

Accessibility Advisory Committee

Report

2nd Meeting of the Accessibility Advisory Committee

February 25, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: J. Menard (Chair), M. Bush, T. Eadinger, A. McGaw, P. Moore and P. Quesnel and J. Bunn (Committee Clerk)

ALSO PRESENT: L. Livingstone; D. Baxter, A. Husain, C. Saunders and M. Stone

ABSENT: N. Judges, D. Ruston and K. Steinmann

The meeting was called to order at 3:03 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 1st Report of the Accessibility Advisory Committee

That it BE NOTED that the 1st Report of the Accessibility Advisory Committee, from its meeting held on January 28, 2021, was received.

3.2 Notice of Planning Application - Official Plan Amendment - Argyle Community Improvement Plan

That it BE NOTED that the Notice of Planning Application, dated January 28, 2021, from I. de Ceuster, Planner I, with respect to an Official Plan Amendment related to the Argyle Community Improvement Plan, was received.

3.3 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 403 Thompson Road

That it BE NOTED that the Public Meeting Notice, dated February 11, 2021, from L. Maitland, Site Development Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 403 Thompson Road, was received.

3.4 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 345 Sylvan Street

That it BE NOTED that the Public Meeting Notice, dated February 11, 2021, from L. Maitland, Site Development Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 345 Sylvan Street, was received.

3.5 Notice of Planning Application - Zoning By-law Amendment - 16 Wethered Street

That it BE NOTED that the Notice of Planning Application, dated February 10, 2021, from A. Riley, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 16 Wethered Street, was received.

3.6 Community Diversity and Inclusion Strategy (CDIS) Priority 4 - Meeting Minutes

That it BE NOTED that the Community, Diversity and Inclusion Strategy: Priority 4 meeting minutes, from the meeting held on January 25, 2021, as appended to the agenda, were received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 New Sidewalks in 2021 Infrastructure Reconstruction Projects - Delegation - J. Menard

That the attached statement, from Jay Menard, BE ENDORSED by the Accessibility Advisory Committee to be read by Mr. Menard at the Civic Works Committee meeting to be held on March 15, 2021, related to the installation of sidewalks in the City of London.

5.2 (ADDED) Accessibility Terminology in Documents

That the Civic Administration BE REQUESTED to undertake a review of City of London planning related documents and by-laws, in particular the City's Zoning By-law, to ensure that terminology used in the documents is reflective of current language and terminology related to accessibility.

6. Adjournment

The meeting adjourned at 3:52 PM.

Accessibility Advisory Committee

Report

The 1st Meeting of the Accessibility Advisory Committee
January 28, 2021
Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: J. Menard (Chair), M. Bush, T. Eadinger, A. McGaw, P. Moore, P. Quesnel, D. Ruston and K. Steinmann and J. Bunn (Committee Clerk)

ALSO PRESENT: L. Livingstone; D. Baxter, U. DeCandido, A. Husain, H. Lysynski, C. Saunders, K. Scherr, M. Schulthess, M. Stone and B. Westlake-Power

ABSENT: N. Judges

The meeting was called to order at 3:02 PM; it being noted that the following Members were in remote attendance: M. Bush, T. Eadinger, A. McGaw, J. Menard, P. Moore, P. Quesnel, D. Ruston and K. Steinmann

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair for the remainder of the current term

That it BE NOTED that the Accessibility Advisory Committee elected J. Menard and P. Moore as Chair and Vice Chair, respectively, until the end of the current term.

2. Scheduled Items

None.

3. Consent

3.1 3rd Report of the Accessibility Advisory Committee

That it BE NOTED that the 3rd Report of the Accessibility Advisory Committee, from its meeting held on November 26, 2020, was received.

3.2 Municipal Council Resolution - 3rd Report of the Accessibility Advisory Committee

That it BE NOTED that the Municipal Council resolution, from its meeting held on January 12, 2021, with respect to the 3rd Report of the Accessibility Advisory Committee, was received.

3.3 2021 Neighbourhood Street Reconstruction Projects - Complete Streets Sidewalk Assessments

That the following actions be taken with respect to the Memo dated January 20, 2021, from the Director, Roads and Transportation, related to the 2021 Neighbourhood Street Reconstruction Projects - Complete Streets Sidewalk Assessments:

a) the Civic Administration BE ADVISED that the Accessibility Advisory Committee (ACCAC) supports the inclusion of sidewalks on both sides of the streets listed within the above-noted Memo except in circumstances that warrant sidewalks on only one side of the street; and,

b) the Civic Administration BE ADVISED that the only instances that call for zero sidewalks on a street should be situations where the circumstances are insurmountable for the installation of sidewalks and, in those cases, the ACCAC should be consulted;

it being noted that the above-noted Memo was received.

3.4 (ADDED) Community Diversity and Inclusion Strategy: Priority 4 - Meeting Minutes and Work Plan

That it BE NOTED that the Community, Diversity and Inclusion Strategy: Priority 4 meeting minutes, from the meeting held on November 23, 2020, as appended to the agenda, were received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Respectful Workplace Policy

That it BE NOTED that the Respectful Workplace Policy document, as appended to the agenda, was received.

5.2 ACCAC Terms of Reference

That the following actions be taken with respect to the Accessibility Advisory Committee (ACCAC) Terms of Reference:

a) the above-noted Terms of Reference, as appended to the agenda, BE RECEIVED; and,

b) the Civic Administration BE REQUESTED to consider adding additional provisions concerning ableism when drafting the updated ACCAC Terms of Reference document.

5.3 Advisory Committee Review

That it BE NOTED that a verbal update from C. Saunders, City Clerk, with respect to the ongoing Advisory Committee Review, was received.

5.4 Service Area Work Plan for 2021

That it BE NOTED that a verbal update from L. Livingstone, City Manager, with respect to the Service Area Work Plan for 2021, was received.

5.5 Multi-Year Accessibility Plan - Outreach & Research Project

That it BE NOTED that a verbal update from M. Stone, Accessibility Specialist, with respect to the Multi-Year Accessibility Plan - Outreach and Research Project, was received.

