single detached dwellings/lots, cluster dwellings, street townhouse dwellings, apartment buildings, convenience commercial uses, small scale offices, mixed use (residential/commercial/live work/offices), school, parks, multi-use pathways, and public road access via street connections to Colonel Talbot Road and Bostwick Road.

YOU ARE INVITED!

Further to the Notice of Application you received on June 27, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, September 23, 2019, no earlier than 5:00 p.m.

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

For more information contact:

Nancy Pasato
npasato@london.ca
519-661-CITY (2489) ext. 4586
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-17503/OZ-8838

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins Ward 9
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.

Requested Draft Plan of Subdivision

Draft Plan of Subdivision (please refer to attached map)

Consideration of a mixed use draft plan of subdivision consisting of:

- twenty-one (21) single detached/low density blocks,
- thirteen (13) street townhouse blocks,
- two (2) apartment/medium density blocks,
- four (4) commercial/residential mixed use blocks,
- two (2) cluster/low rise blocks,
- one (1) school block,
- one (1) open space block,
- seven (7) pathway blocks,
- three (3) park blocks,
- one (1) urban reserve/environmental review block,
- one (1) future road block,
- two (2) road widening blocks,
- eleven (11) 0.3 m reserve blocks,
- all served by two (2) secondary collector/neighbourhood connector roads (Street A and Street D), and nine (9) new local/neighbourhood streets.

Requested Amendment to the Current Official Plan

Possible Amendment to the Official Plan:

- Schedule "A" - Land Use, from "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space" to "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space" designation;
- Schedule "B1" – Natural Heritage Features, from "Unevaluated Vegetation Patch" to "Significant Woodlands";
- Schedule "C" – Transportation Corridors, by amending the east-west secondary collector road to align with Street A, and by amending the north-south secondary collector road to align with Street D;
- Section 20.5 (Southwest Area Secondary Plan),
 - o Schedule 2 to Southwest Area Secondary Plan - Multi-Use Pathways and Parks by realigning the Planned Route and adding a Neighbourhood Park,
 - o Schedule 4 (Southwest Area Land Use Plan), from "Low Density Residential", "Medium Density Residential", and "Open Space" to "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors);
 - o Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations), from "Low Density Residential", "Medium Density Residential", and "Open Space" to "Low Density Residential", "Medium Density Residential", and "Open Space", adding a Park, and to realign Street A (secondary collector);
 - o Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations), from "Low Density Residential", and "Medium Density Residential" to "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors);
- Chapter 10 to add a special policy for this subdivision "In the Low Density Residential and Multi-Family, Medium Density Residential designation at 3700 Colonel Talbot Road and 3645 Bostwick Road, all local roads within the subdivision will not be required to provide sidewalks on both sides of the street."

Requested Amendment to The London Plan (New Official Plan)

- Map 1 - Place Types, from Neighbourhoods and Environmental Review to Green Space, and to change the alignment of the Neighbourhood Connectors;
- Map 3 - Street Classifications, to change the east-west Neighbourhood Connector to align with Street A, and to change the north-south Neighbourhood Connector to align with Street D;
- Map 5 - Natural Heritage, to change the designation from Unevaluated Vegetation Patch to Significant Woodlands and Wetlands;
- To change Policy 1535_5. Southwest Area Secondary Plan by changing the following:
 - o Realigning the Planned Route and adding a Neighbourhood Park on Schedule 2 to Southwest Area Secondary Plan - Multi-Use Pathways and Parks,

- Changing the designation, from “Low Density Residential”, “Medium Density Residential”, and “Open Space” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors) on Schedule 4 (Southwest Area Land Use Plan),
 - Changing the designation, from “Low Density Residential”, “Medium Density Residential”, and “Open Space” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, adding a Park, and to realign Street A (secondary collector) on Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations),
 - Changing the designation, from “Low Density Residential”, and “Medium Density Residential” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors) on Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations).
- Chapter 20 (20.5 Southwest Area Section 20.5.3.9 ii) b) by adding “The plan of subdivision located at 3700 Colonel Talbot Road and 3645 Bostwick Road” to the exceptions list.
 - Chapter 20 (20.5 Southwest Area Secondary Plan) to amend Bostwick Residential Neighbourhood Section 20.5.9.1 iii) by adding a new subsection g) “Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development.”
 - Chapter 20 (20.5 Southwest Area Secondary Plan) to amend North Lambeth Residential Neighbourhood Section 20.5.10.1 iii) by adding a new subsection c) “Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development.”;

