

# Agenda Including Addeds

## Accessibility Advisory Committee

8th Meeting of the Accessibility Advisory Committee

September 23, 2021, 3:00 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

	Pages
<b>1. Call to Order</b>	
1.1. Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1. 3:00 PM S. Maguire, Division Manager, Traffic Engineer - Audible Pedestrian Signal Priority List	2
2.2. 3:15 PM J. Dann, Director, Construction and Infrastructure Services - Rapid Transit Stations and Stops	8
2.3. 3:30 PM M. Stone, Accessibility Specialist (AODA) - Get Involved Site - 2022-2025 Accessibility Plan	
a. <i>(ADDED) Presentation</i>	17
<b>3. Consent</b>	
3.1. 7th Report of the Accessibility Advisory Committee	34
3.2. Public Meeting Notice - Zoning By-law Amendment - 755-785 Wonderland Road South (Westmount Mall)	36
<b>4. Sub-Committees and Working Groups</b>	
<b>5. Confidential</b>	
5.1. Personal Matters / Identifiable Individual	
A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2022 Mayor's New Year's Honour List.	
<b>6. Adjournment</b>	



# MEMO

**To:** Accessibility Advisory Committee  
**From:** Shane Maguire  
**Department:** E&I – Traffic Engineering  
**Date:** September 16, 2021  
**Re:** Audible Pedestrian Signal Priority List

As we construct traffic signal or build new traffic signal audible pedestrian signal (APS) equipment is installed. Two hundred and thirty-three (57 %) traffic and pedestrian signals are equipped APS equipment.

We receive a budget of \$50,000 annually to upgrade an intersection with APS equipment that is not scheduled to be rebuilt. We have exhausted the list of previous AACCA priority locations, and we would like your assistance prioritizing the remaining intersections without APS equipment. A priority rating of High-Medium-Low or 1 to 10 would give us guidance to the signals that should be brought forward for APS equipment installation. Not included in the below table are the intersections that will be impacted by the Bus Rapid Transit project that started rolling out this year.

Intersection Number	East/West Street Name	North/South Street Name	AACCA Priority
641	Admiral Drive	Veterans Memorial Parkway	
507	Belmont Drive/Ferndale Avenue	Wharncliffe Road	
520	Bradley Avenue	Adelaide Street South	
519	Bradley Avenue	Dearness Drive	
528	Bradley Avenue	Ernest Avenue	
527	Bradley Avenue	Jalna Boulevard (West Leg)	
521	Bradley Avenue	Newbold Street/Millbank Drive	
515	Bradley Avenue	Pond Mills Road	
696	Bradley Avenue	Veterans Memorial Parkway	
644	Brydges Street	Hale Street	
467	Burlington Gate	Pond Mills Road	

<b>432</b>	Byron Avenue	Wharncliffe Road	
<b>124</b>	Byron Baseline Road	Springbank Drive/Commissioners Rd	
<b>301</b>	Central Avenue	Richmond Street	
<b>611</b>	Cheapside Street	Clarke Road	
<b>608</b>	Cheapside Street	Highbury Avenue	
<b>234</b>	Cheapside Street	Richmond Street	
<b>136</b>	Commissioners Road	Cadeau Terrace	
<b>465</b>	Commissioners Road	Frontenac Road	
<b>695</b>	Commissioners Road	Hamilton Road	
<b>493</b>	Commissioners Road	Highbury Avenue NB Ramp	
<b>492</b>	Commissioners Road	Highbury Avenue SB Ramp	
<b>490</b>	Commissioners Road	Meadowgate Boulevard	
<b>491</b>	Commissioners Road	Meadowlilly Road South	
<b>460</b>	Commissioners Road	Upper Queen Street/Ridout Street	
<b>463</b>	Commissioners Road	Victoria Hospital Entrance	
<b>544</b>	Commons Plaza Entrance	Wellington Road	
<b>580</b>	Dingman Drive	Wellington Road	
<b>639</b>	Dumont Street	Clarke Road	
<b>692</b>	Dundas Street	Crumlin Road	
<b>325</b>	Dundas Street	Ridout Street	
<b>630</b>	Dundas Street	Second Street/Saskatoon Street	
<b>636</b>	Dundas Street	Veterans Memorial Parkway	
<b>436</b>	Elmwood Avenue	Wharncliffe Road	
<b>599</b>	Exeter Road	Bessemer Road	
<b>593</b>	Exeter Road	Chalkstone Drive	
<b>591</b>	Exeter Road	Home Design Centre Entrance	
<b>597</b>	Exeter Road	Meadowbrook Drive	
<b>595</b>	Exeter Road	Meg Drive	
<b>596</b>	Exeter Road	Sholto Drive	

<b>594</b>	Exeter Road	White Oak Road	
<b>194</b>	Fanshawe Park Road	Aldersbrook Road	
<b>700</b>	Fanshawe Park Road	Ambleside Gate/ Pinnacle Parkway	
<b>681</b>	Fanshawe Park Road	Clarke Road	
<b>190</b>	Fanshawe Park Road	Dalmagarry Road	
<b>219</b>	Fanshawe Park Road	Hastings Drive/Jennifer Road	
<b>201</b>	Fanshawe Park Road	Louise Boulevard	
<b>231</b>	Fanshawe Park Road	Masonville Mall Entrance	
<b>203</b>	Fanshawe Park Road	North Centre Road	
<b>202</b>	Fanshawe Park Road	Richmond Street	
<b>533</b>	Fanshawe Park Road	Stoneybrook Crescent/Phillbrook Crescent	
<b>131</b>	Farrah Road	Wonderland Road	
<b>479</b>	Florence Street	Western Fairgrounds Entrance	
<b>553</b>	Flying J Truckstop Entrance	Highbury Avenue	
<b>130</b>	Gainsborough Road	Aldersbrook Road	
<b>656</b>	Gore Road	Clarke Road	
<b>654</b>	Gore Road	Veterans Memorial Parkway	
<b>369</b>	Grey Street	Wellington Street	
<b>143</b>	Griffith Street	Boler Road	
<b>374</b>	Hamilton Road	Adelaide Street North	
<b>652</b>	Hamilton Road	Highbury Avenue	
<b>694</b>	Hamilton Road	Veterans Memorial Parkway	
<b>417</b>	Hamilton Road	William Street	
<b>502</b>	Highview Avenue	Wharncliffe Road	
<b>551</b>	Highway #401 EB Ramp	Highbury Avenue	
<b>550</b>	Highway #401 EB Ramp	Wellington Road	
<b>552</b>	Highway #401 WB Ramp	Highbury Avenue	
<b>549</b>	Highway #401 WB Ramp	Wellington Road	
<b>213</b>	Hillview Boulevard	Richmond Street	