5.6 Representative of the Accessibility Advisory Committee for the Community Diversity and Inclusion Strategy (CDIS) Leadership Table

That Jay Menard BE APPOINTED as the Accessibility Advisory Committee representative to the Community Diversity and Inclusion Strategy (CDIS) Leadership Table.

6. Adjournment

The meeting adjourned at 4:38 PM.



NOTICE OF PLANNING APPLICATION

Official Plan Amendment

Argyle Community Improvement Plan



File: O-9299

Applicant: City of London

What is proposed?

Official Plan amendment to:

- Designate the Argyle community improvement project area
- Adopt the Argyle Community Improvement Plan
- Adopt any associated Community Improvement Plan Financial Incentive Guidelines

LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 30, 2021**

Isaac de Ceuster

ideceust@london.ca

519-661-CITY (2489) ext. 3835

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

File: O-9299

<https://getinvolved.london.ca/argyle>

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

Shawn Lewis

slewis@london.ca

519-661-CITY (2489) ext. 4002

**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.**

Date of Notice: January 28, 2021

Application Details

Commonly Used Planning Terms are available at london.ca.

Adoption of the Argyle Community Improvement Plan

Pass a by-law to designate the Argyle community improvement project area, pursuant to Section 28 of the Planning Act and the Community Improvement Plan section of the Our Tools part of The London Plan.

Adopt the Argyle Community Improvement Plan, pursuant to Section 28 of the Planning Act and the Community Improvement Plan section of the Our Tools part of The London Plan.

Adopt the Argyle Community Improvement Plan Financial Incentive Guidelines, pursuant to Section 28 of the Planning Act and the Community Improvement Plan section of the Our Tools part of The London Plan.

Requested Amendment to The London Plan (New Official Plan)

Amend The London Plan Map 8 – Community Improvement Project Areas by adding the Argyle community improvement project area.

How Can You Participate in the Planning Process?

You have received this Notice because you own, or live in, a property that is within 120 meters of the Argyle community improvement project area. 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at <https://getinvolved.london.ca/argyle>

Future Opportunity to View the Application

When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

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.

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. 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. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. 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 / Community Improvement 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 <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

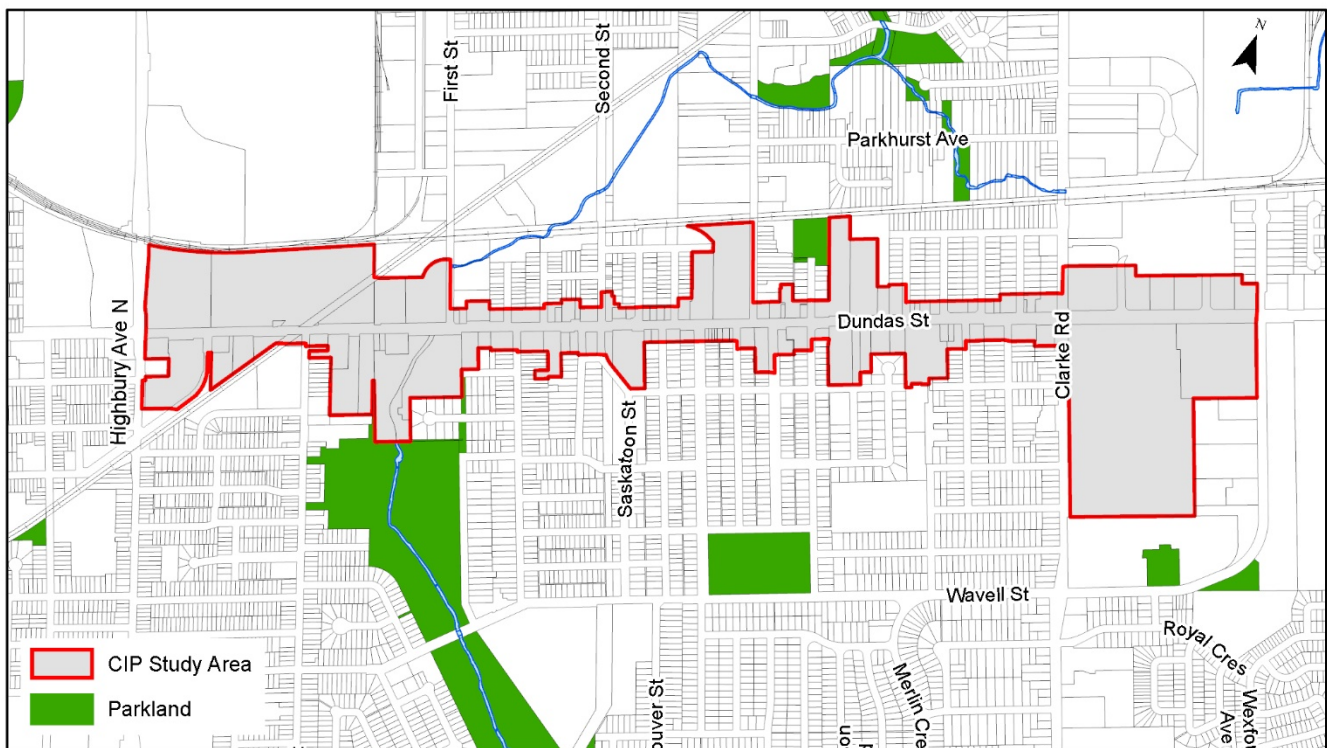
Notice of Collection of Personal Information

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

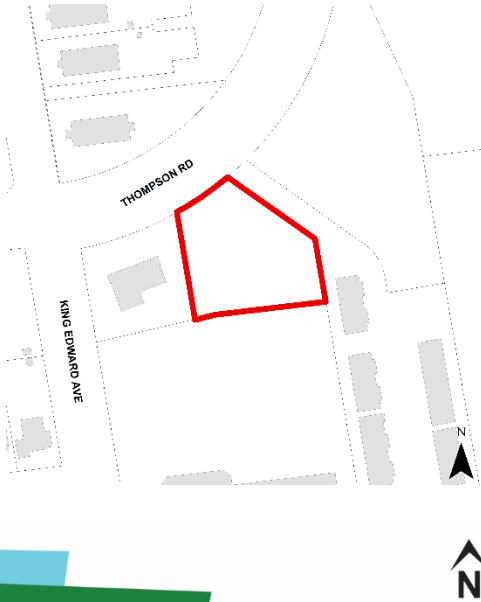
Alternative accessible formats or communication supports are available upon request. Please contact planning@london.ca or 519-661-4980 for more information.

