

# Agenda Including Addeds

## Accessibility Advisory Committee

3rd Meeting of the Accessibility Advisory Committee

March 25, 2021, 3:00 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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
<b>1. Call to Order</b>	
1.1. Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1. 3:00 PM D. MacRae, Director, Roads and Transportation - 2021 Core Construction Mitigation	3
2.2. 3:10 PM E. Williamson, Ecologist Planner - Medway Valley Conservation Master Plan Mapping	13
2.3. 3:20 PM J. Dann, Director, Major Projects - Major Projects 2021 Rapid Transit Update	17
2.4. 3:30 PM K. Killen, Senior Planner - Downtown Sidewalk and Enhanced Crosswalk Treatments	30
a. A. Malcho, Vision Loss Rehabilitation Ontario	37
2.5. 3:40 PM V. Kinsley, Supervisor, Neighbourhood Development and Support - Community Gardens Program Update	39
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<b>4. Sub-Committees and Working Groups</b>	
4.1. ACCAC Sub-Committee Structure	

**5. Items for Discussion**

5.1. *(ADDED) New Sidewalks in 2021 Infrastructure Reconstruction Projects - Discussion*

**6. Adjournment**

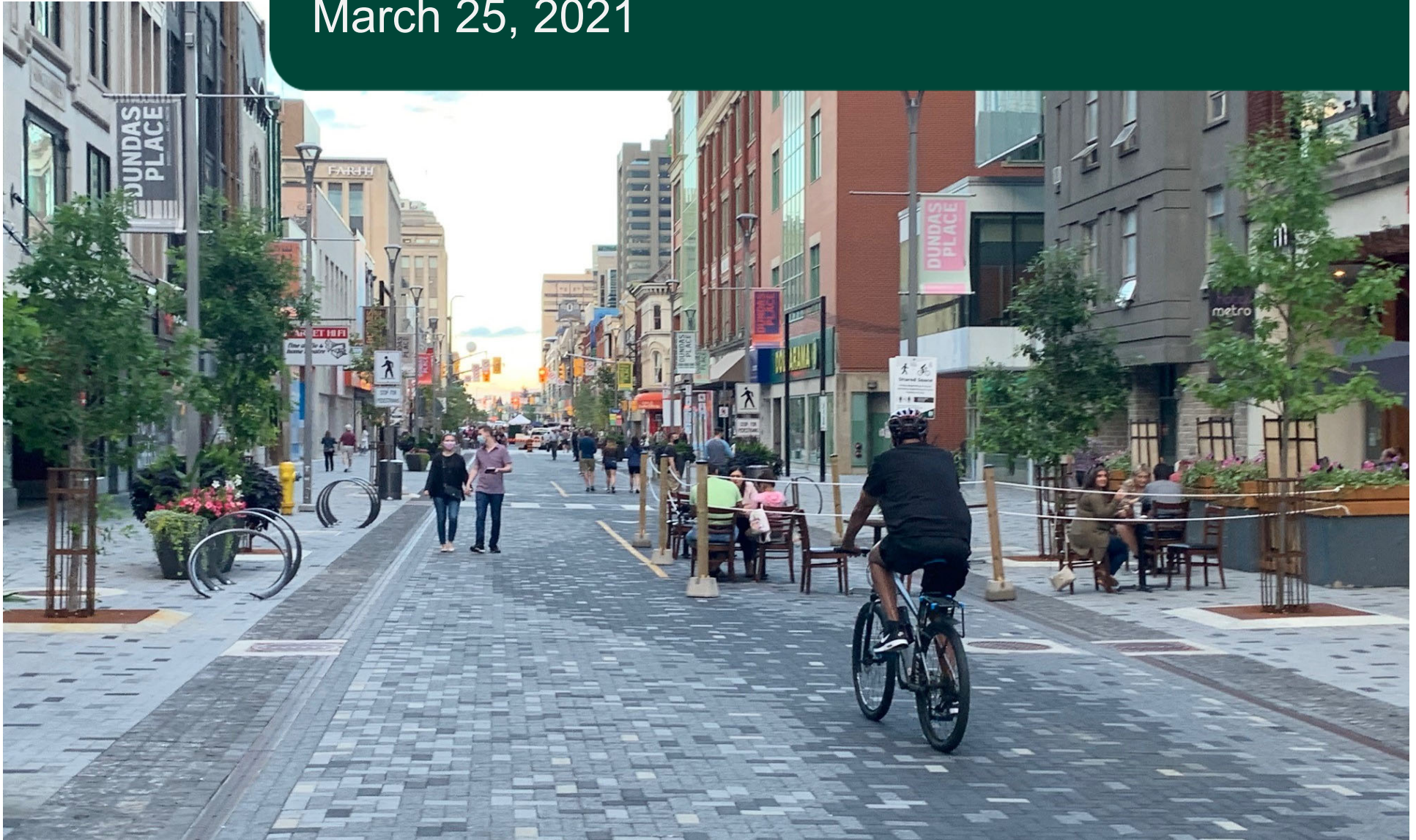


London  
CANADA

# 2021 Core Construction Mitigation

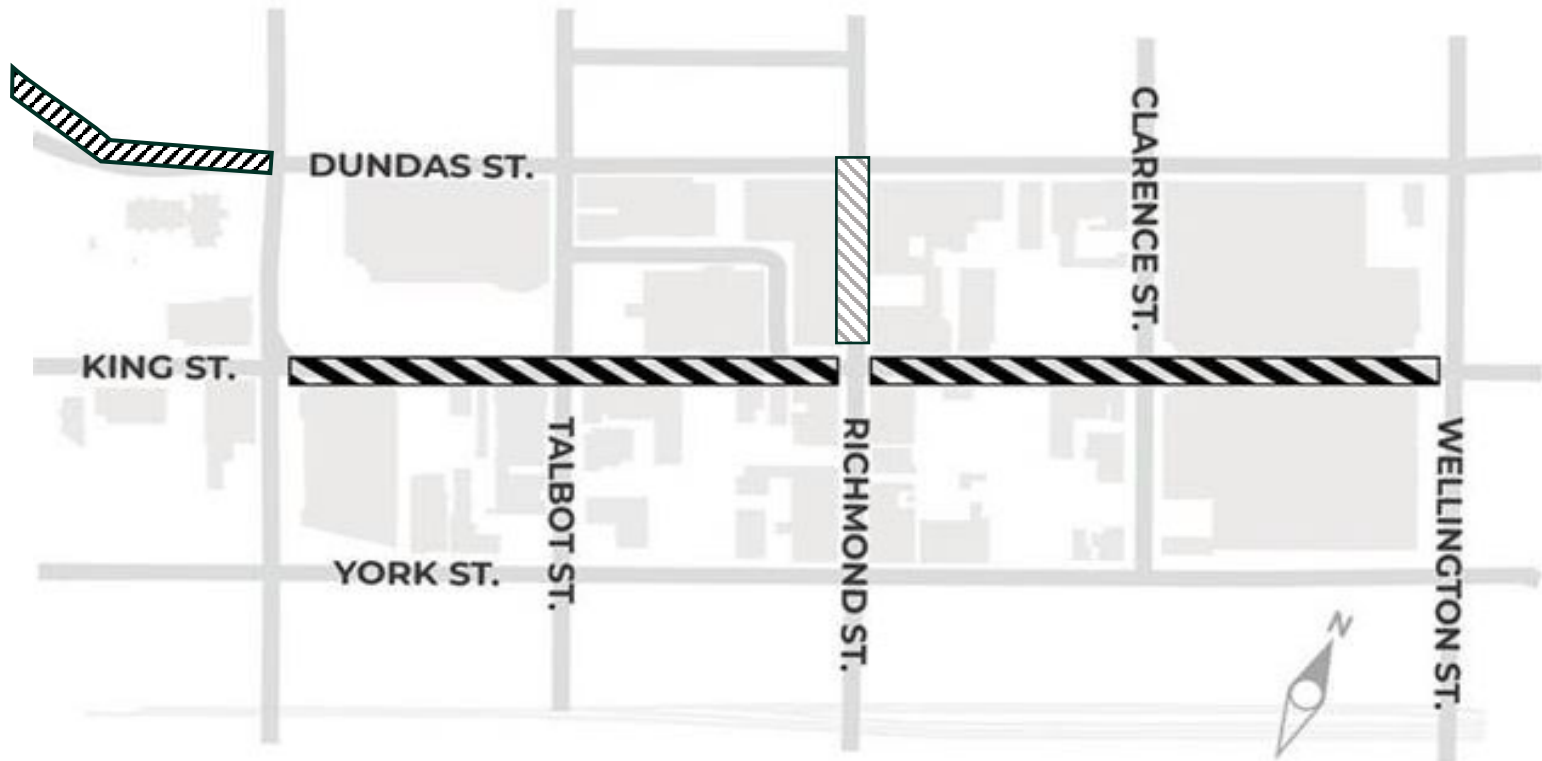
## Accessibility Advisory Committee

March 25, 2021





# 2021 Core Construction



- Downtown Loop Project
  - (requires closure to vehicles on King Street east of Richmond Street)
- Thames Valley Parkway – Dundas Place Connection Project
- Richmond Street Renewal – finishing touches in 2021



# 2021 Core Construction

## **Civic Works Committee direction:**

“...the Civic Administration be directed to bring forward a report to the March 30, 2021 Civic Works Committee to amend the Traffic and Parking By-law to create a temporary bicycle lane pilot project on Dundas Place during the 2021 construction season.”



# Considerations on Dundas Place

- Dundas Place is a flex street with a 30 km/h posted speed limit
- Minimal fixed elements to facilitate activations
- Between 1,000 and 5,000 motor vehicles per day
- Uni-directional bike lanes at both ends of Dundas Place
- Pockets of loading zones and parking
- COVID-19 business impacts
- Current loading and parking concerns





# Design alternatives considered

Temporary cycling improvement alternatives that were considered on Dundas Place:

- Bi-directional bike lanes
- Uni-directional bike lanes
- Traffic Diversion

# Current conditions

- Cyclists in mixed traffic in the existing flex street configuration



(All Dundas Place cross sections are facing east)





# Alternative: Bi-directional bike lanes

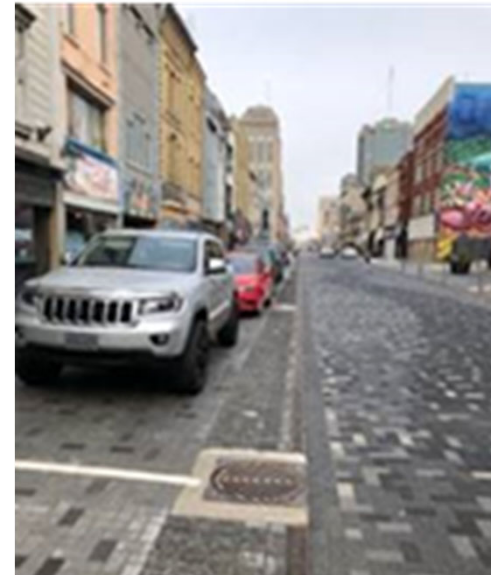
- General vehicle traffic reduced to eastbound only
- Westbound and eastbound bike lanes on the north side of Dundas Place
- Sporadic planter barriers while retaining flexibility for events and activations
- Requires removal of north side loading zones and parking. Retains south side loading/parking.
- Requires additional traffic signal heads and separate signal phases for motor vehicles and bikes to connect to uni-directional lanes on either end of Dundas Place and to maintain cyclist and driver turns at intervening intersections.





