

Cycling Advisory Committee

Report

The 2nd Meeting of the Cycling Advisory Committee

March 17, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: J. Roberts (Chair), B. Cowie, B. Hill, J. Jordan, C. Pollett, and O. Toth.

ABSENT: E. Raftis

ALSO PRESENT: Councillor S. Lewis; J. Dann, K. Grabowski, A. Gagne, S. Harding, T. Hitchon, P. Kavcic, T. Koza, A. Macpherson, D. MacRae, L. Maitland, A. Miller, A. Pascual (Committee Clerk), A. Rosebrugh, C. Saunders, K. Scherr, S. Stafford, J. Stanford, and S. Wilson.

The meeting was called to order at 4:04 PM; it being noted that the following Members were in remote attendance: B. Cowie, B. Hill, J. Jordan, C. Pollett, J. Roberts, and O. Toth.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

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

That it BE NOTED that the Cycling Advisory Committee elected B. Hill as Vice Chair until the end of the current term.

2. Scheduled Items

2.1 2021 Rapid Transit Update

That it BE NOTED that the presentation, as appended to the agenda, from J. Dann, Director, Major Projects and T. Koza, Manager, Major Projects, with respect to the 2021 Rapid Transit Update, was received.

2.2 Dundas Place Cycling Detour

That it BE NOTED that the presentation, as appended to the agenda, from D. MacRae, Director, Roads and Transportation, and the communication from B. Cowie, with respect to the Dundas Place Cycling Detour, was received

a. B. Cowie, London Bicycle Café

2.3 Brydges Street/Wavell Street and Saskatoon Street Bike Lanes

That it BE NOTED that the presentation, as appended to the added agenda, from Z. Petch, IBI Group, with respect to the Brydges Street/Wavell Street and Saskatoon Street Bike Lanes, was received; it being further noted that the delegation from Councillor S. Lewis, with respect to this matter, was received.

a. (ADDED) Presentation

3. Consent

3.1 1st Report of the Cycling Advisory Committee

That it BE NOTED that the 1st Report of the Cycling Advisory Committee, from its meeting held on February 17, 2021, was received.

3.2 Municipal Council Resolution - Stopping and Parking Restrictions in Bicycle Lanes

That it BE NOTED that the Municipal Council Resolution, from its meeting held on February 23, 2021, with respect to the Stopping and Parking Restrictions in Bicycle Lanes, was received.

3.3 Notice of Planning Application - Draft Plan of Vacant Land Condominium and Zoning By-law Amendment - 349 Southdale Road East

That it BE NOTED that the Notice of Planning Application, dated February 24, 2021, from S. Meksula, Senior Planner, with respect to a Draft Plan of Vacant Land Condominium and Zoning By-law Amendment, related to the property located at 349 Southdale Road East, was received.

3.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 180-186 Commissioners Road West

That it BE NOTED that the Notice of Planning Application, dated March 12, 2021, from B. Debbert, Senior Planner, with respect to an Official Plan and Zoning By-law Amendments, related to the property located at 180-186 Commissioners Road West, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Service Area Work Plan for 2021 - Parks and Recreation Services

That it BE NOTED that the presentation, as appended to the agenda, from S. Stafford, Managing Director, Parks and Recreation, A. Macpherson, Division Manager, Parks Planning and Operations, and S. Wilson, Landscape Architect, Parks Planning and Operations, with respect to the Service Area Work Plan for 2021 - Parks and Recreation Services, was received.

5.2 Preconstruction Notice: Downtown Loop and Municipal Infrastructure Improvements Phase 1: King Street

That it BE NOTED that the Preconstruction Notice as appended to the agenda, from J. Dann, Director, Major Projects, with respect to the Downtown Loop and Municipal Infrastructure Improvements Phase 1: King Street, was received.

6. Deferred Matters/Additional Business

6.1 (ADDED) Notice of Revised Application and Notice of Public Meeting - Official Plan and Zoning By-law Amendments - 1153 -1155 Dundas Street

That the following actions be taken with respect to the Notice of Revised Application and Notice of Public Meeting, dated March 11, 2021, from L.

Davies Snyder, Planner II, related to an Official Plan and Zoning By-law Amendments for the property located at 1153-1155 Dundas Street:

- a) the Civic Administration BE REQUESTED to consider adding a provision for 10 covered bicycle parking spaces in a corral format; and,
- b) the above-noted Notice BE RECEIVED.

6.2 (ADDED) Public Meeting Notice - Official Plan Amendment - Masonville Secondary Plan

That the following actions be taken with respect to the Public Meeting Notice, dated March 10, 2021, from S. Wise, Senior Planner, related to an Official Plan Amendment for the Masonville Secondary Plan:

- a) S. Wise, Senior Planner or delegate, BE REQUESTED to attend the next CAC meeting, to provide additional details on the above-noted Notice; and,
- b) the above-noted Notice BE RECEIVED.

7. Adjournment

The meeting adjourned at 6:45 PM.

Major Projects 2021 Rapid Transit Update



Cycling Advisory Committee
March 17, 2021

What we're working on this year:

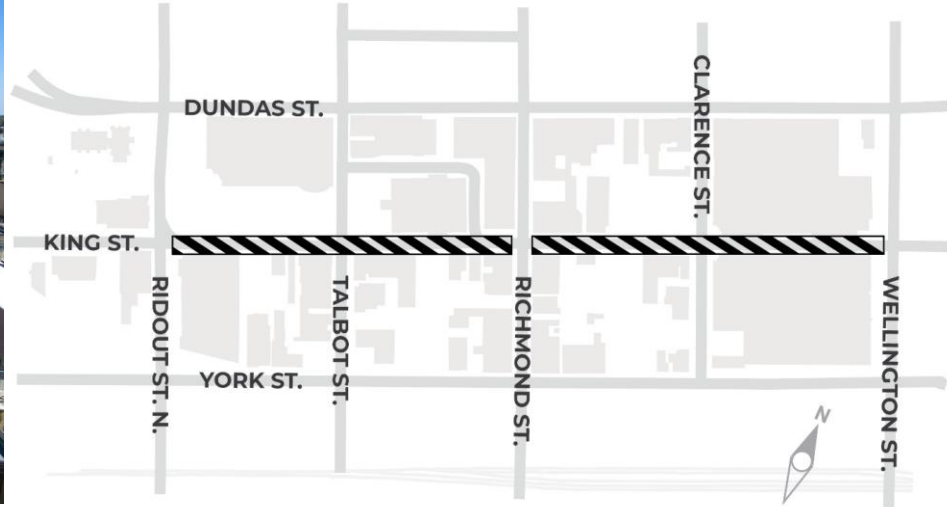
Downtown Loop (2021-2023):

Phase 1 construction starts in April

Includes King Street from Ridout Street to Wellington Street



Overview



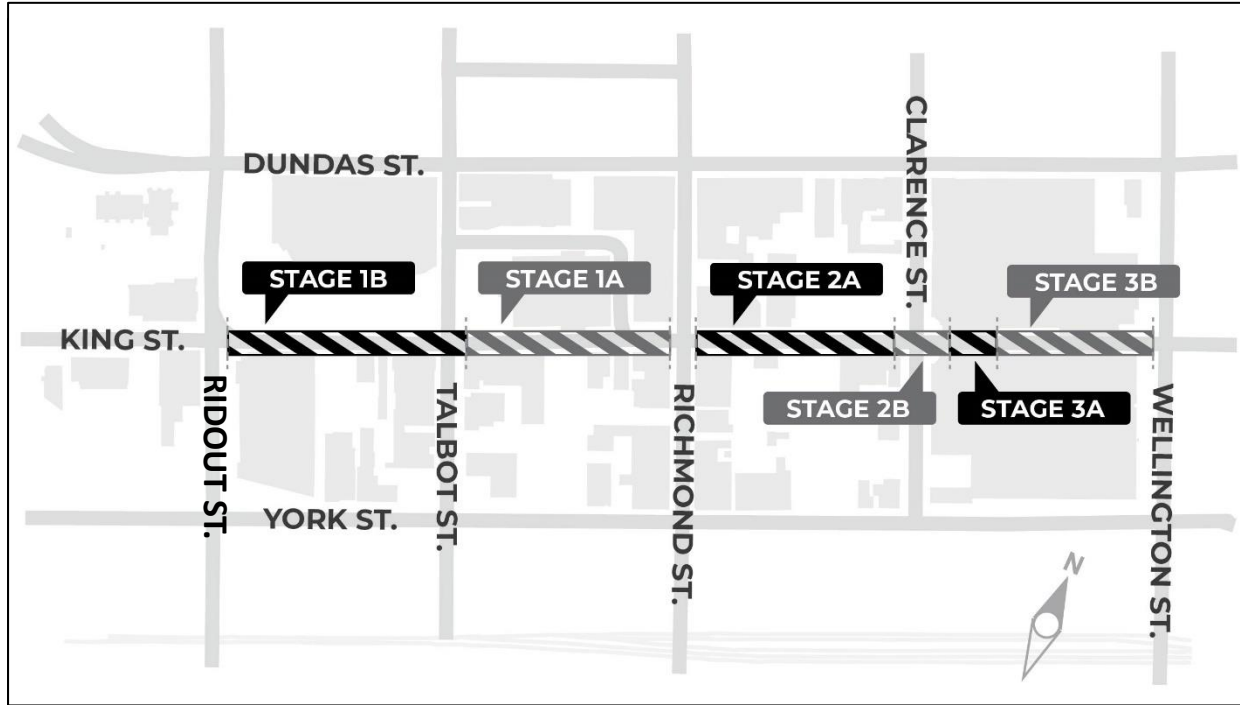
The project will add new streetscape elements as well as transportation and transit improvements above ground, while repairing and replacing aging sewers, watermains and other underground infrastructure.



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

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.

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.



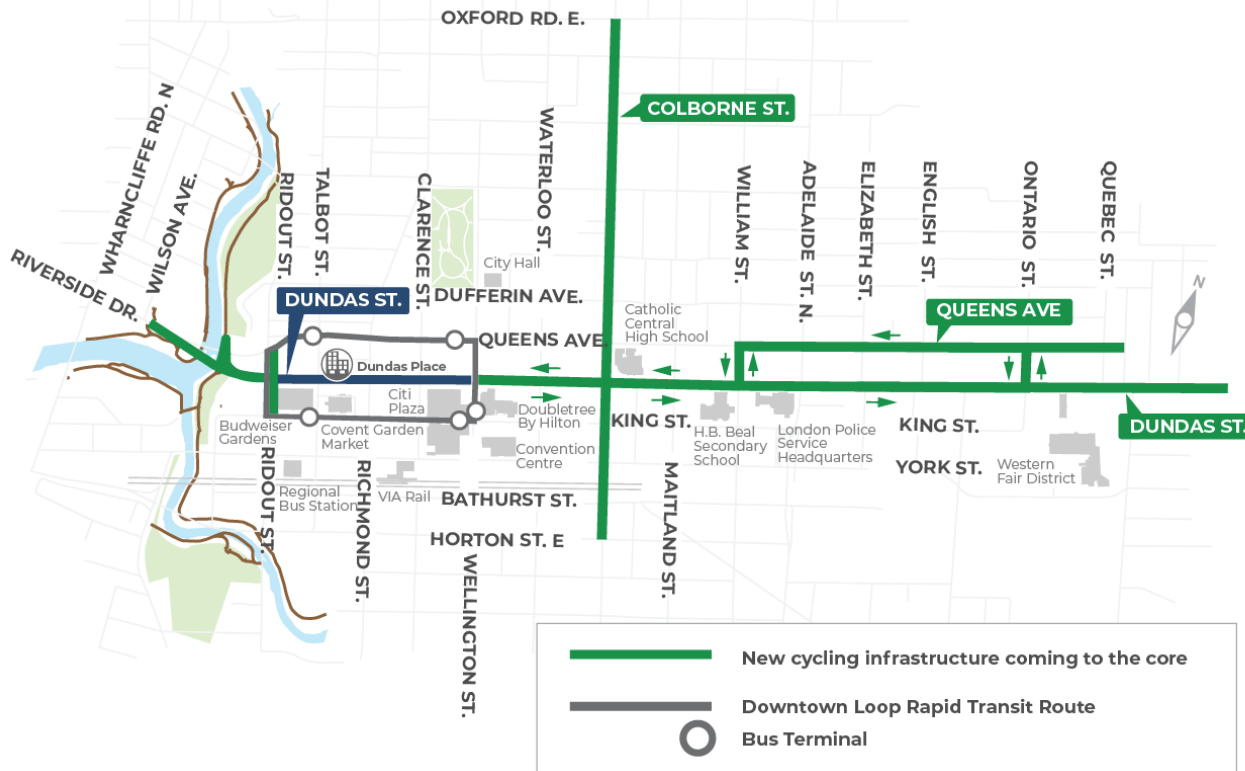
Motorists

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



Cyclists

Bike connections in the core





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 (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)

Major Projects

East London Link (2022-2024)

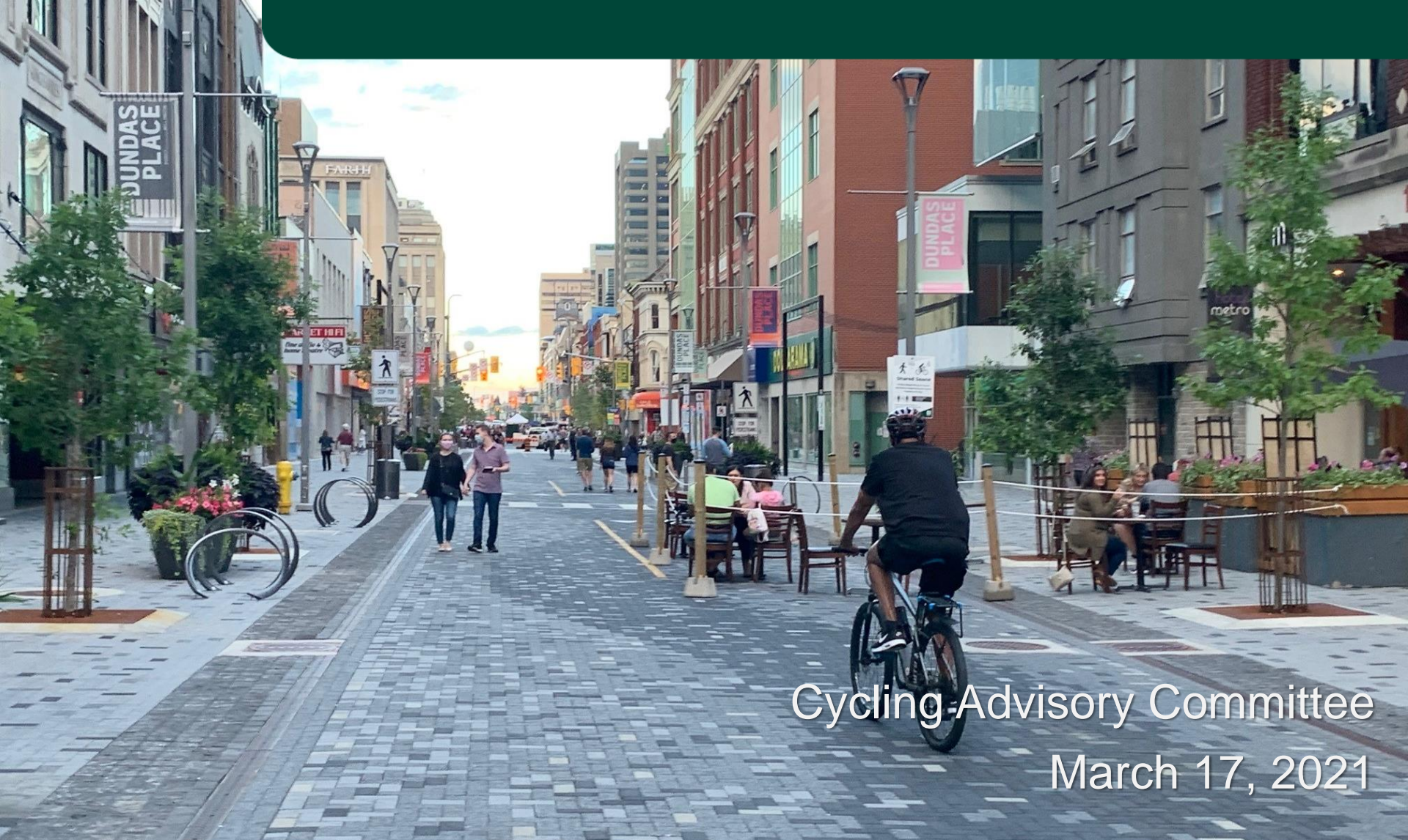
Wellington Gateway (2023-2026):