Argyle CIP Study Area



Official Plan and Zoning By-law Amendments

403 Thompson Road



File: OZ-9290

Applicant: Housing Development Corporation, London (HDC)

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 14-metre-high, four-storey apartment building
- 44 apartments
- 14 vehicle parking spaces
- 33 secure bicycle parking spaces

YOU ARE INVITED!

Further to the Notice of Application you received on January 21, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 1, 2021, no earlier than 5:00 p.m.

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

For more information contact:

Leif Maitland
lmaitlan@london.ca
519-661-CITY (2489) ext. 1517
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9290

london.ca/planapps

To speak to your Ward Councillor:

Councillor Michael Van Holst
mvanholst@london.ca
519-661-CITY (2489) ext. 4001

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to The London Plan (New Official Plan)

To add a special policy to the Neighbourhood Place Type would and amend Map 7 of the London Plan to permit a low-rise apartment building at this location.

Requested Zoning By-law Amendment

To change the zoning from a Neighbourhood Shopping Area (NSA1) Zone to a Residential R9 Special Provision (R9-7(_))•H14) 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.

Current Zoning

Zone: Neighbourhood Shopping Area (NSA1) Zone

Permitted Uses: Bake shops, Catalogue stores, Clinics, Convenience service establishments, Day care centres, Duplicating shops, Financial institutions, Food stores, Libraries, Medical/dental offices, Offices, Personal service establishments, Restaurants, Retail stores, Service and repair establishments, Studios, Video rental establishments, Brewing on Premises Establishment.

Height: 8.0m

Requested Zoning

Zone: Residential R9 Special Provision (R9-7(_))•H14)

Permitted Uses: Apartment buildings, Lodging house class 2, Senior citizens apartment buildings, Handicapped persons apartment buildings, and, Continuum-of-care facilities.

Special Provision(s): Potential special provisions for: a lot frontage of 27m where 30m would otherwise be required; 14 vehicular parking spaces where 55 would otherwise be required; a 3.0m front yard depth where 8.0m would otherwise be required; and, a minimum dwelling unit size of 27 sq. m whereas 37 sq. m would otherwise be required.

Residential Density: 153 Units per hectare

Height: 14.0 meters (4 storeys)

The City may also consider additional special provisions as required.

Planning Policies

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](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.

Attend This Public Participation Meeting

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

meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

During the COVID-19 emergency, Standing Committee and Council Meetings are virtual meetings hosted in City Hall, Council Chambers. Participation of some Council Members and staff will be virtual. Meetings can be viewed via live-streaming on YouTube and the City website. There is additional information on the City of London website www.london.ca about Public Participation Meetings, during the COVID-19 emergency. Personal information collected and recorded at the public participation meeting or submitted in writing on this subject is collected under the authority of the Municipal Elections Act, 1996, as amended and Municipal Act, 2001, as amended and will be used by Members of Council and City of London staff in their review of this matter.

The written submissions, including names and contact information and the report of the public participation meeting will be made available to the public, including posting on the City of London'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, 519 661-2489 ext. 4937.

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Local Planning Appeal Tribunal

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

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

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

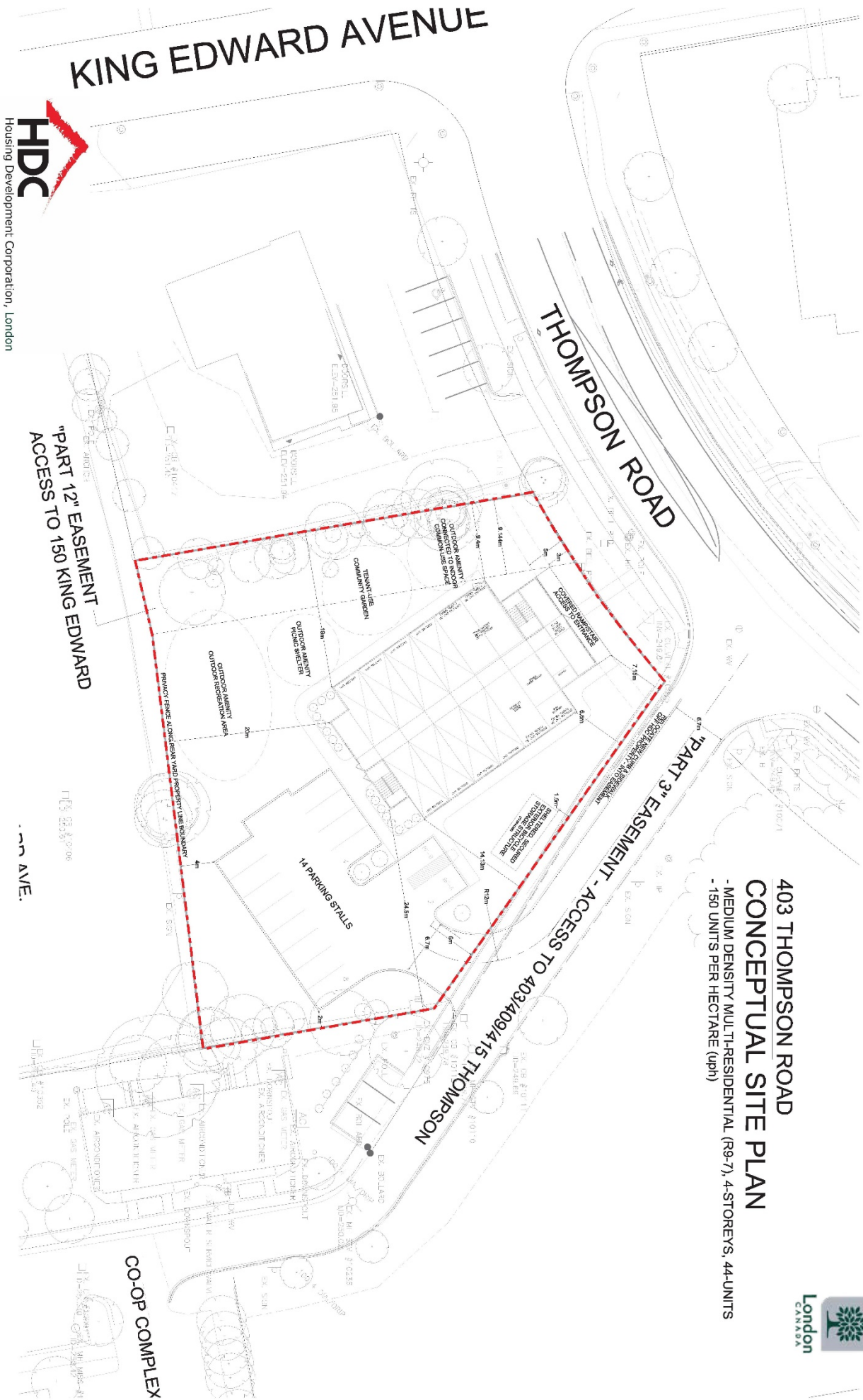
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

