

# Agenda Including Addeds

## Accessibility Community Advisory Committee

1st Meeting of the Accessibility Community Advisory Committee

June 23, 2022, 3:00 PM

Advisory Committee Virtual Meeting

Please check the City website for current details

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	
1.2. Election of Chair and Vice Chair	
<b>2. Scheduled Items</b>	
2.1. 3:00 PM Melanie Stone, Accessibility and Inclusion Advisor - Orientation	
a. <i>(ADDED) Presentation</i>	2
2.2. 3:15 PM Isaac de Ceuster, Planner I - Parking Standards Review	19
<b>3. Consent</b>	
3.1. Notice of Planning Application - Official Plan and Zoning By-law Amendments - Parking Standards Review	30
3.2. Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1470-1474 Highbury Avenue North	34
3.3. Public Meeting Notice - Zoning By-law Amendment - 537 Crestwood Drive	40
<b>4. Sub-Committees and Working Groups</b>	
<b>5. Items for Discussion</b>	
5.1. Update on Storybook Sensory Backpacks - M. Stone	
5.2. Future Meeting Dates of the Accessibility Community Advisory Committee - Discussion	
<b>6. Adjournment</b>	



# Accessibility Community Advisory Committee – Introduction



**Melanie Stone – Accessibility & Inclusion Advisor  
Anti-Racism and Anti-Oppression Division 2022**



# Accessibility & Inclusion Advisor

## External

- Concerns re: City Services
- Concerns re: businesses/landlords etc...

## Internal Advising

- Advising on projects re: accessibility and inclusion
- Ensuring AODA compliance
- Training & Support
- Revising policies etc...

## Web Compliance - Training and editing of documents

- Help remediate documents
- Train staff on accessibility requirements for web compliance (PDF, powerpoint, excel, etc...)



# External Inquiries

- I can assist with City Service inquiries
- I cannot assist with private business inquiries/landlord tenant issues etc...
- In these cases I do a warm referral to additional supports but the City does not oversee these areas. Private business accessibility is overseen by the province.





# Internal Work

- Advising on projects/policies etc...
- Supporting our employee resource group (ERG) – Access without limits
- Training & Education events
- Accessibility Budget
- Developing new programs/accessibility plans





# Important Resources



311 or 519 611 CITY (2489)




Or [service.london.ca](https://service.london.ca)



Most efficient way to report an issue.




# Service London Portal




Service London

Track Your Service Request


### What Type of Issue are you Reporting?




Report a Garbage, Yard Waste or Recycling Issue »




Report a Tree Issue »




Report a Road or Sidewalk Issue »



Request Parking Enforcement »



Report an Issue in a Park or Playground »



Report Private Property Flooding »

# Facilities Accessibility Design Standards (FADS)



## 2021 Facility Accessibility Design Standards







# ACAC Provincial Requirements

- By law, you **must** consult your accessibility advisory committee on these specific matters:
- when establishing, reviewing and updating your multi-year accessibility plans
- when developing accessible design criteria in the construction, renovation or placement of bus stops and shelters
- when determining the proportion of on-demand accessible taxicabs needed in your community
- on the need, location and design of accessible on-street parking spaces when building new or making major changes to existing on-street parking spaces
- before building new or making major changes to existing recreational trails to help determine particular trail features
- on the needs of children and caregivers with various disabilities in their community when building new or making major changes to existing outdoor play spaces
- on the design and placement of rest areas along the exterior path of travel when building new or making major changes to existing exterior paths of travel



# Site Plans & developments

- You **must** provide site plans and drawings from developers to your accessibility advisory committee in a timely manner, when requested.
- For example, site plans for:
  - subdivisions
  - municipal offices
  - community centres
  - recreational centres
- You **must** seek the committee's advice on accessibility for people with disabilities on buildings that the municipal council:
  - constructs
  - purchases
  - significantly renovates
  - leases or declares a municipal capital facility
  - Elements of a site plan that impact accessibility could include:
    - buildings
    - driveways
    - entrances
    - curbs or ramping
    - parking areas
    - sidewalks
    - landscaping
    - fences
    - exterior lighting
    - municipal services
- ACAC has previously established a site plan checklist for all applications for development, ensuring that accessibility is built into all plans.



# How do I work with ACAC?

- I attend meetings to be a resource to you.
- I work to ensure that issues related to accessibility including new programs we're developing are presented to you for feedback where required/needed.
- I'm here to answer questions related to AODA/IASR or other programs/policies related to accessibility internally or externally



# Anti-Racism & Anti- Oppression Division



# Our Mandate

Our mandate is to create and sustain action-focused, positive, and lasting systemic change in the City of London so that race or membership in an equity-deserving group does not predict one's access to opportunities or ability to engage whole heartedly in the London community. We will do this through relationship building, research, community engagement, best practices, education, critical self-reflection and shared leadership.

# Our Work

- Accessibility and Anti-Ableism
- Newcomer Strategy and LMLIP
- Action Plan to Disrupt Islamophobia
- Anti-Black Racism Strategy
- Truth and Reconciliation Action Plan
- Gender Equity and Safe City for Women and Girls
- Community Engagement – targeting equity-deserving groups
- Anti-Racism and Anti-Oppression Foundations training for staff and Council
- Anti-Racism and Anti-Oppression Framework including an Equity Tool

# Our Team



## **Director – Rumina Morris**

Provides leadership and guidance to the Anti-Racism Anti-Oppression Division with a focus on supporting the organization and the community in taking tangible actions to dismantle racism and oppression.



## **Indigenous Community Liaison Advisor – Alizabeth George-Antone**

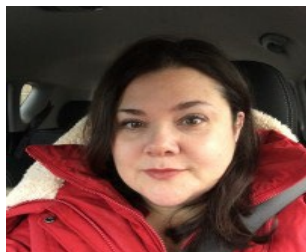
Supports the implementation of the Truth and Reconciliation Calls to Action across the corporation; building bridges and relationships with both urban and on-reserve local Indigenous communities and helping to create awareness and find solutions to the inequalities that Indigenous people still experience.