Detailed design underway





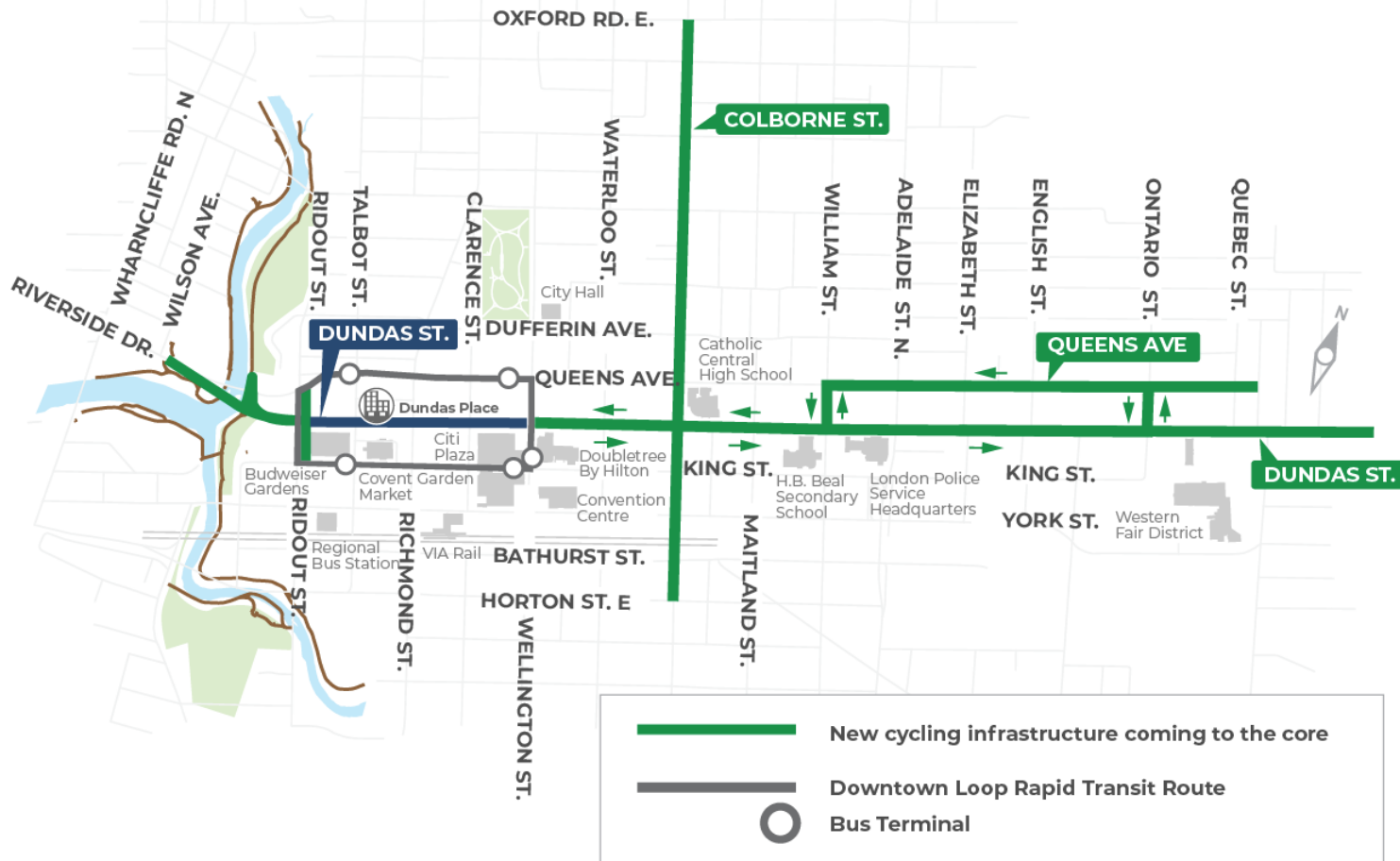
Dundas Place Cycling Detour



Cycling Advisory Committee
March 17, 2021

Background

Re: Report to Civic Works Committee, [Dundas Place Temporary Bicycle Lanes and Revised parking Limits \(March 2, 2021\)](#)



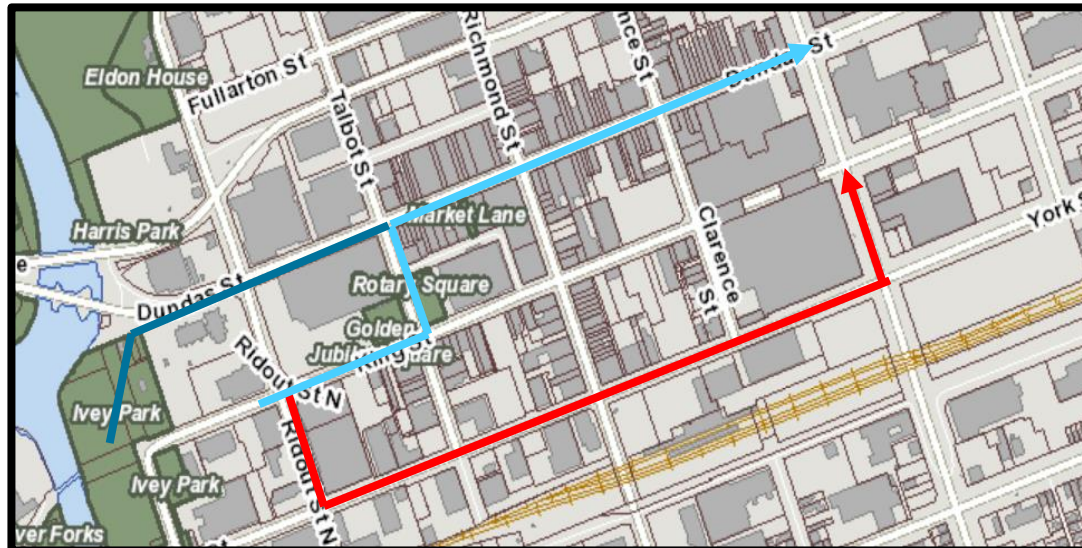
Detours for 2021 King Street construction

King Street construction and road closure will begin in April

- Cars will be directed to York Street and cyclists to Dundas Place

Bike detour phases (estimated, based on construction completion schedules)

- April – mid June
 - Eastbound west end connection from King St to Dundas Place will be via Talbot St.
- Mid June – Fall
 - Eastbound west end bike detour will move to Ridout and Dundas Place with sufficient completion of the TVP Connection construction project



Considerations on Dundas Place

- Dundas Place is a flex street posted 30 km/h
- Minimal pavement markings
- Minimal fixed elements to facilitate activations
- 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



RICHMOND STREET



CLARENCE STREET



Design options considered

Five detour design options were considered:

Option 1: Bike advisory lanes

Option 2: Uni-directional bike lanes

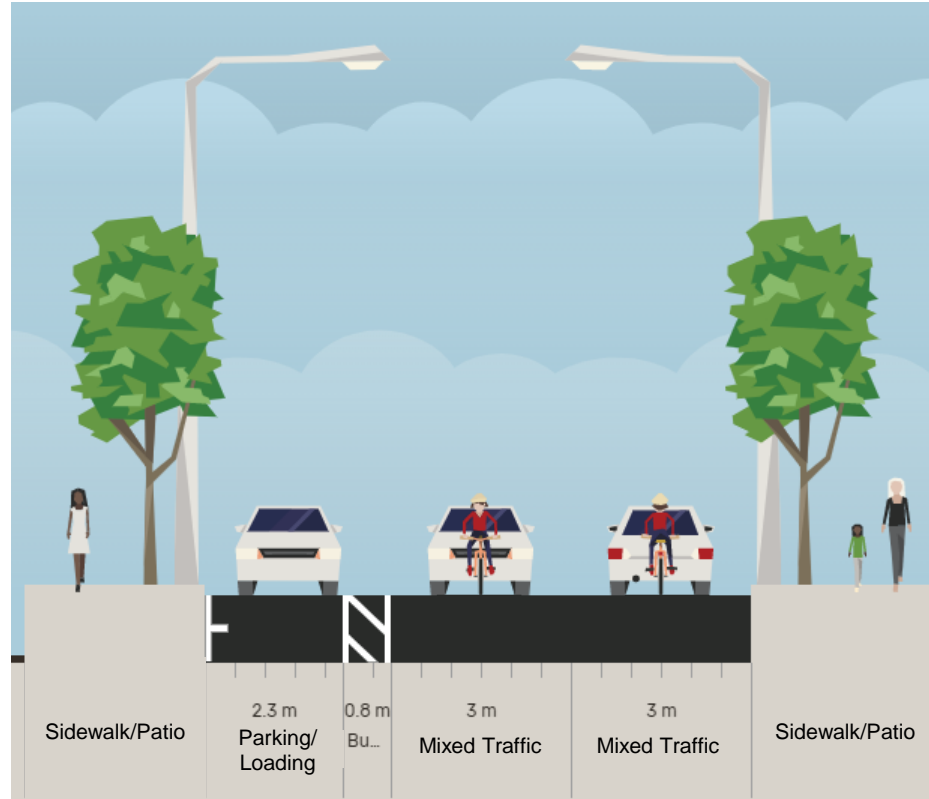
Option 3: Uni-directional bike lanes behind parking/loading

Option 4: Bi-directional bike lanes

Option 5: Traffic metering

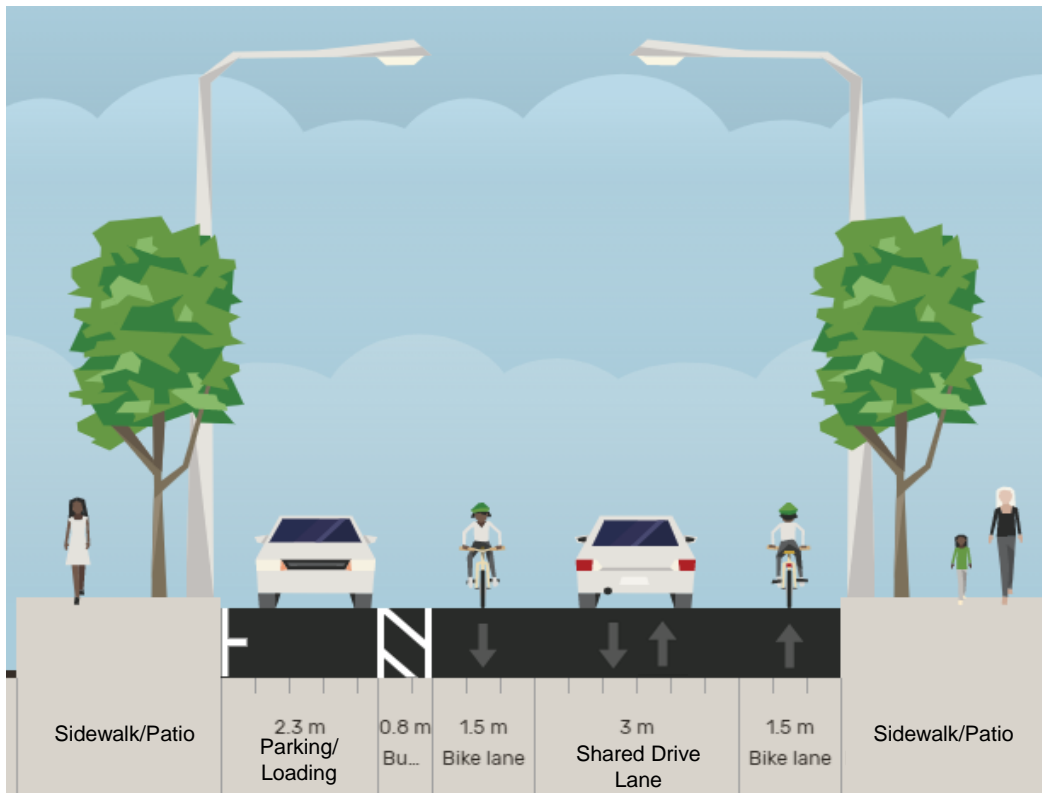
Current conditions (Do Nothing Option)

- Cyclists in mixed traffic in flex street configuration
- Retains flexibility for events and activations with mixed traffic travel



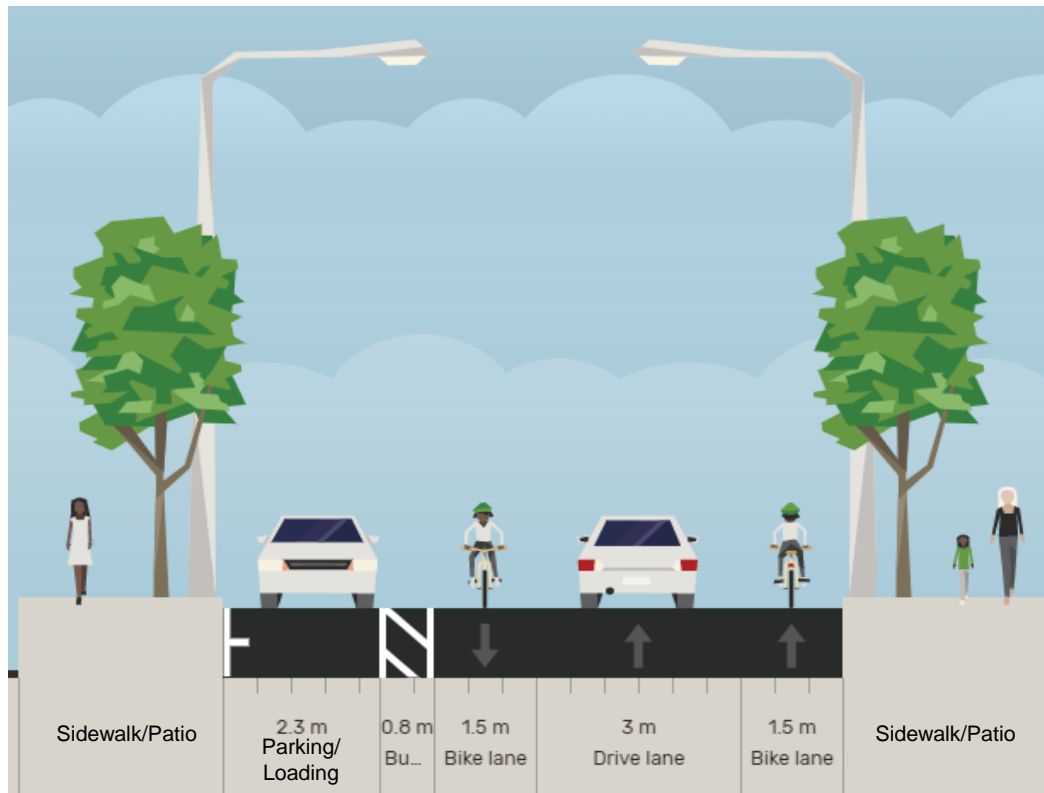
Option 1: Bike advisory lanes

- One centre bi-directional general traffic lane and two bike lanes on either side
- Supports general traffic in both directions by motor vehicles using the bike lane when meeting oncoming traffic
- Concept for low traffic and narrow streets
- Operational challenges anticipated at signalized intersections



