

# Agenda

## London Housing Advisory Committee

The 4th Meeting the London Housing Advisory Committee

March 11, 2020, 12:15 PM

Committee Room #4

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca)

Pages

### 1. Call to Order

- 1.1 Disclosures of Pecuniary Interest

### 2. Scheduled Items

- 2.1 12:15 PM D. Purdy, Manager, Housing Services – Canada-Ontario Housing Benefit (COHB) – Update

### 3. Consent

- 3.1 3rd Report of the London Housing Advisory Committee 3

[Note: The City Clerk's office did not receive the revised, final draft of the 2020 London Housing Advisory Committee work plan. The work plan was, therefore, not attached to the 3rd Report of the London Housing Advisory Committee, nor was it forwarded to the Community and Protective Services Committee for its consideration and approval.]

- 3.2 Municipal Council Resolution from its meeting held on January 14, 2020 with respect to 11th Report of the Trees and Forests Advisory Committee 5

- 3.3 Notice of Planning Application - Official Plan Amendment - London Plan Housekeeping Amendment 6

- 3.4 Notice of Planning Application - London Plan and Zoning Amendments - City-Wide - Implementing Additional Residential Unit Requirements of the Planning Act 9

### 4. Sub-Committees and Working Groups

- 4.1 2020 Work Plan Sub-Committee Update

### 5. Items for Discussion

- 5.1 Housing Mediation Service - Annual Report

- 5.2 Age Friendly London - Update

- 5.3 Tiny Houses

## 6. Adjournment

Next Meeting Date: April 8, 2020

# London Housing Advisory Committee

## Report

The 3rd Meeting of the London Housing Advisory Committee  
February 12, 2020  
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, M. Richings, and D. Turner (Committee Clerk)

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

ALSO PRESENT: D. Calderwood-Smith, S. Giustizia, T. Macbeth, G. Matthews, and D. Purdy

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 Bill 108, 'Bonusing' and 'Uplift'

That it BE NOTED that the attached presentation from T. Macbeth, Planner II, Long Range Planning and Sustainability, with respect to Bill 108 and recent/upcoming changes to the process of 'bonusing', was received.

#### 2.2 Canada Ontario Housing Benefit Program

That it BE NOTED that the attached presentation from D. Purdy, Manager, Housing Services and D. Calderwood-Smith, Manager, Strategic Programs and Partnerships, with respect to the upcoming roll out of the Canada Ontario Housing Benefit program, was received.

### 3. Consent

#### 3.1 2nd Report of the London Housing Advisory Committee

That it BE NOTED that the 2nd report of the London Housing Advisory Committee, from its meeting held on January 9, 2020, was received.

#### 3.2 Municipal Council Resolution - Advisory Committee Work Plans

That it BE NOTED that the Municipal Council resolution from its meeting held on January 28, 2020, with respect to Advisory Committee work plans, was received.

### 4. Sub-Committees and Working Groups

#### 4.1 2020 Work Plan Sub-Committee

That the attached 2020 London Housing Advisory Committee work plan BE FORWARDED to Council for its consideration and approval.

**5. Items for Discussion**

None.

**6. Adjournment**

The meeting adjourned at 1:53 PM.



London  
CANADA

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

January 15, 2020

K. Scherr  
Managing Director, Environmental and Engineering Services and City Engineer

Chair and Members  
London Housing Advisory Committee

I hereby certify that the Municipal Council, at its meeting held on January 14, 2020 resolved:

That, the following actions be taken with respect to the 11th Report of the Trees and Forests Advisory Committee, from its meeting held on November 27, 2019:

- a) a member of the London Housing Advisory Committee BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee to discuss social housing tree planting initiatives in greater detail;
- b) the Civic Administration BE REQUESTED to investigate any discrepancies between tree planting specifications as they appear in the City of London's *Design Specifications and Requirements Manual* versus the International Society of Arboriculture's *Arborists' Certification Study Guide*; and,
- c) clauses 1.1, 3.1 to 3.3, inclusive, 4.1, 5.2, 5.3 and 5.5, BE RECEIVED for information. (2.1/2/PEC)

