

Agenda Including Addeds Cycling Advisory Committee

The 8th Meeting of the Cycling Advisory Committee

September 15, 2021, 4:00 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.

	Pages
1. Call to Order	
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3. Sub-Committees and Working Groups	
3.1. <i>(ADDED) Sub-Committee Report - Dundas Place Traffic Diversion Feedback</i>	
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5. Adjournment	

Next Meeting Date: October 20, 2021

Cycling Advisory Committee

Report

The 7th Meeting of the Cycling Advisory Committee

August 18, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: J. Roberts (Chair), D. Doroshenko, B. Hill, J. Jordan, E. Raftis, and O. Toth; A. Pascual (Committee Clerk)

ABSENT: I. Chulkova, C. DeGroot, M. Mur, and T. Wade

ALSO PRESENT: K. Burns, G. Dales, D. Hall, D. MacRae, L. Maitland, J. Stanford, and B. Westlake-Power.

The meeting was called to order at 4:05 PM; it being noted that the following Members were in remote attendance: D. Doroshenko, B. Hill, J. Jordan, E. Raftis, 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.

2. Scheduled Items

2.1 Bus Stops with Protected Bike Lanes

That it BE NOTED that the presentation from D. Hall, Active Transportation Manager, with respect to Bus Stops with Protected Bike Lanes, was received.

3. Consent

3.1 6th Report of the Cycling Advisory Committee

That it BE NOTED that the 6th Report of the Cycling Advisory Committee, from its meeting held on July 27, 2021, was received.

3.2 Dundas Place Traffic Diversion Feedback

That the following actions be taken with respect to the memo related to Dundas Place Traffic Diversion Feedback:

a) a Sub-Committee BE ESTABLISHED to prepare comments and feedback with respect to the Dundas Place Traffic Diversion and report back to the Cycling Advisory Committee at their next meeting; and,

b) the above-noted memo from D. Hall, Active Transportation Manager, BE RECEIVED.

3.3 Public Meeting Notice - Zoning By-law Amendment - 496 Dundas Street

That the following actions be taken with respect to the Public Meeting Notice, dated August 11, 2021, from I. de Ceuster, Planner I, related to a Zoning By-law Amendment for the property located at 496 Dundas Street:

a) the developer of the property BE REQUIRED to provide short term bicycle parking space to support commercial use; and,

b) the above-noted Notice BE RECEIVED.

4. (ADDED) Deferred Matters/Additional Business

4.1 (ADDED) Bike Lock-Up Facilities

That the following actions be taken with respect to bike lock-up facilities:

a) the Municipal Council and Civic Administration BE ADVISED that the Cycling Advisory Committee (CAC) supports the petition calling for the creation of bike lock-up facilities in the City of London and that the CAC is appreciative of the bike locker pilot project that is being launched in the City of London;

it being noted that the delegation and the petition from S. Carr with respect to this matter was received.

5. Adjournment

The meeting adjourned at 5:25 PM.



The City of London
Western Road and Sarnia Road/Philip Aziz Avenue Improvements
Municipal Class Environmental Assessment

London
CANADA

NOTICE OF STUDY RESTART

August 16, 2021

PUBLIC NOTICE

Project Restart

In January 2015, the City of London, through its consultant AECOM, initiated the Western Road and Sarnia Road/Philip Aziz Avenue Improvements Municipal Class Environmental Assessment (MCEA) for improvements to Western Road from Platts Lane to Huron University College and Sarnia Road/Philip Aziz Avenue from Coombs Avenue east to the Thames River (See Map). An initial Public Information Centre (PIC) was held in June 2015.

In 2016, the project was put on hold when alternatives for transit routes through the study area were being considered as they related to Rapid Transit (RT). As it is related to this project, the northern routes for RT have been deferred and the City has decided to restart this project.

Background

Western Road between Huron College and Platts Lane is part of a primary transportation corridor that services Western University and other local institutions in addition to some residential and commercial uses. Within this corridor, the Western Road and Sarnia Road/Philip Aziz Avenue intersection supports a large volume of vehicle traffic making turning movements, high pedestrian/cycling traffic and frequent transit services. This type of traffic is expected to increase in the future.

The City of London Transportation Master Plan suggests the Western Road and Sarnia Road/Philip Aziz Avenue intersection be improved to accommodate increased traffic, address safety, and improve road width constraints along Philip Aziz Avenue.