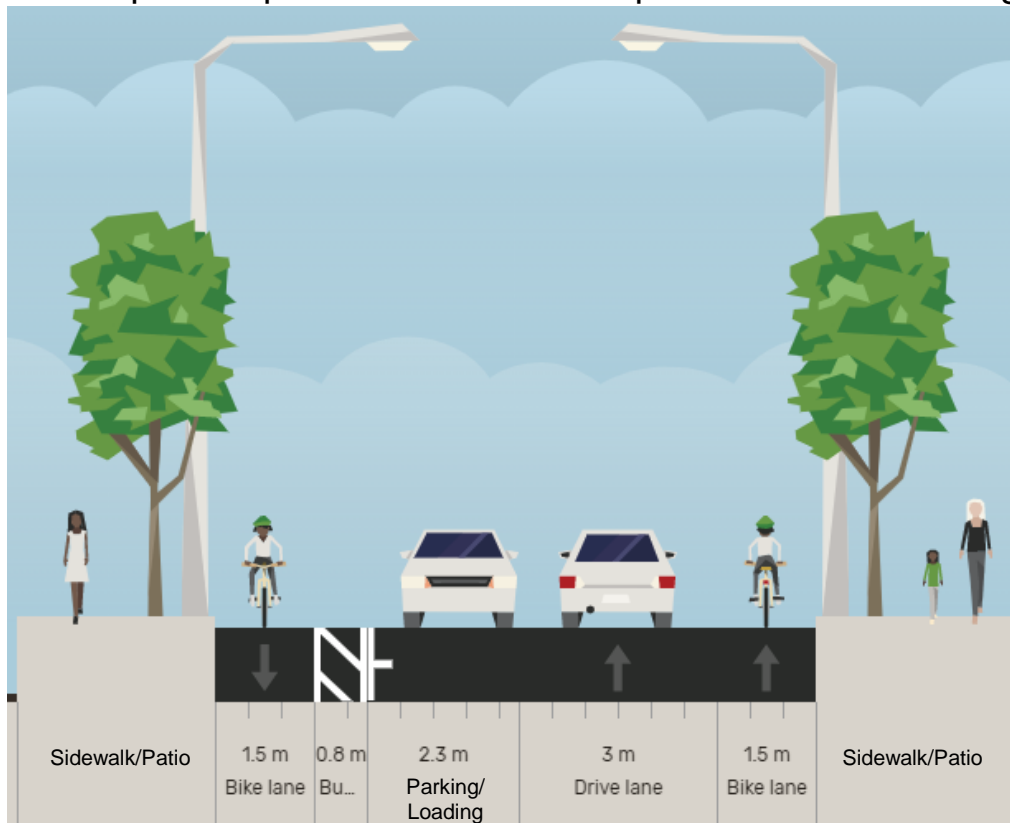
Option 2: Uni-directional bike lanes

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



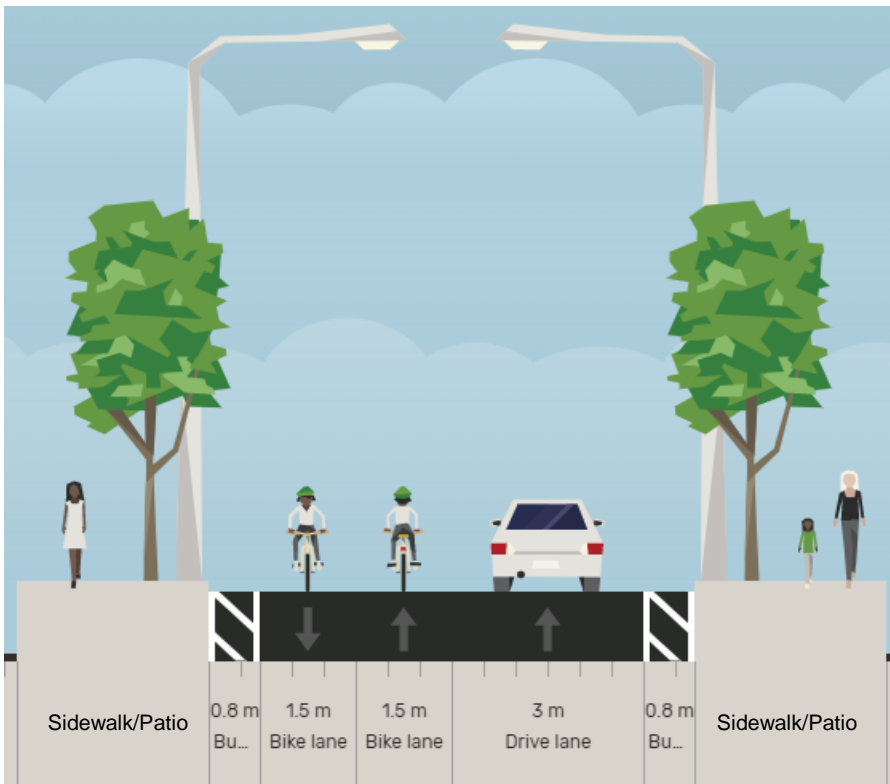
Option 3: Uni-directional bike lanes behind parking/loading

- Similar to previous alternative with north side or both bike lanes routed behind parking/loading pockets
- Less crossing of vehicles across the bike lanes and a more circuitous bike lane alignment
- Requires more pavement markings to facilitate driver understanding of revised parking/loading zone space
- Sporadic planter barriers where possible while retaining flexibility for events and activations



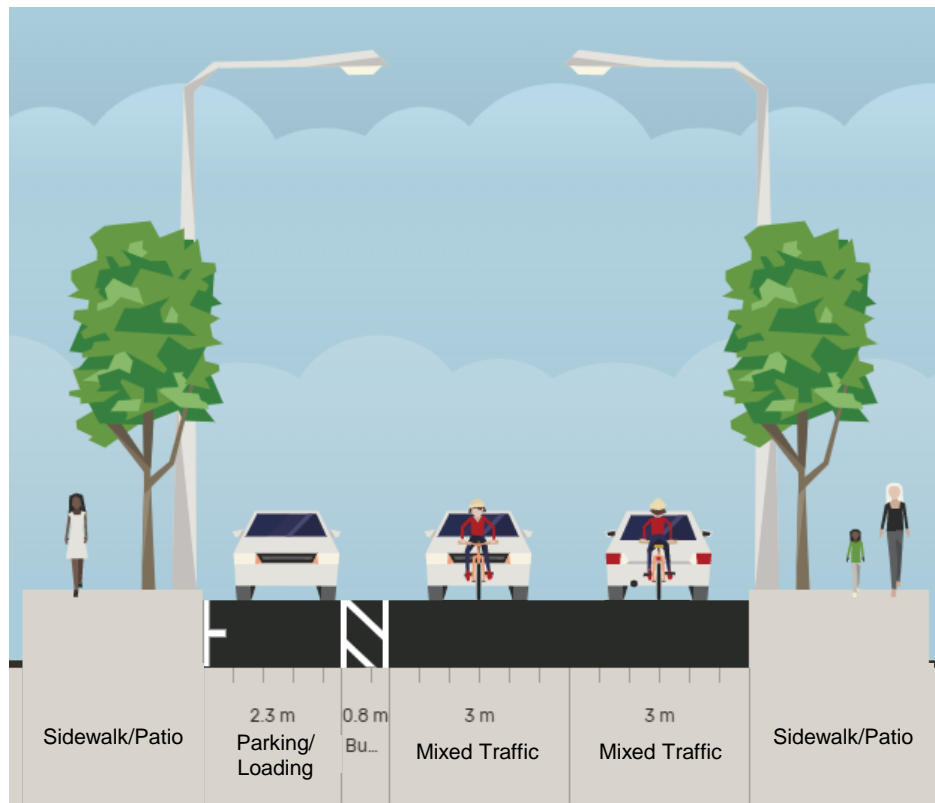
Option 4: Bi-directional bike lanes

- 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 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. This will increase cost and may delay implementation.



Option 5: Traffic metering

- Impose motor vehicle traffic restrictions to right-turn only movements at some or all intersections to create a reduction in through traffic
- Cyclists in mixed traffic in flex street configuration
- Retains flexibility for events and activations with mixed traffic travel





Recommendation

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.”

Staff recommendation:

- Uni-directional bike lanes
- The two optional alignments for the bike lanes at loading/parking zones still under consideration

Rationale:

- Business owner input
- Short-term nature of the detour (7 months)
- Intuitiveness for road users
- Cost and expediency in implementation
- Consideration of the vision for the flex street

CAC is invited to provide input now and throughout the duration of the pilot.



Thank you for your input



March 1, 2021

Ben Cowie
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Web: www.londonbicyclecafe.com

DUNDAS PLACE CYCLING CONFIGURATION

Councillor Elizabeth Pelozo, Chair
City of London, Civic Works Committee

Dear Councillor Pelozo and Civic Works Committee,

The purpose of this letter is to share concerns regarding the recent staff proposal to accommodate cycling on Dundas Place. I appreciate staff's acknowledgement that the current configuration is unsafe for cycling, and accept their willingness to listen to the community as an invitation to find a design that is safe for users of all ages and abilities. It is my view that when designing any street, **the safety of any user group cannot be prioritized below the convenience of another**. This guiding principle should provide all the direction required to create a safe, and attractive street for all users.

There are three considerations at play before thinking about what a design should look like during the 2021 construction season and beyond:

1. Traffic on Dundas Place will increase substantially in 2021 due to the closure of all eastbound lanes on King Street, and the resumption of usual activities toward the end of the summer once Covid vaccines are widely available.
2. Illegal parking is a serious concern today. Many of the drivers parked illegally are employees of food delivery services, which have increased dramatically in number due to Covid-19. However, the concerns about illegal parking and illegal stopping pre-date the pandemic, and were visible on opening day of the flex space. Illegal parking will continue to be a major issue in 2021 and beyond if not addressed.
3. Vehicle speeds regularly exceed the posted 30 km/h limit in the present two-way configuration.
4. Steel bollards that line the road presently are a danger to cyclists. They aren't particularly visible, and there are high consequences if accidentally contacted. They also prevent safe egress to the sidewalk if a driver makes an error.

The proposed design does little to change the streetscape from a safety point of view, and does not invite the thousands of daily users of the Thames Valley Parkway into downtown. In many ways, the proposed changes make the street more dangerous. Below are my concerns.

The proposed design ...

- does not separate motor vehicle traffic from cyclists with any physical barrier.
- does not lower motor traffic volumes to near-zero levels required for all-ages-and-abilities mixed traffic riding (e.g. like a residential street).
- requires drivers to cross the bike lane to park. This has the subsequent challenge of allowing drivers to enter the bike lane for other reasons, such as illegal stopping or illegal parking. As illegal parking is a serious concern today, it is my view that the bike lanes would be used for even more illegal parking in the new design.
- attempts to increase available parking by time-limiting parking to one hour. Increased frequency of parking/pulling out of a parking space means increased conflict with cyclists, as motorists must cross the bike lane to park.
- places the cycling lane in the “door-zone” of parked vehicles on both sides of the street. The consequences of a door zone collision, in the westbound direction in particular, would result in a cyclist being knocked into oncoming traffic, giving the driver little to no reaction time, and a likely catastrophic outcome.
- leaves no margin for error, if a child was using the bike lane and deviated a few centimetres outside the lane, they may be at risk for a collision. While driving a motor vehicle requires licensing, testing, and adult judgment, a child does not possess the same skills and training. We must not exclude children by design from our cycling facilities.
- increases the driver’s field of vision, and perceived space to operate their vehicle, therefore it is likely that drivers will travel faster given their wider position in the center of the street, free and clear of physical barriers.
- changes a two-way street into a one-way street. Two-way streets are superior for business, safer for pedestrians, cyclists, and drivers. For example (<https://www.cnu.org/publicsquare/2019/07/09/cities-benefit-one-way-two-way-conversions>)

Any street design for Dundas Place (or any downtown street) should invite users of all ages and abilities to cycle, wheel, scooter, or use an assistive device to access the core of our city. Cars can be permitted, too, but must only be permitted when safety of other users is prioritized first.

Sincerely yours,



Ben Cowie



Brydges / Wavell & Saskatoon: Rapid Implementation Cycling Facilities

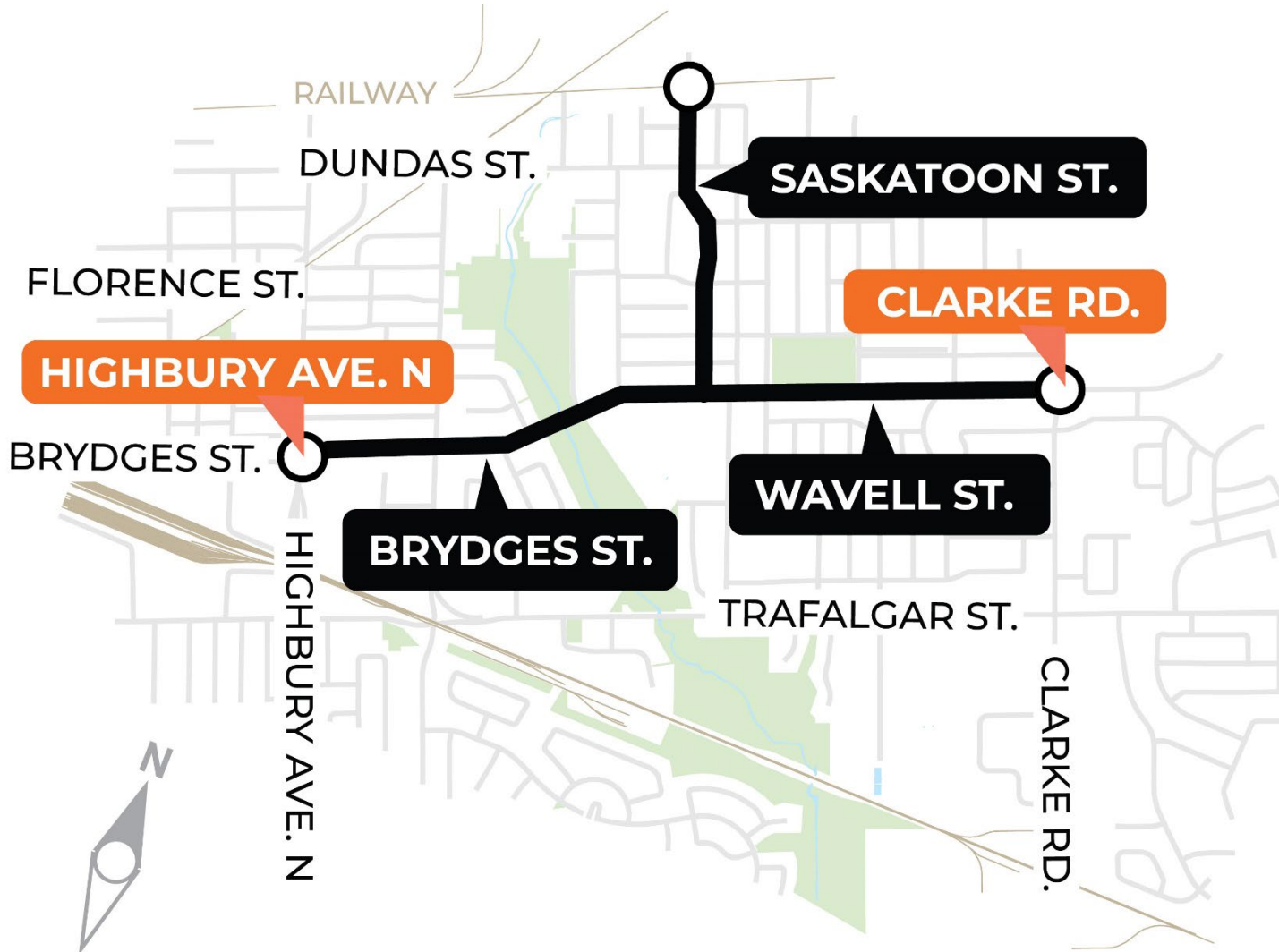


Cycling Advisory Committee
March 17th, 2021

Presentation Overview

- 1) Project Limits & Objectives
- 2) Corridor & Concept Overview:
Brydges St. / Wavell St.
Saskatoon St.
- 3) Schedule & Next Steps

