

Agenda Including Addeds

London Housing Advisory Committee

The 2nd Meeting of the London Housing Advisory Committee

January 8, 2020, 12:15 PM

Committee Room #5

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

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
2.1 12:15PM Representatives from Housing Services and London Middlesex Community House - Community Housing Resident Survey	
3. Consent	
3.1 1st Report of the London Housing Advisory Committee	2
3.2 Public Meeting Notice - Official Plan Amendment - Affordable Housing Community Improvement Plan	4
3.3 <i>(ADDED) Notice of Planning Application - Zoning By-Law Amendment (Revised) - 1674 and Part of 1712 Hyde Park Road</i>	7
4. Sub-Committees and Working Groups	
4.1 2020 Work Plan	
5. Items for Discussion	
6. Adjournment	

Next Meeting Date: February 12, 2020

London Housing Advisory Committee

Report

The 1st Meeting of the London Housing Advisory Committee
December 11, 2019
Committee Room #4

Attendance PRESENT: B. Harris (Chair), J. Banninga, M. Joudrey, J. Lane,
W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, D. Peckham
and D. Turner (Committee Clerk)

NOT PRESENT: M. Abdo, M. Courey, R. Peaker and M.
Richings

ALSO PRESENT: G. Barrett, J. Browne, D. Calderwood-Smith,
H. Chapman, S. Giustizia and N. Musicco

The meeting was called to order at 12:17 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair for the term ending November 30, 2020

That it BE NOTED that the London Housing Advisory Committee elected
B. Harris and J. Peaire as Chair and Vice Chair, respectively, for the term
ending November 30, 2020.

2. Scheduled Items

2.1 Multi-Sector Orientation

That it BE NOTED that the attached and verbal presentations from D.
Calderwood-Smith, Manager, Strategic Programs and Partnerships, H.
Chapman, Manager, Municipal Law Enforcement Services, and N.
Musicco, Municipal Policy Specialist I, Licensing and Municipal Law
Enforcement, with respect to an overview of the municipal housing system
and the London Housing Advisory Committee's role in multi-sector
housing initiatives, was received.

3. Consent

3.1 10th Report of the London Housing Advisory Committee

That it BE NOTED that the 10th Report of the London Housing Advisory
Committee, from its meeting held on November 13, 2019, was received.

3.2 Notice of Community Information Meeting - Affordable Housing Community Improvement Plan (CIP)

That it BE NOTED that the Notice of Community Information Meeting,
from T. Macbeth, Planner II, City Planning, with respect to the Affordable
Housing Community Improvement Plan, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 2020 Work Plan

That a sub-committee/working group BE CREATED to commence the drafting of a 2020 work plan.

5.2 Vacant Community Housing Units as a Result of Outstanding Repairs

That it BE NOTED that the committee held a general discussion with respect to vacant community housing units, including common reasons for extended vacancies and the challenges inherent in repairing units to habitable standards.

6. Adjournment

The meeting adjourned at 1:57 PM.



PUBLIC MEETING NOTICE

Official Plan Amendment

Affordable Housing Community Improvement Plan

File: O-9099

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan amendment to allow:

- A public participation meeting will be held to consider adoption of the Affordable Housing Community Improvement Plan (CIP) and designation of the Affordable Housing Community Improvement Project Area.
- Possible amendments to The London Plan to add the Affordable Housing Community Improvement Project Area to 'Map 8 - Community Improvement Project Areas'.
- The Affordable Housing CIP will establish objectives, policies, and programs to encourage the development of affordable housing units in the City of London.
- The Affordable Housing CIP will implement policies of The London Plan and the Housing Stability Plan

YOU ARE INVITED!

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

Meeting Date and Time: Monday, January 20, 2020, no earlier than 4:00 p.m.

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

For more information contact:

Planner: Travis Macbeth

tmacbeth@london.ca

519-661-CITY (2489) ext. 5102

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

File: O-9099

london.ca/business/Planning-Development/secondary-plans/Pages/Affordable-Housing-Community-Improvement-Plan.aspx

**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.

Requested Amendment to The London Plan (New Official Plan)

Possible amendments to designate the Affordable Housing Community Improvement Project Area and adopt the Affordable Housing Community Improvement Plan (CIP). Possible amendment is to *The London Plan* 'Map 8 – Community Improvement Project Areas' to add the Affordable Housing Community Improvement Project Area.