Planning for the Future

This study will be completed in accordance with the Ontario Environmental Assessment Act and will follow the MCEA (Schedule C) process. The project team will examine a full range of alternatives and improvements. Future university expansion plans, recent and or planned municipal infrastructure (e.g. watermains and stormwater management), walking and cycling features, effective movement of traffic and environmental impacts will be considered.

Your Involvement is Important

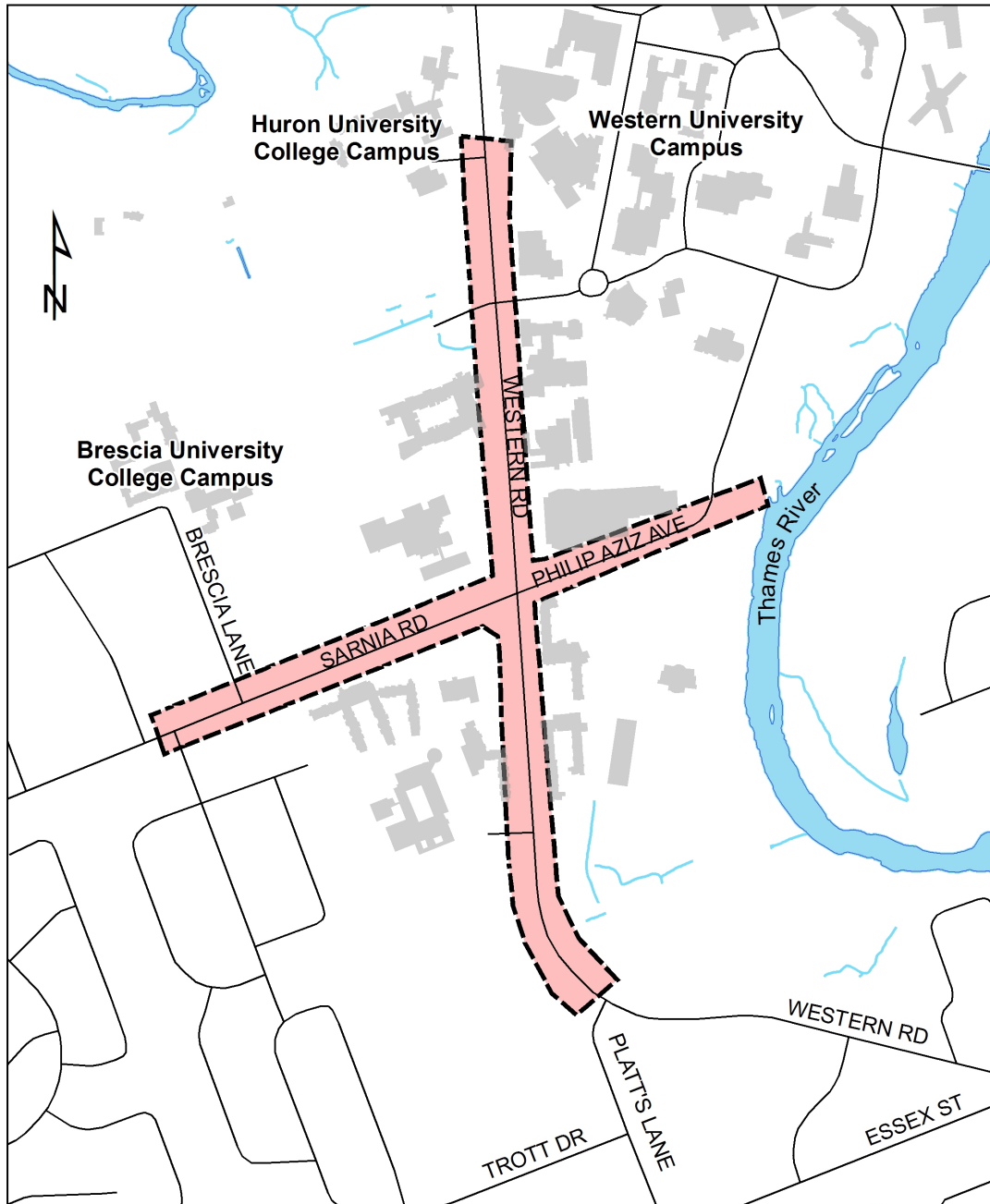
You will be consulted throughout this study and asked to help shape the future of the community. A PIC will be held in the fall of 2021 to present the updated problem/opportunity statement, a review of the study progress, the evaluation of the alternative solutions and project timeline. Another PIC will be held in the spring of 2022 to present the evaluation of alternative design concepts for the preferred solution, in addition to proposed mitigation measures and next steps. Advanced notification of the PICs will be advertised on the City of London website and in the Londoner newspaper, in addition to regular mail. Comments from review agencies and members of the public are encouraged now and throughout the study. To learn more, visit the project website:

<https://london.ca/projects/western-road-sarnia-road-philip-aziz-avenue-environmental-assessment>.