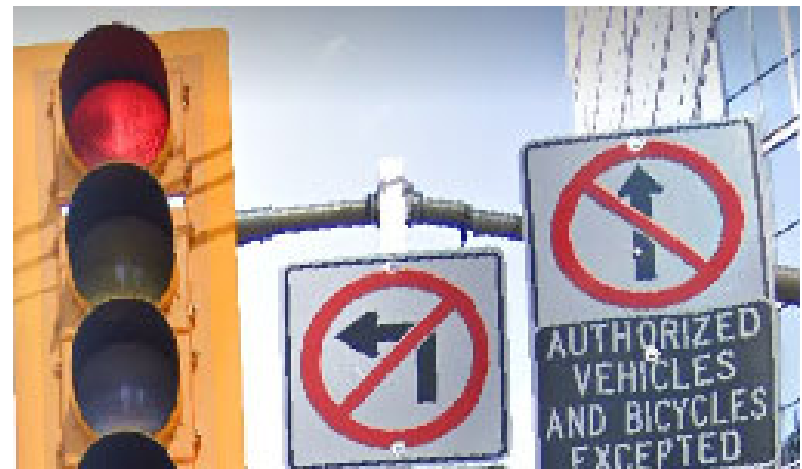
# Alternative: Uni-directional bike lanes

- Centre lane general traffic reduced to eastbound only for motor vehicles
- Eastbound and westbound bike lanes added on south and north side
- A buffer of 0.85 m between parked cars and bike lane
- Sporadic planter barriers where possible while retaining flexibility for events and activations



# Alternative: Traffic Diversion

- Impose motor vehicle traffic turn restrictions at some intersections to create a reduction in through traffic on Dundas Place
- Cyclists in mixed traffic in flex street configuration
- Retains flexibility for events and activations with mixed traffic travel





# Thank you for your input

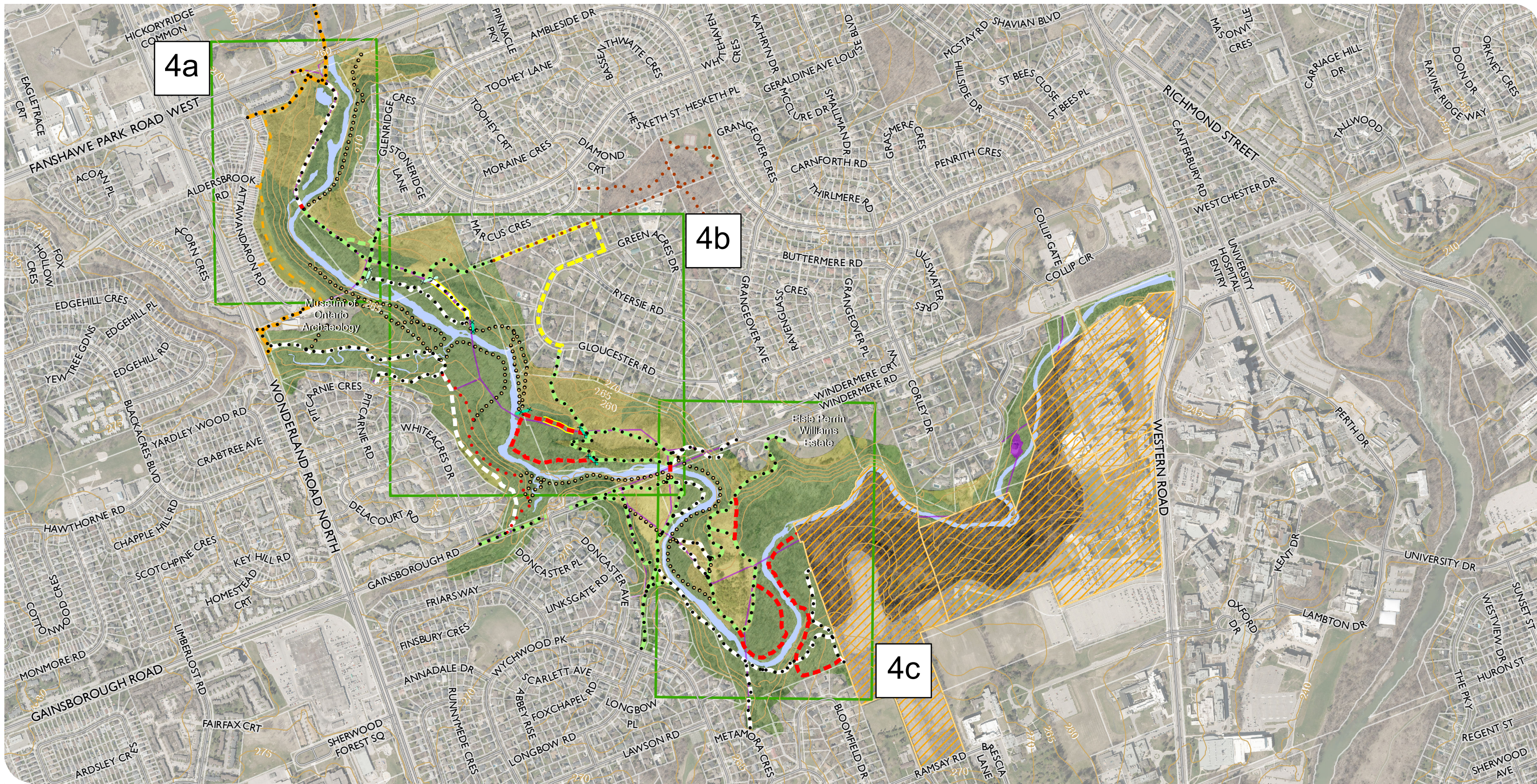
## Input to date:

- Business owners concerned about more disruption on Dundas Place and loading/parking
- Cycling desire for improved operations
- Consideration of the vision for the flex street
- Blind Square Dundas Place Pilot Project in 2021

**ACCAC is invited to provide input.**

**Thank you!**





**CITY OF LONDON**  
 CONSERVATION MASTER PLAN  
 MEDWAY VALLEY HERITAGE FOREST ESA (SOUTH)

**FIGURE 4**  
 ENVIRONMENTAL MANAGEMENT STRATEGY:  
 PROPOSED SUSTAINABLE TRAIL  
 CONCEPT PLAN



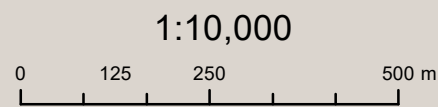
THE PROPOSED CONCEPT PLAN COMPLIES WITH THE  
 COUNCIL APPROVED GUIDELINES FOR MANAGEMENT  
 ZONES AND TRAILS IN ESAS (2016) AND AODA LEGISLATION

MAP DRAWING INFORMATION:  
 DATA PROVIDED BY MNR (2017) &  
 CITY OF LONDON (2016)

MAP CREATED BY: JWH  
 MAP CHECKED BY: JLP  
 MAP PROJECTION: NAD 1983 UTM Zone 17N

- Trail Closed Barricade
- Seasonal Barrier / Access Gate
- City Trail Outside of ESA
- Closed Trail<sup>1</sup>
- Informal Trail<sup>1</sup>
- Managed Trail
- Temporarily Closed Trail<sup>2</sup>
- Future Connection Outside the ESA
- Level One Trail
- Level Two Trail
- Level Three Trail
- Improved Trail Surface
- Contour (5 metre Elevation)
- Property Boundaries
- Utility Overlay (4 m)
- Western/Huron Properties
- Watercourse (also Nature Reserve)

- Management Zone**
- Nature Reserve
- Natural Environment



<sup>1</sup>INFORMAL AND CLOSED EXISTING TRAILS DOCUMENTED DURING PHASE I ARE TO BE CLOSED AND RESTORED (SEE R016 ON FIGURE 2).  
<sup>2</sup>TEMPORARILY CLOSED TRAIL TO BE REOPENED/ REALIGNED. SECTIONS NOT REALIGNED WILL BE CLOSED AND RESTORED



**CITY OF LONDON**  
 CONSERVATION MASTER PLAN  
 MEDWAY VALLEY HERITAGE FOREST ESA (SOUTH)

**FIGURE 4a**  
 ENVIRONMENTAL MANAGEMENT STRATEGY:  
 PROPOSED SUSTAINABLE  
 TRAIL CONCEPT PLAN

Seasonal Barrier / Access Gate  
 Contour (5 metre Elevation)

**Existing Trails**  
 City Trail Outside of ESA  
 Closed Trail<sup>1</sup>  
 Informal Trail<sup>1</sup>  
 Managed Trail

**Managed Trails**  
 Future Connection Outside the ESA  
 Level One Trail  
 Level Two Trail  
 Level Three Trail  
 Improved Trail Surface

Butternut  
 False Rue Anemone

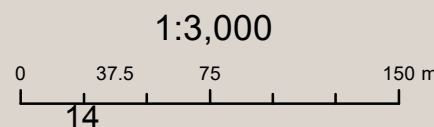
Amphibian Breeding Habitat  
 Habitat for Rare Species (American Gromwell)  
 Habitat for Rare Species (Cream Violet)  
 Habitat for Rare Species (Shrubby St. John's Wort)  
 Habitat for Special Concern Species (Green Dragon)  
 Seeps and Springs Area

**Management Zone**  
 Nature Reserve  
 Natural Environment  
 Utility Overlay (4 m)  
 Watercourse (also Nature Reserve)