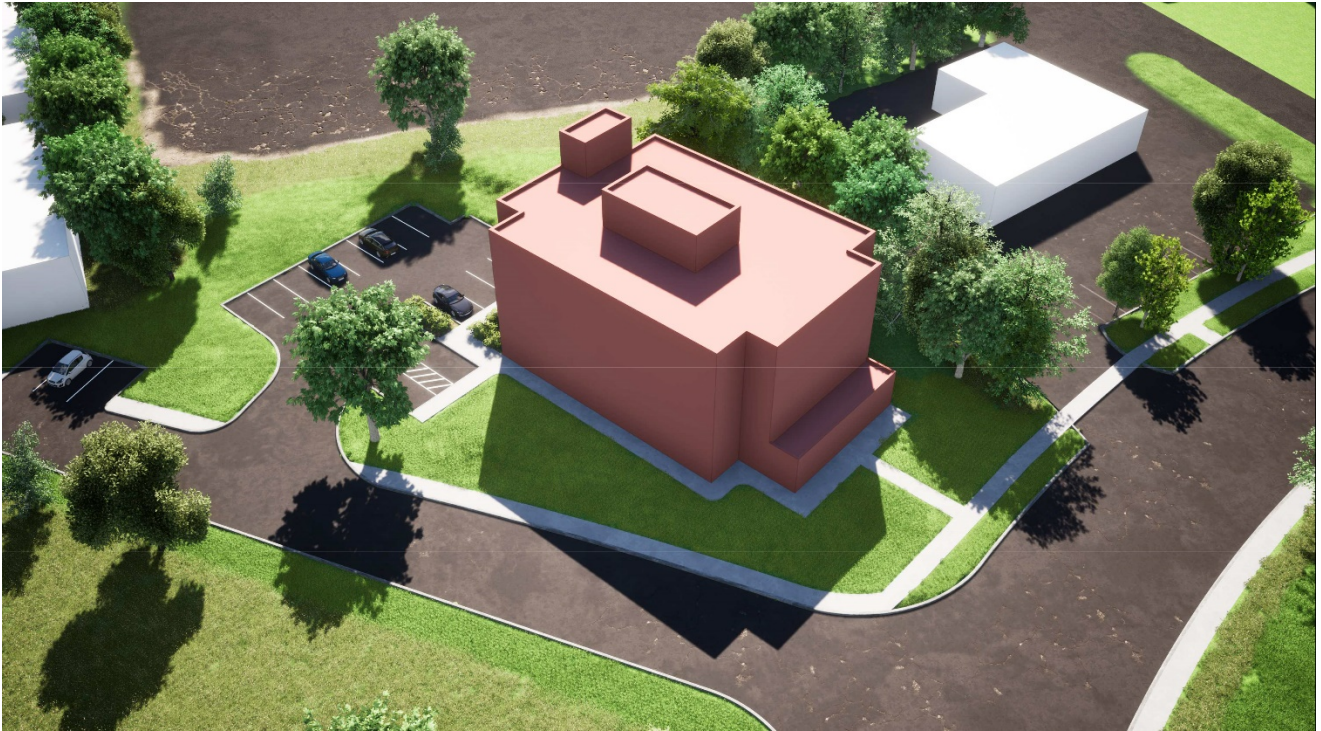
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



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

Building Renderings



View of the proposed development from the north looking south at the building from a raised perspective.

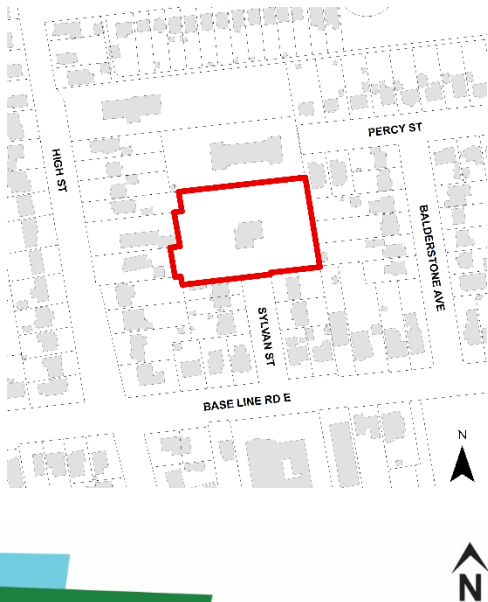


View of the proposed development from the southeast looking northwest at the building from a ground-level perspective at the entry to 409 Thompson Road.

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

Official Plan and Zoning By-law Amendments

345 Sylvan Street



File: OZ-9297

Applicant: Housing Development Corporation, London (HDC)

What is Proposed?

Official Plan and Zoning By-Law amendments to allow:

- A three-storey apartment building
- 42 apartments
- 22 vehicle parking spaces
- 32 secure bicycle parking spaces
- An accessory structure in the front yard

YOU ARE INVITED!