To provide comments, receive additional information or be added to the study mailing list, contact either of the following team members below:

Karl Grabowski, P.Eng
Project Manager
Corporation of the City of London
300 Dufferin Avenue
London ON, N6A 4L9
Tel: 519-661-2489 x5071
Email: kgrabows@london.ca

John Pucchio, P.Eng
Project Manager,
AECOM Canada Ltd.
250 York Street, Suite 410
London ON, N6A 6K2
Tel: 519-963-5880
Email: John.Pucchio@aecom.com



With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.

Zoning By-Law Amendment

755-785 Wonderland Road South (Westmount Mall)



File: Z-9356

**Applicant: McCor Management Inc. c/o Ben McCauley
(Zelinka/Priamo)**

What is Proposed?

Zoning amendment to 1) add business service establishment as a permitted use to permit call centres, customer service field offices or other businesses which operate on a fee or contract basis such as advertising, mailing, building maintenance, employment services and protective services or 2) increase the maximum cap for office space in the zone.

Possible change to Zoning By-law Z.-1 to the existing Regional Shopping Area Special Provision (RSA2(2)) Zone to add business service establishment as an additional permitted use or increase the maximum cap for office space in the zone.

YOU ARE INVITED!

Further to the Notice of Application you received on May 27, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, September 20, 2021, no earlier than 4:00 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:

Chuck Parker
cparker@london.ca
519-661-CITY (2489) ext. 4648
Planning and Development, City of London,
206 Dundas St., London ON N6A 1G7
File: Z-9356

london.ca/planapps

To speak to your Ward Councillor:

Paul Van Meerbergen
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 Zoning By-law Amendment

The applicant requested a zoning amendment to add business service establishment as a permitted use to permit call centres, customer service field offices or other businesses which operate on a fee or contract basis such as advertising, mailing, building maintenance, employment services and protective services. The City is reviewing the option of increasing the maximum cap for office space in the zone.

Possible change to Zoning By-law Z.-1 to the existing Regional Shopping Area Special Provision (RSA2(2)) Zone to add business service establishment as an additional permitted use or increase the maximum cap for office space in the zone.

Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Regional Shopping Area Special Provision (RSA2(2)) Zone.

Permitted Uses: Assembly halls; Automotive uses, restricted; Catalogue stores; Clinics; Commercial parking structures and/or lots; Commercial recreation establishments; Convenience service establishments; Day care centres; Duplicating shops; Financial institutions; Institutions; Liquor, beer and wine stores; Medical/dental offices; Offices; Patient testing centre laboratories; Personal service establishments; Private clubs; Restaurants; Retail stores; Service and repair establishments; Studios; Supermarkets; Taverns; Taxi establishments; Video rental establishments; Place of Entertainment; and, Brewing on premises establishments .

Special Provision: Additional Permitted Use: Commercial and Private Schools.

Height: 24 metres (79 feet)

Requested Zoning

Zone: Regional Shopping Area Special Provision (RSA2()) Zone

Permitted Uses and Special Provision: Add business service establishment to existing special provision zone

Height: 24 metres (79 feet)

The City may also consider increasing the cap for office uses. The Regional Shopping Area (RSA) Zone allows a maximum 10% of total Gross Leasable Floor Area (GLFA) for office uses.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the **Shopping Area Place Type** in The London Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses. Mixed use buildings will be encouraged. Uses with large amounts of outdoor storage, large warehouse components, storage of heavy vehicles and/or emitting noise, vibration or dust will not be permitted. Uses that are not compatible with residential and retail uses will not be permitted. The full range of uses described above will not necessarily be permitted on all sites within the Shopping Area Place Type.

Total aggregate office uses will not exceed 2000m² (21,528 sq.ft.)

The 1989 Official Plan designates this site as a **Community Commercial Node** which allows a broad range of retail, office and serve uses at a minimum scale of 13,000m² to a maximum scale of 50,000m². Offices are allowed up to a maximum of 5000² depending upon size of buildings in the node.