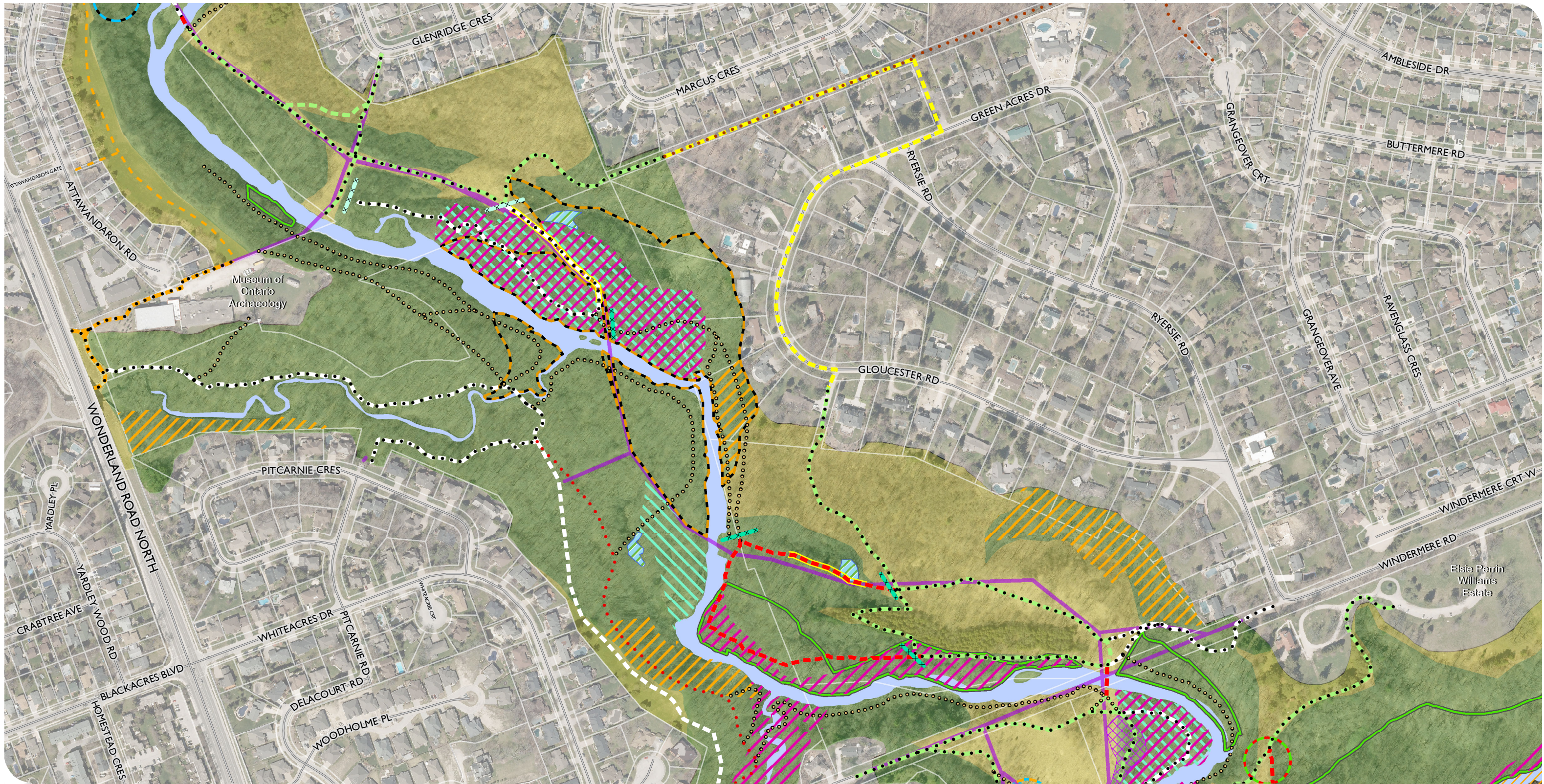
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**CITY OF LONDON**  
 CONSERVATION MASTER PLAN  
 MEDWAY VALLEY HERITAGE FOREST ESA (SOUTH)

**FIGURE 4b**  
 ENVIRONMENTAL MANAGEMENT STRATEGY:  
 PROPOSED SUSTAINABLE  
 TRAIL CONCEPT PLAN

- Western/Huron Properties
- Trail Closed Barricade
- Seasonal Barrier / Access Gate
- Contour (5 metre Elevation)

- Existing Trails**
- City Trail Outside of ESA
  - Closed Trail<sup>1</sup>
  - Informal Trail<sup>1</sup>
  - Managed Trail
  - Temporarily Closed Trail<sup>2</sup>

- Managed Trails**
- Future Connection Outside the ESA
  - Level One Trail
  - Level Two Trail
  - Level Three Trail
  - Improved Trail Surface

- Butternut
- Cucumber Magnolia
- False Rue Anemone
- Kentucky Coffee-tree

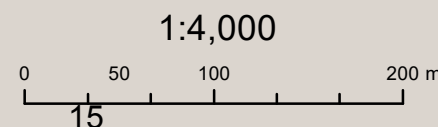
- Amphibian Breeding Habitat
- Habitat for Rare Species (American Gromwell)
- Habitat for Rare Species (Cream Violet)
- Habitat for Rare Species (Slender Satin Grass)
- Habitat for Special Concern Species (Green Dragon)
- Seeps and Springs Area

- Management Zone**
- Nature Reserve
  - Natural Environment
  - Utility Overlay (4 m)
  - Watercourse (also Nature Reserve)



MAP DRAWING INFORMATION:  
 DATA PROVIDED BY MNRF (2017) &  
 CITY OF LONDON (2016)

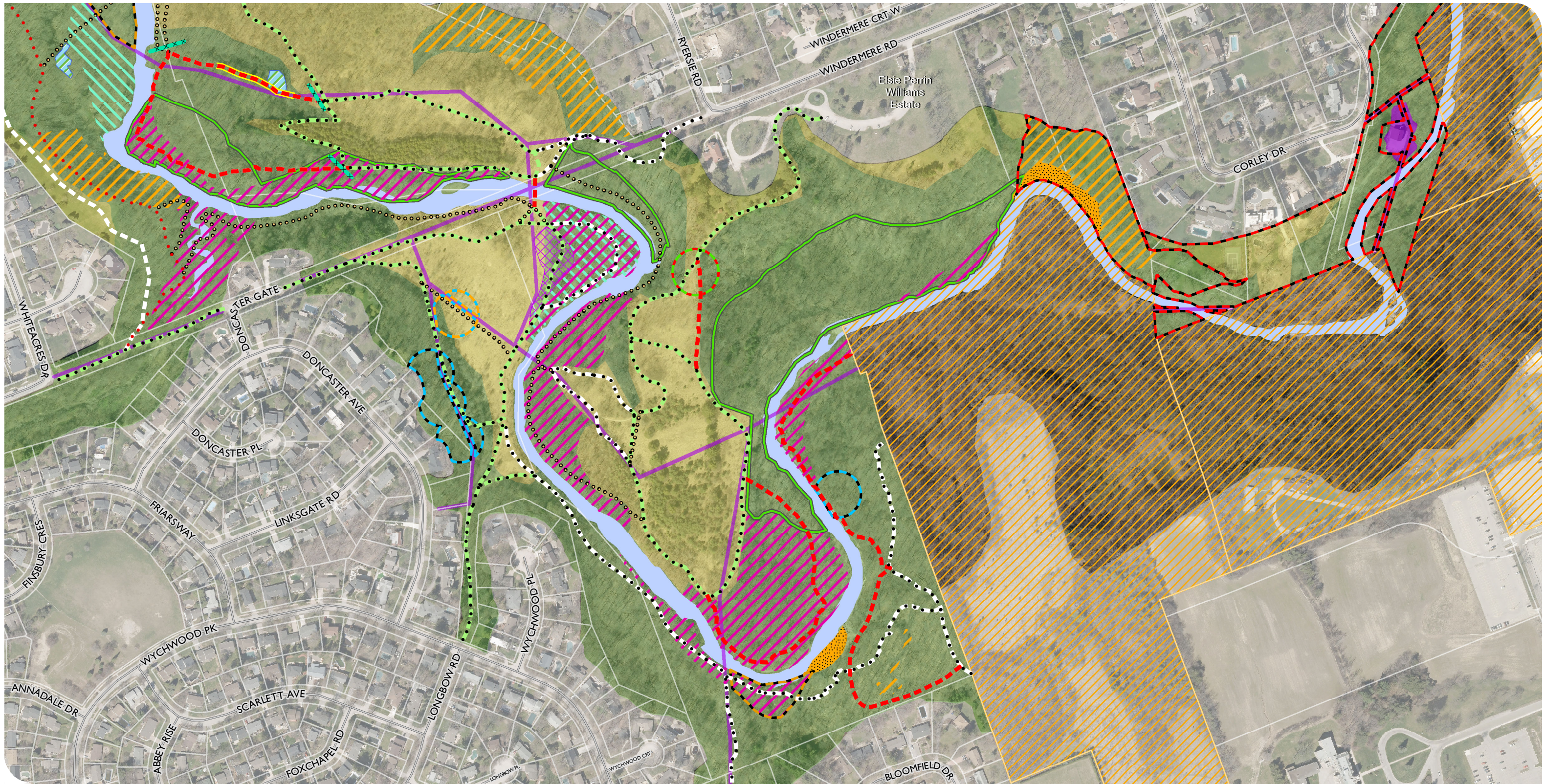
MAP CREATED BY: JWH  
 MAP CHECKED BY: JLP  
 MAP PROJECTION: NAD 1983 UTM Zone 17N



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PROJECT: 17-5428 STATUS: DRAFT DATE: 2021-03-08





**CITY OF LONDON**  
 CONSERVATION MASTER PLAN  
 MEDWAY VALLEY HERITAGE FOREST ESA (SOUTH)

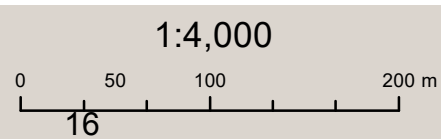
**FIGURE 4c**  
 ENVIRONMENTAL MANAGEMENT STRATEGY:  
 PROPOSED SUSTAINABLE  
 TRAIL CONCEPT PLAN