Project Limits

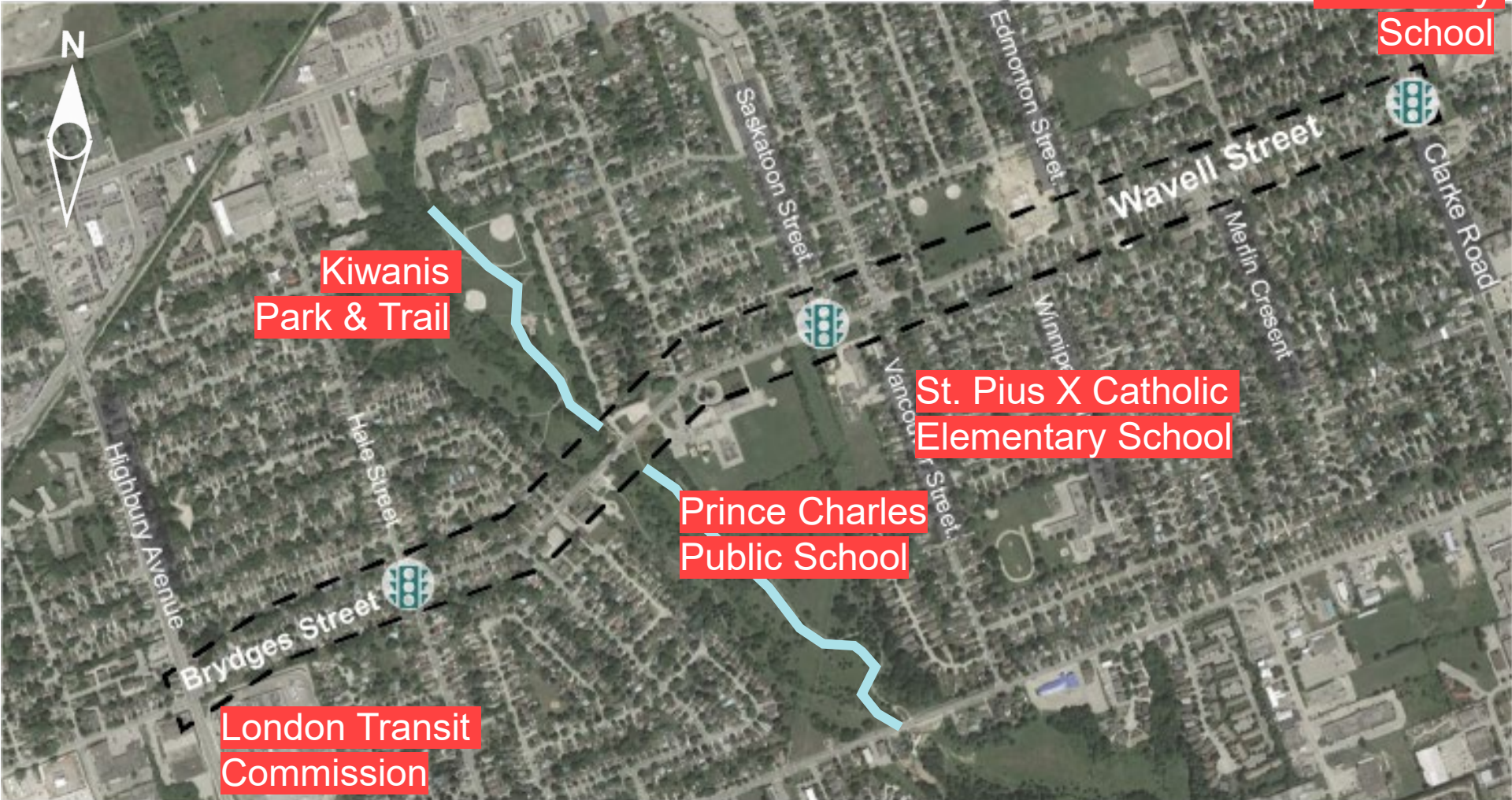


Project Objectives

- ▶ Expand the cycling network through rapid implementation projects
- ▶ Enhance network connectivity
- ▶ Improve pedestrian crossing facilities
- ▶ Where possible, incorporate all ages and abilities cycling facilities

Corridor Context: Brydges/Wavell Street

Clarke Road
Secondary
School



Kiwanis
Park & Trail

St. Pius X Catholic
Elementary School

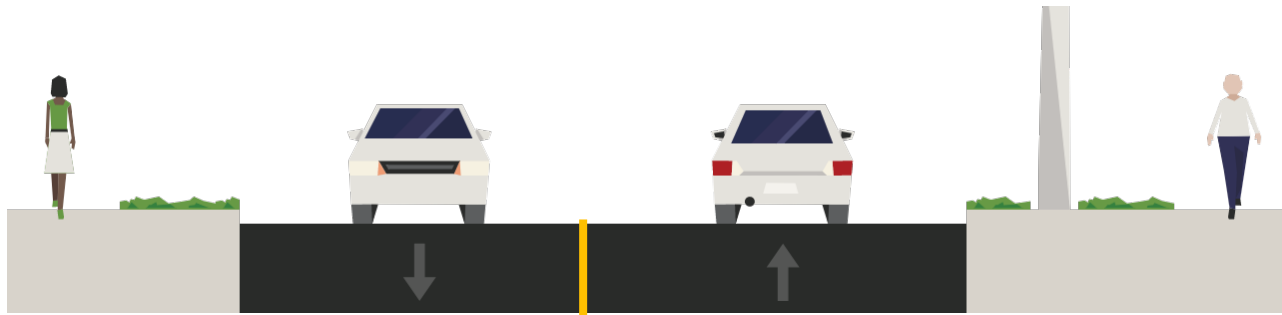
Prince Charles
Public School

London Transit
Commission

Typical Conditions



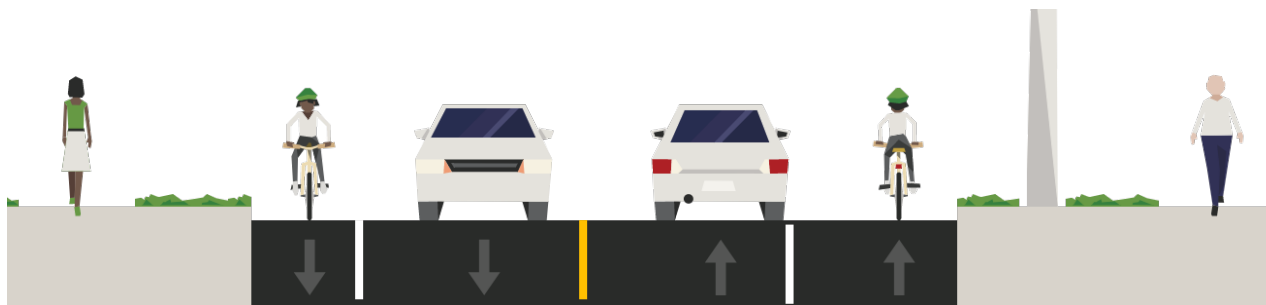
Typical Cross-Section: Narrower Sections



Total Pavement Width = 9.0-9.5m

Existing Conditions:

- ▶ Two wide travel lanes with sharrows
- ▶ Narrow boulevards with poles



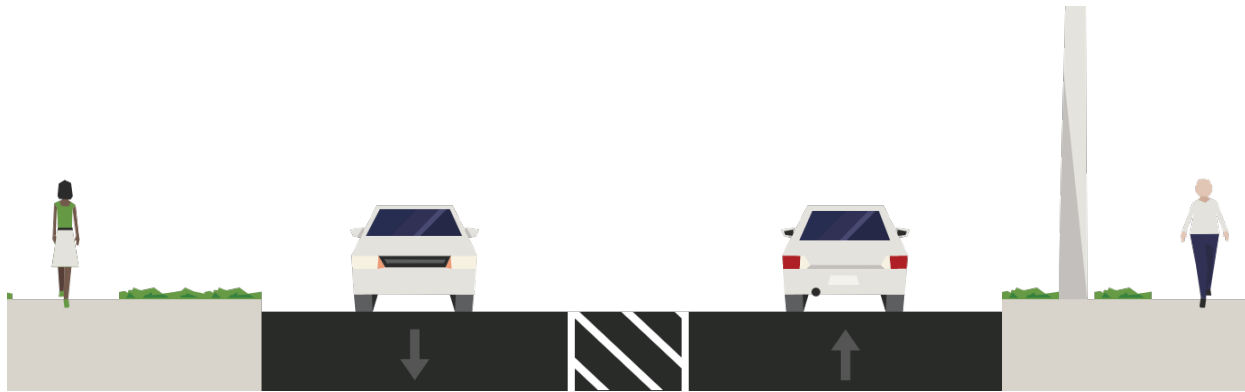
Vehicular Lanes = 3.0-3.2m

Bike Lanes = 1.5 – 1.7m

Proposed Conditions:

- ▶ Narrower travel lanes
- ▶ Conventional bike lanes

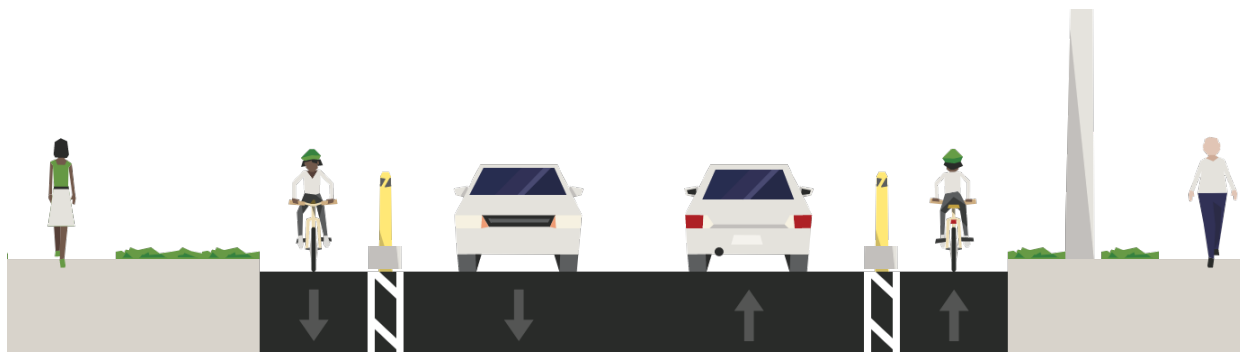
Typical Cross-Section: Wider Sections



Total Pavement Width ~ 10.5-11m

Existing Conditions:

- ▶ Two wide travel lanes with sharrows
- ▶ Painted median / centre left turn lane
- ▶ Narrow boulevards with poles



Vehicular Lanes = 3.2m

Bike Lanes = 1.5 – 1.7m + 0.5m Buffer

Proposed Conditions:

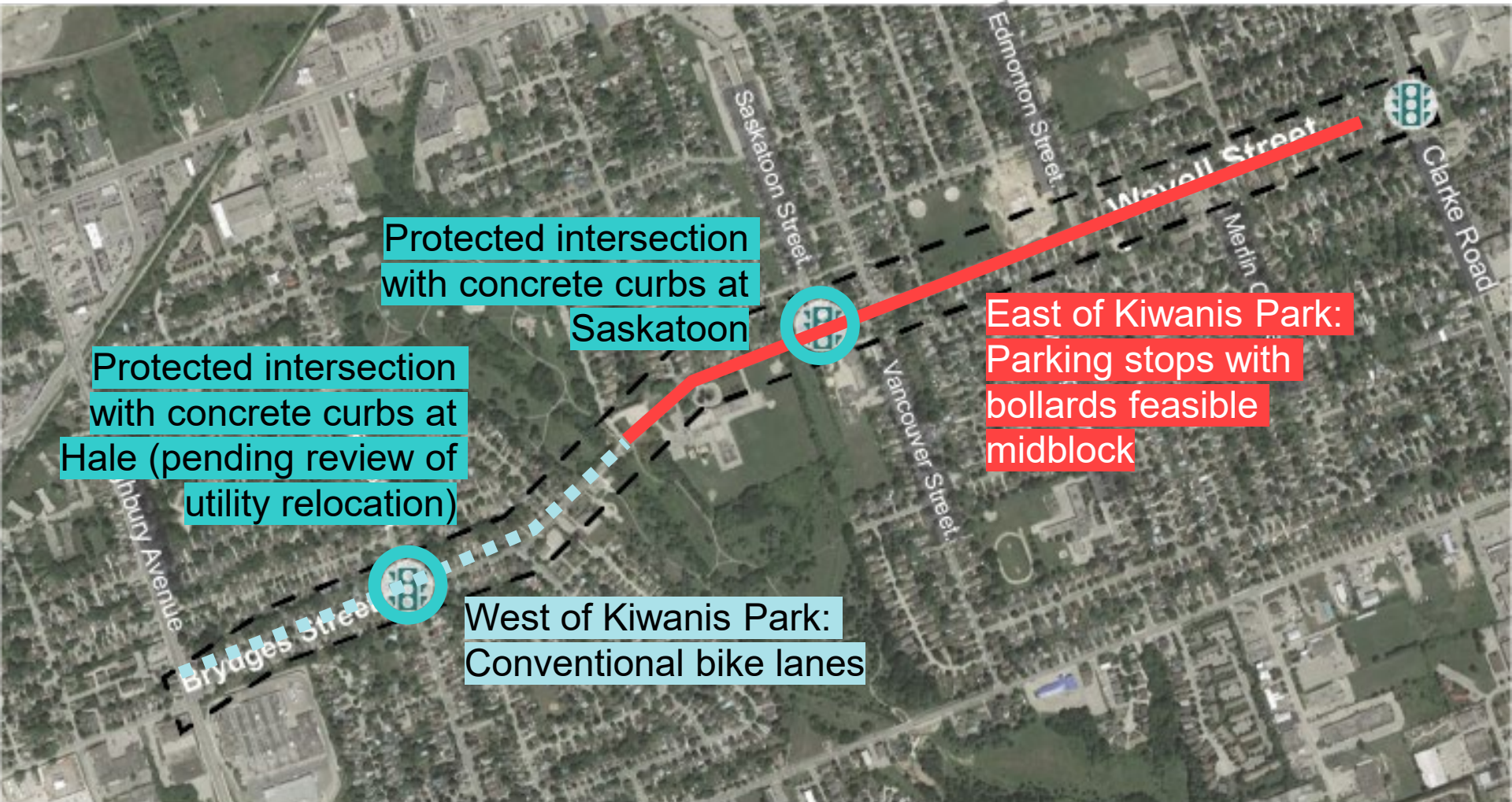
- ▶ Narrower travel lanes
- ▶ Protected bike lanes

Bike Lane Protection

- ▶ Various forms of protection being considered for the bike lanes, where feasible:
 - ▶ Raised bike lanes at intersections / transit stops
 - ▶ Poured concrete islands at intersections
 - ▶ Parking stops & bollards
 - ▶ Conventional bicycle lanes (no protection)