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone and an Environmental Review (ER) Zone to:

- Residential R1 (R1-3) Zone – to permit single detached dwellings with a minimum lot area of 300m² and a minimum lot frontage of 10 m (metres);
- Residential R1 (R1-4) Zone – to permit single detached dwellings with a minimum lot area of 360m² and a minimum lot frontage of 12 m (metres);
- Residential R2 (R2-1) Zone - to permit single detached dwellings with a minimum lot area of 250m², a maximum height of 9 m, and a minimum lot frontage of 9 m; semi-detached dwellings with a minimum lot area of 430m² (200m²), a maximum height of 10.5 m and a minimum lot frontage of 18 m (8.5m), duplex dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 12 m and converted dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 10.5 m;
- Residential R2 (R2-3) Zone - to permit single detached dwellings with a minimum lot area of 370m², a maximum height of 9 m, and a minimum lot frontage of 12m; semi-detached dwellings with a minimum lot area of 550m² (260m²), a maximum height of 10.5 m and a minimum lot frontage of 18 m (8.5m), duplex dwellings with a minimum lot area of 550m², a maximum height of 10.5 m and a minimum lot frontage of 12 m and converted dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 12.0 m;
- Residential R4 (R4-6) Zone – to permit street townhouse dwellings with a maximum height of 12m, minimum lot area of 145m² and a minimum lot frontage of 5.5 m;
- Residential R6 (R6-5) Zone – to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per

hectare;

- Residential R6 Special Provision (R6-5()) Zone - to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare, with a special provision for a maximum front and exterior side yard building setback of 5 m;
- Residential R8 (R8-3) Zone - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum height of 13 m (4 storeys) and a maximum density of 75 units per hectare;
- Residential R8 (R8-4) Zone - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum height of 13 m (4 storeys) and a maximum density of 65 units per hectare;
- Residential R9 Special Provision (R9-3) Zone - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities with a maximum height of 9 storeys and a maximum density of 100 units per hectare;
- Convenience Commercial (CC6) Zone – to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a maximum gross floor area of 1,000 m² and a maximum height of 8 m;
- Neighbourhood Facility (NF1) Zone - to permit places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station;
- Open Space (OS1) Zone – to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest;
- Open Space (OS5) Zone – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;
- Urban Reserve (UR4) Zone - to permit existing dwellings, agricultural uses except for mushroom farms, commercial, greenhouses livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use; kennels, private outdoor recreation clubs, and riding stables; and
- Environmental Review (ER) Zone - to permit conservation lands, conservation works, passive recreational uses, managed woodlots and agricultural uses.

The City is also considering the following amendments:

- Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan, which may include reduced front, exterior and interior side yard setbacks, and increased lot and landscape open space coverage;
- Adding holding provisions for the following: urban design, water looping, municipal services, and phasing

A revised Environmental Impact Study has been prepared to assist in the evaluation of this application. An Environmental Impact Statement Update (EIS) report prepared by BioLogic Inc., dated May 8, 2018, and updated most recently on August 13, 2019, was submitted with the revised application for draft plan of subdivision. The EIS report is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

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" which allows single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare as the main permitted uses; "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses; and "Open Space" which permits public open space uses including district, city-wide, and regional parks, and private open space uses such as cemeteries and private golf courses. The lands are within the Southwest Area Secondary Plan, within the Bostwick Residential Neighbourhood and the North Lambeth Residential Neighbourhood, which includes special policies and direction for development, including increased density at key locations, mixed use development, and commercial/office uses.

The subject lands are in the "Neighbourhoods" Place Type in The London Plan, permitting a range of housing including single detached, townhouses and low rise apartments, and "Green Space", permitting a range of open space, parks and conservation uses.

The site is presently within an Urban Reserve (UR4) Zone, which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables, and an Environmental Review (ER) Zone, which permits conservation lands, conservation works, passive recreational uses, managed woodlot, and agricultural uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the Official Plan designation and 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, 6th 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 Draft Plan of Subdivision, 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. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the 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. 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 does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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.