<ul style="list-style-type: none"> <li> Western/Huron Properties</li> <li> Trail Closed Barricade</li> <li> Contour (5 metre Elevation)</li> </ul>	<p><b>Existing Trails</b></p> <ul style="list-style-type: none"> <li> Closed Trail<sup>1</sup></li> <li> Informal Trail<sup>1</sup></li> <li> Managed Trail</li> <li> Temporarily Closed Trail<sup>2</sup></li> </ul>	<p><b>Managed Trails</b></p> <ul style="list-style-type: none"> <li> Level One Trail</li> <li> Level Two Trail</li> <li> Improved Trail Surface</li> </ul>	<ul style="list-style-type: none"> <li> Butternut</li> <li> Cucumber Magnolia</li> <li> False Rue Anemone</li> <li> Kentucky Coffee-tree</li> <li> Queensnake</li> </ul>	<ul style="list-style-type: none"> <li> Amphibian Breeding Habitat</li> <li> Colonially-Nesting Bird Breeding Habitat (Bank and Cliff)</li> <li> Habitat for Rare Species (American Gromwell)</li> <li> Habitat for Rare Species (Cream Violet)</li> <li> Habitat for Rare Species (Slender Satin Grass)</li> <li> Habitat for Special Concern Species (Green Dragon)</li> <li> Seeps and Springs Area</li> </ul>	<p><b>Management Zone</b></p> <ul style="list-style-type: none"> <li> Nature Reserve</li> <li> Natural Environment</li> <li> Utility Overlay (4 m)</li> <li> Watercourse (also Nature Reserve)</li> </ul>
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PROJECT: 17-5428 STATUS: DRAFT DATE: 2021-03-08





# Major Projects 2021 Rapid Transit Update



Accessibility Advisory Committee

March 23, 2021

# What we're working on this year:

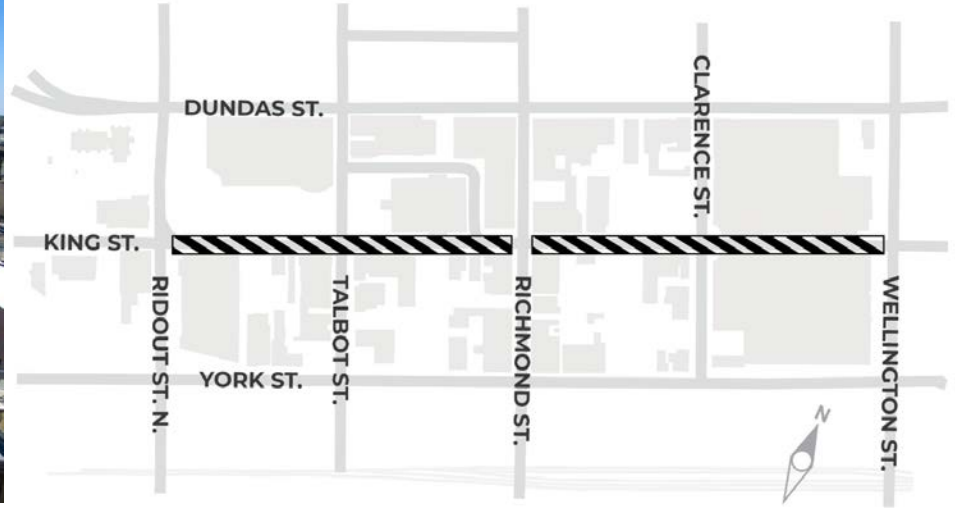
## Downtown Loop (2021-2023):

Phase 1 construction starts in April

Includes King Street from Ridout Street to Wellington Street



# Overview

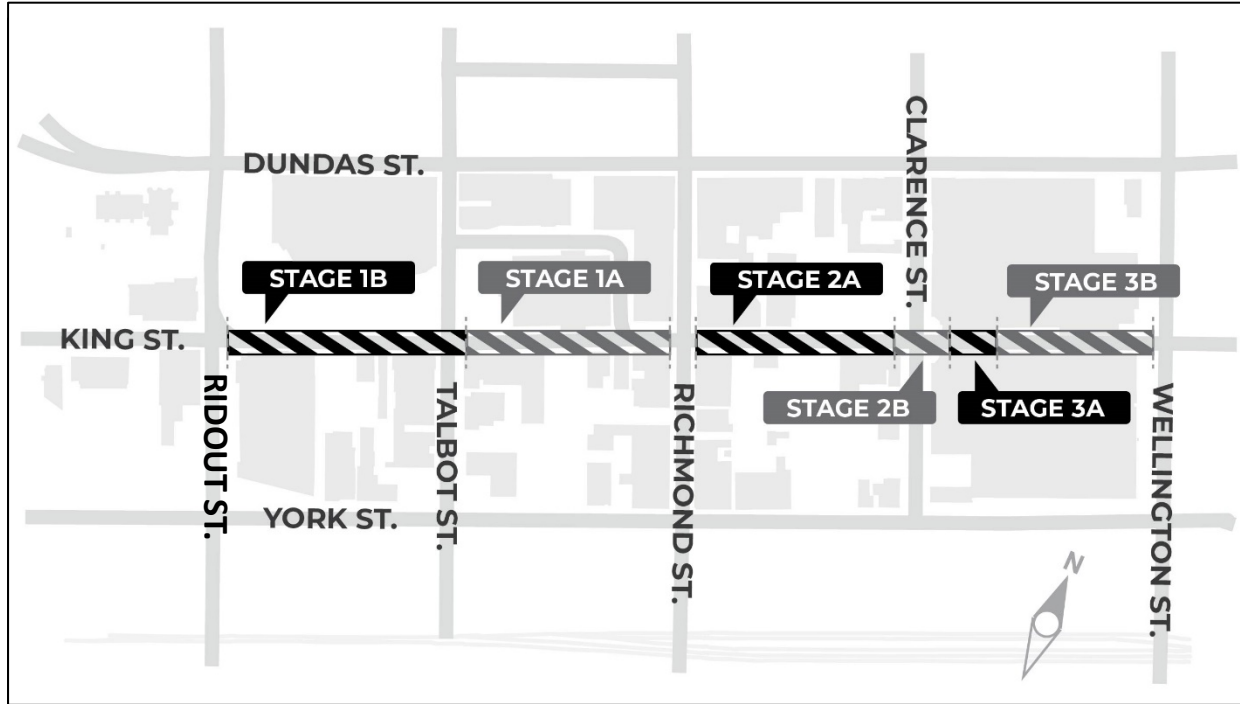




# Work details

- New curbside bus-only lanes
- Two new rapid transit bus stops (at Talbot Street and at Wellington Street)
- Watermain replacement
- Sewer separation (between Richmond Street and Wellington Street)
- Private drain connection renewals
- Utility upgrades
- Streetscape improvements
- Tree removals and replanting
- On-street parking and loading adjustments
- Concrete curb replacement
- New asphalt road surface

# Construction staging



- **Stage 1A** – Talbot to Richmond
- **Stage 1B** - Ridout to Talbot
- **Stage 2A** - Richmond to Clarence
- **Stage 2B** - Clarence intersection to east of Clarence
- **Stage 3A** - East of Clarence to east of Citi Plaza parking garage exit
- **Stage 3B** - East of Citi Plaza parking garage exit to Wellington

Construction is planned to commence in April on Stages 1A and 2A (concurrently), then proceeding to 1B and 2B, then to 3A and 3B. It is anticipated that construction will continue until December 2021, with limited carryover work in spring 2022.

# Mitigating transportation impacts

## **Accessibility**

Safe, accessible path of travel will be provided for all pedestrians through or around the construction site.

## **Pedestrians**

Safe, accessible pedestrian facilities provided on at least one side of the street at all times. Signage installed for any pedestrian detours and to help navigate temporary sidewalk closures.

## **Transit Users**

London Transit (LTC) bus service will be detoured from King St to York St during construction.

## **Motorists**

One lane of traffic will be maintained for Stage 1 work between Ridout St and Richmond St. Stages 2 and 3 between Richmond St and Wellington St will require long duration full road closures. Detour signage will be installed to direct motor vehicle traffic to York St. Driveway access will be maintained to the extent possible.

## **Cyclists**

During construction, the temporary bike lane on King St will be removed; cyclists will be directed to Dundas St.

# Proposed timeline

Recent and upcoming key milestones:

- Design completed: December 2020
- Construction contract approval: February 2021
- Pre-construction notice: March 3, 2021
- **Pre-construction meeting: March 25, 2021**
- Construction commencement: April 2021
- Construction updates will be provided regularly throughout construction
- Construction completion: December 2021 (with limited spring 2022 carry-over work)

# Other accessibility considerations

Accessibility needs considered when designing the revitalized streetscape:

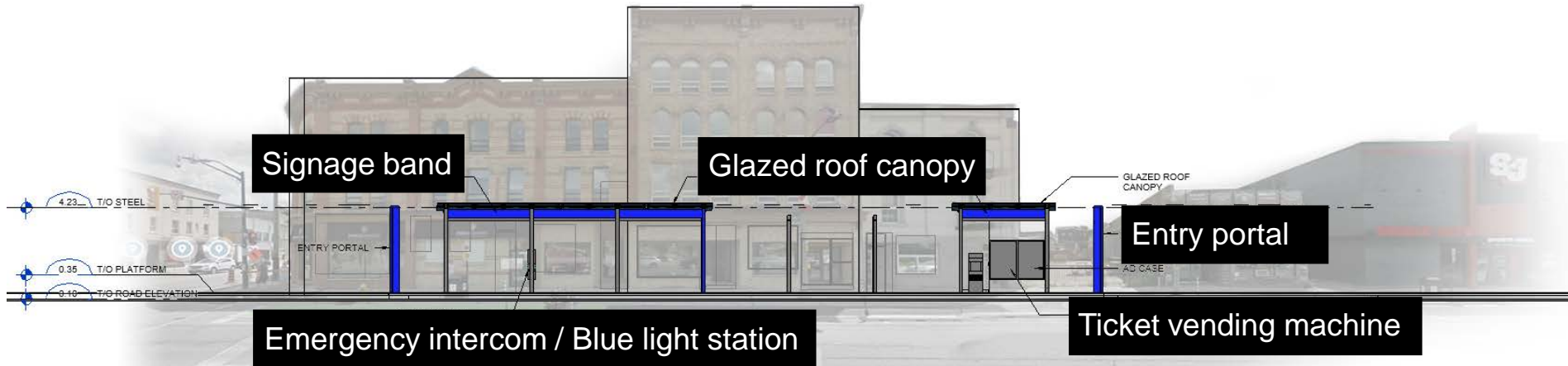
- Resized pedestrian zones
- AODA requirements for grading and ramps
- Contrasting textures such as tactile plates
- Lighting considerations
- Surface treatments
- Station design



# We're listening - stations



Londoners provided valuable input on station design. Building on input received, the City is implementing the following station design elements.



# Station designs



# Conceptual renderings



# Accessibility during construction

Some of the ways accessibility needs are communicated and managed through construction:

- Detailed information via webinar and pre-construction notice
- Digital and print resources
- Navigation signage
- Accessibility concierge
- Input from accessibility experts and committee



# Major projects

**East London Link (2022-2024)**

**Wellington Gateway (2023-2026):**

Detailed design underway





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# Downtown Sidewalk and Enhanced Crosswalk Treatments

March 25, 2021

# Introduction

- Work is underway to implement the rapid transit plans within the downtown.
- This provides an opportunity to improve the condition of sidewalks and crosswalks within the downtown.
- Our goal is to improve the user experience by updating and standardizing the sidewalk surface treatment and enhancing a number of crosswalks.