<b>355</b>	Horton Street	Ridout Street	
<b>356</b>	Horton Street	Talbot Street	
<b>623</b>	Huron Heights Mall Entrance	Highbury Avenue	
<b>226</b>	Huron Street	Adelaide Street North	
<b>229</b>	Huron Street	Briarhill Avenue	
<b>606</b>	Huron Street	Clarke Road	
<b>603</b>	Huron Street	Mark Street	
<b>228</b>	Huron Street	McNay Street	
<b>604</b>	Huron Street	Sandford Street	
<b>500</b>	Jalna Boulevard	Ernest Avenue	
<b>618</b>	Kilally Road	Highbury Avenue	
<b>104</b>	Lawson Road	Wonderland Road	
<b>554</b>	Littlewood Drive	Colonel Talbot Road	
<b>524</b>	Manning Drive	Wellington Road	
<b>697</b>	Masonville Place Entrance	North Centre Road	
<b>152</b>	McMaster Drive	Wonderland Road	
<b>437</b>	Nelson Street	Adelaide Street North	
<b>501</b>	Newbold Avenue	Adelaide Street South	
<b>235</b>	North Centre Road	Richmond Street	
<b>540</b>	Osgoode Drive	Adelaide Street South	
<b>115</b>	Oxford Street	Capulet Lane	
<b>616</b>	Oxford Street	Clarke Road	
<b>156</b>	Oxford Street	Commissioners Road	
<b>259</b>	Oxford Street	Elliott Street	
<b>619</b>	Oxford Street	GM Diesel Entrance	
<b>110</b>	Oxford Street	Guildwood Gate	
<b>108</b>	Oxford Street	Hyde Park Road	
<b>617</b>	Oxford Street	Industrial Road	
<b>117</b>	Oxford Street	Juniper Street/Guildwood Boulevard	
<b>264</b>	Oxford Street	Mornington Avenue	
<b>244</b>	Oxford Street	Proudfoot Lane	

<b>262</b>	Oxford Street	Quebec Street	
<b>614</b>	Oxford Street	Second Street	
<b>615</b>	Oxford Street	Third Street	
<b>157</b>	Oxford Street	Westdel Bourne	
<b>248</b>	Oxford Street	Woodward Avenue/Platts Lane	
<b>312</b>	Pall Mall Street	Richmond Street	
<b>153</b>	Pine Valley Gate	Wonderland Road	
<b>154</b>	Power Centre Entrance	Wonderland Road	
<b>314</b>	Queens Avenue	Maitland Street	
<b>323</b>	Queens Avenue	William Street	
<b>163</b>	Regent Street	Adelaide Street North	
<b>655</b>	River Road	Veterans Memorial Parkway	
<b>408</b>	Riverside Drive	Wharncliffe Road	
<b>582</b>	Roxborough Road	Wellington Road	
<b>207</b>	Shavian Blvd	Richmond Street	
<b>102</b>	Sherwood Forest Sq.	Wonderland Road	
<b>184</b>	Southdale Road	Colonel Talbot Road	
<b>513</b>	Southdale Road	Dundalk Drive	
<b>128</b>	Southdale Road	Farnham Road	
<b>514</b>	Southdale Road	Millbank Drive	
<b>530</b>	Southdale Road	Montgomery Road	
<b>508</b>	Southdale Road	Nixon Avenue	
<b>162</b>	Southdale Road	Pine Valley Boulevard	
<b>516</b>	Southdale Road	Pond Mills Road	
<b>155</b>	Southdale Road	Power Centre Entrance	
<b>506</b>	Southdale Road	White Oak Road	
<b>160</b>	Southdale Road	Wonderland Road	
<b>420</b>	Springbank Drive	Berkshire Drive	
<b>423</b>	Springbank Drive	Greenside Avenue	
<b>403</b>	Springbank Drive	Horton Street	
<b>421</b>	Springbank Drive	Kernohan Parkway	

<b>120</b>	Springbank Drive	Wonderland Road	
<b>247</b>	Sunningdale Road	Adelaide Street North	
<b>237</b>	Sunningdale Road	Richmond Street	
<b>125</b>	Teeple Terrace	Wonderland Road	
<b>450</b>	Thompson Road	King Edward Avenue	
<b>449</b>	Thompson Road	Pond Mills Road	
<b>649</b>	Trafalgar Street	Bonaventure Drive	
<b>651</b>	Trafalgar Street	Marconi Boulevard	
<b>650</b>	Trafalgar Street	Veterans Memorial Parkway	
<b>243</b>	UWO Hospital Entrance	Western Road	
<b>138</b>	Village Green Avenue	Wonderland Road	
<b>137</b>	Viscount Road	Westmount Mall Entrance	
<b>647</b>	Wavell Street	Saskatoon Street	
<b>541</b>	Wilton Grove Road	Commerce Road	
<b>542</b>	Wilton Grove Road	Highbury Avenue	
<b>534</b>	Wilton Grove Road	Hubrey Road	
<b>523</b>	Wilton Grove Road	Pond Mills Road	
<b>522</b>	Wilton Grove Road	Sise Road	
<b>164</b>	Windermere Road	Doon Drive	
<b>215</b>	Windermere Road	Perth Drive/Canterbury Rd	
<b>210</b>	Windermere Road	Richmond Street	
<b>208</b>	Windermere Road	Western Road	
<b>350</b>	York Street	Waterloo Street	
<b>349</b>	York Street	Wellington Street	
<b>426</b>	York Street/Florence Street	Rectory Street	

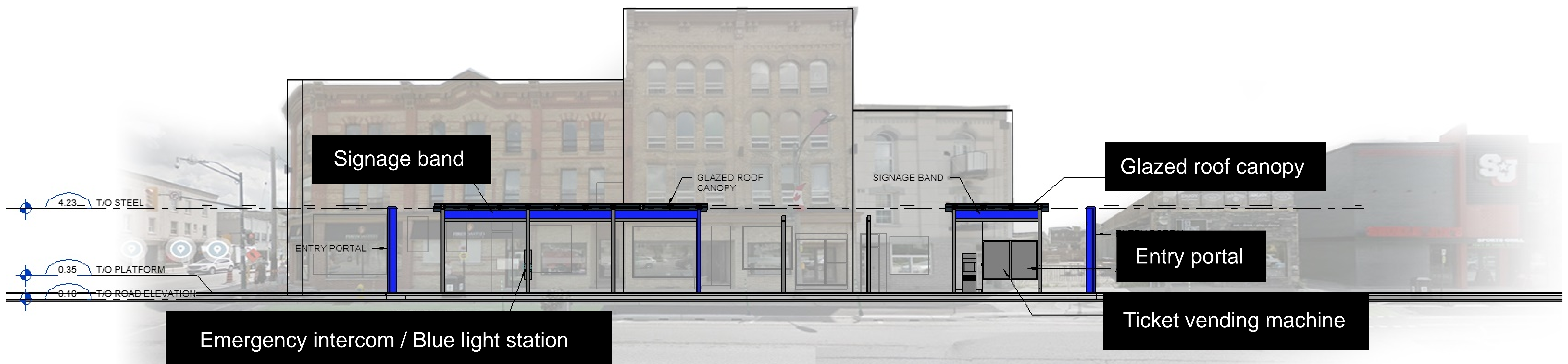
# Rapid Transit Stations and Stops

Jennie Dann, P.Eng  
Director, Construction &  
Infrastructure Services  
**September 23, 2021**