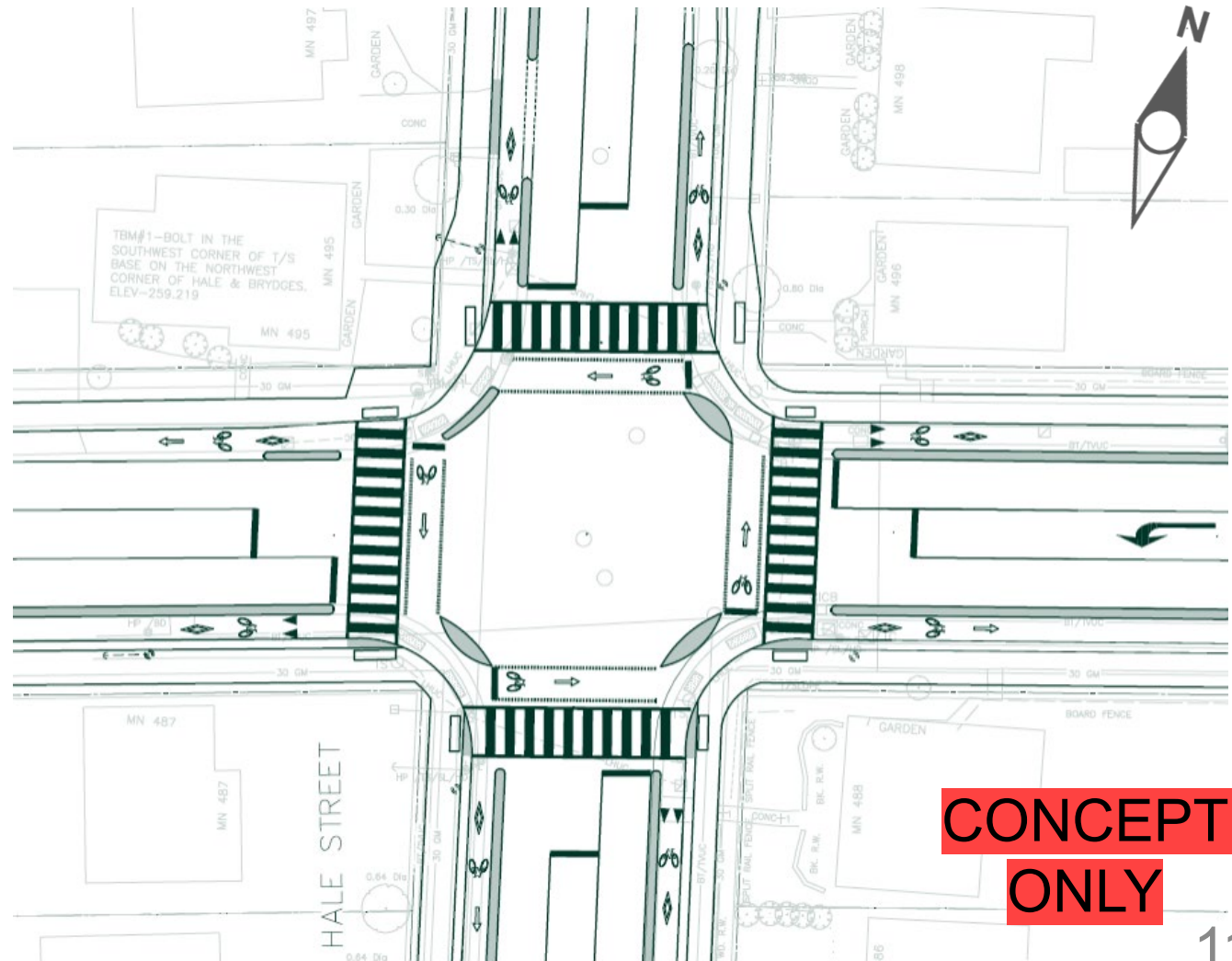


Bike Lane Protection



Brydges / Hale

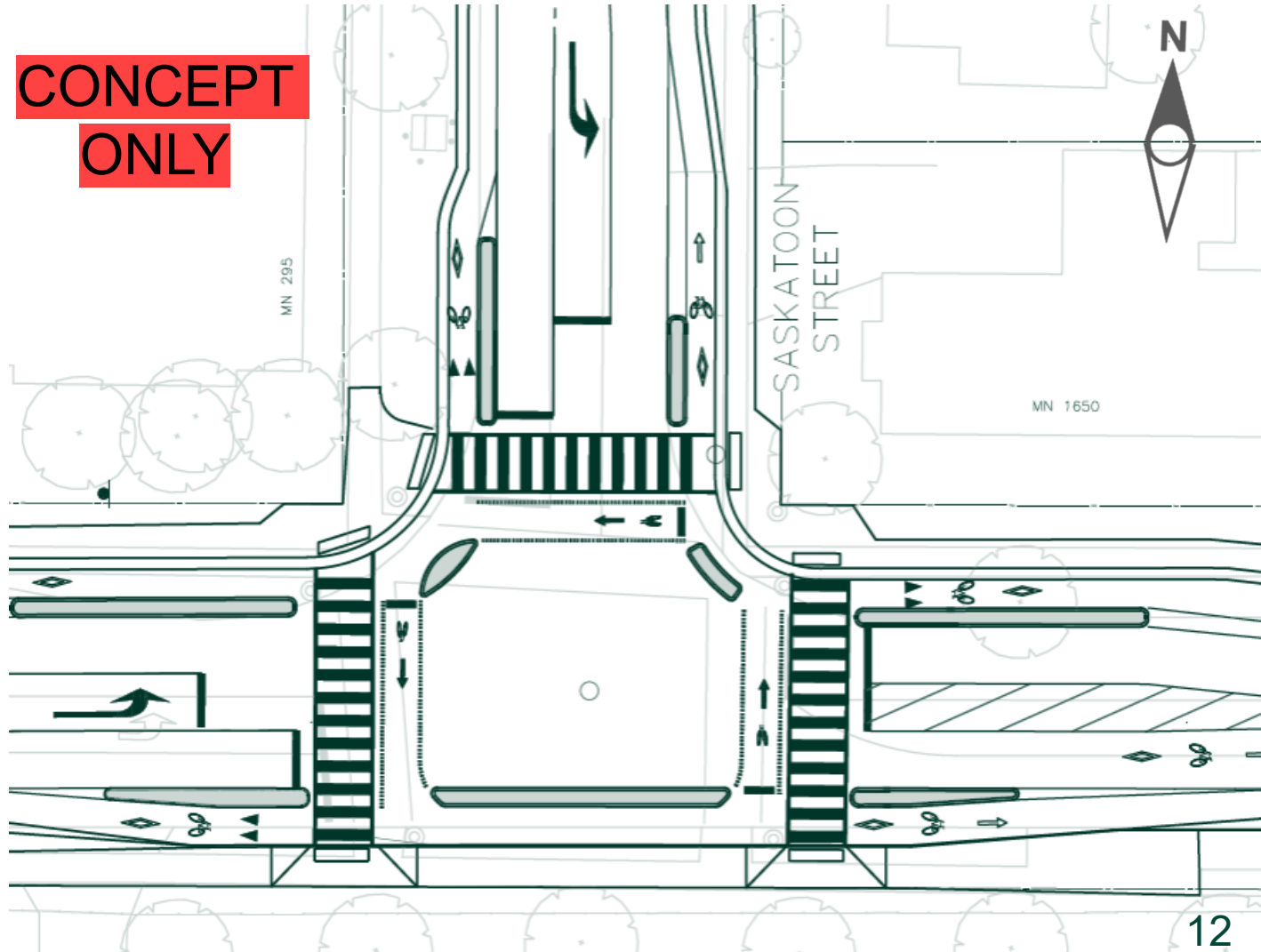
- ▶ Protected intersection concept preferred
- ▶ Feasibility still under review
- ▶ Extensive utility relocations needed for bike lanes and left turn lanes



**CONCEPT
ONLY**

Saskatoon / Wavell

- ▶ Protected intersection concept preferred
- ▶ Feasibility still under review
- ▶ Design may be modified to ramp bike lanes up to sidewalk level on south side



Corridor Context: Saskatoon

Street Typology:

Neighbourhood Connector
(London Complete Streets Design Manual, 2018)







Connection to
Second Street
Bike Lanes

Connection to
Wavell Street
Bike Lanes

St. Pius X
Catholic
Elementary
School

Existing
Parking
Lay-Bys

Prince
Charles
Public
School

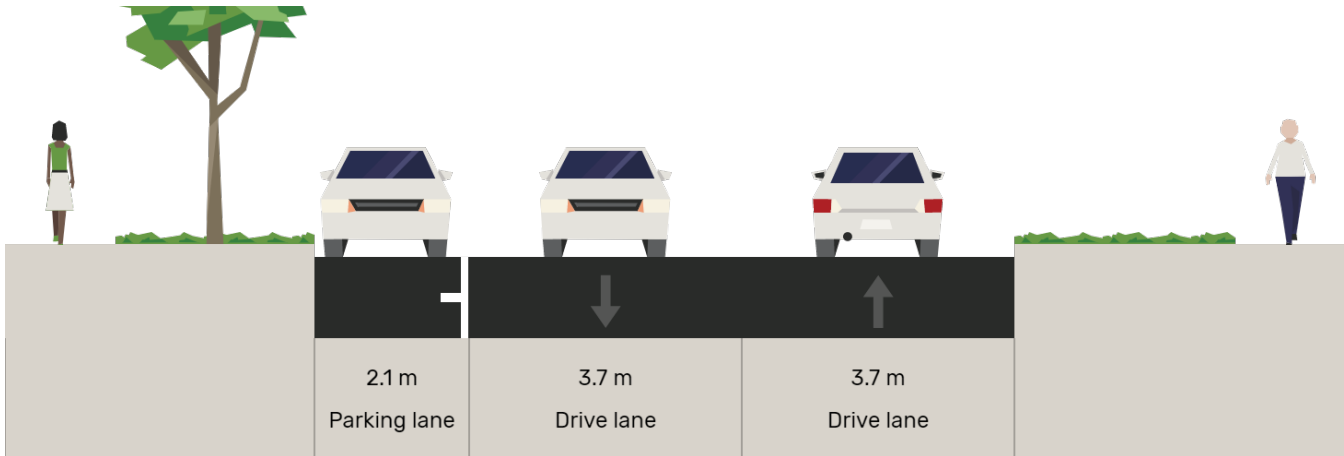
-  Existing Traffic Signals
-  Controlled Ped Xing
-  Uncontrolled Ped Xing
-  # Points of Interest

Typical Conditions



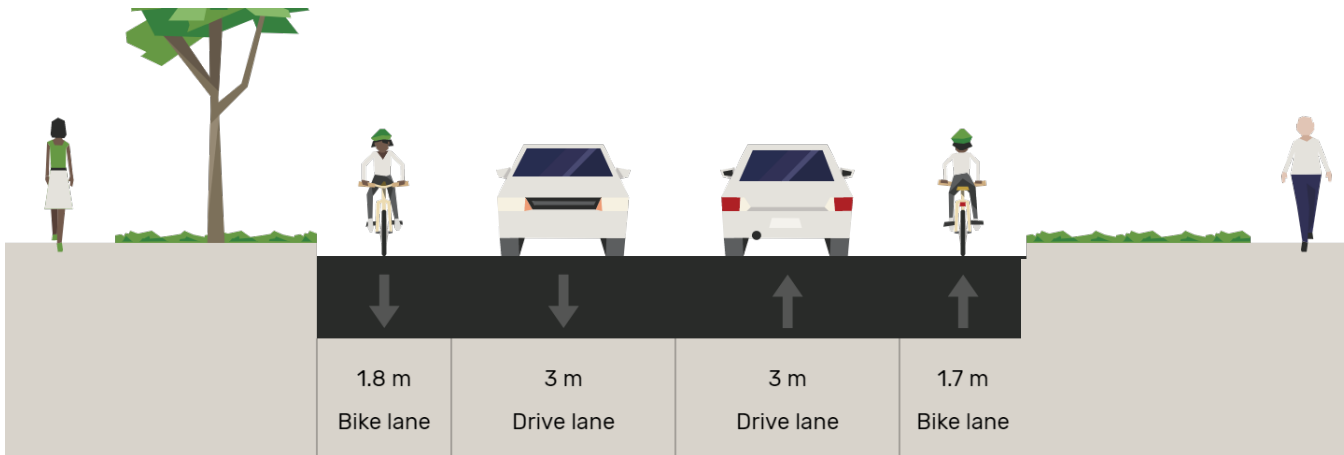
Source: Google Streetview

Typical Cross-Sections



Existing Conditions:

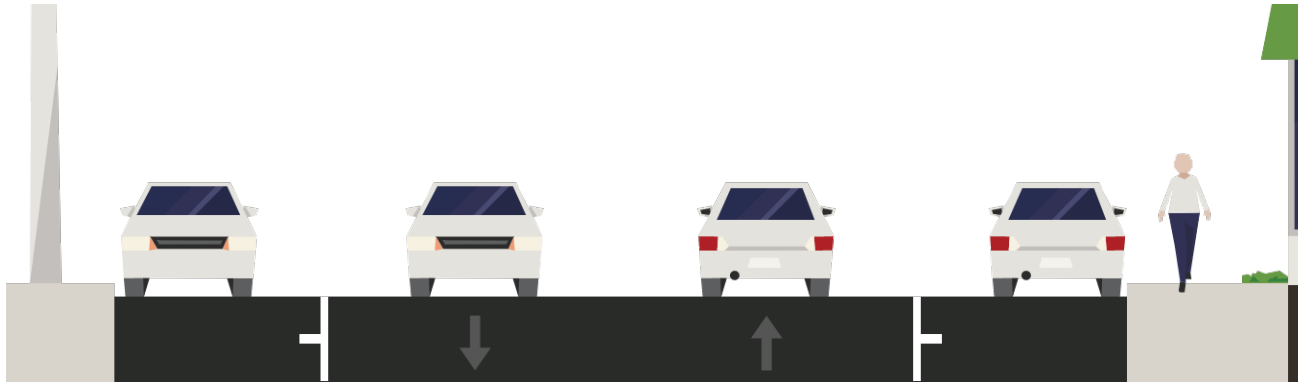
- ▶ Two wide travel lanes with on-street parking



Proposed Conditions:

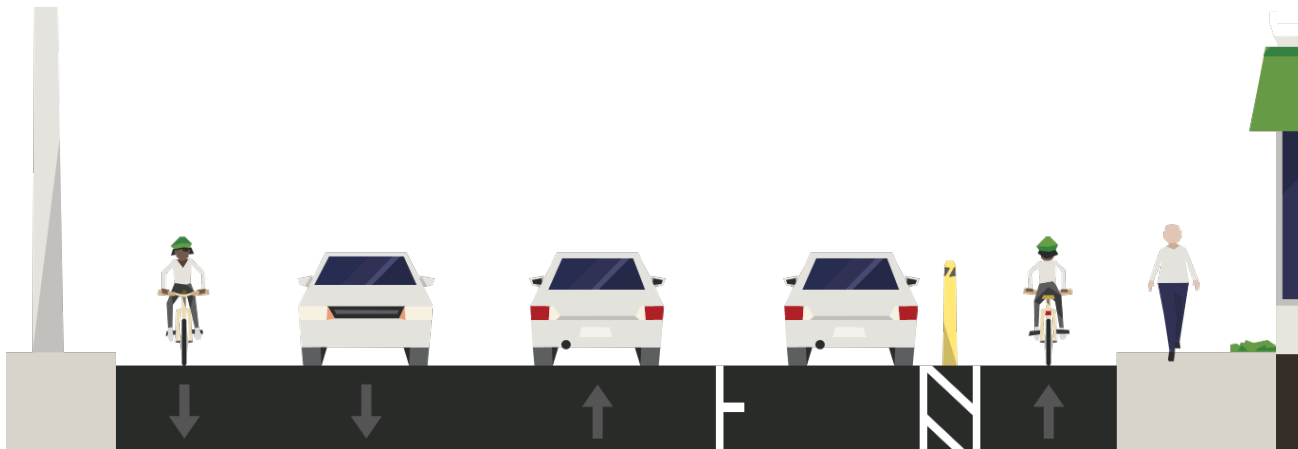
- ▶ Narrower travel lanes and parking restrictions
- ▶ Bike lanes

Borden to Whitney



Existing Conditions:

- ▶ Two wide travel lanes with parking lay-bys on both sides



Proposed Conditions:

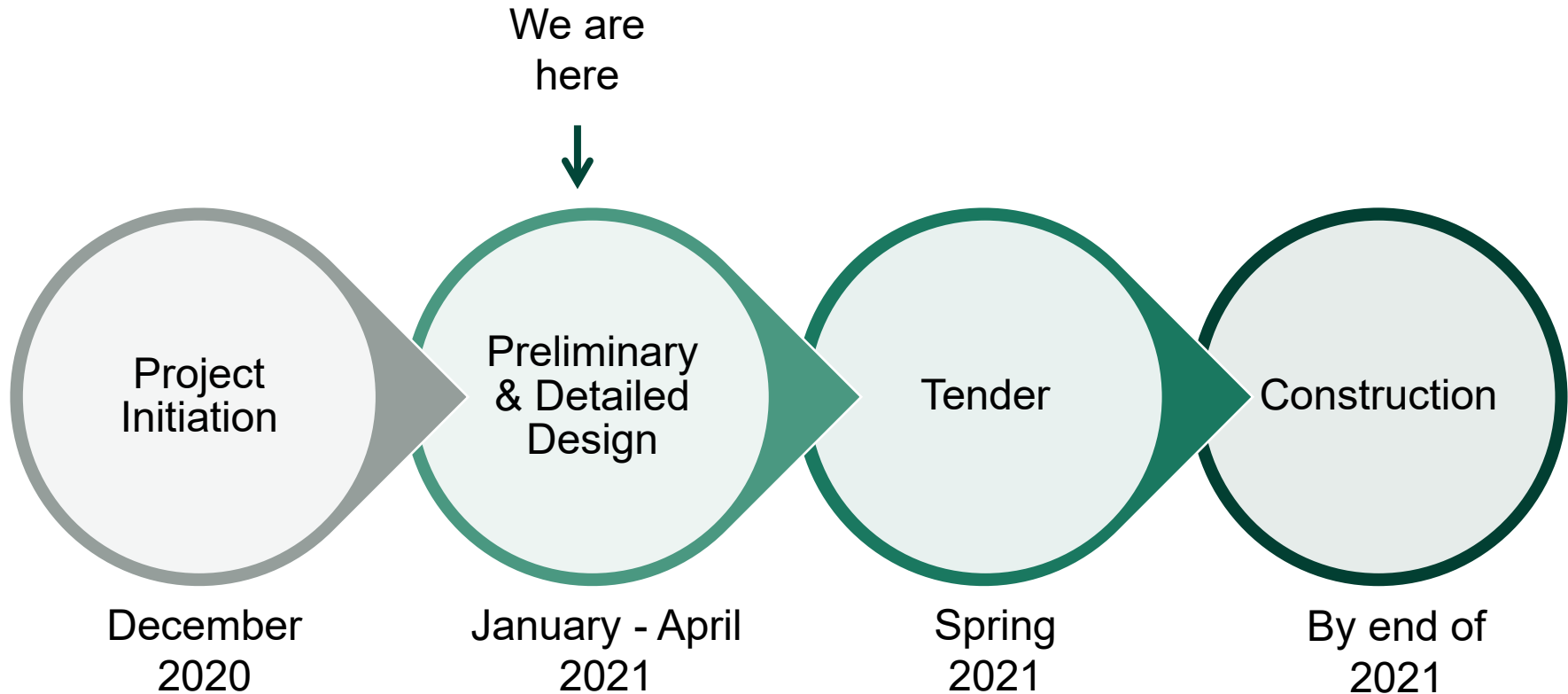
- ▶ Narrower travel lanes with on-street parking maintained on one side
- ▶ Parking protected bike lane on east side

Saskatoon / Dundas

- ▶ Extend project limits to connect to existing Second Street bike lanes



Project Timelines



Public & Stakeholder Consultation



London
CANADA

Thank you! Questions?



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Sandra Hayman, P.Eng.
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Email: shayman@ibigroup.com



Cycling Advisory Committee

Report

The 1st Meeting of the Cycling Advisory Committee

February 17, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: J. Roberts (Chair), B. Cowie, C. DeGroot, B. Hill, J. Jordan, C. Pollett and O. Toth and H. Lysynski (Acting Committee Clerk)

ABSENT: E.L. Raftis

ALSO PRESENT: J. Ackworth, G. Dales, J. Dann, S. Harding, P. Kavcic, D. MacRae, L. Maitland, A. Miller, A. Pasqual, J. Patel, C. Saunders, K. Scherr, M. Schulthess, J. Stanford, S. Wilson and P. Yanchuk

The meeting was called to order at 4:05 PM

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, the following actions be taken with respect to the election of Chair and Vice Chair, until the end of the current term:

a) it BE NOTED that the Cycling Advisory Committee elected J. Roberts as Chair; and,

b) it being noted that the election of Vice Chair BE POSTPONED to the next meeting.

2. Scheduled Items

None.

3. Consent

3.1 4th Report of the Cycling Advisory Committee

That it BE NOTED that the 4th Report of the Cycling Advisory Committee, from the meeting held on February 19, 2020, was received.

3.2 Letter of Resignation - R. Henderson

That it BE NOTED that the resignation of R. Henderson from the Cycling Advisory Committee, was received.

3.3 Notice of Planning Application - Draft Plan of Subdivision Official Plan and Zoning By-law Amendment - 14 Gideon Drive and 2012 Oxford Street

That it BE NOTED that the Notice of Planning Application, dated February 10, 2021, from S. Meksula, Senior Planner, Development Services, with respect to the Draft Plan of Subdivision Official Plan and Zoning By-law

Amendments for the properties located at 14 Gideon Drive and 2012 Oxford Street West, was received.

3.4 Ridout Street South and Upper Queen Street at the Commissioners Road Intersection

That it BE NOTED that the communication dated February 9, 2021, from D. MacRae, Director, Roads and Transportation and G. Dales, Division Manager, Transportation Planning and Design, with respect to Ridout Street South and Upper Queen Street at the Commissioners Road intersection, was received.

3.5 Adelaide Street North at CP Railway Grade Separation ("Adelaide Underpass")

That it BE NOTED that the presentation, appended to the agenda, from P. Kavcic, Transportation Planning and Design and J. Ackworth, Municipal Roads, WSP Canada Inc., with respect to the Adelaide Street North at CP Railway Grade Separation ("Adelaide Underpass"), was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Service Area Work Plan for 2021

That it BE NOTED that the Service Area Work Plan for 2021 presentation, appended to the agenda, from K. Scherr, Managing Director, Environmental and Engineering Services & City Engineer, D. MacRae, Director, Roads and Transportation, J. Dann, Director, Major Projects and J. Stanford, Director, Environmental Fleet and Solid Waste, was received.

5.2 Respectful Workplace Policy

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

5.3 CAC Terms of Reference

That it BE NOTED that the Cycling Advisory Committee (CAC) held a general discussion with respect to the CAC Terms of Reference document, as appended to the agenda.

5.4 Advisory Committee Review

That it BE NOTED that the Cycling Advisory Committee held a general discussion with respect to the ongoing Advisory Committee Review; it being noted that a verbal update from C. Saunders, City Clerk, was received with respect to this matter.

6. Adjournment

The meeting adjourned at 5:18 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

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated February 9, 2021, BE INTRODUCED at the Municipal Council meeting to be held on February 23, 2021, for the purpose of amending By-law PS-113, being "a by-law to regulate traffic and the parking of motor vehicles in the City of London" to improve motor vehicle restrictions in reserved bicycle lanes. (2021-T08) (2.7/2/CWC)

C. Saunders
City Clerk
/ap

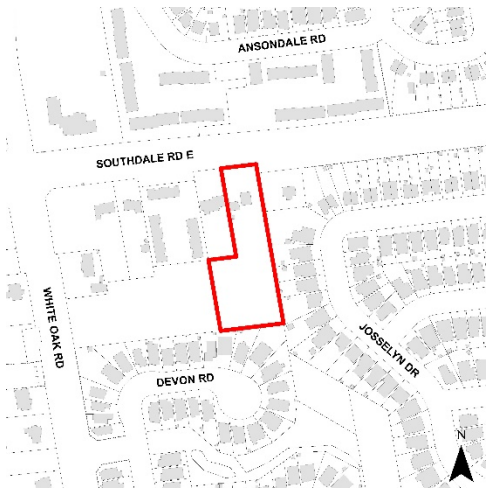
cc: B. Card, Managing Director, Corporate Services and City Solicitor
D. MacRae, Director, Roads and Transportation
S. Maguire, Division Manager, Roadway Lighting and Traffic Control
O. Katolyk, Chief Municipal Law Enforcement Officer, Licensing and Municipal Law Enforcement
S. Miller, Manager, Municipal Law Enforcement – Parking Services
J. Hutchison, Office Manager and Executive Assistant to the City Solicitor
J. Friesen, Administrative Assistant II, Environmental and Engineering Services
P. McClennan, Executive Assistant to the Managing Director, Environmental and Engineering Services and City Engineer
Documentation Services Representative
Chair and Members, Cycling Advisory Committee
Chair and Members, Transportation Advisory Committee



NOTICE OF PLANNING APPLICATION

Draft Plan of Vacant Land Condominium and Zoning By-law Amendment

349 Southdale Road East



File: 39CD-21501/Z-9308

Applicant: Byron Developments International

What is Proposed?

Draft Plan of Vacant Land Condominium and Zoning amendment to allow:

- Development of twenty (20) cluster townhouse dwelling units;
- One new private road providing access from Southdale Road East; and
- Shared common elements, visitor parking and landscaped area.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 12, 2021**

Sean Meksula

smeksula@london.ca

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

File: 39CD-21501

london.ca/planapps

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

Elizabeth Pelozo

epeloz@london.ca

519-661-CITY (2489) ext. 4012

**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 24, 2021

Application Details

Requested Draft Plan of Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of 20 multiple-attached dwelling units, and a common element for a private access from Southdale Road East, to be registered as one Condominium Corporation.

Requested Zoning By-law Amendment

To change the zoning from a Residential R3 (R3-3) Zone to a Residential R6 (R6-5) 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.

Requested Zoning

Zone(s): Residential R6 (R6-5) Zone to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings.

The City may also consider the use of holding provisions for design and servicing, and/or additional special provisions in zoning related to urban design, setbacks and coverage.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The southern portion of the subject lands are currently designated as "Low Density Residential" which allows single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare as the main permitted uses. The northern portion of the subject lands are designated "Multi-Family, Medium Density Residential" which allows multiple-attached dwellings (e.g., row houses, cluster houses), low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes and homes for the aged,. Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre). All proposals shall be evaluated on the basis of Section 3.7, Planning Impact Analysis. The lands are within the Southwest Area Secondary Plan, which includes special polices and direction for development, including urban design considerations, pedestrian connections, minimum densities, and incorporating varied housing types.

The subject lands are in the Neighbourhood Place Type Place Type in *The London Plan*, permitting a range of low density residential uses which includes single detached, semi-detached, duplex, 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 for a Draft Plan of Vacant Land Condominium and to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

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

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- Viewing the application-specific page at london.ca/planapps; or
- 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 Draft Plan of Vacant Land Condominium 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 [Neighbourhood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of vacant land condominium, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

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

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Alternative accessible formats or communication supports are available upon request. Please contact developmentservices@london.ca for more information.

Requested Draft Plan of Vacant Land Condominium

DRAFT PLAN OF VACANT LAND CONDOMINIUM
349 SOUTHDALE ROAD EAST
 PART OF
LOT 30, CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
 I HEREBY SUBMIT THIS PLAN OF CONDOMINIUM TO THE AUTHORITY TO BIND THE CORPORATION OF LONDON AND TO BE RECORDED IN THE MIDDLESEX LAND INFORMATION SYSTEM.

SURVEYOR'S CERTIFICATE
 I, PAUL GONZALEZ, O.L.L.E., OF THE PROVINCE OF ONTARIO, LAND SURVEYOR, DO HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED INTO CONDOMINIUM UNITS AND ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13
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SITE DATA

DESCRIPTION	UNIT NO.	AREA (SQ. M)	AREA (SQ. FT.)
CONDOMINIUM UNIT	1-10	1,234.56	13,345.67
CONDOMINIUM UNIT	11-20	1,234.56	13,345.67
CONDOMINIUM UNIT	21-30	1,234.56	13,345.67
CONDOMINIUM UNIT	31-40	1,234.56	13,345.67
CONDOMINIUM UNIT	41-50	1,234.56	13,345.67
CONDOMINIUM UNIT	51-60	1,234.56	13,345.67
CONDOMINIUM UNIT	61-70	1,234.56	13,345.67
CONDOMINIUM UNIT	71-80	1,234.56	13,345.67
CONDOMINIUM UNIT	81-90	1,234.56	13,345.67
CONDOMINIUM UNIT	91-100	1,234.56	13,345.67
TOTAL		12,345.67	133,456.78

LIMITS OF VACANT LAND CONDOMINIUM

Date: _____ Issued/Revised: _____ By: _____

Date: JUNE 10, 2019
 Drawn By: _____
 Plan Scale: 1:400
 Plan No.: 17234567

PLANNING URBAN DESIGN & LANDSCAPE & ARCHITECTURE
 1000 COLLEGE AVENUE, SUITE 100
 LONDON, ON, N6C 5G2
 P: 519.320.3797
 WWW.MHBC-PLAN.COM

MHBC PLANNING

DRAFT PLAN OF VACANT LAND CONDOMINIUM
349 SOUTHDALE ROAD EAST
 PART OF
LOT 30, CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
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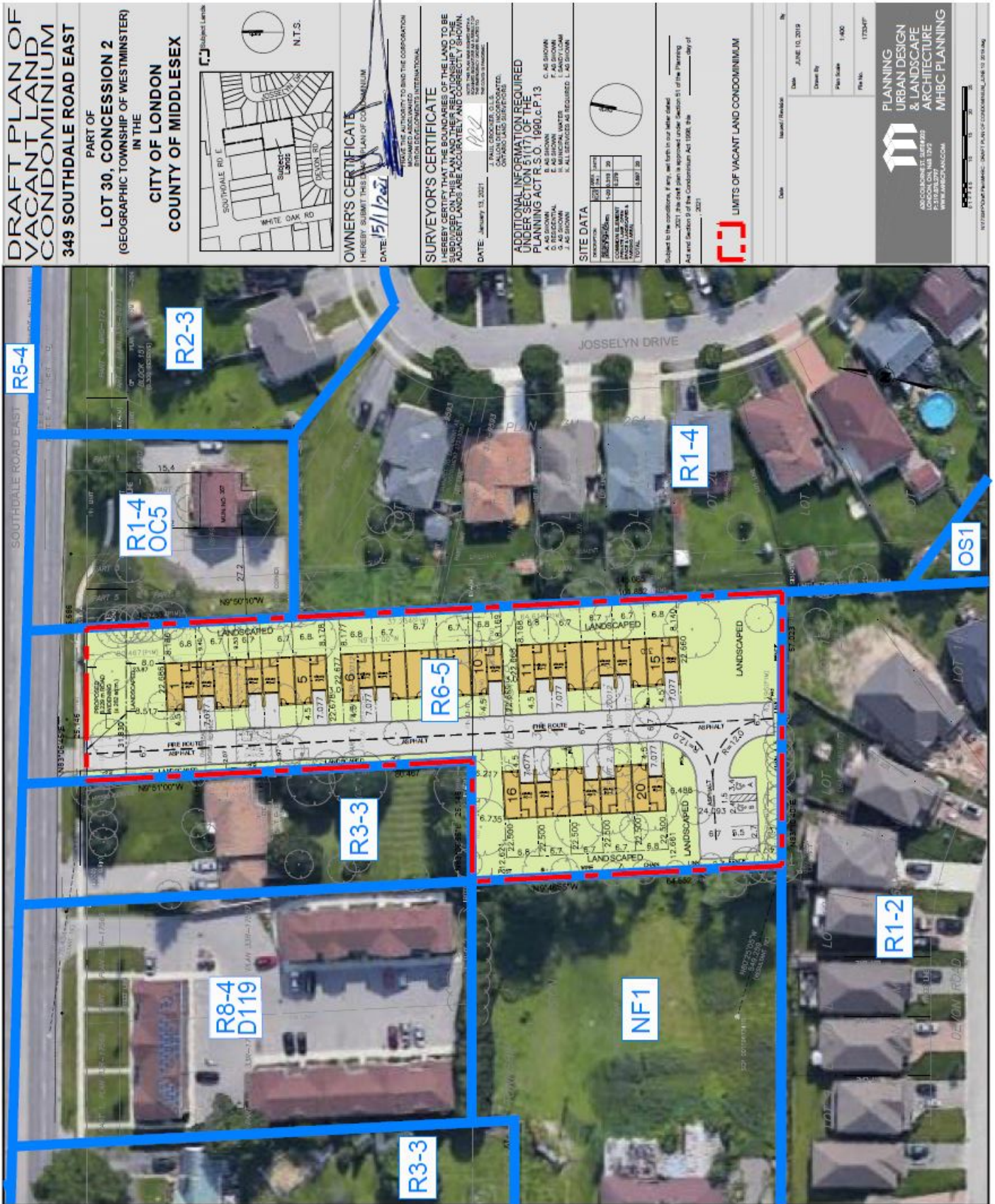
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TOTAL		12,345.67	133,456.78

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

Requested Zoning



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



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

519-661-CITY (2489) ext. 5345

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: O-9318/Z-9317

london.ca/planapps

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

Paul VanMeerbergen

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.**

Date of Notice: March 12, 2021

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.