Further to the Notice of Application you received on January 21, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 1, 2021, no earlier than 5:00 p.m.

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

For more information contact:

Leif Maitland
lmaitlan@london.ca
519-661-CITY (2489) ext. 1517
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Oz-9297

london.ca/planapps

To speak to your Ward Councillor:

Stephen Turner
sturner@london.ca
519-661-CITY (2489) ext. 4011

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to The London Plan (New Official Plan)

To add a special policy to the Neighbourhood Place Type would and amend Map 7 of the London Plan to permit a low-rise apartment building at this location.

Requested Zoning By-law Amendment

To change the zoning from a Community Facility (CF5) Zone TO a Residential R8 Special Provision (R8-4(_)) 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.

Current Zoning

Zone: Community Facility (CF5)

Permitted Uses: Group Home Type 2

Height: 15.0m

Requested Zoning

Zone: Residential R8 Special Provision (R8-4(_)) Zone

Permitted Uses: a) Apartment buildings; b) Handicapped person's apartment buildings; c) Lodging house class 2; d) Stacked townhousing; e) Senior citizen apartment buildings; f) Emergency care establishments; g) Continuum-of-care facilities

Special Provision(s): a lot frontage of 20m where 30m would otherwise be required; 22 vehicular parking spaces where 53 would otherwise be required; an accessory structure in the front yard (for bicycle parking) which would otherwise not be permitted subject to 4.1.4 of the Zoning By-law; and, a minimum unit size of 41 sq. m whereas 47 sq. m would otherwise be required for one-bedroom units subject to 4.6.2 of the Zoning By-law.

Residential Density: 75 units per hectare

Height: 13.0m (requested development is 3-storeys and 10.0m in height)

The City may also consider additional special provisions as required.

Planning Policies

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at london.ca.

During the COVID-19 emergency, Standing Committee and Council Meetings are virtual meetings hosted in City Hall, Council Chambers. Participation of some Council Members and staff will be virtual. Meetings can be viewed via live-streaming on YouTube and the City website. There is additional information on the City of London website www.london.ca about Public Participation Meetings, during the COVID-19 emergency. Personal information collected and recorded at the public participation meeting or submitted in writing on this subject is collected under the authority of the Municipal Elections Act, 1996, as amended and Municipal Act, 2001, as amended and will be used by Members of Council and City of London staff in their review of this matter.

The written submissions, including names and contact information and the report of the public participation meeting will be made available to the public, including posting on the City of London'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, 519 661-2489 ext. 4937.

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

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Local Planning Appeal Tribunal

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

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

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

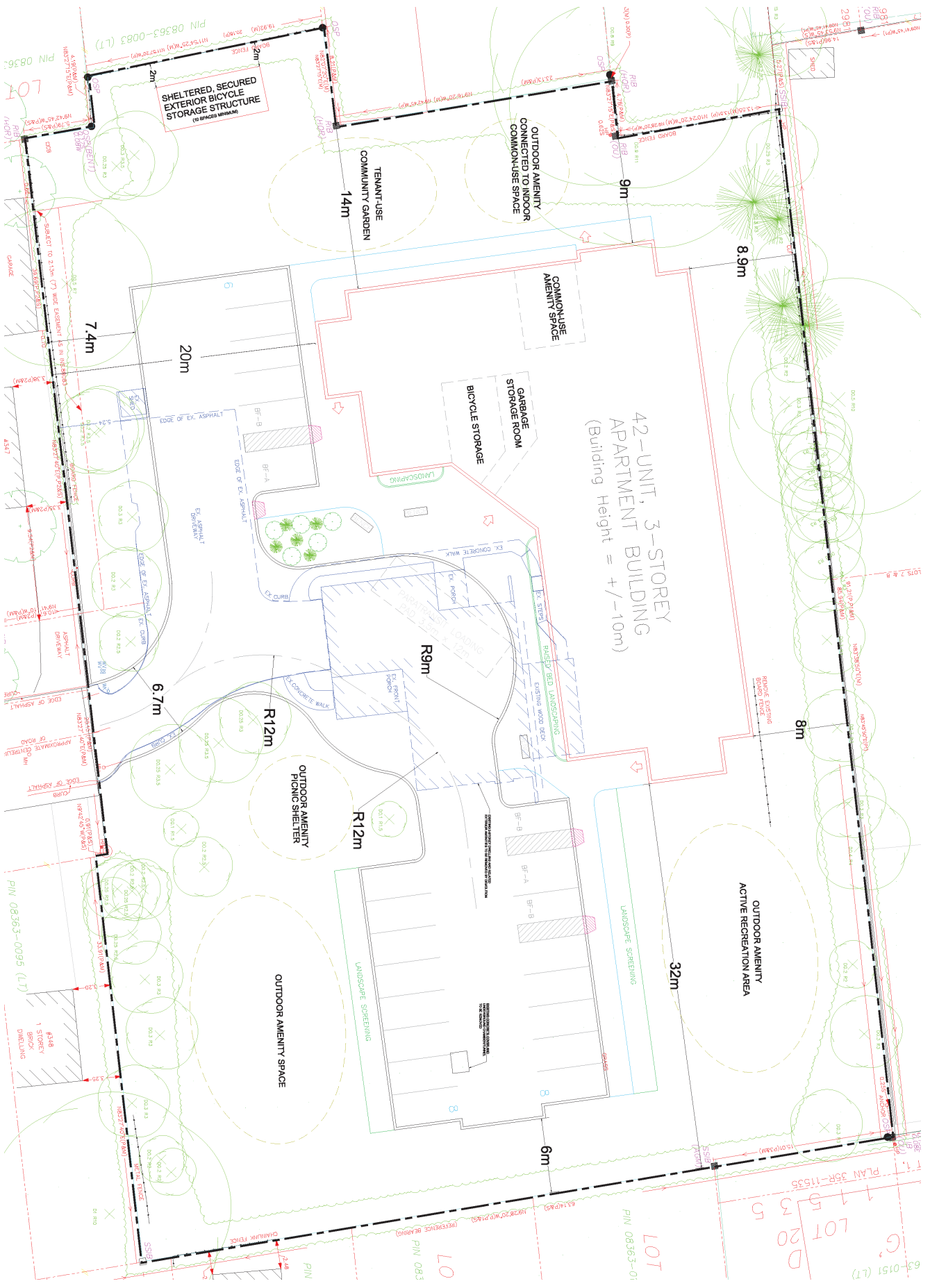
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