# Stations

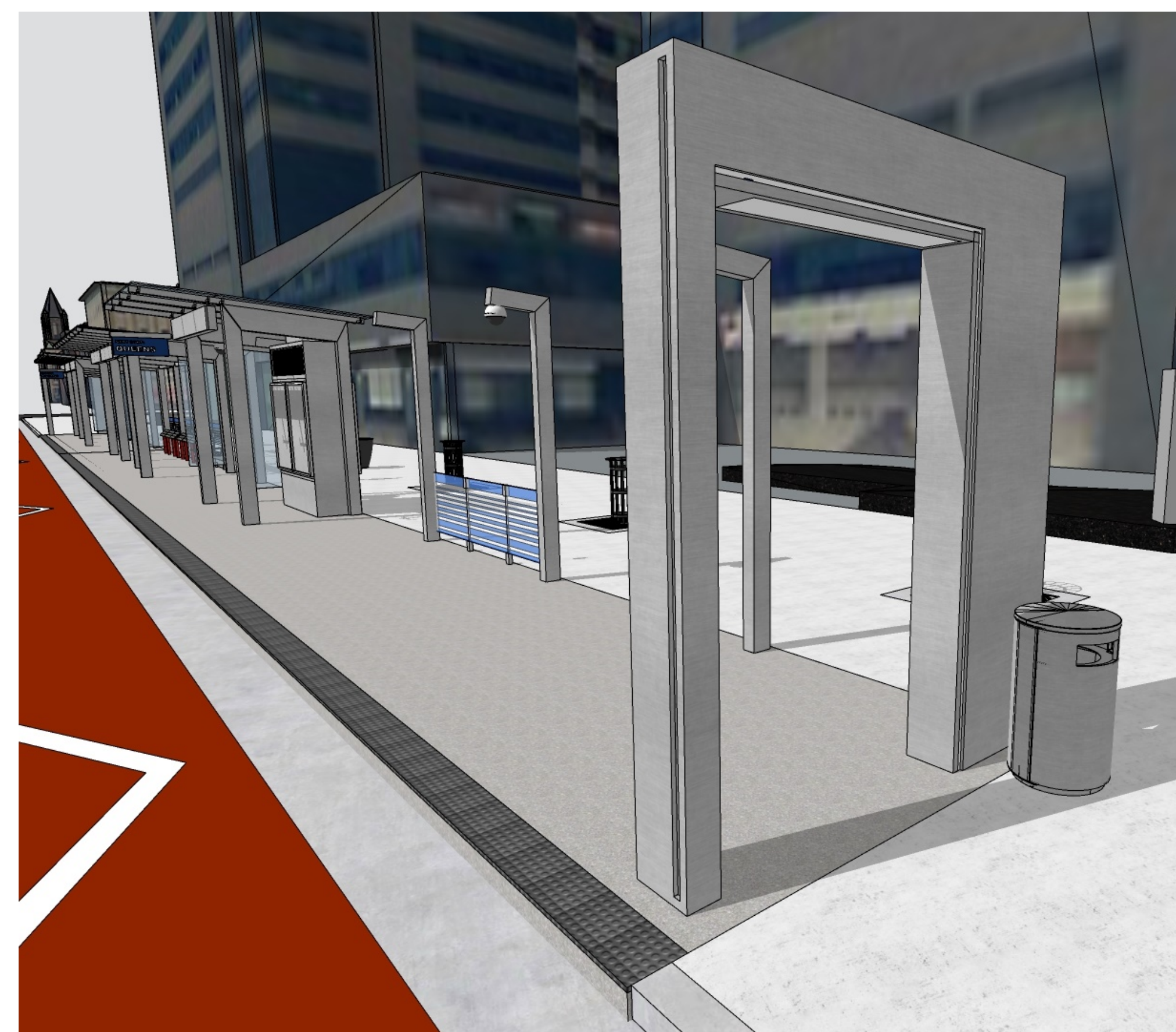




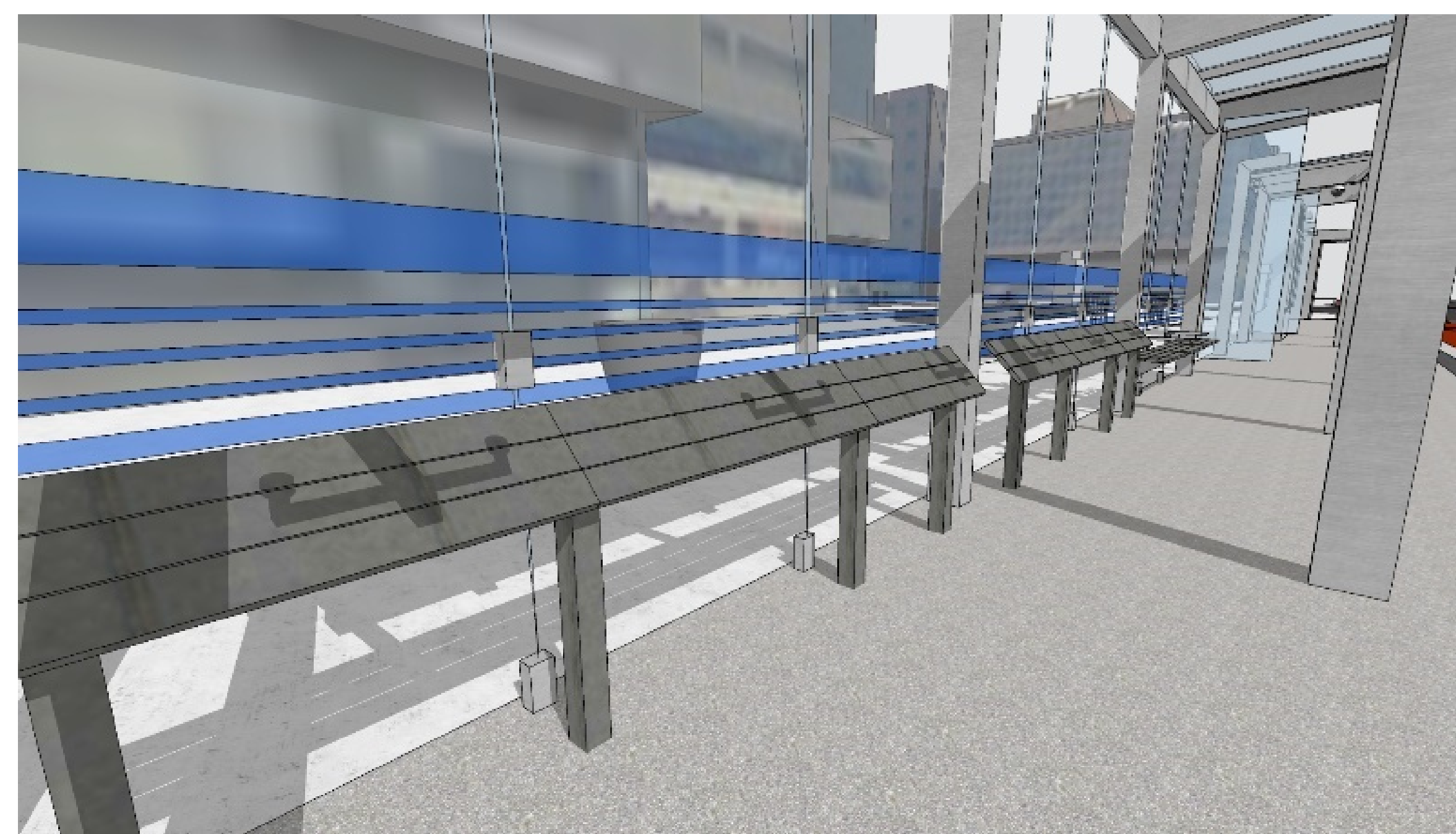
# Station features



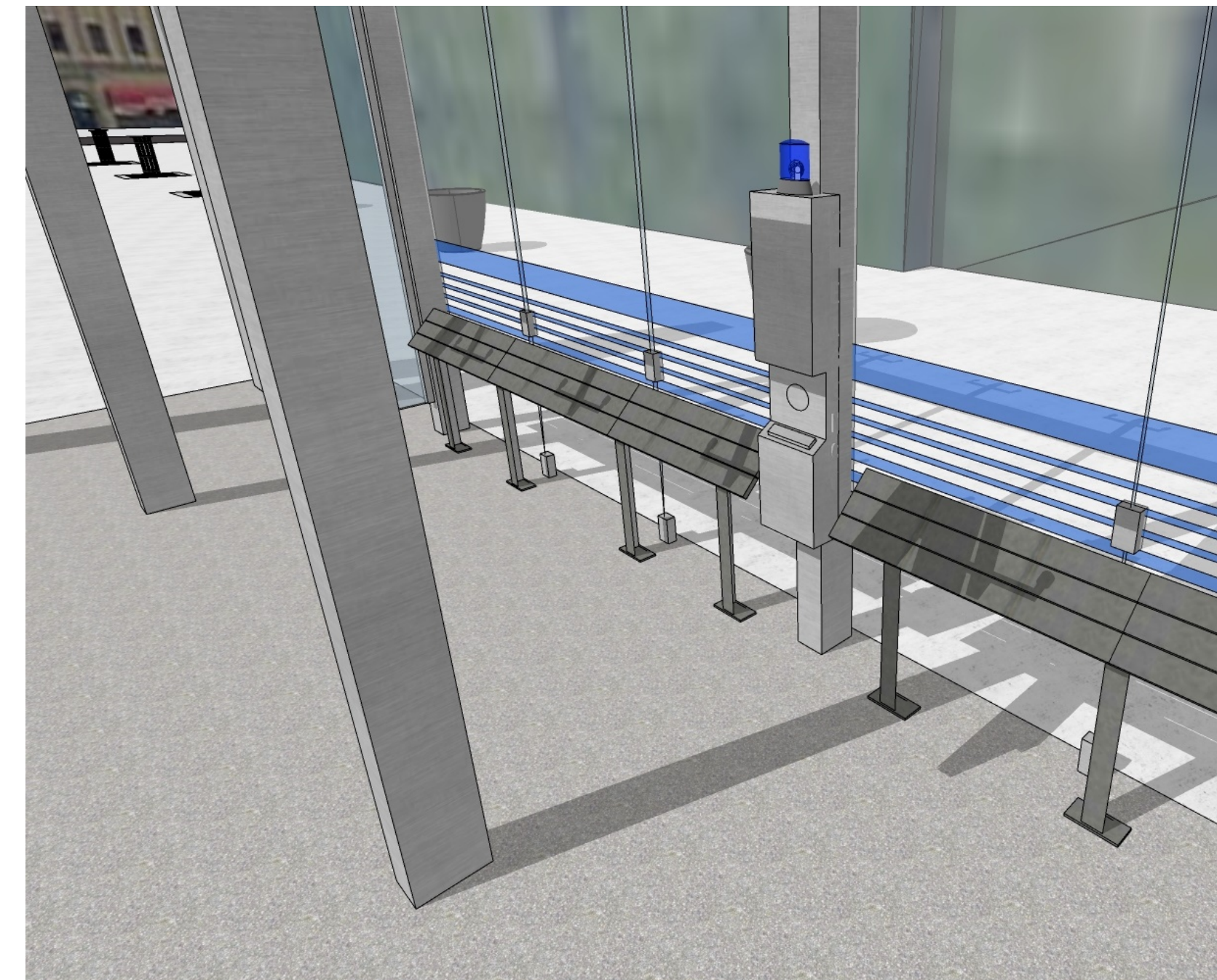
Ticket vending machines and message signs



Entry portal




Passenger shelters with seating, windscreens and glazed canopy



Emergency Intercom

**Recorded Downtown Loop Pre-Construction Webinar**  
 Thanks to everyone who attended the Downtown Loop Pre-Construction Webinar on Thursday, March 25. If you were unable to attend the meeting or if you just want to watch it again, [you can access it by clicking here.](#)



Above: This bird's eye view rendering shows King Street at Talbot Street, facing east. This represents the first phase of the Downtown Loop, which will be constructed in spring 2021.

**QUESTIONS OR COMMENTS FOR THE PROJECT TEAM?**

Ask a question or leave a comment here.


Submit a question or comment to the project team.

Ask a specific question...

dhoang@dillon.ca Enter your password Submit

Seems like you are already registered, please provide the password. Forgot your password? Create a new one now.