## **Black Community Liaison Advisor – Yvonne Asare-Bediako**

Works within the community and across the organization to establish shared understanding and values to combat/interrupt inequity, discrimination, anti-Black racism and oppression, specific to the diverse Black communities.

# Our Team



## **Accessibility and Inclusion Advisor – Melanie Stone**

Works to create a more accessible workplace and community. Helps to create programs and training opportunities to improve employee understanding of human rights, AODA and inclusion principles



## **Senior Coordinator, Community Engagement: Equity & Inclusion – Kinga Koltun**

Works with staff, external partners, and community members on engaging together in conversations and work around making the community inclusive and welcoming. Largely focused on community engagement and support, Kinga has been strategic in the development and sustenance of the Community Diversity and Inclusion strategy (CDIS).



## **Equity and Inclusion Advisor – Krista Arnold**

Focuses internally on what our organization can do to change practices and policies that are excluding employees from bringing their whole selves work. This includes gathering data through the workforce census, coordinating applicable training, making tools and resources available, and supporting the work of ERGs.



# Our Team



## **Jill Tansley - Manager, Strategic Programs and Partnerships**

My work is around immigration, supporting the London & Middlesex Local Immigration Partnership and the London Newcomer Strategy.



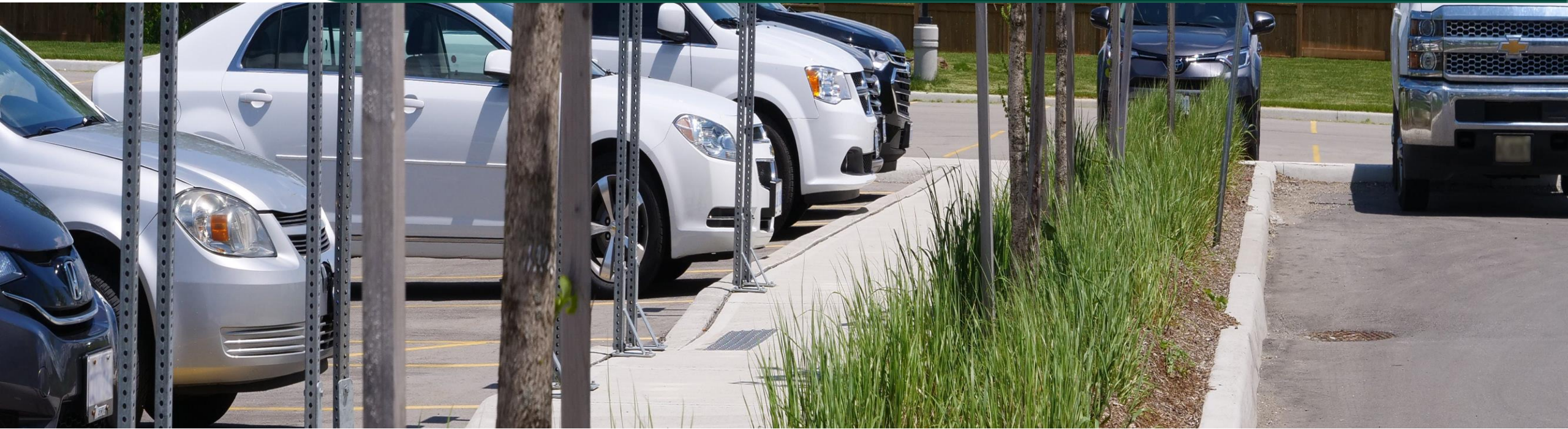
## **Heather Bunting, Administrative Assistant II**

In my role as Administrative Assistant II, I provide support to the whole team and can be your central point of contact for Rumina Morris, Director, Anti-Racism and Anti-Oppression.

# Upcoming Projects for your insight

- Looking for your support and input into the Anti-Racism and Anti-Oppression Framework and Equity Tool
- Accessibility Plan – Draft – 2022-2025 – Summer 2022

# Parking Standards Review



Accessibility Community Advisory Committee  
6/23/2022

# Introduction

- Parking Standards regulate supply and design of off-street parking
  - Nov 11, 2021 - Parking Standards Review Background Report
  - April 19, 2022 – Information Report
  - July 25, 2022 – Recommendation Report (PPM)
- 
- Goal is to harmonize *The London Plan* with the updated ZBL and explore/recommend contemporary approaches to Parking Standards.



# Climate Emergency

- Declaration Climate Emergency - April 23, 2019
- Mitigation & Adaption
- Transportation Emissions
- Mode Share Targets
- **Draft Climate Action Plan – item 2.a**

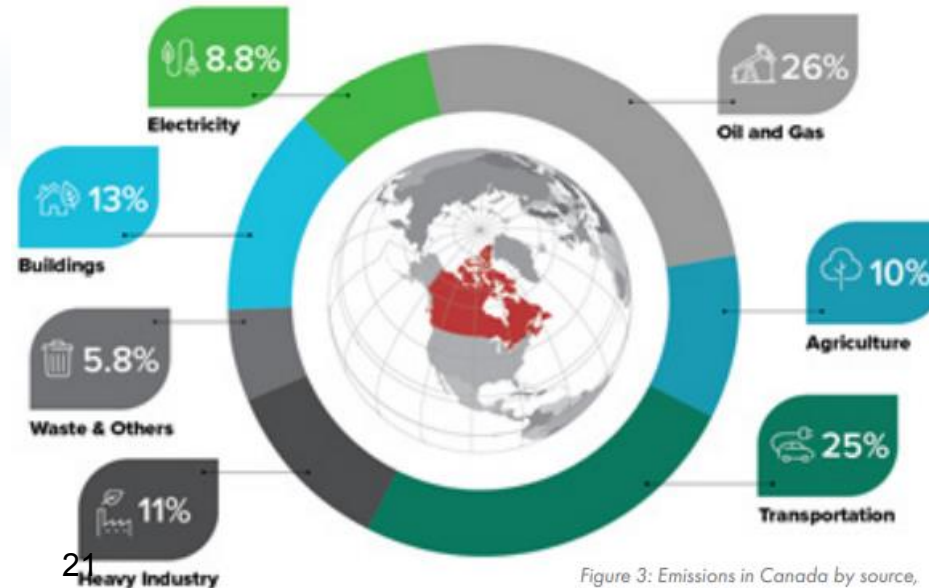


Figure 3: Emissions in Canada by source,  
Government of Canada 2019.