How Can You Participate in the Planning Process?

You have received this Notice as an interested party to this application or as a prescribed body to whom applications are circulated. The City reviews and makes decisions on planning applications in accordance with the requirements of the *Planning Act*. Additional ways to 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

Additional information and material about this application are available:

- At the City Planning office, located at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm; or by
- Contacting the City's Planner listed on the first page of this Notice.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan 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, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the 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.

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

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of

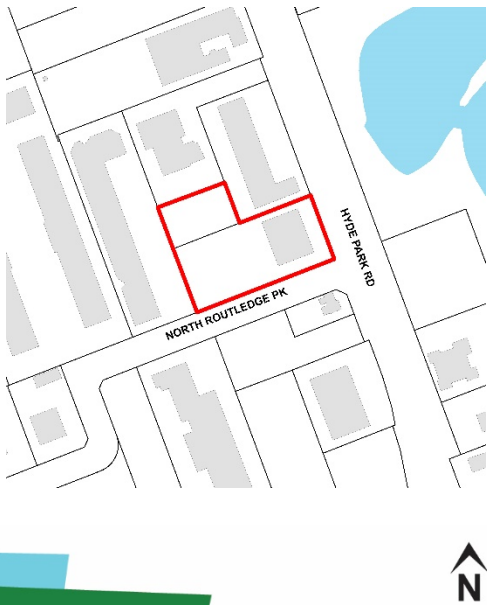
London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

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

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment (Revised)

1674 and Part of 1712 Hyde Park Road



File: Z-9109

Applicant: 1674 Hyde Park Inc.

What is Proposed?

Zoning amendment to allow:

- Addition of 6-storey apartment building to the rear of the existing 2-storey commercial building
- 80 residential units, 597m² of commercial floor area and 550.5m² of office floor area
- Special zoning provisions to recognize an existing increased maximum front yard depth, establish a maximum building height, permit dwelling units in the front portion of the ground floor along North Routledge Park, and reduce the parking requirement.
- Remove holding provision for municipal services

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 13, 2020**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

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

File: Z-9101

london.ca/planapps

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

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

**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 Holding Business District Commercial (h-17*BDC) Zone to a Business District Commercial Special Provision (BDC(_)) 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. You previously received Notice of Application on September 25, 2019. The applicant has amended the application to rezone a portion of 1712 Hyde Park Road in order to provide additional lands for parking and allow an increase in the number of residential dwelling units on the property. The applicant intends to submit an application to the City for consent to sever a portion of 1712 Hyde Park Road and convey it to 1764 Hyde Park Road.

Current Zoning

Zone: Holding Business District Commercial (h-17*BDC)

Permitted Uses: animal hospitals, apartment buildings with any or all of the other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and/or lots, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency care establishments, existing dwellings, financial institutions, grocery stores, laboratories, laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, brewing on premises establishments, food store, animal clinic, convenience store, post office, convenience service establishment, dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery.

Special Provision(s): none

Residential Density: not specified, to be determined on zone map on a site-by-site basis

Height: 12 metres for all other uses than apartment buildings; for apartment buildings to be determined on zone map on a site-by-site basis

Requested Zoning

Zone: Business District Commercial Special Provision (BDC(_))

Permitted Uses: same uses as listed above

Special Provision(s): recognize a maximum front yard depth for the existing building of 7.15m, establish; establish a maximum building height of 6 storeys (21m) for the apartment building component; establish a maximum mixed-use density of 150 units per hectare; permit dwelling units in the front portion of the ground floor along North Routledge Park; and permit a minimum of 63 parking spaces whereas 115 parking spaces are required (special provision for parking only required if the consent to sever application is not approved)

Residential Density: 150 units per hectare (80 units on the entire area to be rezoned)

Height: 21 metres (6 storeys)

The City may also consider other regulations to control the location of the existing and proposed buildings on the site.

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 Main Street Commercial Corridor in the Official Plan, which permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.