**Virtual tour of King and Wellington intersection, including stations and crosswalk (works best in Chrome)**

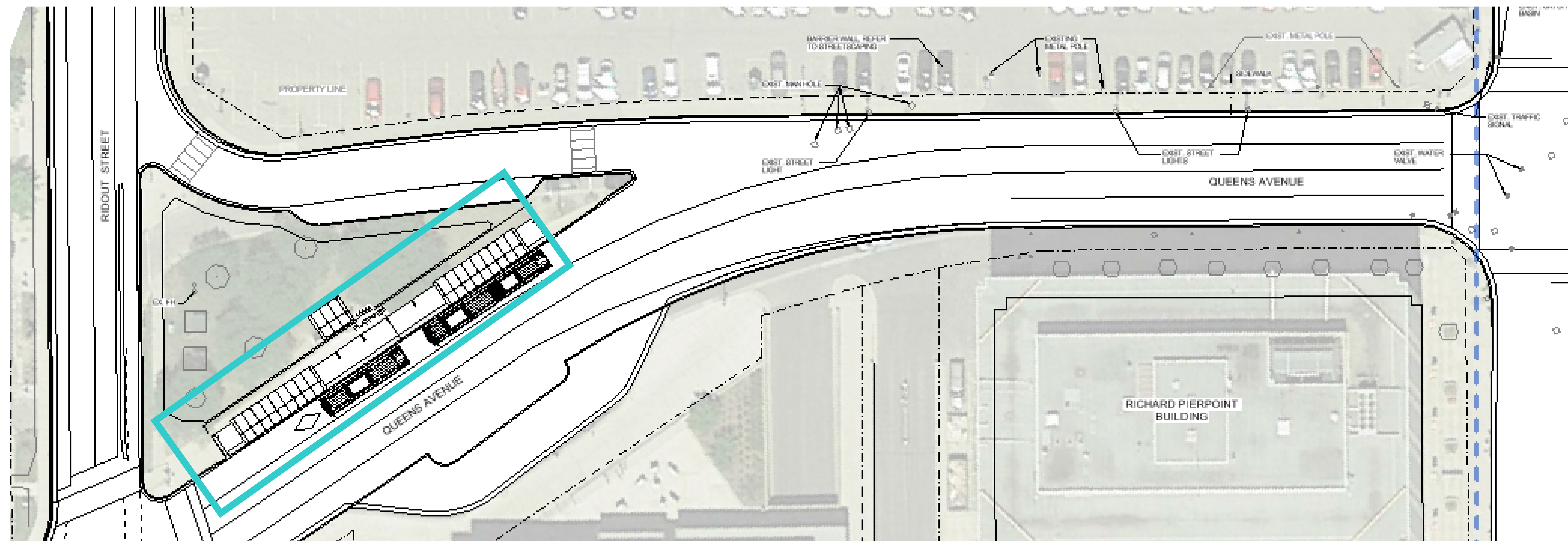


London RT  
 Crosswalk at Wellington  
 Scene 1 of 3  
 Full screen view

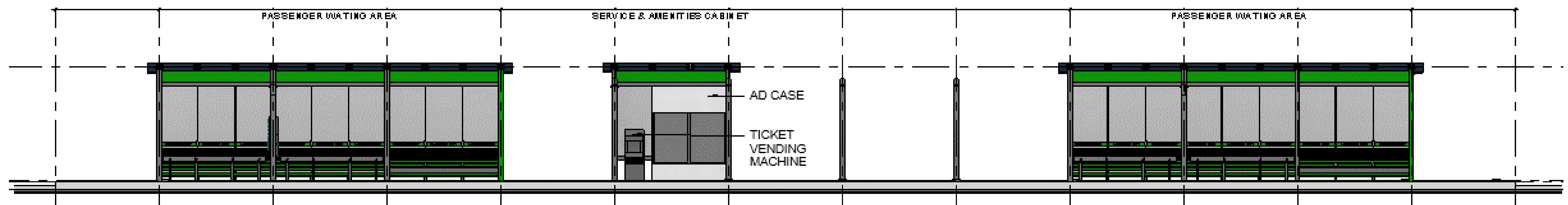
For a virtual tour of a standard station, visit:  
[getinvolved.london.ca/downtownloop](https://getinvolved.london.ca/downtownloop)