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.

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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

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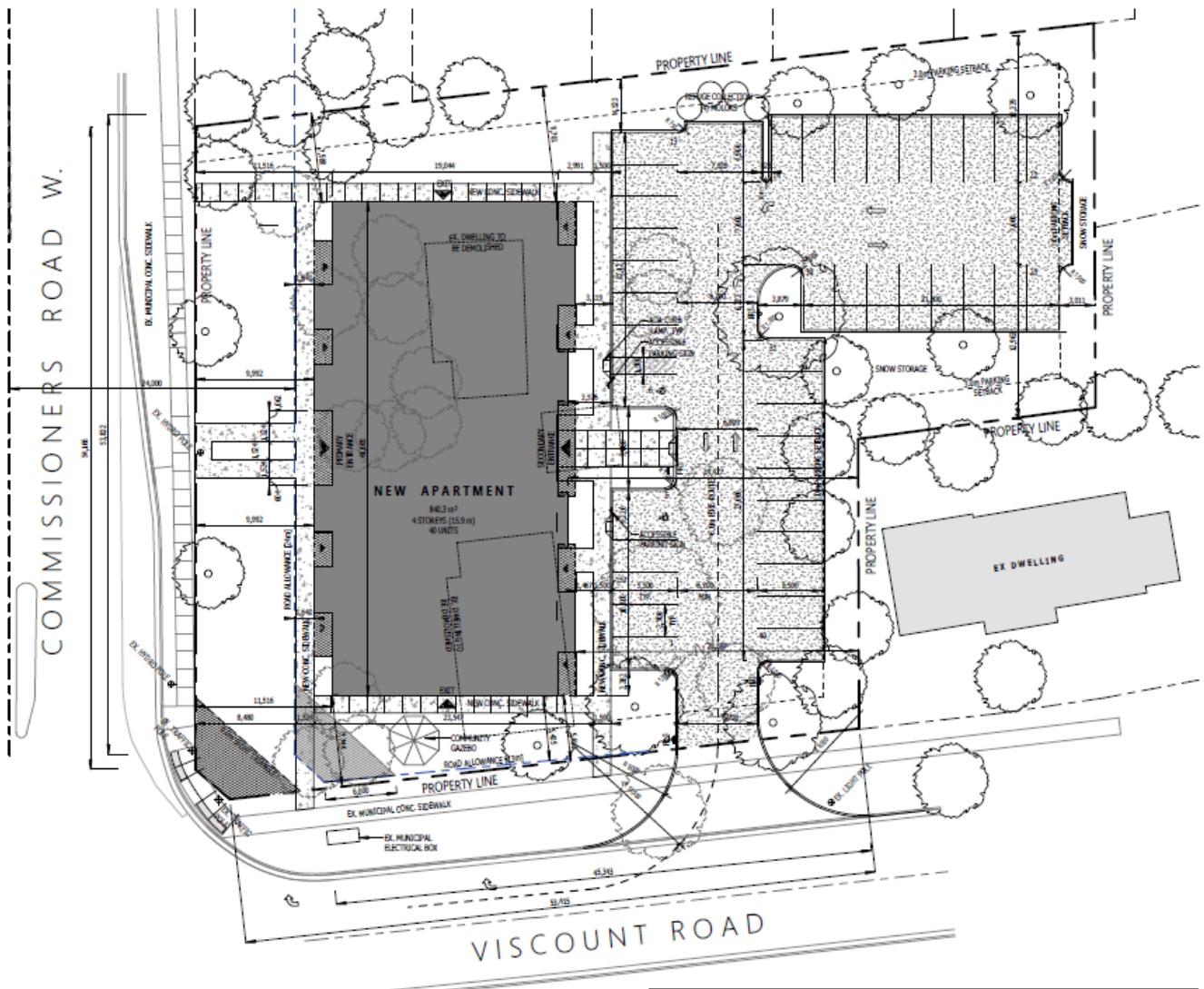
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Accessibility

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Site Concept



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

Building Renderings

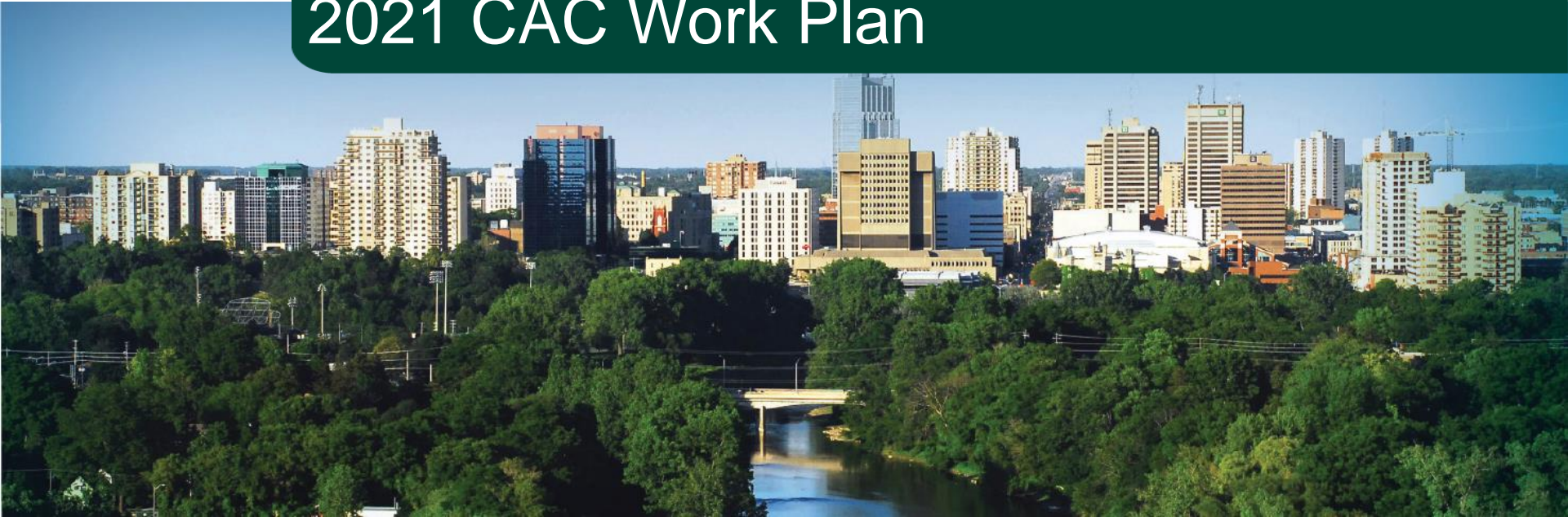


View from Commissioners Road West

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



Parks & Recreation Services 2021 CAC Work Plan



Cycling Advisory Committee
February 17, 2021



City Representatives

SLT liaisons to CAC:

- Kelly Scherr, Managing Director, Environmental and Engineering Services
- Scott Stafford, Managing Director, Parks and Recreation

P&R representatives attending CAC:

- Andrew Macpherson, Division Manager, Parks Planning & Operations
- Jeff Bruin, Manager, Parks Planning & Design
- Stephanie Wilson, Landscape Architect, Parks Planning & Design

Parks Planning & Operations



- Work is directed by:
 - Official Plan
 - Parks & Recreation Master plan
 - Cycling Master Plan
 - Thames Valley Corridor Plan
- Planning, Design and Contract Administration for parks, open space, Thames Valley Parkway (TVP) and broader recreational pathway network
- Operations & maintenance of TVP/pathway network
- Strong relationships and coordination with EESD, Development Services & London's development industry.

Parks Planning & Operations

- P & R will submit items related to the CAC terms of reference:
 - Thames Valley Parkway expansion
 - Secondary Pathway planning
 - Significant lifecycle renewal
- P&R will seek input from CAC on priority projects and support from the CAC as projects progress



Parks Planning & Design - CAC Items

The following items will be brought forward to CAC in 2021:

Timing	Item
Q2	
Later in 2021	<ul style="list-style-type: none"> • Main and South Branch TVP extensions – planning/design • TVP Signage Improvements – planning/design • Stoney Creek pathway extension to TVP – detailed design
As needed	<ul style="list-style-type: none"> • Monitoring of TVP North between Richmond & Adelaide • Updates regarding lifecycle renewal of existing pathways



Questions?





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

Date: March 3, 2021

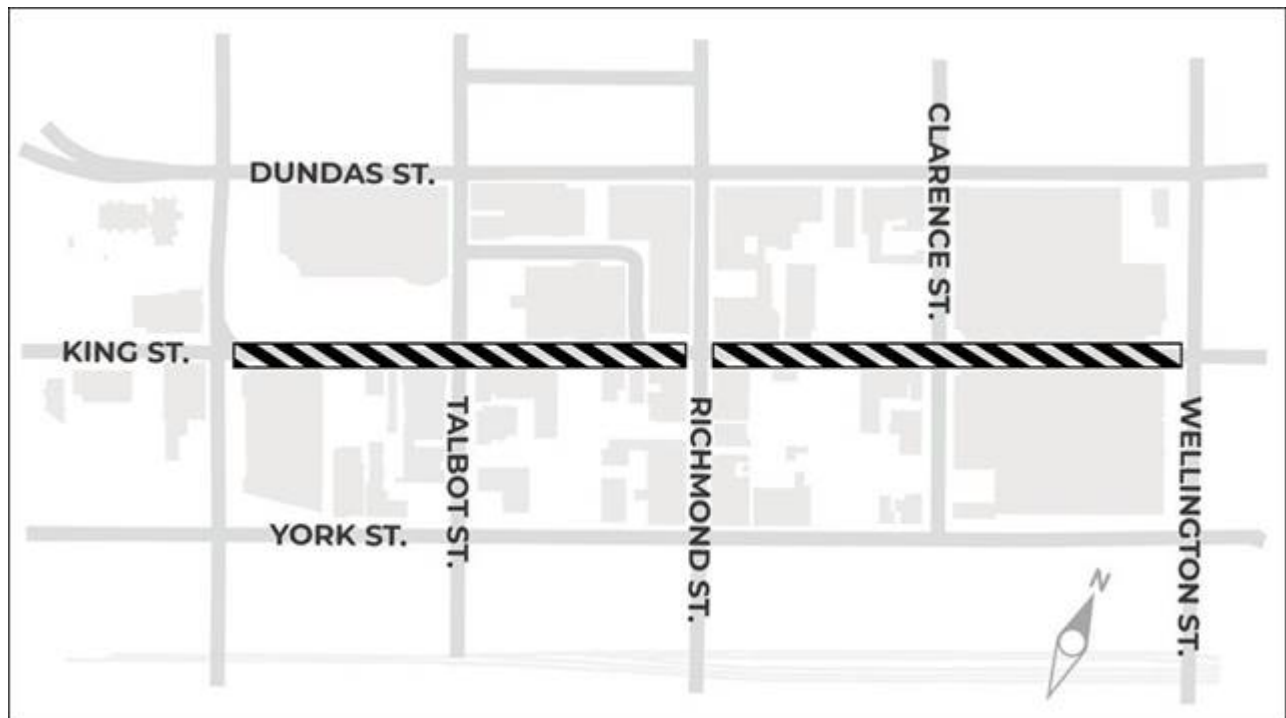
To: Resident and/or property owner

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 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) 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



After hours or urgent matters

Name: City of London Dispatch

Phone: 519-661-4965

Email: es@london.ca

Project Updates:

Website

Visit the project webpage (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) 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), 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. 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. 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)

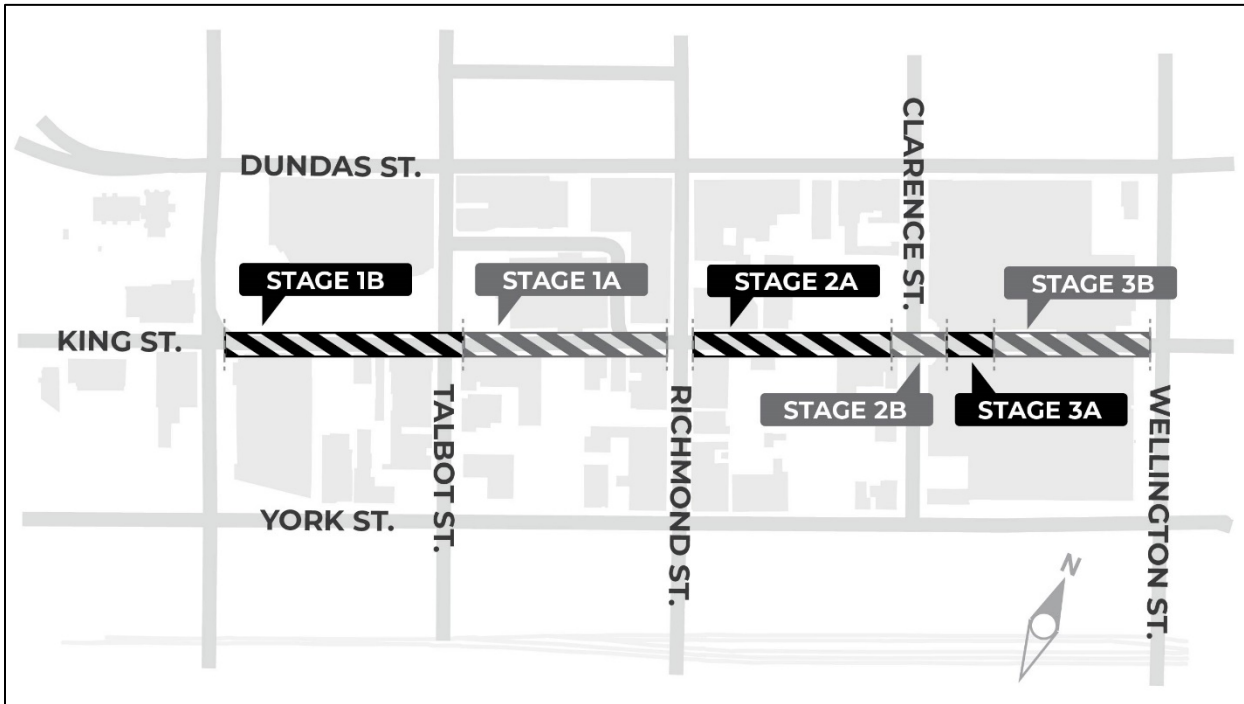
During this construction project the City will replace the sanitary PDC up to the property line. A storm PDC will also be provided for each property up to the property line. Additional information can also be found at london.ca/sewers.

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.

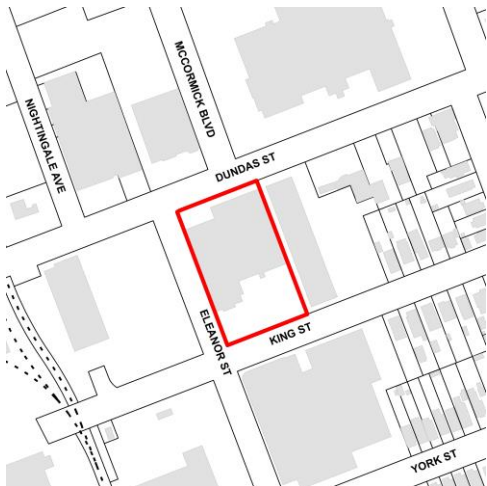
Construction is planned to commence in April on Stages 1A and 2A (concurrently), then proceeding to 1B and 2B, then to 3A and 3B. It is anticipated that construction will continue until December 2021, with limited carryover work in spring 2022.



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 m² 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

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.**

Date of Notice: March 11, 2021

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 m² 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.

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
- 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 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. 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/>.