# Proposed Sidewalk Materials

**Brushed Concrete**



**Exposed Aggregate Concrete**





# Material Contrast

**Existing sidewalk conditions on  
York Street**



**Existing sidewalk conditions on  
King Street**



# Proposed Sidewalk Treatment

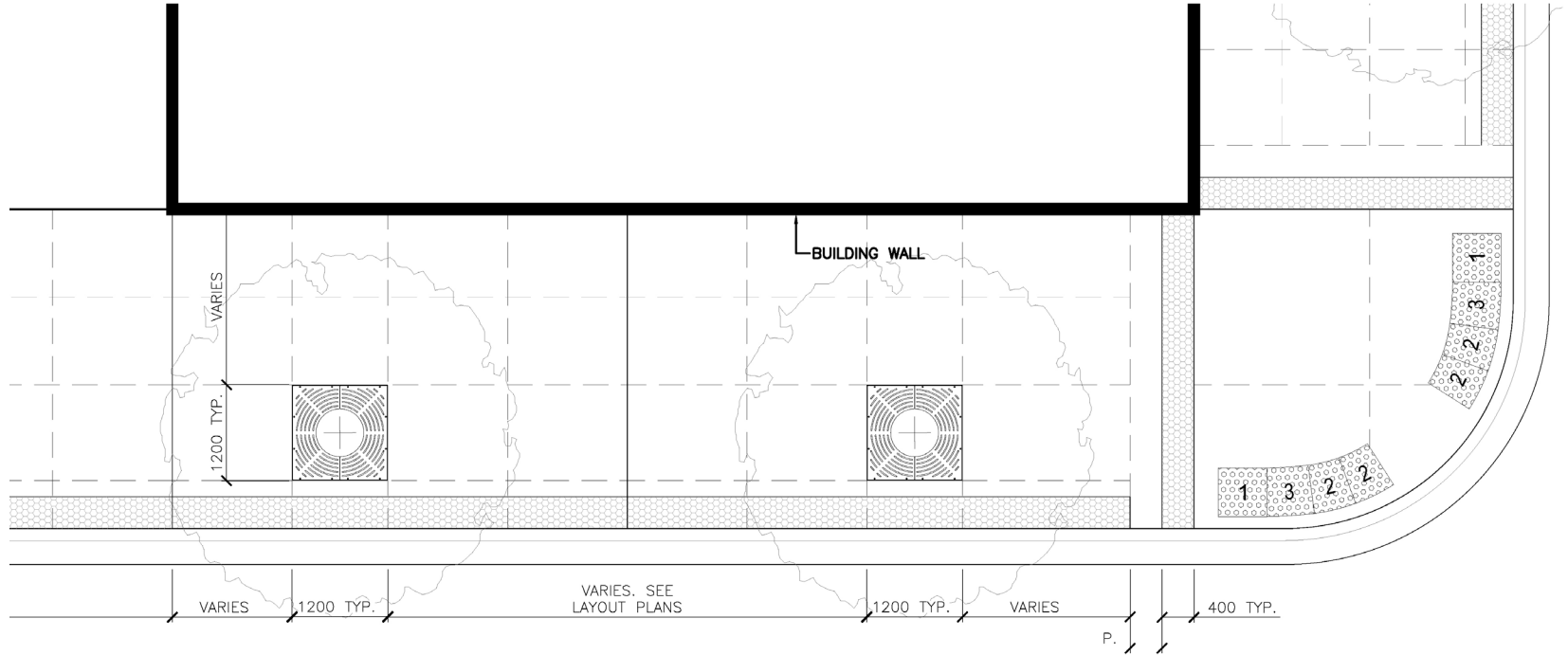
**Decorative band along the curb**



**Decorative band at street corners**



# Proposed Sidewalk Treatment



# Proposed Enhanced Crosswalks

- The enhanced treatment would be applied at intersections in close proximity to rapid transit stations.
- The enhanced treatment would include:
  - Asphalt stamped with an interlocking brick pattern.
  - White ladder markings (not shown in photo).



Hi Karl,

After receiving the pictures of York Street & Talbot Street, a visit to the site was made and the following observations / conclusions have been made by myself, Orientation & Mobility Specialist Jessica Bowman & Orientation & Mobility Specialist Sheila Dinnin regarding the accessibility of the Boulevard enhancements / Sidewalk treatment plan for people with vision loss:

- While the decorative bands through the sidewalk do not appear to be significant in colour contrast or texture, we have to consider the likelihood of these decorative bands causing confusion to pedestrians with vision loss travelling along the sidewalk and they should be reconsidered for this reason. While wet weather conditions may increase the contrast it is still grey on grey and therefore not a significant enough difference to provide wayfinding information, rather it may end up creating visual confusion. As the textured surface wears over time there is concern that it could become a tripping hazard or cause a hindrance for white cane users due to the possibility of their cane getting caught on the uneven surface.
- Another point we would like to bring to your attention is how the placement of the green electrical box on the northwest corner of York & Ridout acts as an obstacle & poses risk for people with vision loss.

When considering environmental accessibility Vision Loss Rehabilitation refers to Clearing Our Path. Below are some sections which are relevant to the discussion of the sidewalk on York Street and Talbot Street:

### **Paths of Travel**

A path of travel is any space in a public facility where people might reasonably be expected to move from one point to another. It's essential to pay attention to the design of paths of travel when considering people impacted by blindness. An accessible route will allow them to navigate public spaces safely and independently.

An accessible path of travel should ideally be straight, with turns as equal to 90 degrees as possible. Ensure the path's surfaces are firm, stable, slip resistant and free of glare. Avoid using busy and heavily patterned surfaces, which can result in visual confusion and disorientation.

Pedestrian paths of travel should be designed to intersect as close to a right angle as possible, and the intersecting paths should continue in straight lines.

A straight path is easier to follow for people impacted by blindness. Curved or winding paths are more difficult to detect, more difficult to describe when giving verbal directions and more difficult for frequent users to memorize. Primary paths of travel that are clearly differentiated from the surrounding area are much easier to navigate. In large open outdoor and indoor areas,

consider using textured surfaces to differentiate paths of travel from adjacent areas.

### **Sidewalks and Bike Lanes**

A lot of useful information can be integrated into a sidewalk's infrastructure. Wayfinding cues can be incorporated into the surface to assist pedestrians, including directional changes, nodes to indicate decision-making areas, entrances to key facilities and buildings, sidewalk/road boundaries and more.

Information can be communicated through the use of textural and/or colour changes in the sidewalk's infrastructure. In some cases, information such as street names is being integrated into sidewalks that approach intersections. Nodes can indicate to pedestrians that multiple routes of travel are in the area.

### **Colour and Brightness Contrast**

In the built environment, colour and brightness contrast can be used effectively for many purposes. It can be used to identify a door opening, to draw attention to signage and to define a route of travel. It can also be used for orientation. For example, a building designer may opt to use different colours for different sections or floors in a building. However, consistency and simplicity are also important. Providing colour and brightness contrast at every turn or change in architectural detail can be confusing.

Wherever possible, the colour and brightness contrast of key elements in the built environment should be at least 50 per cent (higher levels are preferred). The colour and brightness contrast on signs and pictograms should be at least 70 per cent.

Please let me know if you need any clarification or if you have any further questions as I would be happy to answer them.

Kindest regards,

Amy Malcho  
Orientation & Mobility Apprentice  
Vision Loss Rehabilitation Ontario  
749 Base Line Road E.  
London, ON  
N6C 2R6



A family enjoying their garden plot in summer 2020



A bulletin board with sharing box at Proudfoot Garden



New central pathway at Reservoir Garden



Thames Community Garden accessible plot





Lorne Avenue Park Playground with sensory garden (in construction)



East Community Center Playground with rubber safety surfacing (in construction)



Pilot project – rubber tiles in Blackwell Park Playground (in construction)



Accessibility Criteria – to evaluate Play Equipment Proposals 2020

**Typical Neighbourhood Park Playground** (e.g. small playground with upgrade of existing equipment or in new neighbourhood park)

- a. access to play equipment – play structure has at a minimum a **transfer station**
- b. number of additional play opportunities available at ground level or by ramp / transfer stations and the quality, variety and uniqueness of those play experiences (Annex H)
- c. inclusive components and some level of independent play by users with disabilities (not only play panels), mutual and inclusive play between all users is encouraged, including play equipment requiring 2 or more persons to play together
- d. desirable components: *list any desirable component specific to the project*
- e. consideration of physical and sensory disabilities such as mobility, hearing (auditory stimulation), low or no vision (colour contrast), reaching and /or dexterity disabilities (fine motor skills development and textures for tactile stimulation), vestibular stimulation (experience of movement), quiet retreat (to prevent over-stimulation), and cognitive stimulation (acting, memory).
- f. compacted engineered woodchip with wear mats as safety surfacing.

**District Playground** (e.g. large playground located in District Park or by Community Centre, upgrade of Saturn Playgrounds)

- a. access to play equipment - at a minimum, **partial ramp access** to a play structure that leads to a play opportunity and quality and variety of play experiences available by ramp
- b. number of additional play opportunities available at ground level or by ramp / transfer stations and the quality, variety and uniqueness of those play experiences (Annex H)
- c. inclusive components and some level of independent play by users with disabilities (not only play panels), mutual and inclusive play between all users is encouraged, including play equipment requiring 2 or more persons to play together
- d. desirable component: *list any desirable components specific to the project*
- e. consideration of physical and sensory disabilities such as mobility, hearing (auditory stimulation), low or no vision (colour contrast), reaching and /or dexterity disabilities (fine motor skills development and textures for tactile stimulation), vestibular stimulation (experience of movement), quiet retreat (to prevent over-stimulation), and cognitive stimulation (acting, memory).
- f. artificial safety surfacing (such as rubber) covers the whole area

# 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.



London  
CANADA

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

February 24, 2021

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

C. Saunders  
City Clerk

K. Koltun  
Supervisor, Policy and Strategic Issues

I hereby certify that the Municipal Council, at its meeting held on February 23, 2021 resolved:

That the following actions be taken with respect to the 1st Report of the Accessibility Advisory Committee from its meeting held on January 28, 2020:

a) 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:

- i) 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,
- ii) 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;

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

- i) the above-noted Terms of Reference, as appended to the agenda, BE RECEIVED; and,
- ii) the Civic Administration BE REQUESTED to consider adding additional provisions concerning ableism when drafting the updated ACCAC Terms of Reference document;