# Stations and Stops: Queens Avenue and Ridout Street

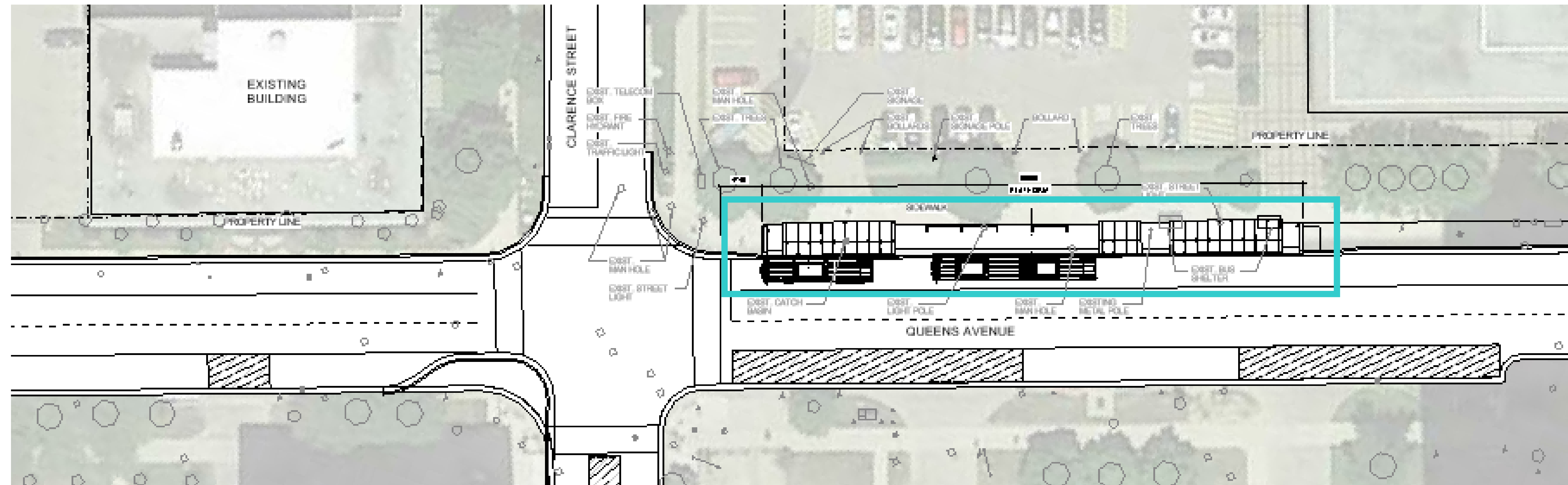


Location of the station at Ridout Street

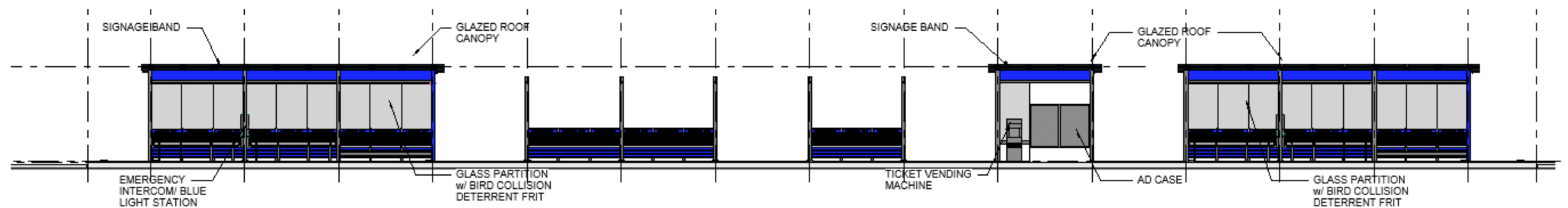


A rendering of the station at Queens Avenue and Ridout Street

# Stations and Stops: Queens Avenue and Clarence Street



Location of the stop at Queens Avenue



A rendering of the station at Queens Avenue and Clarence Street



# Use of tactile walking surface indicators (TWSI)

- Two types of TWSI: **attention** or warning indicators, and **direction** or path of travel indicators
- AODA requirements: A platform is considered a destination or facility and not part of the public pathway or sidewalk. Requirements focus on queuing space, shelters, devices, furniture and other elements that could obstruct the pathway.
- The path of travel is separate from the stop platforms and is generally directed around the stop.



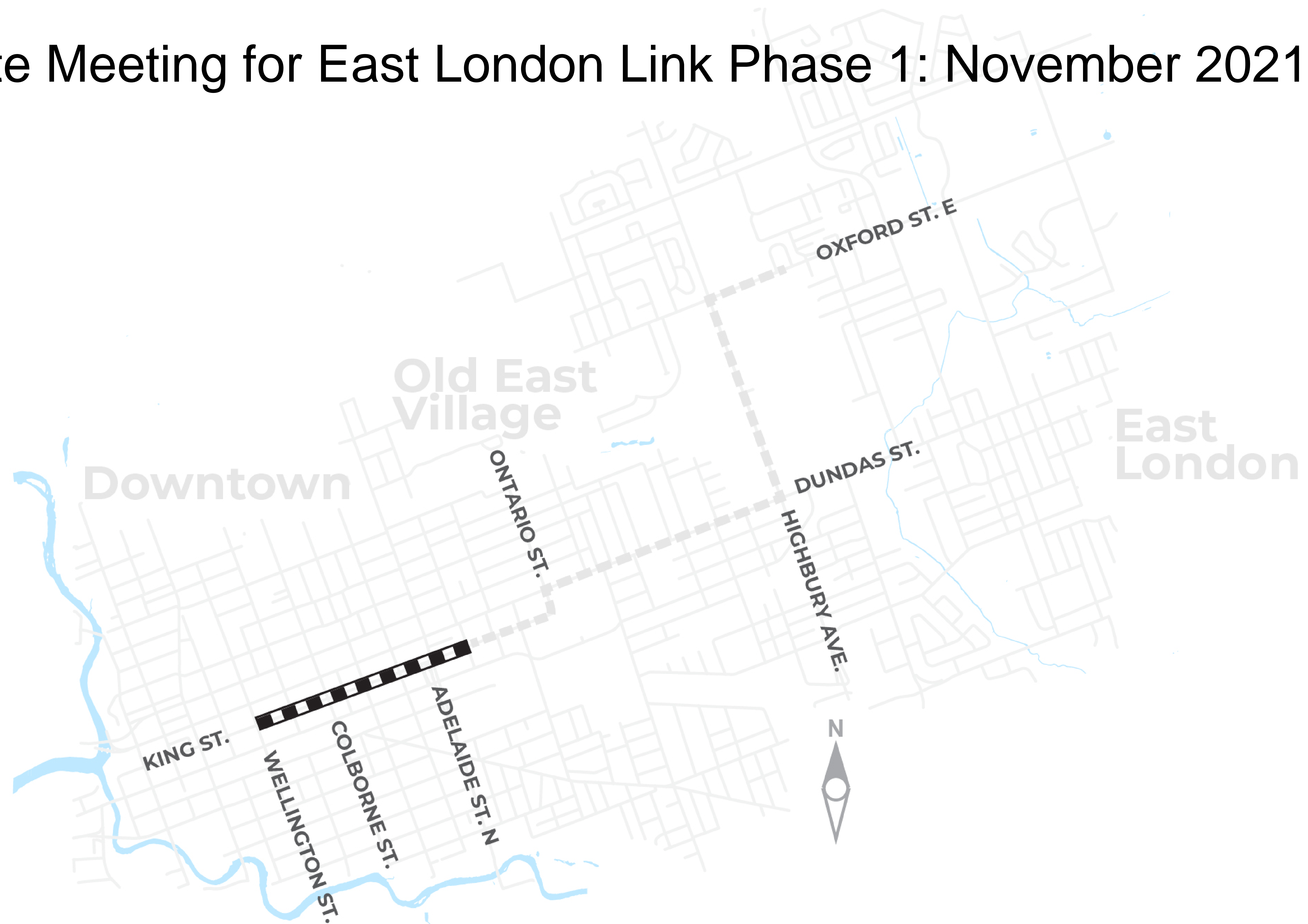
# Use of tactile walking surface indicators (TWSI)

- Bus platforms are destinations or designated waiting and boarding areas; therefore, designs will conform to Ontario Building Code requirements:
  - Tactile attention indicator along any edge of a platform not protected by a guard or higher than 250 mm above adjacent surfaces or with a slope greater than 1 in 3 adjacent.
  - This doesn't apply to RT platforms, or to any locations other than the curb edge.
- At the curb edge, the TWSI functions more for protection from pedestrians and vehicles than as surface attention. Implementing boundary TWSI at entries and exits to the RT platforms is not recommended at this time, as the risk of confusion and the need for training significantly reduces the value of these indicators.



# What's Next?

Public Update Meeting for East London Link Phase 1: November 2021



# Questions





---

# 2022-2025 Accessibility Plan Outreach

Public Engagement Plan & Timeline

---



# OUTREACH AND PLANNING FOR 2022-2025 ACCESSIBILITY PLAN

- **Summer 2021** – Work has begun connecting with employees with disabilities and Service Areas in the City to discuss goals and requirements for the accessibility plan
- **Our Employee Resource Group – Access Without Limits** – is working with me to release a survey for employees to participate in about workplace accessibility/inclusion
- We've been working with our Communications team to launch a **Get Involved Site** to help us with large outreach
- We will be leveraging as much use of digital billboard and advertising of this opportunity as possible, including working with community partners and advocates.
- **Evaluating all current feedback/concerns** and challenges logged for themes.