C. Saunders  
City Clerk  
/lm

cc J. Parsons, Division Manager, Transportation and Roadside Operations  
J. A. Spence, Manager, Urban Forestry  
S. Rowland, Urban Forestry Planner  
Chair and Members, Trees and Forests Advisory Committee



# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

### London Plan Housekeeping Amendment



## THE LONDON PLAN

**File: O-9173**

**Applicant: City of London**

#### What is Proposed?

A housekeeping amendment to the London Plan is proposed to:

- correct errors and omissions; and
- incorporate amendments to the 1989 Official Plan, which have been approved since the London Plan was approved, into the London Plan.



## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **March 11, 2020**

Joanne Lee

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

519-661-CITY (2489) ext. 4980

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

File: O-9173

<http://www.london.ca/business/Planning-Development/land-use-applications/Pages/O-9173.aspx>

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

## Requested Amendment to The London Plan

The City has initiated an official plan amendment which is of housekeeping nature to the London Plan. This amendment is to correct errors and omissions in the Plan and make updates to reflect council approved amendments to the 1989 Official Plan since the London Plan's approval. The intention is to improve clarity and consistency on the overall policies and mapping throughout the London Plan.

The errors and omissions have been identified throughout the London Plan. They include typographical and grammatical errors and inconsistencies in spacing and punctuation. Minor changes to certain policies, figures, and maps are necessary to refine wording and formatting.

The amendments to the 1989 Official Plan, which were approved since the London Plan's approval and are in full force, have been reviewed. The amendments should be incorporated in the London Plan to reflect Council's decisions pertaining to those applications. The following amendments require modifications to certain policies and maps in the London Plan, primarily new policies for specific areas in certain Place Types:

- a) OPA No. 642 (240 Waterloo Street and 358 Horton Street East)
- b) OPA No. 646 (Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan)
- c) OPA No. 647 (21 Wharncliffe Road South)
- d) OPA No. 650 (1577 and 1687 Wilton Grove Road)
- e) OPA No. 651 (1448 Adelaide Street North)
- f) OPA No. 653 (Outdoor patio regulations for Light Industrial Place Type)
- g) OPA No. 658 (633, 635, 637, 645, 649, 651 and 655 Base Line Road East)
- h) OPA No. 662 (1175, 1185, 1195, 1205 and 1215 Fanshawe Park Road West and 2151 Dalmagarry Road)
- i) OPAs No. 663 and No. 664 (100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, 1151 York Street)
- j) OPA No. 666 (379 Sunningdale Road West)
- k) OPA No. 669 (Brydges Street Area)
- l) OPA No. 670 (1235-1295 Fanshawe Park Road West)
- m) OPA No. 671 (2150 Oxford Street East)
- n) OPA No. 672 (1176, 1200 and 1230 Hyde Park Road)
- o) OPA No. 674 (Hamilton Road CIP Area)
- p) OPA No. 675 (Archaeological Management Plan)
- q) OPA No. 677 (Temporary zoning for surface parking in Downtown)
- r) OPA No. 681 (335-385, 340-390 Saskatoon Street)
- s) OPA No. 683 (Expansion of Downtown CIP Area)
- t) OPA No. 684 (661-675 Wharncliffe Road South)
- u) OPA No. 688 (3080 Bostwick Road, Site 1)
- v) OPA No. 689 (3080 Bostwick Road, Site 5)
- w) OPA No. 691 (470 Colborne Street)
- x) OPA No. 698 (Richmond Street-Old Masonville)
- y) OPA No. 703 (Lambeth CIP Area)
- z) OPA No. 708 (585 Third Street)
- aa) OPA No. 710 (1339-1347 Commissioners Road West)
- bb) OPA No. 711 (3234, 3263 and 3274 Wonderland Road South)
- cc) OPA No. 712 (676-700 Beaverbrook Avenue and 356 Oxford Street West)
- dd) OPA No. 713 (2497-2591 Bradley Avenue)
- ee) OPA No. 714 (1875 Wharncliffe Road South)

## How Can You Participate in the Planning Process?

You have received this Notice as an interested party to this application or as an applicant for an amendment to the 1989 Official Plan, which was approved by Council since the London Plan's approval and should be incorporated in the London Plan. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at [london.ca](http://london.ca).