# Information Report

Two alternative options for Council consideration:

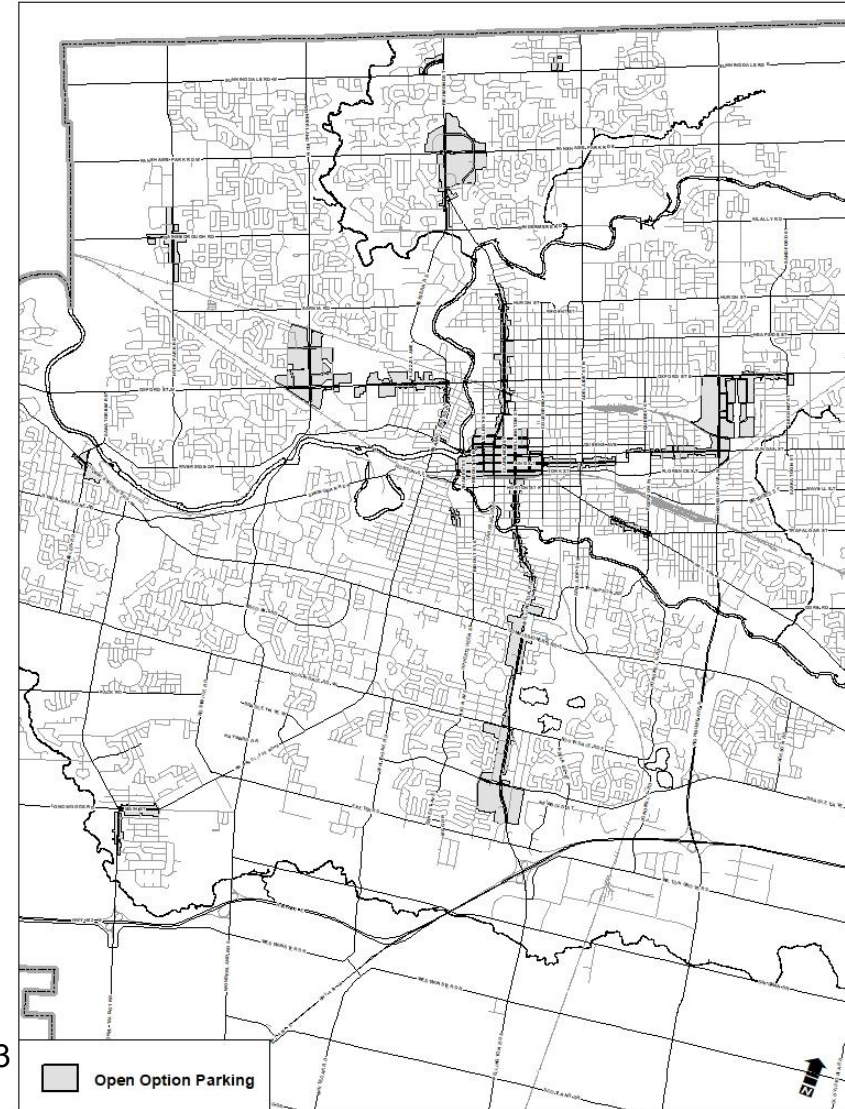
1. Open Option Parking City-wide
2. Open Option Parking in some Urban Place Types, significant lower minimums rest of the City:

Open Option Place Types	Lower Parking Minimum Place Types
Downtown	Neighbourhoods
Transit Village	Shopping Area
Rapid Transit Corridor	Institutional
Main Street	Commercial Industrial & Industrial (Light & Heavy)

# Recommendation Report

## Hybrid Approach:

- Open Option in Urban Place Types
- Reduced Parking Minimums rest of the City



# Residential Parking Standards

Use	Existing PSA 1	Existing PSA 2	Existing PSA 3	Recommended Minimum Parking Requirement
Single Detached and Semi-Detached	2 per unit	2 per unit	2 per unit	1 per unit
Townhouse, Cluster	1 per unit	1.25 per unit	1.5 per unit	1 per unit
Townhouse, Street	1 per unit	2 per unit	2 per unit	1 per unit
Townhouse, Stacked	1 per unit	1.25 per unit	1.5 per unit	0.5 per unit
Apartment	1 per unit	1 per unit	1.25 per unit	0.5 per unit
Duplex	1 per unit	1 per unit	1 per unit	0.5 per unit
Triplex	1 per unit	1 per unit	1 per unit	0.5 per unit
Fourplex	N/A	1 per unit	1 per unit	0.5 per unit
Converted Dwelling or Conversions of Existing Buildings to Residential Units	No additional parking required	1 per unit	1 per unit	0.5 per unit
Senior Citizen Apartment Building	0.25 per unit	0.25 per unit	0.25 per unit	0.125 per unit*
Handicapped Persons Apartment Building	0.25 per unit	0.25 per unit	0.5 per unit	0.125 per unit*
Lodging House	0.33 per unit	0.33 per unit	0.33 per unit	0.125 per unit*