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

d) clauses 1.1, 1.2, 3.1, 3.2, 3.4, 5.1, 5.3, 5.4 and 5.5 BE RECEIVED. (2.1/4/CPSC)



B. Westlake-Power  
Deputy City Clerk  
/jb

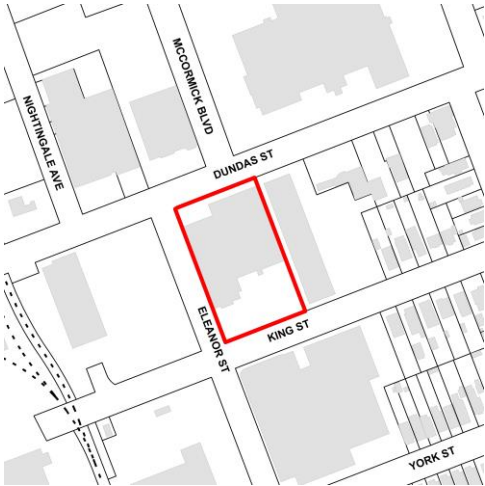
cc: D. MacRae, Director, Roads and Transportation  
M. Schulthess, Deputy City Clerk  
B. Westlake-Power, Deputy City Clerk  
Chair and Members, Accessibility Advisory Committee  
P. McClennan, Executive Assistant to the Managing Director, Environmental and  
Engineering Services and City Engineer



# NOTICE OF REVISED APPLICATION & NOTICE OF PUBLIC MEETING

## Official Plan and Zoning By-law Amendments

### 1153-1155 Dundas Street



**File: O-9207 & Z-9198**

**Applicant: City of London & Zelinka Priamo Ltd.  
What is Proposed?**

Official Plan and Zoning amendments to allow:

- a mix of office, retail, artisan workshops, restaurant, craft brewery,
- a reduction of parking to permit fifty-five (55) on-site parking spaces, and
- outdoor patios up to a total of 225 m<sup>2</sup> to be exempt from parking requirements.

## YOU ARE INVITED!

Further to the Notice of Application you received on May 20, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, March 29, 2021, no earlier than 5:00 p.m.

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

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

Laurel Davies Snyder  
lsnyder@london.ca  
519-661-CITY (2489) ext. 4651  
City Planning, City of London,  
206 Dundas St., London ON N6A 1G7  
File: O-9207 & Z-9198

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

To speak to your Ward Councillor:

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.**

# Application Details

## Requested Amendment to the 1989 Official Plan

The City has initiated an Official Plan Amendment (OPA) to bring the 1989 Official Plan designation for these lands into conformity with the policies of The London Plan, the new Official Plan for the City of London. The requested amendment is to change the designation from Light Industrial (LI) to Main Street Commercial Corridor (MSCC) to permit a mix of uses including office, retail, artisan workshops, restaurant, and craft brewery.

## Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI2) Zone to a Business District Commercial Special Provision BDC( ) Zone to permit a mix of office, retail, artisan workshops, restaurant, craft brewery, and a site-specific regulation for a reduction of parking to permit fifty-five (55) on-site parking spaces and for outdoor patios up to a total of 225 m<sup>2</sup> to be exempt from parking requirements. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Light Industrial 2 (LI2)

**Permitted Uses:** Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop; Brewing on premises establishments; Service Trade; Existing Self-storage Establishments; Artisan Workshop; Craft Brewery; Dry cleaning and laundry plants; Food, tobacco and beverage processing industries excluding meat packaging; Leather and fur processing excluding tanning; Repair and rental establishments; Service and repair establishments; Service trades; Textile processing industries.

**Special Provision(s):** None

**Residential Density:** Not applicable.

**Height:** Maximum of 15 metres if abutting a residential zone; 50 metres if abutting a non-residential zone.

**Bonus Zone:** Not applicable.

### Requested Zoning

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

**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 Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience Service establishments; 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):** Reduction in parking requirements; exemption of outdoor patios of a maximum size from parking requirements.

**Residential Density:** This proposal does not contemplate residential uses; however residential uses are permitted in the BDC base zone. In BDC Zone variations, the height and density of each apartment building over the standard zone height and/or containing units outside existing structures, will be established through a zoning by-law amendment application, and be indicated on Schedule A of the Zoning By-law.

**Height:** No change to existing building height requested.

**Bonus Zone:** Not applicable.

A Heritage Impact Study (HIA), a Parking Justification Study, and a Planning Justification Report have been prepared to assist in the evaluation of this application.

## Planning Policies

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses which are identified in the BDC Zone.

## 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.

### 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 [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### 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. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## 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](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.

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

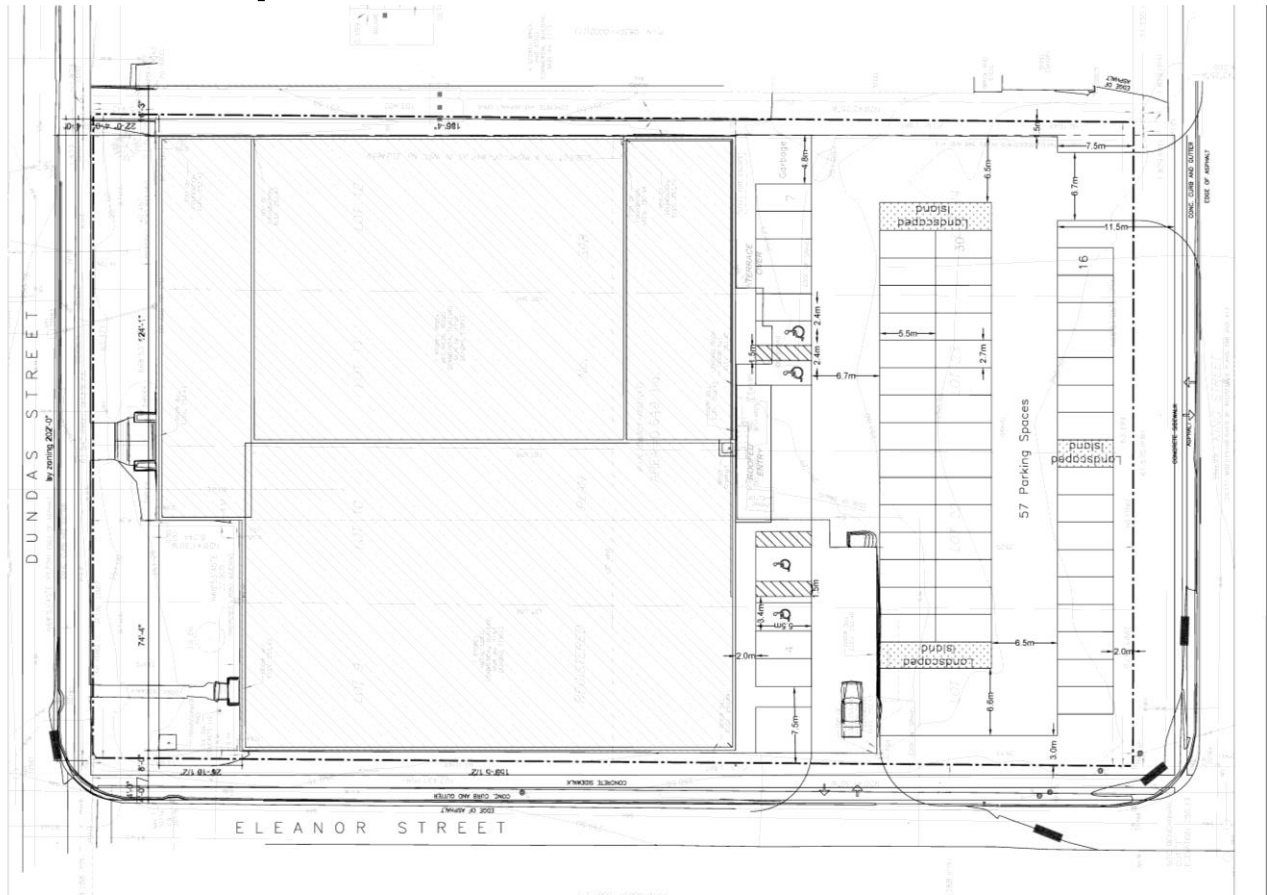
### **Notice of Collection of Personal Information**

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**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 by March 22, 2021 request any of these services.