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

Site Concept



Site Plan

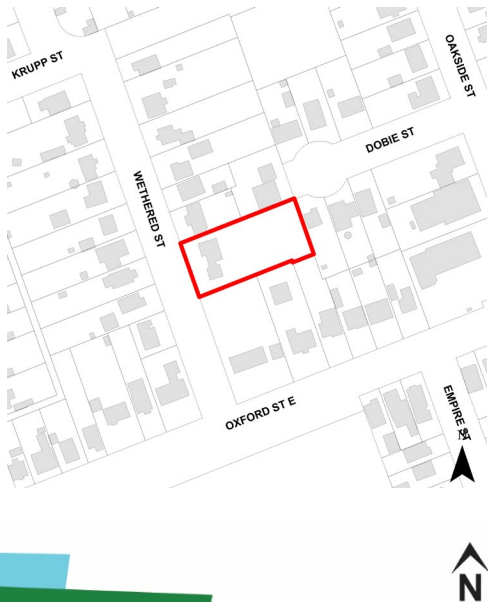
The above image shows the applicant's proposal as submitted and may change.



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

16 Wethered Street



File: Z-9309

Applicant: 2445727 Ontario Inc. (Phil Pattyn)

What is Proposed?

Zoning amendment to allow:

- Eight-unit, two-storey townhouse
- Special zoning provision to reduce front yard depth requirement

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 3, 2021**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Development Services, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9309

london.ca/planapps

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

Jesse Helmer

jhelmer@london.ca

519-661-CITY (2489) ext. 4004

**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.**

Date of Notice: February 10, 2021

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-6) Zone to a Residential R5 Special Provision (R5-4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R1 (R1-6) Zone

Permitted Uses: a single detached dwelling

Special Provision(s): n/a

Residential Density: minimum lot frontage – 15.0 metres; minimum lot area – 450 sq. metres

Height: 10.5 metres

Requested Zoning

Zone: Residential R5 Special Provision (R5-4(_)) Zone

Permitted Uses: Cluster townhouse dwellings and cluster stacked townhouse dwellings

Special Provision(s): minimum front yard depth of 5.0 metres in place of 6.0 metres

Residential Density: 40 units per hectare

Height: 12.0 metres

The City may also consider additional special provisions to establish an appropriate development intensity or building envelope.

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 in the 1989 Official Plan, which permits single-detached, semi-detached and duplex dwellings as the main uses. It also permits consideration of residential intensification up to a maximum density of 75 units per hectare in the form of single detached and semi-detached dwellings, attached dwellings, cluster housing and low rise apartments.

The subject lands are in the Neighbourhoods Place Type on a Neighbourhood Street in The London Plan, permitting single detached, semi-detached, and duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations, and group homes.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice;
- Viewing the application-specific page at london.ca/planapps; or,
- Please note that this application is being circulated during the State of Emergency issued by the Province of Ontario. Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Official 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. 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. Neighbourhood Associations are listed on the [Neighbourgood](#) website. 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

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 <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

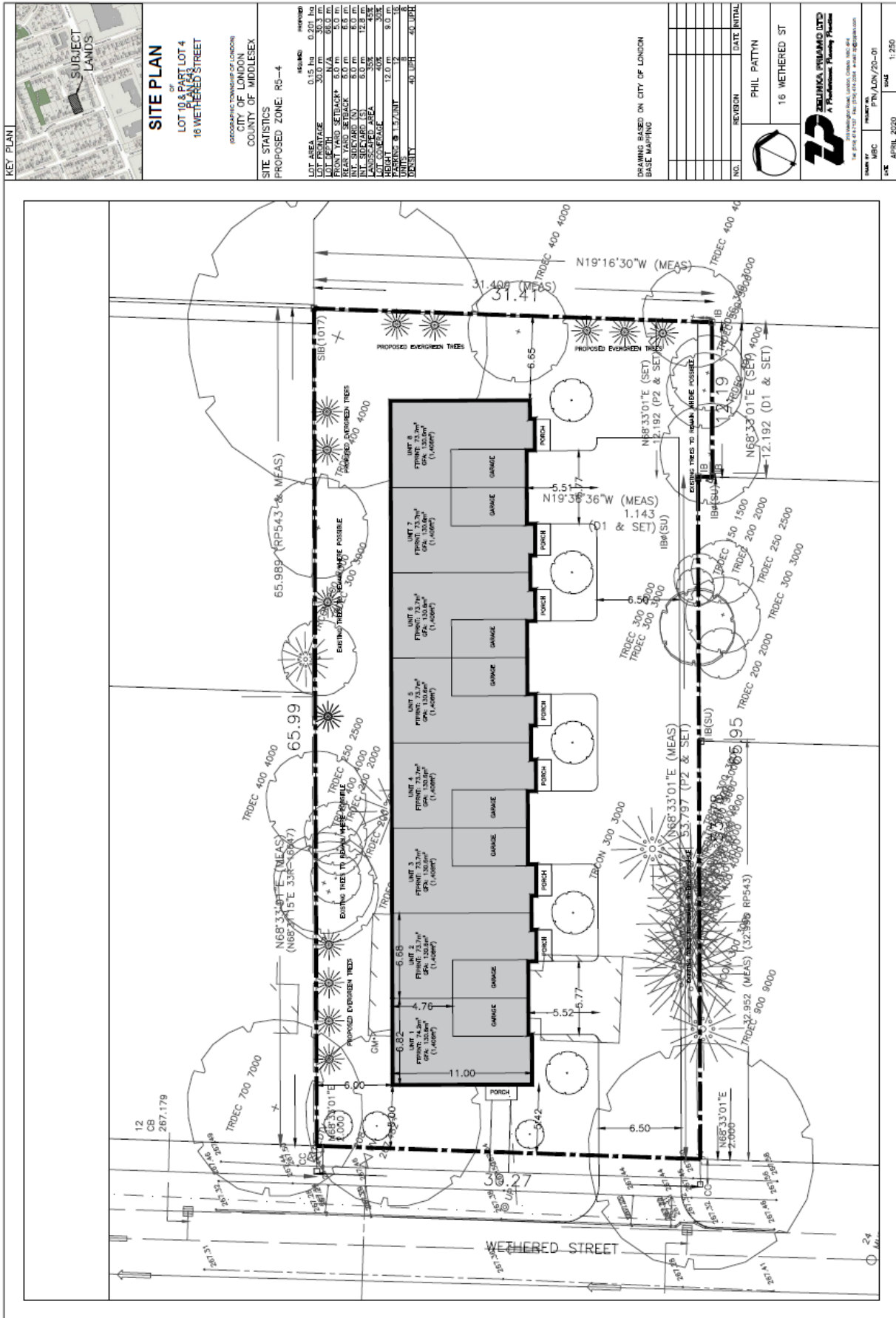
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