# Non-Residential Parking Standards

Non-Residential Uses	Example Non-Residential Use	Existing PSA 3	Recommended Min. Parking Requirement
Tier 1	Restaurant	6-10 m <sup>2</sup>	20 m <sup>2</sup>
Tier 2	Automobile Repair	6-20 m <sup>2</sup>	30 m <sup>2</sup>
Tier 3	Retail	30-40 m <sup>2</sup>	50 m <sup>2</sup>
Tier 4	Office	40-80 m <sup>2</sup>	100 m <sup>2</sup>
Tier 5	Industrial Mall	80-200 m <sup>2</sup>	200 m <sup>2</sup>
Tier 6	Manufacturing	200-500 m <sup>2</sup>	500 m <sup>2</sup>
Tier 7	Self Storage	2,000 m <sup>2</sup>	2,000 m <sup>2</sup>

# Accessible Parking Requirements

- Ensure that the removing/reducing minimum standards does not come at the expense of a sufficient supply of accessible parking
- Integrated Accessibility Standards Regulation (191/11) & AODA established province-wide standards for accessible parking spaces
- In the current ZBL, the supply of accessible parking spaces is a calculation based off the minimum number of parking spaces *required*
- AODA act is based on the number of *provided* parking spaces
- Recommended Zoning By-law Amendment will change accessible parking requirements to be based on provided parking spaces rather than required spaces:

*“Where parking spaces are provided, in any development, accessible parking spaces shall also be provided. Off street parking areas shall have a minimum number of accessible parking spaces based on 4.19.10 C)”*

# Accessible Parking Requirements

Number of Parking Spaces	Number of Accessible Parking Spaces Required
12 or fewer	One parking space for the use of persons with disabilities, which meets the requirement of a Type A parking space.
13-100	4% of the total number of parking spaces for the use of persons with disabilities, in accordance with the following ratio, rounded up the nearest whole number: <ul style="list-style-type: none"> <li>I. Where an even number of parking spaces for the use of persons with disabilities is provided in accordance with the requirements of this paragraph, an equal number of parking spaces that meet the requirement of a Type A parking space and a Type B parking space must be provided.</li> <li>II. Where an odd number of parking spaces for the use of persons with disabilities is provided in accordance with the requirements of this paragraph, the number of parking spaces must be divided equally between parking spaces that meet the requirements of a Type A parking space and a Type B parking space, but the additional parking space, the odd-numbered space, may be a Type B parking space.</li> </ul>
101-200	One parking space and an additional 3% of the total number of parking spaces for the use of persons with disabilities, rounded up to the nearest whole number.
201-1,000	Two parking spaces and an additional 2% of the total number of parking spaces for the use of persons with disabilities, rounded up to the nearest whole number.
More than 1,000	11 parking spaces and an additional 1% of the total number of parking spaces for the use of persons with disabilities, rounding up to the nearest whole number.

Existing accessible parking requirements in Zoning By-law based on AODA requirements, no recommended changes.

# Bicycle Parking Standards

- Revised Bicycle Standards
  - Amended to 1 bicycle parking space for apartment buildings & lodging houses
  - Tiered approach minimal bicycle requirements for non-residential development

Non-Residential Uses	Example Non-Residential Use	Recommended Minimum Short-Term Bicycle Parking Requirement
Tier 1	Restaurant	3 spaces plus 0.3 spaces for each 100 m <sup>2</sup> GFA
Tier 2	Retail	3 spaces plus 0.2 spaces for each 100 m <sup>2</sup> GFA
Tier 3	Office	3 spaces plus 0.1 spaces for each 100 m <sup>2</sup> gross floor area

# Next Steps



- Recommendation Report: PEC July 25, 2022
- Amendment to Section 4.19 of the ZBL Z.-1 to support hybrid approach
- Amendments to City Building and Downtown PT Policies in London Plan



# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### Parking Standards Review



**File: OZ-9520**

**Applicant: The Corporation of the City of London**

#### What is Proposed?

Proposed amendments to the London Plan and Zoning By-law No. Z.-1 including changes to off-street parking standards for automobiles and bicycles. Specific changes include:

- Amendments to the London Plan, 2016 to clarify that minimum parking requirements shall not apply within the Downtown, Transit Village, Rapid Transit Corridor and Main Street Place Types;
- Amendments to Zoning Bylaw Z.-1, Section 4.19 to remove minimum parking requirements in the Downtown Transit Village, Rapid Transit Corridor, and Main Street Place Types; reduce minimum parking requirements in other parts of the City; increase bicycle parking requirements, and, maintain accessible parking requirements.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 7, 2022**

Isaac de Ceuster

ideceust@london.ca

519-661-CITY (2489) ext. 3835

Planning & Development, City of London, 300 Dufferin Avenue., 6<sup>th</sup> Floor London ON N6A 4L9

File: OZ-9520

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

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

# Application Details

## Requested Amendment to The London Plan

- i. Amend Policy 271, 274 and 365 to add clarity that there shall be no minimum Parking Standards for the Downtown, Transit Village, Rapid Transit Corridor and Main Street Place Types;
- ii. Amend Policy 802\_4 to add clarity that no residential or non-residential minimum parking shall be required for Downtown development.

## Requested Zoning By-law Amendment

- i. Amend Section 4.19.4 to prohibit front yard parking within the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types;
- ii. Amend Section 4.19.9 delete the existing Parking Standard Areas and exempt the Downtown, Transit Village, Rapid Transit Corridor, and Main Street Place Types from minimum parking requirements;
- iii. Amend Section 4.19.10 to reduce parking requirements in other parts of the city and maintain current requirements for accessible parking spaces;
- iv. Amend Sections 4.19.14 and 4.19.16 to establish new, increased bicycle parking requirements that are calculated independently from automobile parking spaces.

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

## How Can You Participate in the Planning Process?

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

### See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include City Planning 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.