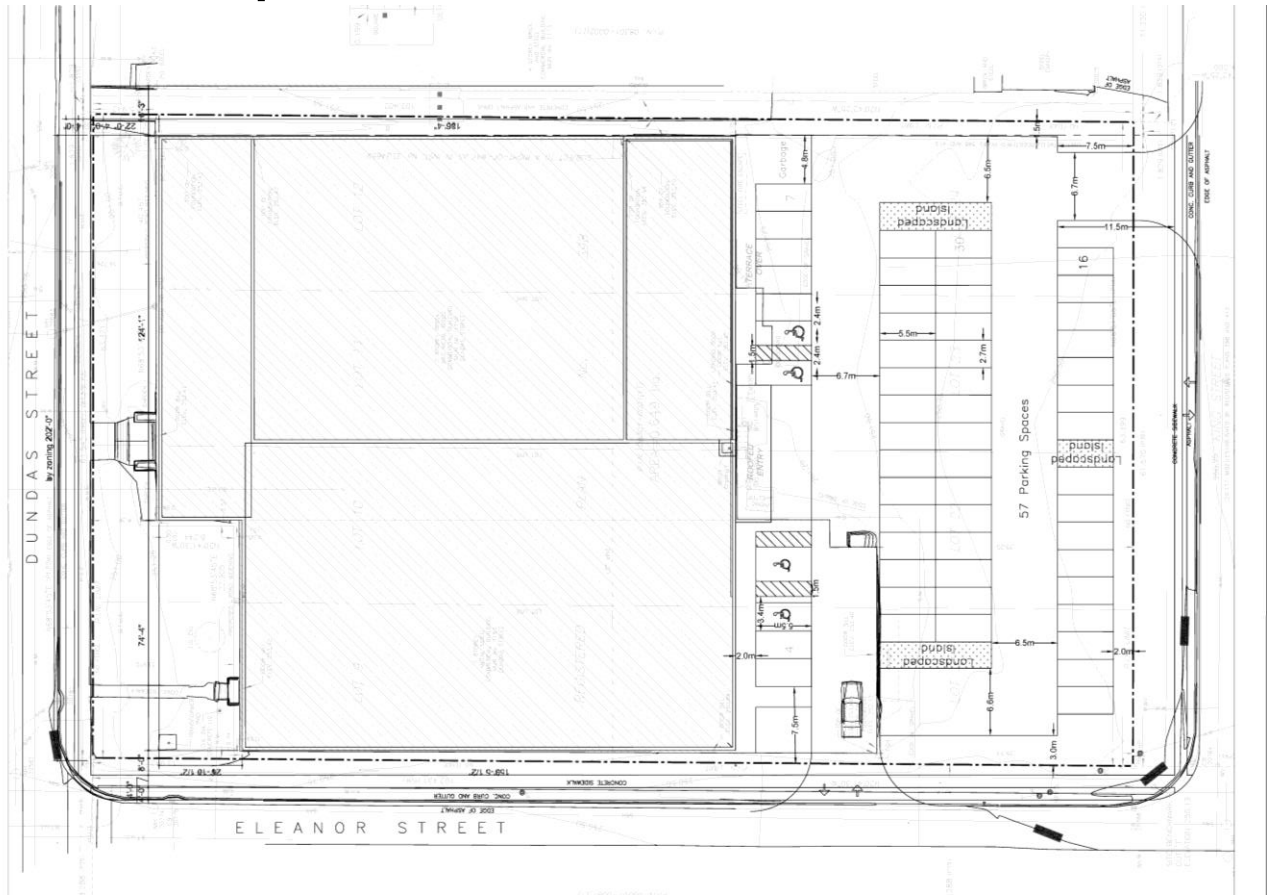
Notice of Collection of Personal Information

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 or 519-661-4980 by March 22, 2021 request any of these services.

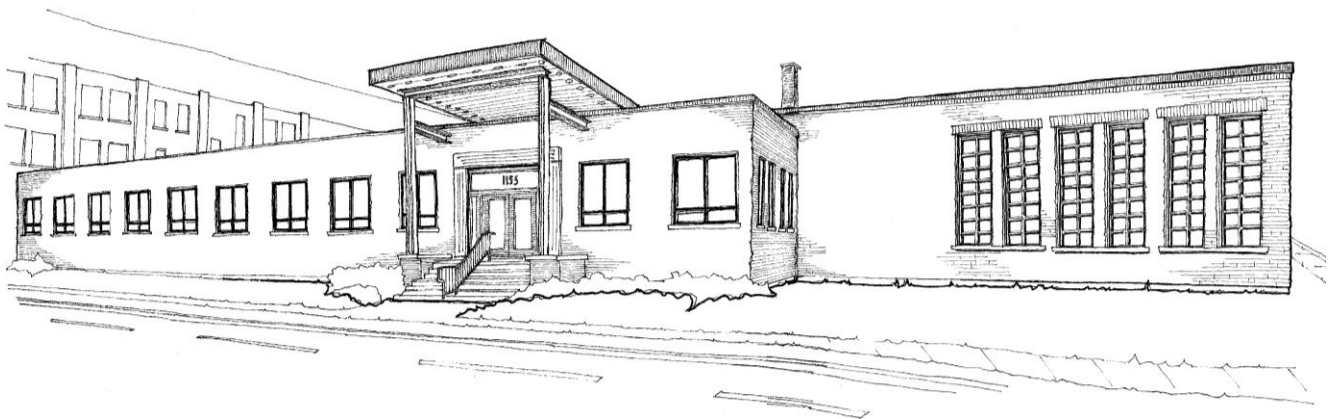
Site Concept



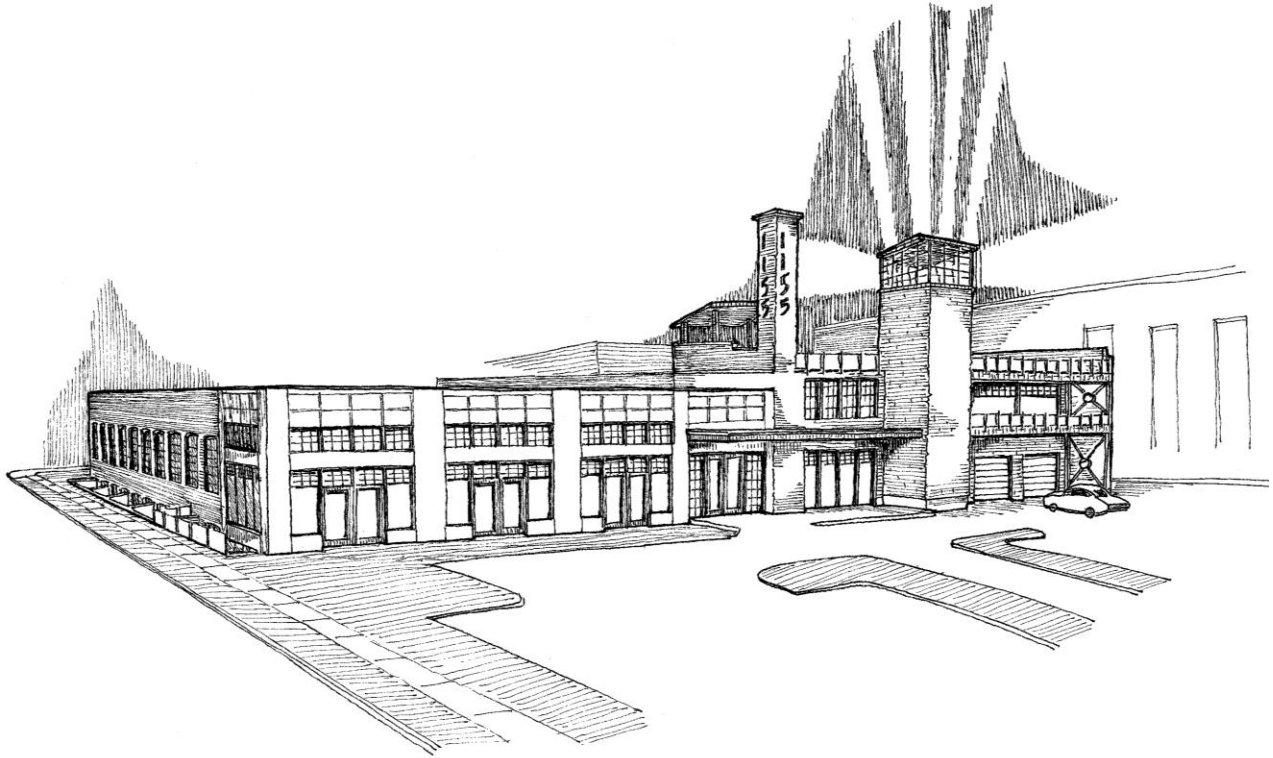
Site Plan Concept for 1153-1155 Dundas Street, October 2020

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** Please indicate the PPM subject matter when contacting the Clerk’s Office. Registrations will be confirmed.¹
 - 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.

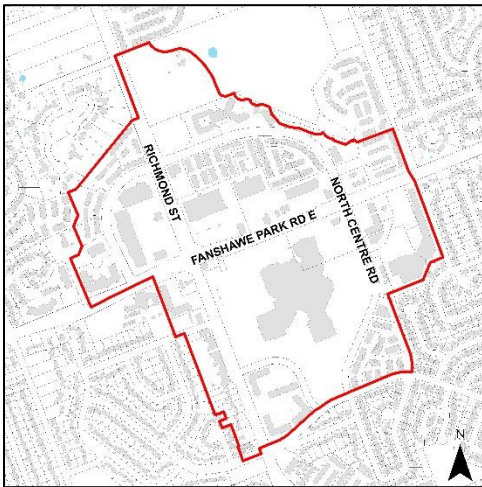
Council Chambers

- 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.

¹ 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.

Official Plan Amendment

Masonville Secondary Plan



File: O-8991

Applicant: The Corporation of the City of London

What is Proposed?

The draft Masonville Secondary Plan will be presented to receive public comments. The draft Masonville Secondary Plan contains:

- A long-term vision for the Secondary Plan area
- Detailed policies to guide the future growth and development of the Masonville area, with respect to: land use, building heights, connections, neighbourhood transitions, built form, parkland, public realm and other matters.

There will be further opportunities to review the draft Masonville Secondary Plan and provide comments after this meeting.

YOU ARE INVITED!

Further to the Notice of Application you received on December 9, 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 6:45 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:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
City Planning, City of London,
206 Dundas St., London ON N6A 1G7
File: O-9881

getinvolved.london.ca/masonville1

To speak to your Ward Councillor:

Maureen Cassidy Ward 5
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

Josh Morgan Ward 7
joshmorgan@london.ca
519-661-CITY (2489) ext. 4007

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Future Amendment to the 1989 Official Plan

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the Official Plan, and to Schedule D of the Official Plan. The draft Masonville Secondary Plan has been prepared for circulation and to receive comments. The adoption of the plan will not take place at this meeting, and will occur at a future date which has not yet been scheduled.

Requested Future Amendment to The London Plan (New Official Plan)

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Policy 1565 of *The London Plan*, and to Map 7 – Specific Policy Areas in *The London Plan*. The draft Masonville Secondary Plan has been prepared for circulation and to receive comments. The adoption of the plan will not take place at this meeting, and will occur at a future date which has not yet been scheduled.

Both Official Plans are available at london.ca.

Access the draft Masonville Secondary Plan

The draft Masonville Secondary Plan is available on the project website, and can be accessed for review, download and comments here: getinvolved.london.ca/masonville1.

Planning Policies

Secondary Plans are prepared to provide for a coordinated planning approach and more detailed policy guidance. Secondary Plans are adopted by Municipal Council to form part of the Official Plan and elaborate on the parent policies of *The London Plan*. The draft Masonville Secondary Plan consists of policies and maps that provide more specific direction to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and built form, and establish transitional and interface policies.

The subject lands are currently designated as Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, Enclosed Regional Commercial Node, and Office Area in the *1989 Official Plan*, which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

The subject lands are in the Transit Village Place Type in *The London Plan* which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses. Transit Villages are intended to be exceptionally designed, high-density, mixed-use urban neighbourhoods that are well connected by transit.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation 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 getinvolved.london.ca/masonville1
- 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 amendment 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](#) 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, 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/>.

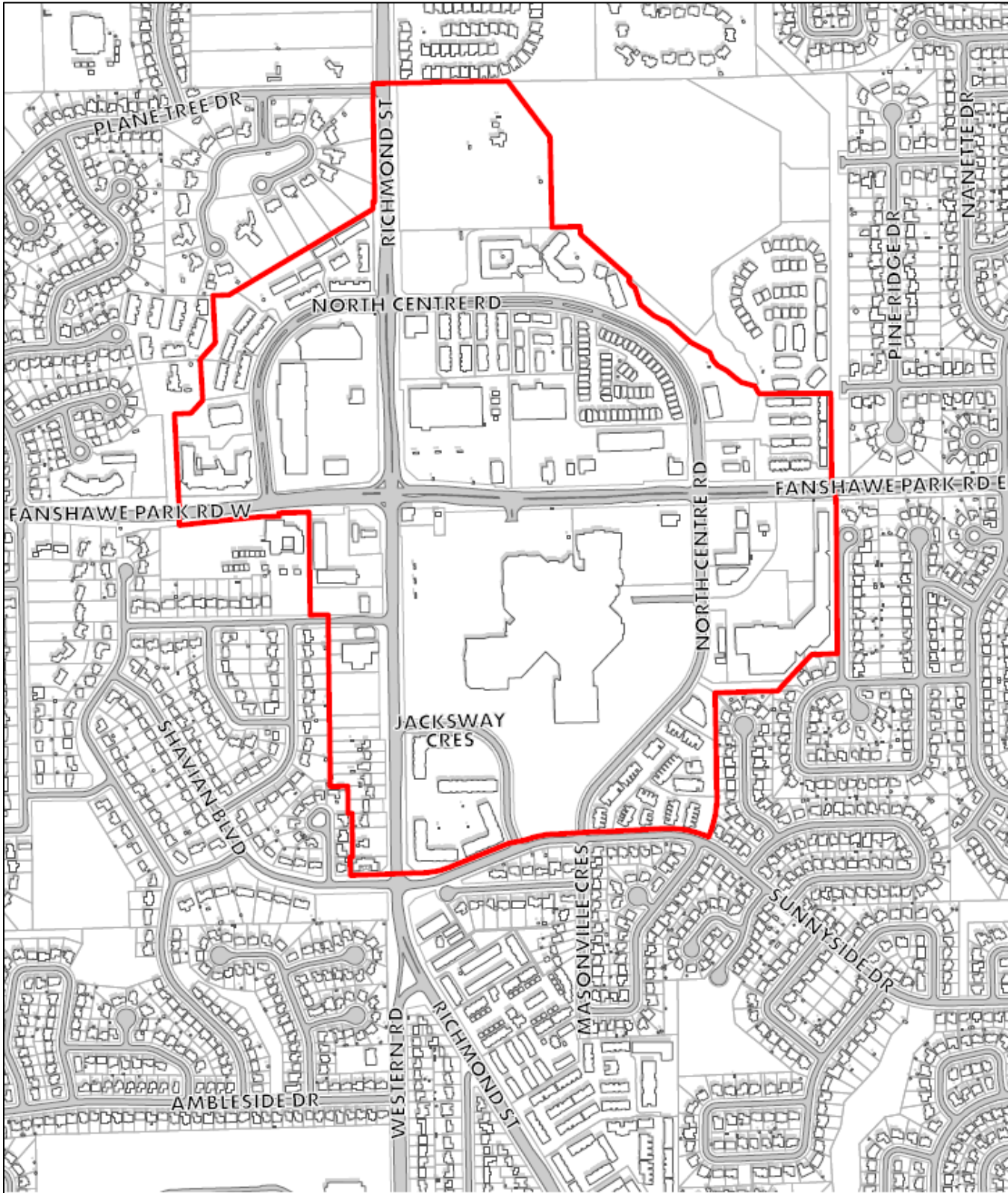
Notice of Collection of Personal Information

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

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) the interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca or 519-661-4980 by March 22, 2021 to request any of these services.

Masonville Secondary Plan Boundary



MASONVILLE TRANSIT VILLAGE SECONDARY PLAN STUDY AREA



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** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - 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.

¹ 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.