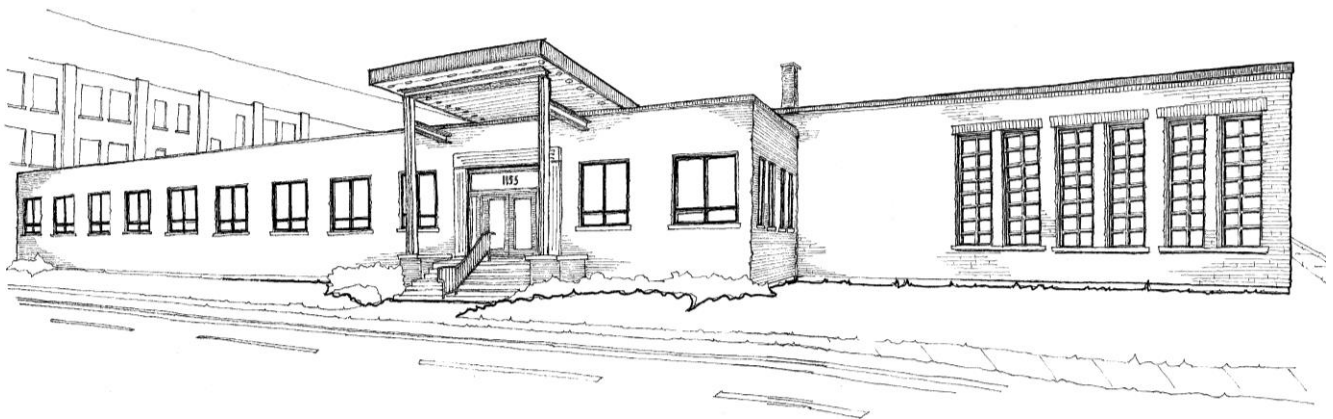
# Site Concept



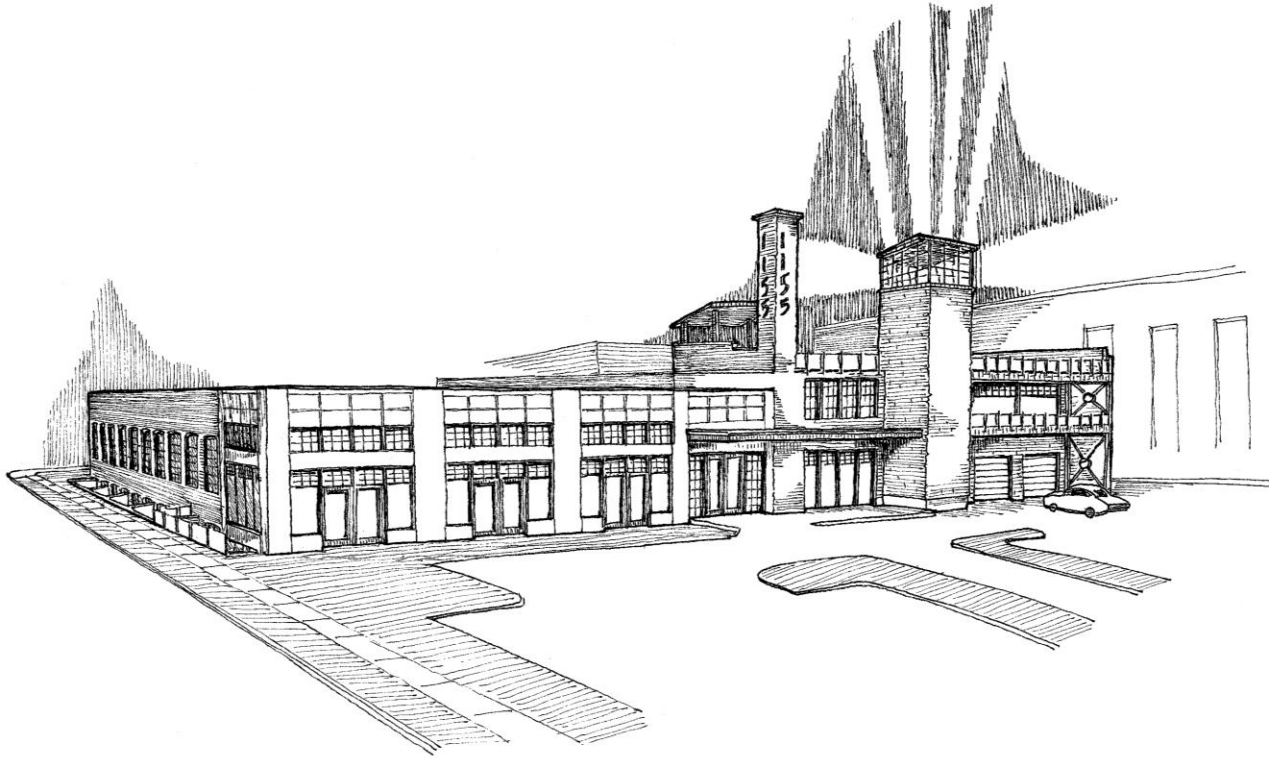
Site Plan Concept for 1153-1155 Dundas Street, October 2020

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

# Building Renderings



Conceptual illustration of the front of the building at 1153-1155 Dundas Street (looking south on Dundas Street)



Conceptual illustration of the rear of the building at 1153-1155 Dundas Street (looking north on King Street)

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



# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

**Please refer to the public meeting notice for all options available for you to participate in the planning process.**

## Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Speakers will be limited to five minutes of verbal presentation.
  - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk’s Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
  - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

## Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building.
- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

## Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.

# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 180 – 186 Commissioners Road West



File: O-9318/Z-9317

Applicant: City of London/180 Commissioners Road Inc.

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Four-storey apartment building with 40 dwelling units and 40 surface parking spaces



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 2, 2021**

Barb Debbert

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

519-661-CITY (2489) ext. 5345

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: O-9318/Z-9317

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

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

Paul VanMeerbergen

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

519-661-CITY (2489) ext. 4010

**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

## Requested Amendment to the 1989 Official Plan

To add a specific area policy to the Multi-family, Medium Density Residential designation to permit a maximum residential density of 105 units per hectare, in place of a maximum density of 75 units per hectare with the potential to bonus up to 100 units per hectare.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R9 Special Provision (R9-4(\_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Residential R1 (R1-9) Zone

**Permitted Uses:** A single detached dwelling on each lot

**Special Provision(s):** n/a

**Residential Density:** n/a

**Height:** maximum 12.0 metres

### Requested Zoning

**Zone:** Residential R9 Special Provision (R9-4(\_)) Zone

**Permitted Uses:** apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

**Special Provision(s):** establish Commissioners Road West as the front property line; and to permit a maximum height of 14.0 metres whereas the height is to be established on the zone map, a reduced maximum density of 105 units per hectare in place of 115 units per hectare, a minimum exterior side yard depth of 5.4 metres in place of 10.0 metres, a minimum interior side yard depth of 7.1 metres in place of 14 metres, a minimum parking rate of 1 space per residential unit in place of 1.25 spaces per residential unit, and balconies to be a minimum of 0.5 metres from the front lot line whereas balconies are permitted to project into required yards by 1.5 metres provided the projection is no closer than 3.0 metres to the lot line

**Residential Density:** 105 units per hectare (40 residential units)

**Height:** 14.0 metres (4 storeys)

The City may also consider establishing a maximum front yard depth.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-family, Medium Density Residential in the 1989 Official Plan, which permits multiple attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Neighbourhoods Place Type on a Civic Boulevard in The London Plan, permitting single-detached, semi-detached, duplex, triplex and fourplex dwellings, converted dwellings, townhouses, stacked townhouses, low-rise apartment buildings, small-scale community facilities, emergency care establishments, rooming houses and supervised correctional residences.

## 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; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- 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 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](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**

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### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.



# Building Renderings



View from Commissioners Road West

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



# Pre-Construction Notice: Downtown Loop and Municipal Infrastructure Improvements Phase 1: King Street

**Date:** March 3, 2021

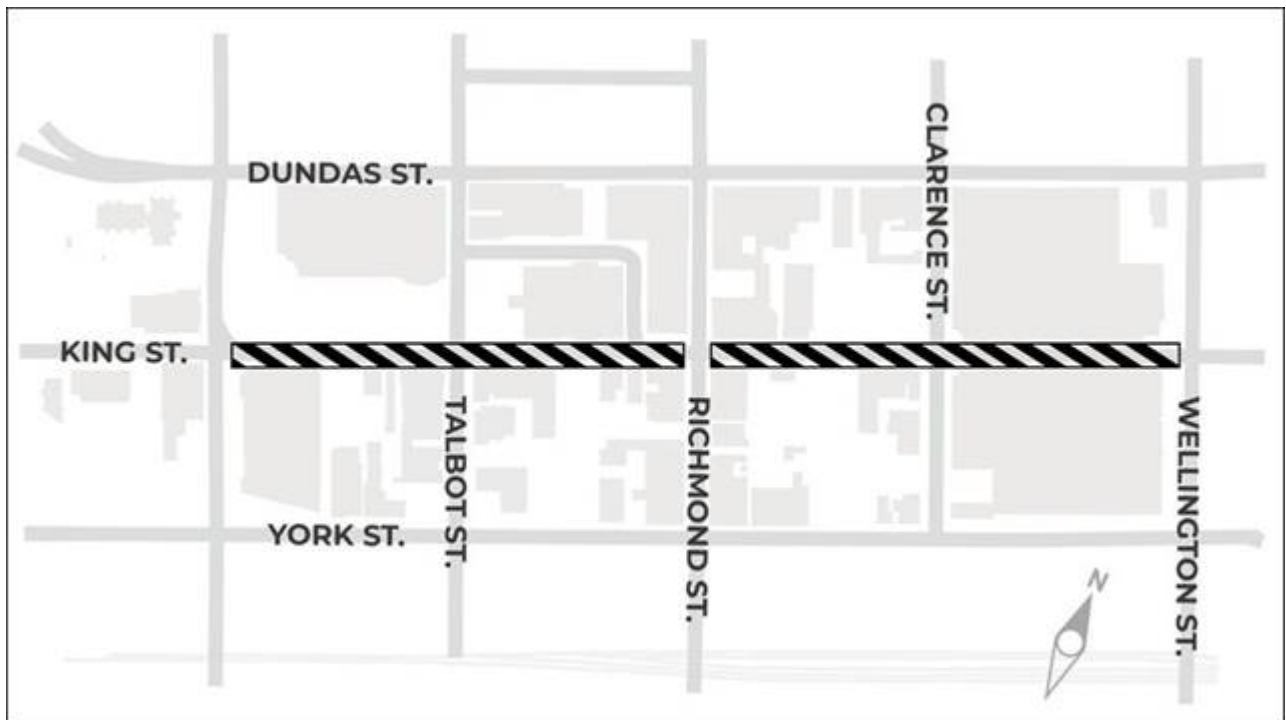
**To:** Resident and/or property owner

The City of London will soon begin construction on Phase 1 of Downtown Loop and Municipal Infrastructure Improvements on King Street, from Ridout Street North to Wellington Street. The Downtown Loop is the first of London’s new rapid transit projects and includes curbside bus-only lanes and enhanced rapid transit stops. Future phases of the Downtown Loop include Queens Avenue, Ridout Street North and Wellington Street. Construction of these future phases is planned for 2022–2023.

The project will add new streetscape elements as well as transportation and transit improvements above ground, while repairing and replacing aging sewers, watermains and other underground infrastructure. This letter provides details about the project and what to expect.

### Project Location:

The following map shows the project limits. Work is planned on King Street, from Ridout Street North to Wellington Street.




### Work Details:

- New curbside bus-only lanes
- Two new rapid transit bus stops (at Talbot Street and at Wellington Street)
- Watermain replacement
- Sewer separation to eliminate combined sewer system (between Richmond Street and Wellington Street)
- Sanitary sewer replacement (between Richmond and Wellington)
- Storm sewer replacement (between Richmond Street and Wellington Street)
- Private drain connection renewals
- Utility upgrades
- Streetscape improvements
- Tree removals and replanting (see Appendix B)
- On-street parking and loading adjustments
- Concrete curb replacement
- New asphalt road surface

### Proposed Timeline:

Next steps related to this project are listed below.

- Design completed: December 2020
- Construction contract approval: February 2021
- **Pre-construction notice: March 3, 2021**
- Pre-construction meeting: March 25, 2021 (see details on next page)

- 
- Construction commencement: April 2021
  - Construction updates will be provided regularly throughout construction
  - Construction completion: December 2021 (with limited spring 2022 carry-over work)

## **Pre-Construction Meeting:**

The City will be hosting a pre-construction meeting on March 25, 2021 via Zoom webinar. The project team will present an overview of how we will be managing the project, including impacts to nearby property owners, businesses and residents. The presentation will be followed by a Q&A session.

When: Thursday, March 25, 2021, 5:00 – 7:00 p.m.

Format: This meeting will be hosted as a Zoom webinar. Visit [getinvolved.london.ca/downtownloop](https://getinvolved.london.ca/downtownloop) for details on how to join.