### Attend a Future Public Participation Meeting

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

## What Are Your Legal Rights?

### Notification of Council Decision

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

## **Right to Appeal to the 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 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 Ontario Land 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 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**

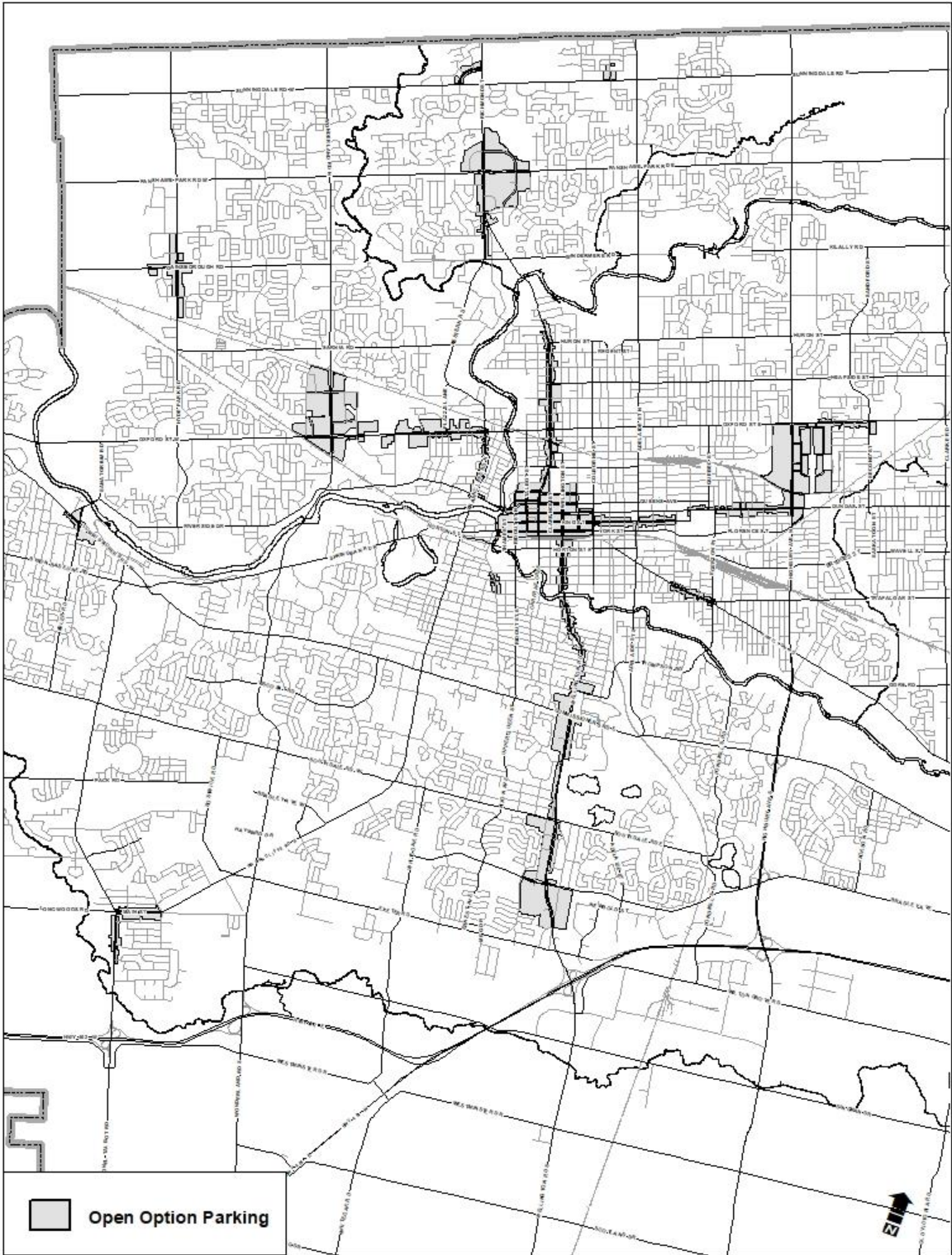
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) or 519-661-4980 for more information.



# Map of Place Types with Open Option Parking



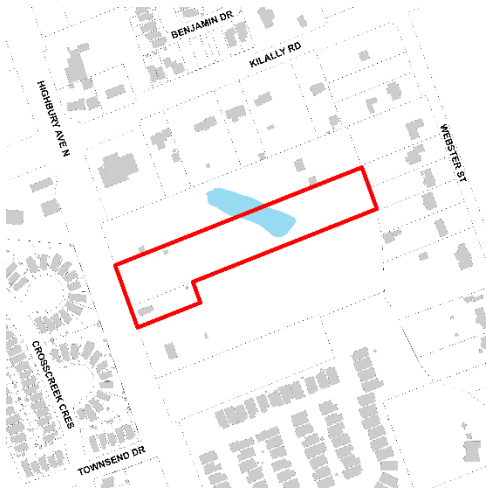
Map with revised Parking Standard Areas. The areas where no minimum parking would be required is shown in grey and includes the Downtown, Transit Village, Rapid Transit Corridor and Main Street Place Types. All other Place Types including Urban Corridors, Shopping Area, Neighbourhoods, Institutional, Light and Heavy Industrial, Future Growth, Farmland, Rural Neighbourhoods and Waste Management Resource Recovery Area Place Types shall have significantly lower off-street parking minimums.



# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 1470-1474 Highbury Avenue North



**File: OZ-9508**

**Applicant: Copia Developments**

#### **What is Proposed?**

Official Plan and Zoning amendments to allow:

- three apartment buildings; with heights of 15, 16 and 18 storeys.
- 400 units.
- density of 276 units per hectare (gross residential density) and 455 units per hectare (net residential density).
- 410 parking spaces  
on the front portion of the properties

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 28, 2022**

Chuck Parker, Senior Planner

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

519-661-CITY (2489) ext. 4648

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: OZ-9508

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

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

Mo Mohamed Salih

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

519-661-CITY (2489) ext. 4003

**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: June 8, 2022



# Application Details

## Requested Amendment to the 1989 Official Plan

To allow a height of 18 storeys and a density of 455 units per hectare in the Multi-Family, High Density Residential designation on the front portion of the subject properties. The policies provide for a maximum height of 12 storeys and a density of 150 units per hectare.