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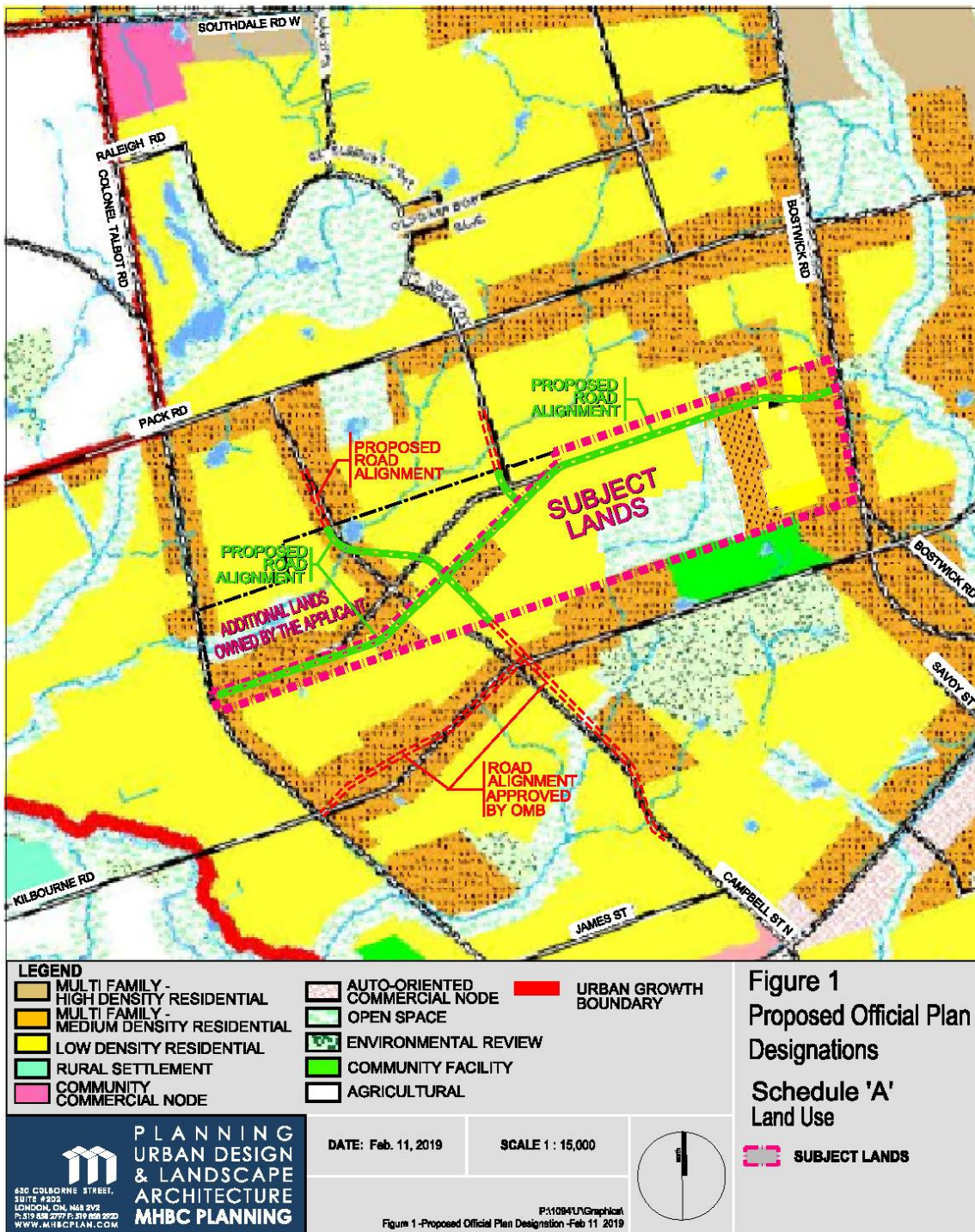
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY (2489) extension 2425 for more information.