Who should join: Anyone who lives, works, or owns property in the immediate project area, including nearby side-streets, is invited to participate.

This meeting will be recorded and a link to the recording will be posted to the project website.

## **COVID-19 Update:**

The City of London is proceeding with planned work in partnership with our contractors. We are committed to closely monitoring construction site conditions to ensure compliance with COVID-19 measures recommended by local, provincial, and federal health officials. If you have questions or concerns, please do not approach the contractor. We recommend reaching out to your City Project Manager (contact details are below) in order to minimize direct contact with our project team. All aspects of our projects may be subject to change based on further COVID-19 developments.

## **Transportation Impacts:**

### **Accessibility**

A safe and accessible path of travel will be provided for all pedestrians through or around the construction site. Anyone with questions or concerns about accessibility of the site should contact the City Project Manager (contact details are below).

### **Pedestrians**

Safe and accessible pedestrian facilities will be provided on at least one side of the street at all times. Signage will be installed for any pedestrian detours and to help navigate temporary sidewalk closures.

### **Motorists**

One lane of traffic will be maintained for Stage 1 work between Ridout Street and Richmond Street. Stages 2 and 3 between Richmond Street and Wellington Street will require long duration full road closures. Detour signage will be installed to direct motor vehicle traffic to York Street. Driveway access will be maintained to the extent possible. More information about construction staging and traffic impacts is provided in Appendix F.

### **Cyclists**

During construction, the temporary bike lane on King Street will be removed and cyclists will be directed to Dundas Street.

### **Transit Users**

London Transit (LTC) bus service will be detoured from King Street to York Street during construction. Visit the LTC website ([londontransit.ca](https://londontransit.ca)) for more information.

## **Contact Information:**

The City is committed to keeping you connected and informed during construction. Please reach out to your City Project Manager at any time during construction.

### **City Project Manager**

Jaden Hodgins, P. Eng.  
City of London  
Phone: 519-661-CITY (2489) ext. 1781  
Email: [jhodgins@london.ca](mailto:jhodgins@london.ca)



## After hours or urgent matters

Name: City of London Dispatch

Phone: 519-661-4965

Email: [es@london.ca](mailto:es@london.ca)

## Project Updates:

### Website

Visit the project webpage ([london.ca/downtownloop](http://london.ca/downtownloop)) to learn more about this construction project, find links to notices and other related content.

### Renew London Interactive Map

[Use the interactive map](#) on Renew London ([london.ca/roadwork](http://london.ca/roadwork)) to search your street name and find current information about your construction project and other city-wide road work.

### Waze Navigation App

[Download Waze](#) ([www.waze.com](http://www.waze.com)), a free community-based traffic and navigation app with local road closure information and real-time traffic alerts to get navigation assistance on the go.

Thank you in advance for your cooperation.

Sincerely,



Jennie Dann, P. Eng.

Director, Major Projects

Copied: Kelly Scherr, Managing Director and City Engineer, Councillor Kayabaga (Ward 13)



## **Appendix A: General Construction Impacts & Temporary Conditions**

### **Dust, Noise and Vibrations**

You may experience dust, noise, service interruptions and other inconveniences during construction. Construction equipment can also cause vibrations. Please ensure you protect any valuables susceptible to damage.

### **Work Hours**

Work will typically take place from 7:00 a.m. to 6:00 p.m. Monday to Friday. It is anticipated that the contractor will need to implement additional shifts and weekend work to meet the project completion dates.

### **Driveway Access and Parking**

Driveway access will be maintained to the extent possible; however, alternate arrangements may be required where driveway access cannot be maintained. If you have any questions or concerns related to driveway access, loading or parking, please contact the City Project Manager.

### **Garbage and Recycling**

Continue to place your garbage and recycling by the curb for collection. The contractor will assist with collecting and transporting your garbage and recycling during construction. If required, the contractor will move bins to an appropriate location for pick-up and return them once they are emptied. Please ensure that you label your bins with your address. City staff will be available throughout the project to assist with any collection issues.

### **Building Access and Consent to Enter Forms**

As part of construction, it may be necessary for the contractor to enter your building to complete the installation of some of the new services. For properties that require access, the City will provide a Consent to Enter form to be completed by the property owner. This form should be completed and mailed back to the City using the prepaid envelope, or alternatively, a scanned/photocopy of the completed form can be emailed to [downtownloop@london.ca](mailto:downtownloop@london.ca). This form is for protection of the property owner and indemnifies them from liability.

## **Appendix B: Tree Removals**

An arborist from the project team has inspected the trees along King Street to determine their health condition, review conflicts with construction and to develop a tree preservation and protection plan. A total of 49 trees were inventoried and assessed within the project limits. A Tree Impact Analysis was completed, and recommended removal of 19 trees. The remaining trees will be protected and preserved. New trees will be planted after construction is complete. A block-by-block summary of the tree removals is provided below:

- Ridout Street to Talbot Street – 7 trees
- Talbot Street to Richmond Street – 10 trees
- Richmond Street to Clarence Street – 2 trees





## **Appendix C: Water Services**

### **Temporary Water Service and Water Disruptions**

The City will be replacing water services from the watermain up to the property line as part of this project. Connections to a temporary water supply will be made through exterior taps where possible or at the property line. Minor interruptions of your water supply will occur during this connection and again when connecting to the new watermain, but you will be notified at least 48 hours in advance. If water pressure does not return to normal levels after the completion of the project, please contact Water Repairs at 519-661-4739.

### **Water Billing**

When connected to a temporary water service, your water usage will still be metered and you will continue to be billed for your water usage.

### **Lead Water Service**

Lead water service pipes can be a health hazard. Your area may be a potential lead service area. To find out if your property has a lead water pipe, please call 519-661-4739 or email [leadtesting@london.ca](mailto:leadtesting@london.ca). If you have a lead service, we recommend replacing the private portion of it around the same time as this construction project. This portion of the service from the property line to your building is your responsibility. You would need to hire and pay for your own plumbing contractor to do this work.

### **Flush Water Service**

We recommend that you flush your water service soon after the contractor excavates at your property and replaces the public portion of the service. This will flush out particles that may have come loose during the work. You should remove the aerators from the ends of your faucets, run the cold water for 5 minutes at each tap, then rinse out and re-attach the aerators.

## **Appendix D: Sewer Services**

### **Private Drain Connections (PDCs)**

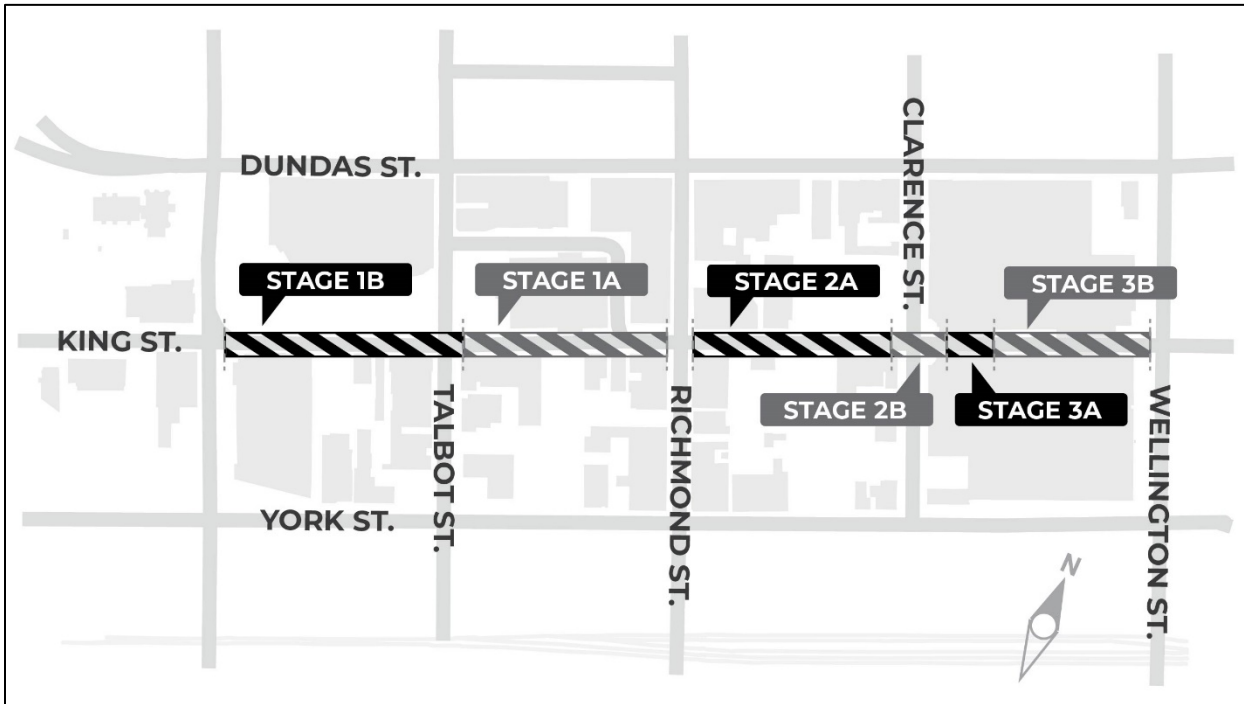
During this construction project the City will replace the sanitary PDC up to the property line. A storm PDC will also be provided for each property up to the property line. Additional information can also be found at [london.ca/sewers](http://london.ca/sewers).

## **Appendix E: Electrical Services**

### **Grounding**

In the event you have lead servicing, this may be a good time for you to hire an electrician, at your cost, to check the condition of your building's electrical ground. In the past the water service pipe was often used to ground the electrical system. This connection can deteriorate over time and an improperly grounded electrical system can be a serious safety risk.

## Appendix F: Construction Staging and Traffic Impacts



Construction will be split up into the following stages in order to minimize the construction impacts on local businesses, residents and the public:

- Stage 1A - Talbot Street to Richmond Street
- Stage 1B - Ridout Street to Talbot Street
- Stage 2A - Richmond Street to Clarence Street
- Stage 2B - Clarence Street intersection to east of Clarence Street
- Stage 3A - East of Clarence Street to east of Citi Plaza parking garage exit
- Stage 3B - East of Citi Plaza parking garage exit to Wellington Street

Stages 1A and 1B will maintain one lane of traffic and loading areas where possible, with short duration closures occurring as required for construction. Stages 2 and 3 will require long duration full road closures. Traffic management plans will provide alternative routes for vehicles, transit and cyclists.

Construction is planned to commence in April on Stages 1A and 2A (concurrently), then proceeding to 1B and 2B, then to 3A and 3B. It is anticipated that construction will continue until December 2021, with limited carryover work in spring 2022.