**NOTE- On May 25, 2022 the Ontario Land Tribunal (OLT) approved the London Plan, except for some site specific appeals, replacing the former 1989 Official Plan. However, this application was submitted prior to that date and is subject to consideration of the policies of the 1989 Plan.**

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

Requested a Special Policy to allow a height of 18 storeys and a density of 455 units per hectare in the Neighbourhood /High Density Overlay Place Type with frontage on a Urban Thoroughfare on the front portion of the subject properties. The policies provide for a maximum height of 12 storeys and a density of 150 units per hectare.

## Requested Zoning By-law Amendment

To change the zoning from Neighbourhood Facility (NF1) and Urban Reserve (UR1) Zones to a Residential R9 Special Provision Bonus (R9-7 ( )B- ) Zone to permit apartment buildings at a height of 18 storeys and a density of 455 units per hectare . Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** Neighbourhood Facility Special Provision (NF1(1))

**Permitted Uses:** places of worship, elementary schools, day care centres, community centres, libraries, private schools, private club, fire stations and police stations.

**Special Provision:** minimum main building setback from existing Imperial Oil Pipeline easement of 20 metres

**Zone:** Urban Reserve (UR1)

**Permitted Uses:** [existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands, managed woodlot, wayside pit, passive recreation use and farm gate sales.

The applicants have asked that the amendments for apartment buildings only be applied to the front portion of the property, west of the open space corridor. Thorough the consideration of the application the City will review the London Plan Place Types and Zoning on the rear portion of the property to determine whether any changes are required at this time. An Environmental Impact Study has been submitted as part of the application.

On the rear portion of the property the following zone is applied;

**Zone:** Open Space (OS1)

**Permitted Uses:** [conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground and managed forest.

### Requested Zoning

**Zone:** Residential R9 Special Provision Bonus (R9-7 ( )- B- )

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

**Special Provisions:** besides height and density the applicant is asking for specific regulations for parking (1 per unit), front yard (6.8 metres), rear yard (22.2 metres for building “C”), interior side yard (3.5 metres) and balcony encroachments (1.5 metres).

**Residential Density:** 455 units per hectare

**Height:** 74 metres or 18 storeys

**Bonus Zone:** to permit a maximum density of 455 units per hectare and a height of 74 metres or 18 storeys

The City may also consider changes to the zoning on the rear portion of the property to determine whether any changes are required at this time. An Environmental Impact Study has been submitted as part of the application.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

### **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, High Density Residential, Multi-Family, Medium Density Residential and Open Space in the 1989 Official Plan, which permits higher density housing and open space uses, respectively, as the main uses.

The subject lands are in the Neighbourhood/High Density Residential Overlay on an Urban Thoroughfare Street Classification and Green Space Place Types in The London Plan.

The Neighbourhood Place Type permits stacked townhouses, fourplexes, low-rise apartments, emergency care establishments, rooming houses and supervised correctional residences up to a maximum height of 6 storeys through bonusing.

No development is proposed on any lands within the Green Space Place Type on the rear portion of the subject lands. Green Space permits open space and parks type uses. Parts of the rear portion of the subject lands are also identified as "Unevaluated Vegetation Patches" "Unevaluated Wetlands" and "Provincially Significant Wetlands" on Map 5 (Natural Heritage System) of the London Plan. Parts of the rear portion of the subject lands are also identified as "Highly Vulnerable Aquifer", "Riverine Erosion Hazard Limit for Unconfined Systems", "Riverine Erosion Hazard Limit for Confined Systems" and "Conservation Authority Regulation Limit" on Map 6 (Natural Hazards and Natural Resources) of the London Plan.

An Environmental Impact Study has been submitted as part of the application to evaluate these environmental features.

The London Plan also includes Urban Design policies which will be used to evaluate the proposed design of the buildings.

## **How Can You Participate in the Planning Process?**

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

### **See More Information**

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

### **Reply to this Notice of Application**

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include 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 Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website.

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

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or 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 Clerk 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 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 Ontario Land 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 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### Accessibility