## See More Information

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

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

## 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 City Planning staff's recommendation to the City's Planning and Environment Committee. Considerations will include such matters as policy clarity, errors and barriers for implementation.

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

## What Are Your Legal Rights?

### Notification of Council Decision

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

### Right to Appeal to the Local Planning Appeal Tribunal

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 for more information.**





# NOTICE OF PLANNING APPLICATION

## London Plan and Zoning By-Law Amendments

### City-Wide – Implementing Additional Residential Unit Requirements of the Planning Act

**File: OZ-9176**

**Applicant: City of London**

#### **What is proposed?**

The purpose and effect of these London Plan and/or zoning changes is to implement recent changes to the Planning Act made by Bill 108/Regulation 299 of the Province of Ontario (More Homes, More Choice Act, 2019), which was given Royal Assent on June 6, 2019. Changes to the Act require that the City permit up to two additional dwelling units on a property containing a single detached, semi-detached or street townhouse residential dwelling.

Possible amendments to the London Plan to change Policy 939 to 942 and Policy 949 to change wording from “Secondary Dwelling Units” to “Additional Residential Units” and add/modify language to implement Provincial policy and/or regulations for additional residential units. Possible change to Zoning By-law Z.-1 to delete the definition of “Secondary Dwelling Unit” and replace with a new definition of “Additional Residential Unit” in Section 2 (Definitions), make changes to Section 4.37 (General Provisions) to change references from secondary dwelling units to additional residential units and make changes to implement Provincial policies and/or regulations such as number of units permitted, number of bedrooms permitted and parking requirements.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 6, 2020**

Chuck Parker

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

519-661-CITY (2489) ext. 4648

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

File: OZ-9176 | [www.london.ca](http://www.london.ca)

You may also discuss any concerns you have with your Ward Councillor. Information on how to contact your Ward Councillor can be found at [www.london.ca/city-hall/city-council](http://www.london.ca/city-hall/city-council) or by calling 519-661-5095.

**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.**

Commonly Used Planning Terms are available at [london.ca](http://london.ca).

## **Amendments to The London Plan (New Official Plan)**

Possible amendments to the London Plan to change Policy 939 to 942 and Policy 949 to change wording from “Secondary Dwelling Units” to “Additional Residential Units”, delete Policy 942 (2) to allow additional residential units in the Near Campus Neighbourhoods and add/modify language to implement Provincial policy and /or regulations for additional residential units.

## **Zoning By-law Amendment**

Possible change to Zoning By-law Z.-1 to delete the definition of “Secondary Dwelling Unit” and replace with a new definition of “Additional Residential Unit” in Section 2 (Definitions), make changes to Section 4.37 (General Provision) to change references from secondary dwelling units to additional residential units and make changes to implement Provincial policies and/or regulations such as number of units permitted, number of bedrooms permitted and parking requirements. The complete Zoning By-law is available at [london.ca](http://london.ca)

## **Current Zoning**

A definition of Secondary Dwelling Unit is currently in Section 2 (Definitions) of Zoning By-law Z-1. Section 4.37 (General Provisions/Secondary Dwelling Units) contains the current zoning by-law regulations for secondary dwelling units based on Provincial policies and regulations from 2017.

## **Requested Zoning**

Changes to Section 2 and Section 4.37 to be consistent with recently changed Provincial policies and regulations in June 2019.

## **Planning Policies**

Secondary Dwelling Units are currently regulated by Policy 939 to 942 and Policy 949 in *The London Plan*.

## **How Can You Participate in the Planning Process?**

You have received this Notice because the City has applied to change the Official Plan designation and the zoning. 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](http://london.ca).

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

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## **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 City Planning 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 intensification as defined in the policies of the London Plan. Under these policies, City Planning staff and the Planning and Environment Committee will also consider detailed sited 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 London Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

# What Are Your Legal Rights?

## Notification of Council Decision

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

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If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

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