Requested Draft Plan of Subdivision



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

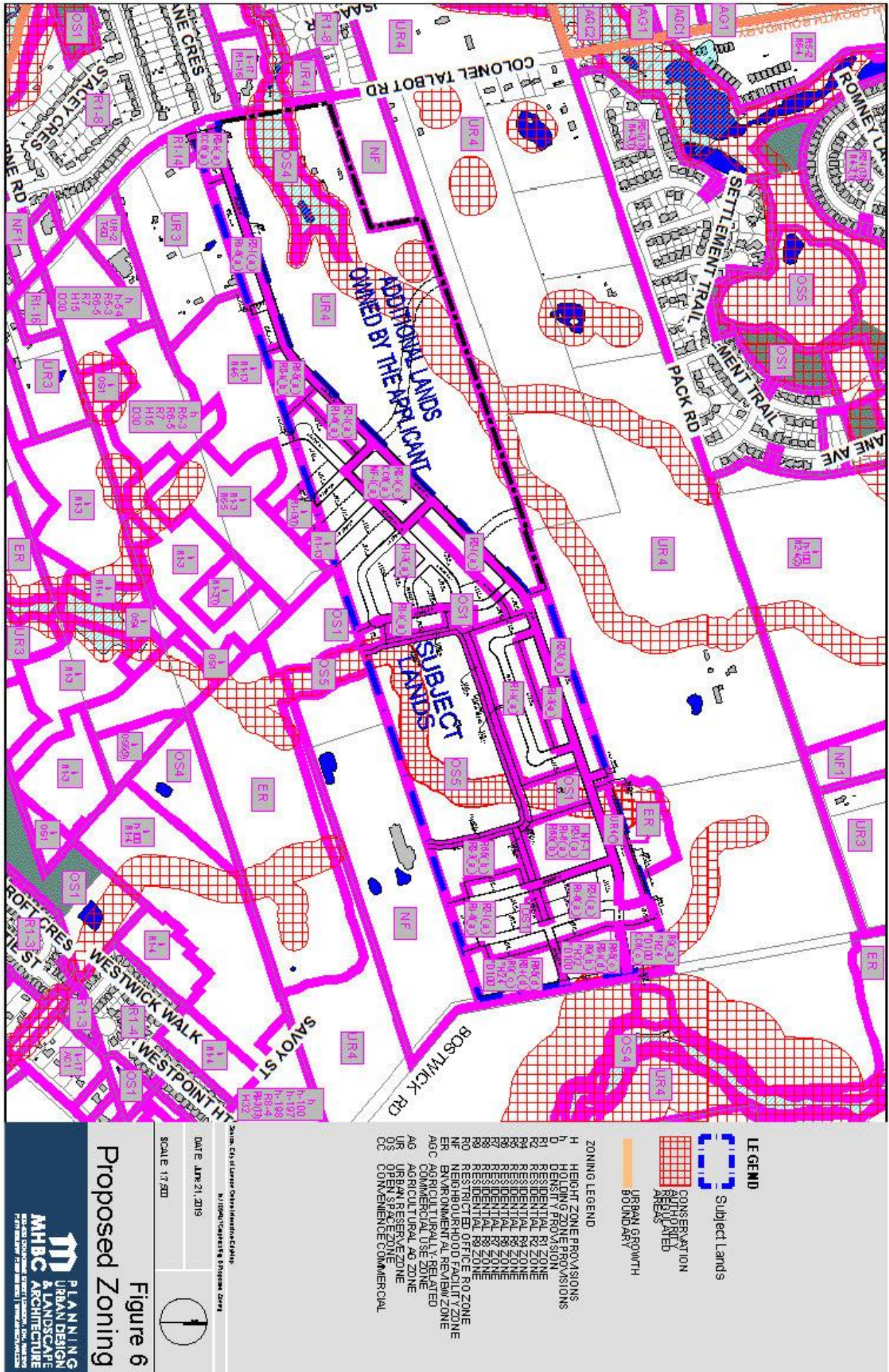
Requested Official Plan Designations



[Click here to enter text.](#)

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

Requested Zoning



[Click here to enter text.](#)

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

**TRANSPORTATION ADVISORY COMMITTEE
2019 WORK PLAN
(as at September 2019)**

Updated: Sep 12, 2019 (Changes highlighted in RED)