# GET INVOLVED SITE

- Will launch October 15 – 3 months of active engagement/survey/brainstorming options
- This site will actively engage the public in a variety of ways.
- 1. Brainstorming accessibility solutions with a brainstorming feature. An example can be found here on our Get Involved Site for ideas around neighbourhood improvement projects.

**Brainstorm ideas** Facebook Twitter LinkedIn Email

about 1 month ago

**CLOSED:** Thank you for submitting your brainstorm ideas! Now that the Neighbourhood Decision Making idea submission portal is open, we encourage you to share your brainstorm ideas through the button above so they can officially be entered as idea submissions. The brainstorm ideas widget is now closed.

Have a cool idea for a project in your neighbourhood? Share photos, videos, and information related to your project idea with others in your community and build momentum around your idea. Brainstorm ideas are not official submissions for ideas. The ideas submission registration portal will open August 16, 2021.

<p><b>Dad</b> about 1 month ago</p> <p><b>Touring Farmers Market</b> Build some Outdoor Farmers Market Shelters, towable, have each major neighborhoods host at least once per year, Let private Land owners pitch to</p> <p>1 Comment      4 ❤️</p>	<p><b>sdemidow</b> about 2 months ago</p> <p><b>Upgrade at Heritage Park</b> The park is very small but there is a lot of space. The kids would LOVE monkey bars and some climbing areas. A splash pad in this area would</p> <p>0 Comment      3 ❤️</p>	<p><b>Katie</b> about 1 month ago</p> <p><b>Pavilion in Lorne Ave Park</b> A pavilion in our new park in OEV to provide shade and have picnics in.</p> <p>4 Comments      1 ❤️</p>
<p><b>Sharon</b> about 1 month ago</p> <p><b>Clean up and maintain Fairmont Old oak forest</b> The forest has become a very unsafe place for the neighborhood children and families. It needs to be cleaned</p> <p>0 Comment      0 ❤️</p>	<p><b>nicollette519</b> about 2 months ago</p> <p><b>Splash pad</b> A splash pad for foxfield at wonderland and Fanshawe</p> <p>0 Comment      14 ❤️</p>	

---

# THE SURVEY

- Can you tell us about your experience with accessibility/inaccessibility in the city of London?
- How do you define accessibility?
- Have you read the previous accessibility plan (2018-2021)? What should we include in our new plan that we did not address previously?
- Have you seen interesting accessibility projects in other municipalities or areas that you think might work to benefit the City of London? Please describe them in as much detail as you can.
- How would you make the City of London more accessible?
- Is there anything else that you want to tell us about accessibility or inaccessibility in London?
- Would you like to be part of a focus group on accessibility in the City as part of our research for this plan? Y/N if Y Please leave your email and name below and we will reach out shortly.

---

# PHOTO IDEA SHARING

- Through the get involved site we're also offering the ability for people to share a photo or drawing of an idea they have to improve accessibility in the community. This opens up contributions and ideas to folks who may not be as interested in a survey.
- It also opens up sharing of great ideas in new ways.

---

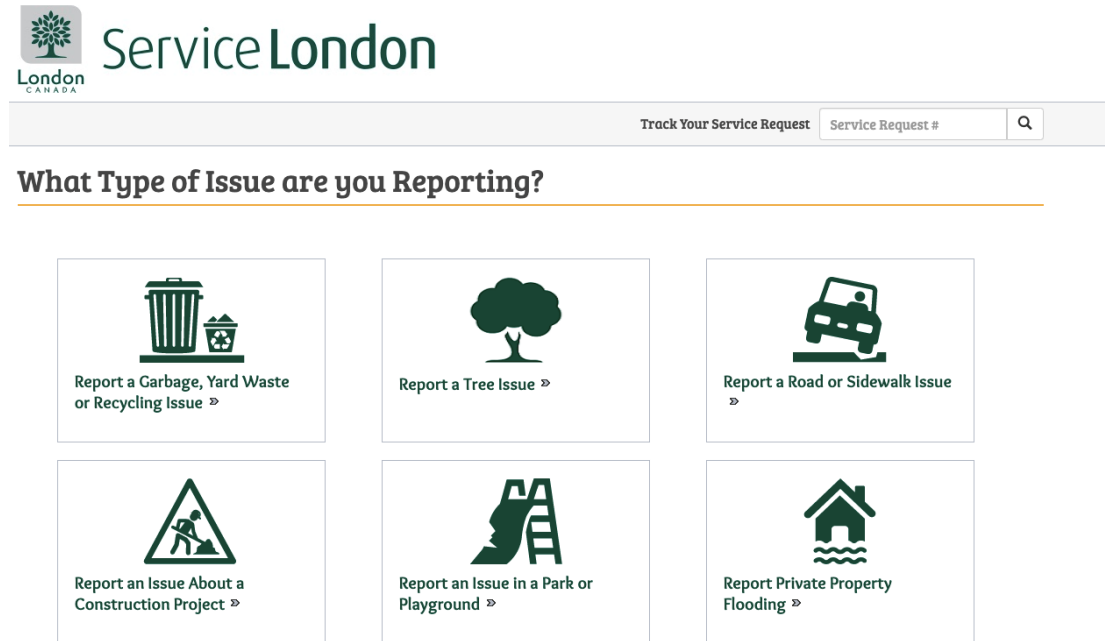
# OTHER WAYS TO CONNECT

- We have a designated voicemail for this project and our new accessibility intern and myself will be calling those who connect with us via phone to ensure as much participation as possible.
- I will be visiting (likely all virtually but “visiting”) community partners upon request to share details of the plan and do focus group work throughout the fall and winter.
- We will be holding virtual interviews and focus groups for those who want to share in more detail.

---

# WE ARE NOT USING THIS SITE AS A REPORTING TOOL FOR CURRENT ISSUES

- Active inaccessibility concerns still need to be logged through Service London and myself.
- Service.London.ca
- It is the fastest way to report an issue with a variety of City Services and it is logged properly.



---

# MAKE NEW CONNECTIONS

- There are really good areas of connection in the City in our previous Accessibility plan, however I'm hoping that this plan can challenge us to creatively engage with areas in the City we haven't had as much connection with previously.
- We are aiming to have contributions from all service areas to broaden our connections and make sure that we're forging new partnerships (example: cycling, climate, etc...) in areas that have often been left out of these efforts.



---

# CONNECTING TO OTHER IMPORTANT PLANS

- There are a lot of plans at the City and ensuring accessibility is built into all of them is part of this project as well.
- Our 2022-2025 Accessibility plan will be ambitious and creative with significant input from the community, our employees here at the City and different service areas.
- It will not be prescriptive, however. Many of our ideas that emerged over the past three years (Accessible Halloween, Ambassador Program, Toolkits etc...) were not part of the original plan. So, while it will act as a guide, an encouragement and push for increased support and connection to access, we can continue to improve, continue to push as new technology and new supports are available)

---

# RECOGNIZING OUR LIMITATIONS

- It will be vital to keep expectations clear throughout our planning stage.
- For example, we do not have control over the accessibility of local businesses/AODA requirements.
- We can certainly focus on educational outreach if we hear a lot about this in our feedback but we will be focusing on the areas that the City can support.