Site Concept



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.

Meeting Minutes

CDIS Priority 4: Remove accessibility barriers to services, information and spaces

Monday, January 25th

6:30pm – 8:30pm

Zoom Meeting

Present: Tobias Lowe, Ashfaq Husain, Susan Oster, Penny Moore, Laura Clarke, Melanie Stone, Valerian Marochko, Malvin Wright, Dr. Erika Katzman, Jesse Rompht, Luana Bezerra Struyven, Hope McLay, Michelle Dellamora, Kinga Koltun

1. Call to Order

1.1 Traditional Land Acknowledgement

2. Standing Items

2.1 Welcome from Chair & Leadership Table Update

- Priority six is being added to the CDIS and will focus on anti-Black racism and ways for addressing it within the community. The open call for the Steering Committee closed on January 11.
- The community co-chair changed for 2021, Ashfaq is the outgoing co-chair and Shobhita Sharma is the incoming for the 2021 term.
- Discussed ways in which working group members are engaged during meetings and getting clear deadlines and timelines for the work.

2.2 Roundtable Check-ins (5 mins / person)

2.3 Melanie Stone (Accessibility Specialist), Re: November Meeting

Follow-up

- 20212 – 2025 Multi Year Accessibility Plan – kick off event to be sent out to groups and agencies to get involved.
- Communications to be launched in March.
- Focus on things that can be changed and built within the City.
- Identifying what can be done and can't.
- Data collection to be launched in late March, and Londoners will have multiple ways to submit their feedback.
- Vital to building accessible services for Londoners.
- Working with a class to plan engagement for the plan.
- Will come back during the March meeting to talk about the getinvolved page and engagement opportunities.
- Wanting to get as many voices as possible to be at the table and have a plan that is doable and meaningful.
- The previous plan included the City website, FADS review, making sure parks are accessible, broad education, snow removal, etc.
- Police, libraries, museums, and transit would be out of scope for the plan.
- Every year the City must provide an accessible update to the Province.

Meeting Minutes

CDIS Priority 4: Remove accessibility barriers to services, information and spaces

- FADS will be brought to Council next month and then will be made available to the public.
- Welcome Kiosks were not accessible and were scrapped.
- If the group wants to see something happening, then they can provide input during the consultation process.
- Has any thought been given to moving the Kiosks to a digital platform?
 - The immigration portal has been updated and includes the information that was available through the Kiosks.
 - Looking at working with the library to provide information.

ACTION: Melanie to send Kinga the previous plan to share with the group.

3. Break (7:30pm)

4. Items for Discussion

4.1 CityStudio Project Presentation

- Disabilities Studies class @ King's University College
- Looking at how environments can change and adapt to include persons with disabilities.
- Emancipatory research methods
 - Physical and attitudinal changes
 - Voices and experiences of those being affected
- Course of 27 students, split into four groups:
 - Literature review
 - Ethics application
 - Funding application
 - Research on funding sources, funding for research and implementing recommendations
- General theme: disability and other identities may make challenges worse for the given group or individual.
- Thinking about getting a wide range of perspectives and experience within the community:
 - Could be accomplished through partnerships with community groups and/or organizations.
- Some funding opportunities are only available to particular groups. Need to take into consideration who are applicable to this project.
- Starting research that is coming from the community.
- Is this something the group would want to pursue with the help of the class?
- How intersectionality impacts someone's experience?
- Looking at a source of funding that is related directly to disability?
- Looking at the disability point of view as it relates to someone's identity:
 - Starting with disability and then looking at the other identities.

Meeting Minutes

CDIS Priority 4: Remove accessibility barriers to services, information and spaces

- Research must be done in tandem with all the different experience and perspectives.
- Taking into account the perceptions that exist within society.
- Pursuing a research study – to gather information on local experience and raise awareness.
- Breaking down existing structures and making them more equitable.
- It takes a lot to build trust and it's hard to stick to budget cycles because of that.
- Projects existing outside of current structures and cycles.

ACTION: Reach out to the Accessibility Advisory Committee to let them know about the study and to share information with them.

4.2 Work Plan Progress & 2021 Plans

- Come back for one hour meeting to review the work plan and decide on tasks for moving forward.
 - Monday, February 8th, 6:30pm – 7:30pm
- Are the students on the right track, should they continue on the same path or adjust?
- Research on awards to also include awards being given out/ hosted by municipalities.
- Looking at international awards for some best practices, e.g. objectives and structure.
- Looking at Sustainable Development Goals.
- Services that may be available for London but not have a physical location in the City. Looking at the southwestern Ontario region.
- Thames Valley Children's Services – what are they promoting?
- If you have an organization in mind input what you know and then have the students look for further information.
- Can start with the need the organization serves and then work from there.
- Students can join the meeting, group can than them.
- End goal of the Google doc – broadcasting it, and making it a living document.
- Thinking about how people can engage with information that is different from existing structures.