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
TAC 18.5	Connected And Autonomous Vehicles (CAV)	While discussions on the potential benefits of driverless vehicles have increased, it is not well understood what the adoption of the technology will mean for London. It is time for policymakers and transportation professionals to proactively evaluate, assess and plan for the onset of vehicle automation.	City Staff	Q3-2020		<u>Building A Sustainable City</u> 1A, 2B, 5B <u>Growing Our Economy</u> 3A, 4B, 4C	Initial Presentation received June 26 th . CAVWG has been established by CWC to develop a strategy by mid-2020. Draft may be ready for review by Q1 2020.
TAC 18.8	TDM Best Practice Research – Land Use Policies	Considering the TAC specific interest in Land Use Policies, the Committee can work with City staff to research and document best practices from other North American municipalities that integrate land use decisions with TDM. Specifically, municipalities where land use encourages transit, vanpooling, carpooling and active transportation (such as walking and cycling), as well as infrastructure to encourage telework.	Allison Miller TDM Coordinator	Ongoing		<u>Strengthening Our Community</u> <u>Building A Sustainable City</u> <u>Growing Our Economy</u>	Lowest priority of the 3 TDM items submitted in 2018. Ties into implementations of Rapid Transit, Cycling Master Plan & Complete Streets Manual projects.
TAC 18.10	Transportation Intelligent Mobility Management System (TIMMS)	Project includes upgrading current traffic signal communications systems, development of a new Transportation Management Centre, adaptive “smart” traffic signals along select corridors, enhanced transit signal priority, travel time monitoring, incident/event identification and management and real-time information. The TIMMS project would be implemented over the next decade or so with major upgrade work likely occurring in 2019.	John Kostyniuk Traffic & Transportation	Q3-2020		<u>Strengthening Our Community</u> 5E, 5F <u>Building A Sustainable City</u> 1C, 2A, 2C <u>Leading in Public Service</u> 5B, 5D	TAC to provide feedback on the TIMMS policy, scope of work and implementation plan around Sept 2019. RFP Issued in June with 3 proposals received. Target for recommended bid for Oct 22nd Civic Works meeting.
TAC 18.11	Transportation Management Association (TMA)	The City has received funding from the Public Transit Infrastructure Fund (PTIF) to develop a feasibility study and business case for developing a Transportation Management Association (TMA) which would be a 1 st for London. TAC will be consulted for recommendations for invitees for a TDM Primer session and input on governance model and geographic area for TMA.	Allison Miller TDM Coordinator	Ongoing		<u>Strengthening Our Community</u> <u>Building A Sustainable City</u> <u>Growing Our Economy</u>	TDM Primer is tied to Rapid Transit. Other consultations will be ongoing. New TAC members to provide their recommendations to TDM Co-ordinator directly.
TAC 18.12	Business Travel Wise Program Expansion	City Staff plans to engage local employers to participate in the program which encourages commuting Londoners to use options other than driving alone through programs and incentives. The Commute Ontario project will include actions such as: expanded carpooling; ActiveSwitch walking	Allison Miller TDM Coordinator	Q4 2019		<u>Strengthening Our Community</u> <u>Building A Sustainable City</u>	Commute Ontario has had a local soft launch. Staff request TAC members to suggest companies to participate in the program