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

# Site Concept

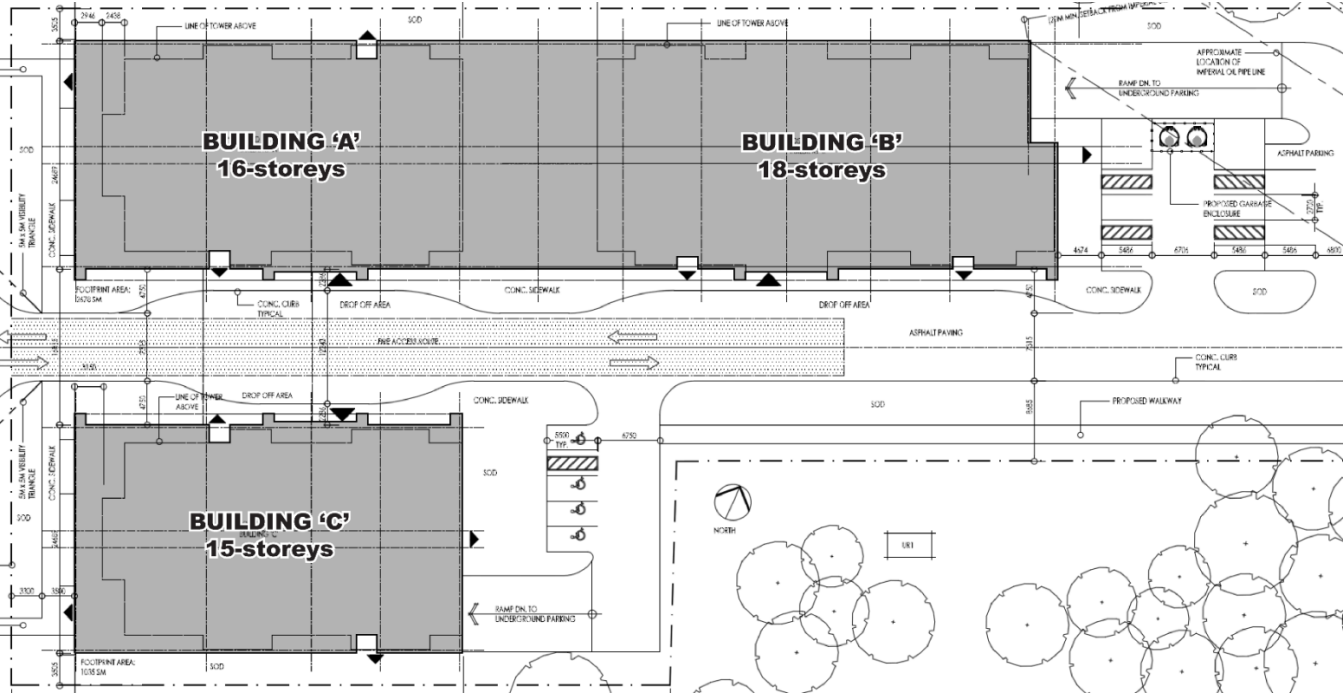


**Proposed Highbury Avenue Front Elevation**

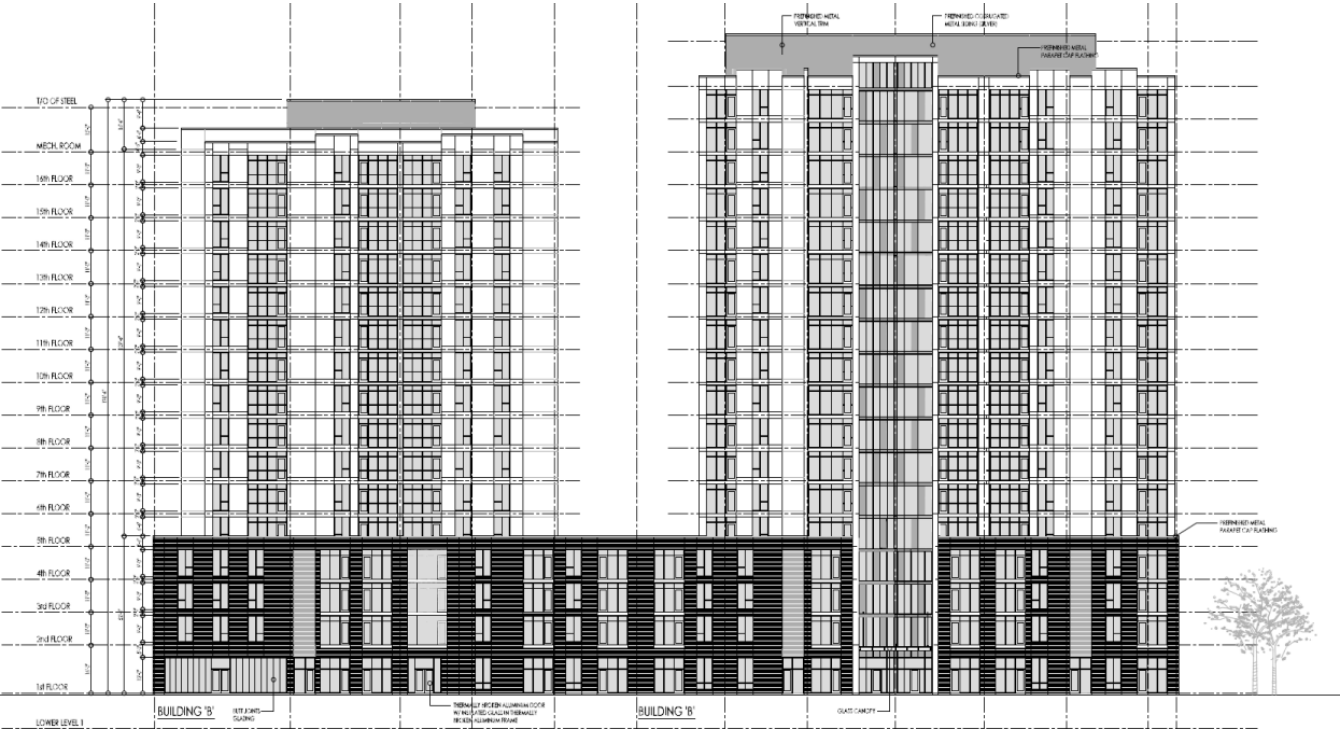
The above image represents the applicant’s proposal as submitted and may change.



# Building Renderings



Proposed Building Lay-Out of Front Portion of Property



[South Elevation (Side of Building “C” Left and Building “B” Right

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





# PUBLIC MEETING NOTICE

## Zoning By-Law Amendment

### 537 Crestwood Drive



**File: Z-9333**

**Applicant: Middlesex Condominium Corporation 816**

#### What is Proposed?

Zoning amendment to allow:

- one additional single detached dwelling within Condo Corporation No. 816.

## YOU ARE INVITED!

Further to the Notice of Application you received on April 1, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, May 30, 2022, no earlier than 4:00p.m.