ACTION: Kinga, Michelle and Ashfaq to input what is available through the City of London.

ACTION: Share the Google doc with the Accessibility Advisory Committee.

5. Additional Business

- The Accessibility Advisory Committee is meeting this Thursday.
- January 27th is Holocaust Recognition Day.

Meeting Minutes

CDIS Priority 4: Remove accessibility barriers to services, information and spaces

- 6. Next Meeting – March**
- 7. Adjournment**
 - Adjourned at 8:42pm

Please note that I stand before you, authorized by the accessibility advisory committee to speak on its behalf as Chair. As well, this statement was read at the Feb. 25, 2021 ACCAC meeting and received unanimous endorsement from the committee as an approved representation of its sentiments.

At this moment, we are at the cusp of determining whether an unintentional systemic barrier becomes an intentional one.

This city has done a lot to support the dismantling of discriminatory practices. We are quick to support anti-BIPOC racism efforts. We are quick to condemn issues against LGBTQ2+. But when it comes to systemic barriers that preclude people with disabilities from fully being a part of the community, they're met with a shrug. I don't think it's unrelated that we have representation of both the BIPOC and LGBTQ2+ communities on council, whereas we don't have representation from people with disabilities. And it shows.

The bigger issue is that as a community, we use the term "accessibility" as a way to soft-sell the issues. Accessibility is a concept that makes it much easier to ignore those issues, deprioritize them, or even commoditize them because they're not framed as discussions on basic human rights.

We are no longer talking about accessibility. We are saying what this truly is: ableism.

Now, I'm not saying that everyone who doesn't want a sidewalk on their street is ableist. However, it is reflective of our societal beliefs that has enabled the establishment and maintenance of barriers that prevent people with disabilities from fully participating in society.

Here are a couple of examples:

- As a committee, we once received a request from a local company doing renovations asking for an exemption to the minimum number of accessible parking spots because, "we don't have any disabled employees working here." And that request, had it been granted, would send a very strong message to people with disabilities that they're not welcome to apply in the future, creating a self-fulfilling prophecy.
- A couple of years back, one of Old South's self-proclaimed leaders was quoted as saying, "Do we want to be the first generation that paves The Green?" when the idea for an accessible path through that park was brought up. Which I would rather have been phrased, "Don't we want to be the first generation that allows all people, regardless of their ability, to have equitable access to the community and all the events that go on?"

Our actions, though maybe not intended to do so, have a dramatic impact on perception. If you swapped out either of those above statements with "people of colour" or "LGBTQ2+" those notions wouldn't be even considered -- much less be stated comfortably without fear of reprisal.

Why? Because accessibility is nothing but a concept -- an inconvenience. That's why we must frame this as ableism.

I appreciate the desire to maintain canopies and the costs of retrofitting communities. But ultimately, there are more dramatic costs. Under AODA laws, this entire province needs to be accessible by 2025 -- no exceptions. And at the point, the City could be very much at risk that someone with a disability comes forward and files a complaint about lack of equitable access. Resolving that would come at a much greater cost.

But I don't like to make this about money. Again, if we were talking about other marginalized communities, money would not be a consideration. As a society, we'd do it. So why do we feel comfortable reducing accessibility to a transactional cost? Why are we willing to put people with disabilities on a ledger and balance them against costs?

Because accessibility is a concept that can be seen as an expense. If we frame it as ableism, does that change the balance?

Sure, there may not be anyone with a disability on a street currently, but accessibility isn't just about wheelchairs and canes. Accessible built environments support all members of the community: older adults with mobility challenges, young families pushing strollers -- neither of whom should be on the street.

And hopefully this never happens, but what if someone has a catastrophic accident and is now paraplegic? Or has a stroke? Are we confining them to their homes because we're not willing to make a pathway that can be used by all. As we argued in the unsuccessful Medway Valley accessible path debate, there are significant environmental benefits. Accessible pathways have a beneficial side effect of keeping people on paths and away from treading on potentially sensitive environmental areas.

Absent accessible pathways, a neighbourhood no longer becomes famous for its canopy. It now sends a message that people with disabilities aren't welcome.

There is room for compromise. We don't need a sidewalk on both sides of every street. Some areas just don't make sense. But our stance is that unless there is a reason that puts people at significant critical risk for danger (e.g., adding a sidewalk would compromise the integrity of an area, resulting in residual damage), the expectation should be for universal accessibility.

This should not be up for debate. Creating and maintaining a fully inclusive community should be the foundation upon which all decisions are made.

I appreciate the cost considerations, I really do. But what's being presented is neighbours' concern about costs. Yes, there are costs, but they are the cost of essentially undoing the historic societal barriers that we have put up -- largely unintentionally -- that prevent certain members of OUR community from fully participating in THE community. That, sadly, does come with a cost, but what is the cost of not being inclusive?

It sounds like there's a solution that satisfies both parties, but one that has a price tag attached. But I ask what is the cost of determining which members of our community get to fully participate and which must be excluded because we're not providing them the equitable access they need? My belief -- and I say this as an able-bodied person -- is that we shouldn't be perpetuating artificial barriers that say, "You have to meet this community threshold to join" -- especially when there's a solution that will meet both sides' needs.

In our minds, this is about systemic ableism and we have a choice to make right now. We are dealing with an unintentional accessibility barrier. If we choose to perpetuate that barrier, it no longer is a representation of unintentional systemic ableism. If we perpetuate this now, we have chosen to actively and intentionally maintain a systemic barrier.

This is not the first time we've had this discussion. The precedent has already been set when council allowed exemptions last year to mandatory sidewalks. We are here again today with new opposition to inclusivity. If you approve this exemption today, I have no doubt there will be more. We can learn from our past to create a better future. Today represents an opportunity.

Today we have an opportunity to put to the test as to whether the City's expressed commitment towards -- and I'll quote from the Diversity and Inclusion Policy for the City of London -- "removing systemic barriers to accessibility and access as experienced by our community by listening and responding to the voices of those who are marginalized" are more than mere words on a page.

We have identified a systemic barrier. We have shared those voices. Now it is upon you to choose how you respond.

Thank you for your time.