The subject lands are in the Main Street Place Type in *The London Plan*, permitting a range of residential, retail, service and office uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning

applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

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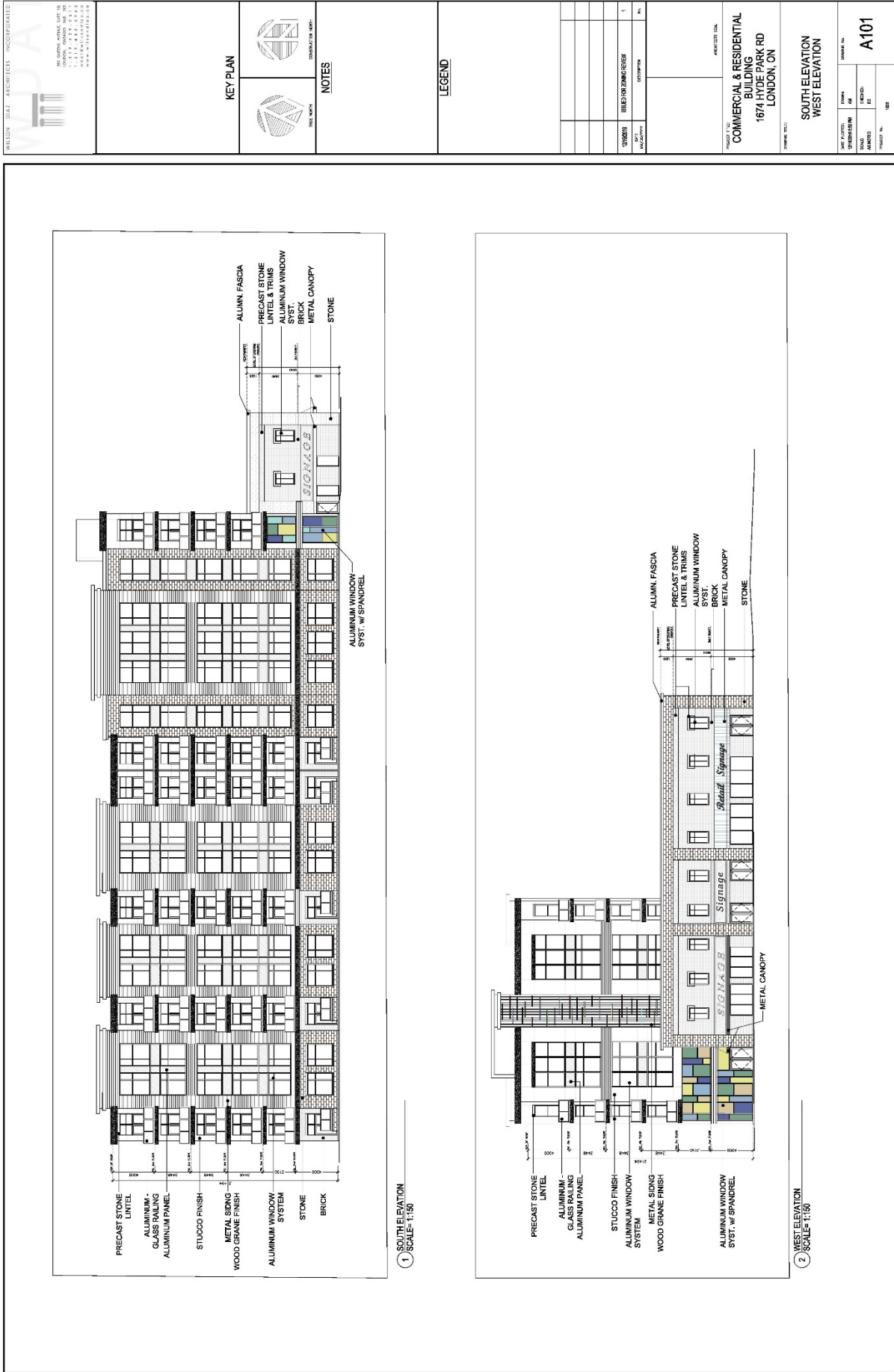
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Building Elevations



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