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
		and cycling rewards program; Emergency Ride Home program; ongoing campaigns, incentives and rewards and - tracking tools to measure ROI.				<u>Growing Our Economy</u>	still open, or Allison can provide information to forward to contacts. Input from TAC will be sought in Q4 2019. New TAC members to provide their recommendations to TDM Co-ordinator directly.
TAC18.16	City Clerk Comprehensive Review of Advisory Committees	In preparation for the City Clerk pending Review of Advisory Committees, a Working Group lead by Tariq Khan has been established to review the TAC Terms of Reference.	Tariq Khan	Q1-2019		<u>Leading in Public Service</u>	Draft report delayed due to Clerk's Interim Report submission to CSC March 19 th . WG draft report circulated April 6 th for comment. Final Draft to be tabled and discussed at April 23 rd TAC meeting. Update: WG Activity Complete. Awaiting date from City Clerk for consultation with TAC in Fall 2019.
TAC 19.1	2019 TAC Work Plan	Work Plan Work Group to review 2018 Carry-Over Items and suggestions by City Staff and TAC Members for the 2019 Work Plan.	Tariq Khan Dan Foster	Update as Required		<u>TAC Terms of Reference - Planning</u>	Final Draft circulated March 6 th . Tabled at the March 2019 TAC meeting. Additional comments provided by Dan D. Apr 4 th . Complete.
TAC 19.2	Sidewalk Warranted Program	The 2019 Sidewalk Program is an ongoing annual program responding to resident requests to improve walkability and accessibility in their neighbourhoods through the installation of sidewalks	City Staff	Q1/2-2019		<u>Building A Sustainable City</u>	Staff presented the Byron South Sidewalk Connectivity Plan on Mar 26 th . Complete.
TAC 19.3	Highbury Ave South Rehabilitation	The City is planning some rehabilitation work on Highbury Avenue S from Power Street to near Highway 401. This section of Highbury includes the Wenige Bridge and a section of concrete roadway which is over 40 years old.	City Staff	Q3/4-2019		<u>Building A Sustainable City</u>	Wenige Bridge rehab design in its initiation stage for construction in 2020 with the roadway to follow in 2021 & 22.
TAC 19.4	2019 Vision Zero London Road Safety Strategy	Monitor progress and provide suggestions on London Road Safety Strategy action items.	LMRSC Sean Wraight	Ongoing		<u>Leading in Public Service</u>	LMRSC has finalized its 2019 Work Plan. It was reviewed and received by TAC at March TAC. Sean will provide updates and

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
							any requests for TAC input as required. New TAC members should review Feb 20th Civic Works meeting for details.
TAC 19.5	Investing in Canada Infrastructure Program Public Transit Stream	Staff prepared a report for SPPC which provides a list of projects for consideration for London's submission to the Public Transit Infrastructure Stream (PTIS) of the Investing in Canada Plan. The transit supportive projects are improvements to existing City streets with a focus on active transportation connections to transit routes and transit operations. The list of potential projects was developed based on the PTIS eligibility criteria and an assessment of individual project engineering and financial risk.	City Staff	Q3/4-2019		Building A Sustainable City	Updates if/when a response from the Federal Government is received. \$125M in funding commitments received. Planning continues.
TAC 19.6	Transportation Master Plan (TMP) update	A full update of the City's TMP occurs approx. every 10 years. The next update to the last Smart Moves TMP is scheduled for 2022. Recently staff undertook an update to the City's Travel Forecast Model which informed the 2019 DC 20-year road works program.	M. Elmahdoon Transportation Planning	Q4-2019		Building A Sustainable City	Chair to confirm with Transportation planning as to any plans for consultations in 2019/ Update: No plans for 2019...Closed.
TAC 19.7	Lambeth Area CIP (Community Improvement Plan)	Report from JM Fleming, Managing Director, Planning is the culmination of several years of public consultations and review. Planning to take report to Council in June 2019 and request any final comments to be provided ASAP.	L Davies Snyder Planning & Urban Regeneration	Q2-2019		Strengthening Our Community Building A Sustainable City	Report Received. No Further Action Required. Complete.
TAC 19.8	Hyde Park Area CIP (Community Improvement Plan)	Presentation made at May Cycling Advisory Committee meeting regarding Lambeth indicated that Hyde Park had requested a CIP.	L Davies Snyder Planning & Urban Regeneration	Q3-2019		Strengthening Our Community Building A Sustainable City	L. Davies Snyder will be asked to give TAC an update following initial public consultations in Q3-2019. There will be no CIP for Hyde Park. Closed.
TAC 19.9	Automated Speed Enforcement	This initiative is designed to expand the uses of photo radar within cities in Ontario with particular attention to School Zones. London is currently evaluating City of Toronto RFP.	John Kostyniuk Traffic & Transportation Doug MacRae Director Roads & Transportation	Q1 2020		TBD	Motion passed to recommend placement of photo radar infrastructure in all City School Zones was referred to by Council on June 25 th , 2019 to Civic Administration for review and report. GTA is currently negotiating the

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
							master contract with vendor. Hope to be up and running by Q1 2020.
TAC 19.10	Parking Review	At the request of TAC member Brian Gibson a Working Committee has been established to review the possibilities and effects of increasing the timeframe of overnight parking, street parking time limits and increasing overnight winter parking pass allowance.	Brian Gibson	TBD			Inaugural meeting TBD.