**Meeting Location:** During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Alanna Riley  
ariley@london.ca  
519-661-CITY (2489) ext. 4579  
Development Services, City of London,  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9  
File: Z-9333

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

To speak to your Ward Councillor:

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: May 12, 2022

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential Special Provision R6 (R6-2(13)) Zone and an Urban Reserve (UR1) Zone to a Residential Special Provision (R6-2(\_)) 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:** Residential Special Provision R6 (R6-2(13)) Zone and an Urban Reserve (UR1) Zone

**Permitted Uses:** Single-detached (cluster housing) and existing dwellings, agricultural uses with exceptions, conservation lands, managed woodlot, wayside pit, passive recreation use.

**Special Provision(s):** Minimum Lot Frontage – 10.0 metres; Minimum East Interior Side Yard – 1.2 metres

**Residential Density:** 20 units per hectare

**Height:** 10.5 metres

### Requested Zoning

**Zone:** Residential Special Provision R6 (R6-2(\_)) Zone

**Permitted Uses:** Single-detached dwellings (cluster housing)

**Special Provision(s):** recognize existing special provisions and add new special provisions to accommodate the new dwelling, to include minor variances previously permitted, and to recognize the existing rear yard depth for the existing accessory structure. New special provisions requested include: a reduced rear yard depth for the new dwelling of 3.73m in place of 4.0m; and a minimum rear yard depth for the existing accessory structure of 1.2m in place of 3.6m. Existing permissions proposed to be carried forward to the new zone include: a minimum lot frontage on Crestwood Drive of 10.0m; a reduced minimum east interior side yard depth of 1.2m; a maximum accessory building height of 7.0m; and a minimum south interior side yard depth of 1.2m for an accessory building. insert requested special provision(s) ie lot area, yard setbacks or no change requested.

**Residential Density:** 20 units per hectare

**Height:** 10.5 metres

The City may also consider a reduced maximum building height for the new dwelling, and the modification of the existing Residential R6 Special Provision (R6-2(13)) Zone in place of deleting and replacing it with a new Residential R6 Special Provision (R6-2(\_)) Zone.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

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

## How Can You Participate in the Planning Process?

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

### See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
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Attendance is 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**

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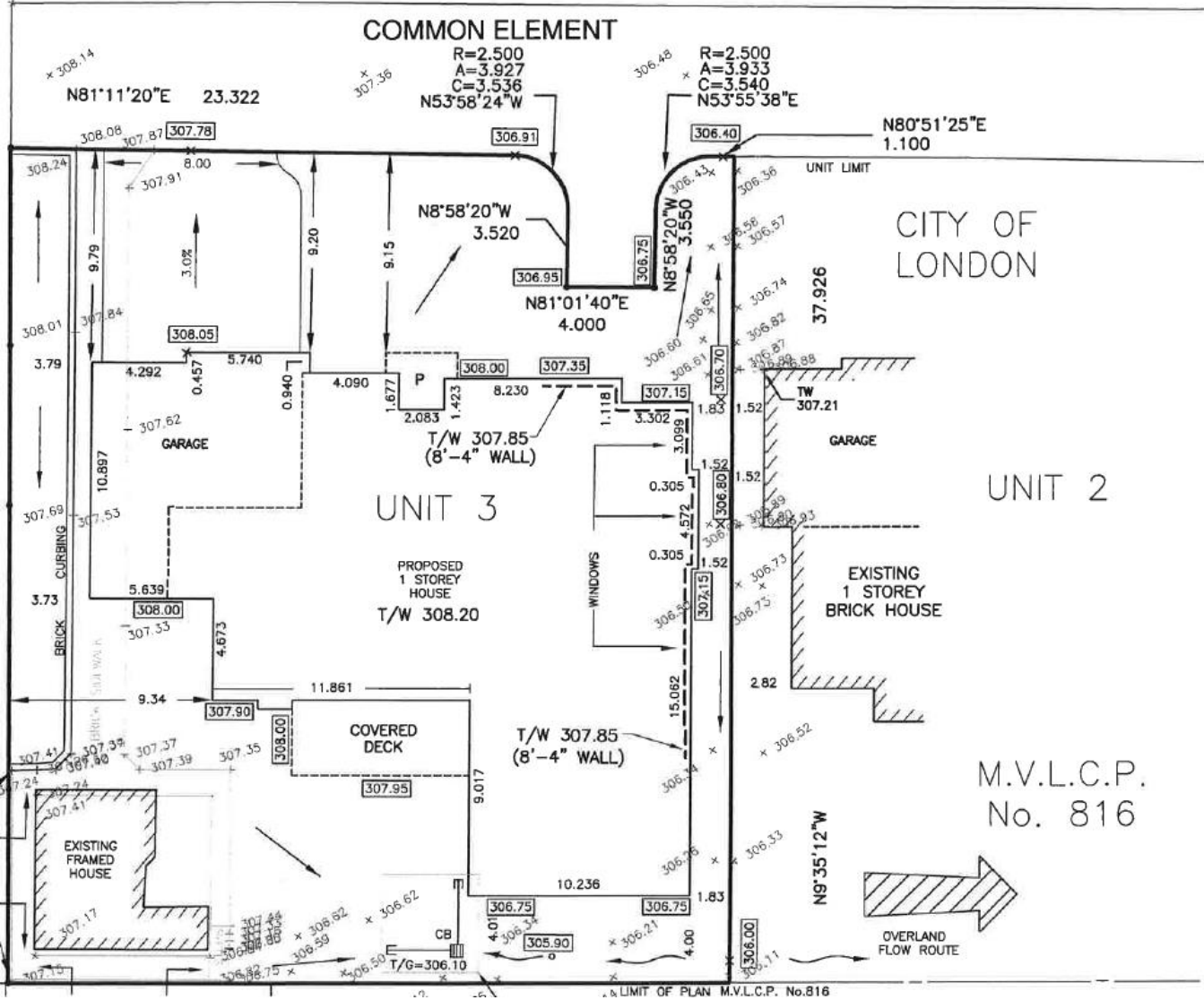
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# Site Concept



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