---

# ANTI-RACISM & ANTI-OPPRESSION

- New Anti-Racism & Anti-Oppression Division will provide enhanced perspective on the plan and our office will set its own goals related to accessibility work
- Our team will be broadly reviewing the plan and ensuring connections in each of our areas of work.
- Teamwork makes this planning so much easier and less stressful. It also welcomes a variety of perspectives on the plan, on language and on presentation

---

# AODA REQUIREMENTS

- The plan must have public engagement – which continues through until early New Year
- We must present the plan publicly for feedback. Using the get involved site we will be sharing the draft plan with evaluation survey and sending it to those involved as community partners, yourself, CDIS, etc... Once the plan is drafted we will be sharing it on the same Get Involved Site and through our website for feedback.
- On the Get Involved Site people can register to receive updates. This means every time the site changes/updates or there's a new feature everyone who has signed up will receive that information.

---

# DISABILITY STUDIES – POLICY

- I have connected with Dr. Erika Katzman who teaches a disability policy course, I will be sharing the plan in draft form with these students as well for analysis as part of her course in February/march as part of this feedback. This is a really exciting opportunity.
- We may ask the program more broadly to share their feedback as well as there are hundreds of DS students in the program who have lived experience
- Connecting with student groups on campus as well (USC, SOGS etc...) to ensure thoughtful and timely feedback.

---

# FINAL LAUNCH OF THE PLAN

- Goal is to finalize the plan in April at presentation to ACCAC
- Launch the new plan with outreach activities during Accessibility Awareness Week 2022
- Week of **Sunday, May 29 to Saturday, June 4 – sharing widely on social media and with as many as possible that the plan is launched and finalized and that we're ready to go.**

---

# FINAL TIMELINE

- **Summer 2021** – Research Begins internally
- **Fall 2021** – Get Involved Site externally & community meetings  
Data analysis ongoing
- **January 2022-March 2022** – Drafting the plan
- **March 2022-April 2022** – Sharing the draft
- **May 2022** – Launching the final plan

---

# A LONDON FOR ALL THEME



**A LONDON FOR ALL**  
A multi-year accessibility plan



---

# ACCAC INVOLVEMENT

- Finally I'm going to be reporting back on the feedback we're receiving regularly as well as the plan in its many phases.
- I will need your input and your support with sharing outreach opportunities broadly
- And as always I will need your insights into the plan as we move forward.
- Please take your time to review the survey. Respond to me in the next two weeks if you have any suggestions/input. You don't need to rush that today. [mstone@London.ca](mailto:mstone@London.ca) is my email or ext. 2425 to connect with me about the survey or other parts of the plan.
- As soon as the get involved site is ready, it will be ASL interpreted and then made public. I will be sharing that with you first before launch via email.

# Accessibility Advisory Committee Report

7th Meeting of the Accessibility Advisory Committee

August 26, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance                   PRESENT: J. Menard (Chair), N. Judges, P. Moore, K. Pereyaslavskaya, B. Quesnel, P. Quesnel, D. Ruston, K. Steinmann and J. Teeple and J. Bunn (Committee Clerk)

ALSO PRESENT: D. Baxter, K. Husain, R. Morris, L. Sanders, M. Schulthess and M. Stone

ABSENT: M. Bush, T. Eadinger, D. Haggerty and A. McGaw

The meeting was called to order at 3:02 PM.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Scheduled Items

### 2.1 Introduction to the Director, Anti-Racism and Anti-Oppression

That it BE NOTED that the verbal introduction of the new role of Director, Anti-Racism and Anti-Oppression for the City of London, by R. Morris, Director, Anti-Racism and Anti-Oppression, was received.

### 2.2 Get Involved Site - 2022-2025 Accessibility Plan

That the update on the Get Involved Site for the 2022-2025 Accessibility Plan, by M. Stone, Accessibility Specialist, (AODA), BE DEFERRED to the next meeting of the Accessibility Advisory Committee.

### 2.3 Be My Eyes Pilot Proposal

That it BE NOTED that the presentation, as appended to the Agenda, from M. Stone, Accessibility Specialist (AODA), with respect to the Be My Eyes Pilot Proposal, was received.

## 3. Consent

### 3.1 6th Report of the Accessibility Advisory Committee

That it BE NOTED that the 6th Report of the Accessibility Advisory Committee, from its meeting held on June 24, 2021, was received.

### 3.2 Municipal Council Resolution - 6th Report of the Accessibility Advisory Committee

That it BE NOTED that the Municipal Council resolution, from its meeting held on August 10, 2021, with respect to the 6th Report of the Accessibility Advisory Committee, was received.

3.3 2022 Mayor's New Year's Honour List - Call for Nominations

That it BE NOTED that the communication, dated July 9, 2021, from C. Saunders, City Clerk, and B. Westlake-Power, Deputy City Clerk, with respect to the 2022 Mayor's New Year's Honour List Call for Nominations, was received.

3.4 Dundas Place Traffic Diversion Feedback

That it BE NOTED that the Memo, dated July 29, 2021, from D. Hall, Active Transportation Manager, with respect to Dundas Place Traffic Diversion Feedback, was received.

3.5 Notice of Study Restart - Western and Sarnia Road/Philip Aziz Avenue Improvements - Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Study Restart, dated August 16, 2021, from K. Grabowski, City of London and J. Pucchio, AECOM Canada Ltd., with respect to the Western Road and Sarnia Road/Philip Aziz Avenue Improvements Municipal Class Environmental Assessment, was received.

3.6 Notice of Planning Application - Zoning By-law Amendment - 2170 Wharncliffe Road South

That it BE NOTED that the Notice of Planning Application, dated August 18, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment for the property located at 2170 Wharncliffe Road South, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

5.1 Accessibility Across Community Local Businesses

That it BE NOTED that the Accessibility Advisory Committee (ACCAC) held a general discussion with respect to Accessibility Across Community Local Businesses and how the ACCAC can assist local businesses with matters of accessibility.

**6. Adjournment**

The meeting adjourned at 4:08 PM.

## 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](https://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](http://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 2000m<sup>2</sup> (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 13,000m<sup>2</sup> to a maximum scale of 50,000m<sup>2</sup>. Offices are allowed up to a maximum of 5000<sup>2</sup> 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](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

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](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### Right to Appeal to the 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](mailto:planning@london.ca) or 519-661-4980 by September 13, 2021 to request any of these services.



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](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- 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.

---

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