Environmental Assessment Studies

TAC EA 18.4	Discover Wonderland	Environmental Assessment for Wonderland Rd from Southdale Rd to Sarnia Rd.	City Staff	Q3-2019		Building A Sustainable City	Initial study presented September 25 th . Follow-up presentation reviewed and received at Feb TAC meeting. Complete.
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2019 TAC Work In Progress (WIP)

(as at Sep 12, 2019)

WP #	Work Plan Activity Description	Expected Completion	2019					
			July	Aug	Sep	Oct	Nov	Dec
18.5	Connected and Autonomous Vehicles Draft for Review by TAC	Q3-2020 Q1 - 2020						
18.8	TDM Best Practices - Land Use Research/Document Best Practices	Ongoing TBD						
18.10	TIMMS Upgrade Report to Civic Works	Q3-2020 Oct 22nd						
18.11	TMA Governace Model	Ongoing						
18.12	Business Travel Wise Program Expansion TAC Input on Promo Material	Ongoing Q4-2019						
18.16	City Clerk Advisory Committee Review TAC Consultation with Clerk	Ongoing Q3/4-2019						
19.3	Highbury Ave South Rehabilitation Wenige Bridge Rehab Design - TAC Input	2020-2022 Q3/4-2019						
19.4	Vision Zero - City Staff & Sean Wraight (LMRSC)	Ongoing						
19.5	London's PTIS - Transit Project Submissions	Ongoing						
19.9	Automated Speed Enforcement TAC Input	Ongoing Q4-2019						
19.10	Parking Review Working Group	TBD						

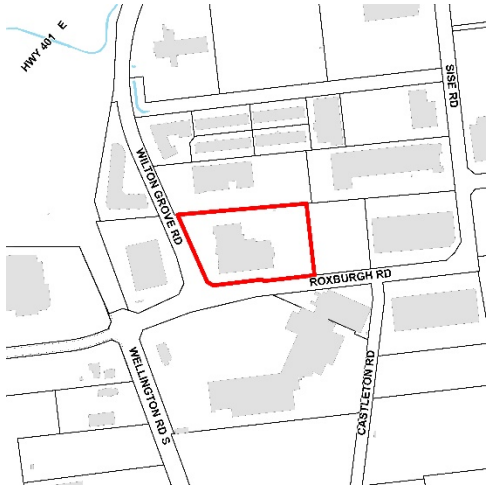
 City Staff Activity
 TAC Activity

 Planned Project Completion

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

635 Wilton Grove Road



File: Z-9110

Applicant: LIUNA 1059 Training Fund Management Inc.

What is Proposed?

Zoning amendment to allow:

- A range of non-industrial uses that cater to the needs of the local industrial area
- A business office as a permitted use
- Meeting rooms accessory to the business office use

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 10, 2019**

Melanie Vivian

mvivian@london.ca

519-661-CITY (2489) ext. 7547

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

File: Z-9110

london.ca/planapps

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**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 Light Industrial (LI1) Zone to a Light Industrial Special Provision (LI4(__)) Zone to permit a broader range of industrial uses, a business office and meeting rooms accessory to the business office use. 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: Light Industrial (LI1) Zone

Permitted Uses: Bakeries; business service establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade; existing self-storage establishments; artisan workshop; and craft brewery.

Requested Zoning

Zone: Light Industrial Special Provision (LI4(__)) Zone

Permitted Uses: The Light Industrial (LI4) Zone permits any use permitted in the LI1 Zone variation, as stated above in Permitted Uses; as well as, automotive uses, restricted; clinics; convenience service establishments; convenience stores; day care centres; financial institutions; medical/dental offices; personal service establishments; and restaurants.

Special Provision(s): The Light Industrial Special Provision (LI4(__)) Zone to add a business office use and meeting rooms accessory to the business office use.

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 Light Industrial in the Official Plan, which permits industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities; are located within enclosed buildings; require only a limited amount of outdoor storage; research and communication facilities; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; service trades; and contractor's shops that do not involve open storage; and residential and other source recycling facilities; and office uses and retail outlets as the main uses.