How Can You Participate in the Planning Process?

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

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

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 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 Ontario Land 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 Ontario Land 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 Ontario Land 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/appeals-process/forms/>.

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 September 13, 2021 to request any of these services.

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. Pre-registered speakers will be given priority access to entering City Hall. 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.
- 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. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

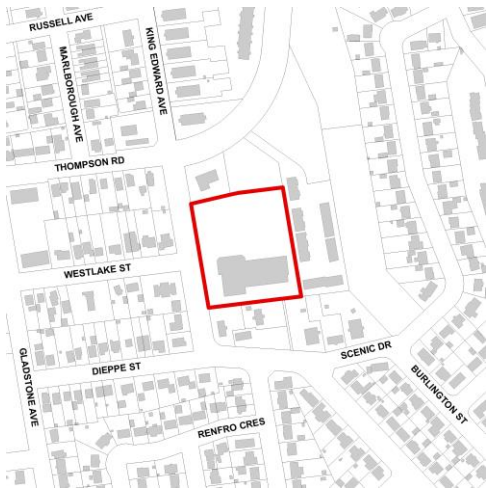
- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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.

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

150 King Edward Avenue



File: Z-9398

Applicant: 1767289 Ontario Inc.

What is Proposed?

Zoning amendment to allow:

- A three-storey mixed-use building fronting onto King Edward Avenue with ground floor commercial/office uses and 17 residential units on the second and third floor
- 17 fourplex buildings with a total of 68 units to the rear of the property
- Special zoning provisions for lot depth, south side & front yard setbacks, lot coverage, height, parking, parking setback, and density

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 22, 2021**

Graham Bailey

gbailey@london.ca

519-661-CITY (2489) ext. 7567

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9398

london.ca/planapps

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

Michael van Holst

mvanholst@london.ca

519-661-CITY (2489) ext. 4001

**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 Zoning By-law Amendment

To change the zoning from a Neighbourhood Shopping Area Zone to a Neighbourhood Shopping Area Special Provision (NSA3(_)) Zone and a Residential R6 Special Provision (R6-5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Neighbourhood Shopping Area (NSA1)

Permitted Uses: Bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, and brewing on premises establishments

Special Provision(s): n/a

Residential Density: n/a

Height: 8.0m

Requested Zoning

Zone: Neighbourhood Shopping Area Special Provision (NSA3(_)) Zone and a Residential R6 Special Provision (R6-5(_)) Zone

Permitted Uses: NSA3 Zone: Any use permitted in the NSA1 Zone and an apartment building with any or all of the other permitted uses on the first and/or second floor. R6-5 Zone: Single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment building, and fourplex dwelling

Special Provision(s): For the NSA3 Special Provision (NSA3(_)) Zone: a minimum lot depth of 36m, a minimum south side yard setback of 5m, a maximum lot coverage of 31%, a maximum height of 11m, a minimum of 48 parking spaces, and a minimum parking setback of 1.35m. Special provisions for the Residential R6 Special Provision (R6-5(_)) Zone: a minimum front yard setback of 4.5m and a maximum density of 70 units per hectare

Residential Density: R6 Special Provision (R6-5(_)) Zone: maximum 70 units per hectare

Height: NSA3 Special Provision (NSA3(_)) Zone: 11m

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 Neighbourhood Commercial Node in the 1989 Official Plan, which permits small retail stores, food stores, pharmacies, convenience commercial uses, personal services, financial institutions, service-oriented office uses, community facilities, professional and medical/dental offices, small scale restaurants, and commercial recreation establishments as the main uses. Residential units above ground floor commercial uses maybe allowed. Multi-family high or medium density residential uses may also be permitted through a zoning by-law amendment application.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

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
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Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development 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, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Ontario Land 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 condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land 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 condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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Accessibility

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

Building Renderings



Aerial view from King Edward Avenue looking north



Aerial view from King Edward Avenue looking south

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

Cycling Advisory Committee Resignation

Hello,

This letter is to inform of my resignation from the Cycling Advisory Committee, effective immediately, as I unfortunately have a conflict with school.

It was a privilege to be involved in the direction of cycling infrastructure in London and to see so many new projects and improvements during my time on the Committee. It was such a pleasure to serve alongside the wonderful members of the CAC.

Thank you,

Olivia Toth