The subject lands are in the Light Industrial Place Type in *The London Plan*, permitting a range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration, may be permitted.

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 Development Services at 300 Dufferin Ave, 6th 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. 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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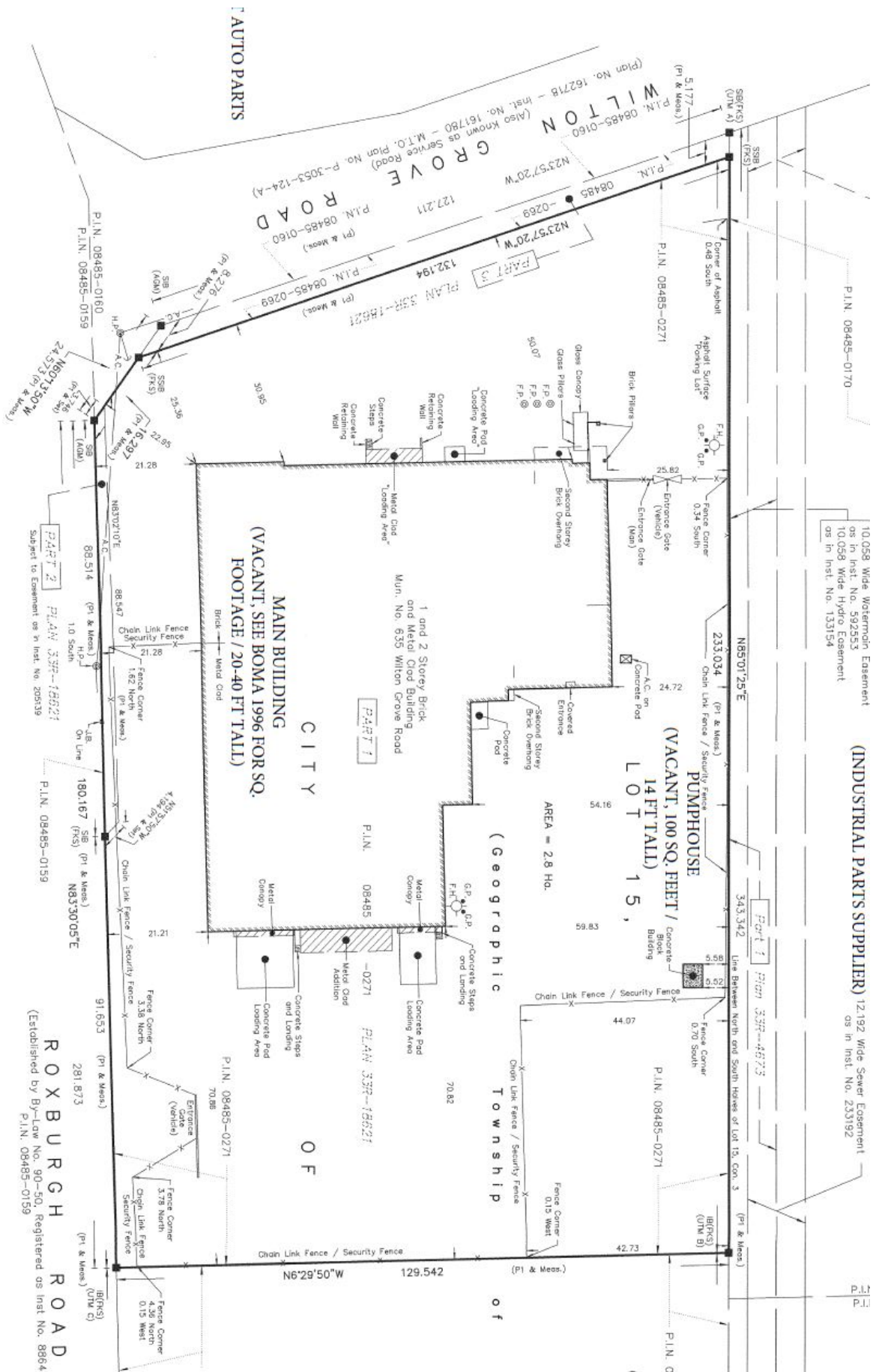
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Site Concept



Site Concept Plan

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