

Agenda Including Addeds

Integrated Transportation Community Advisory Committee

2nd Meeting of the Integrated Transportation Community Advisory Committee

July 13, 2022, 4:00 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.

Pages

1. Call to Order

1.1. Disclosures of Pecuniary Interest

2. Scheduled Items

3. Consent

3.1. 1st Report of the Integrated Transportation Community Advisory Committee 2

3.2. Notice of Planning Application - Official Plan and Zoning By-law Amendments - 610-620 Beaverbrook Avenue 4

3.3. Notice of Planning Application - Zoning By-law Amendment - 568 Second Street (at Oxford Street East) 9

4. Sub-Committees and Working Groups

4.1. *(ADDED) ITCAC Sub-Committees* 13

5. Items for Discussion

5.1. Future Meeting Dates and Times

5.2. Bike Locker Installation Consultation - Councillor M. Hamou

6. *(ADDED) Additional Business*

6.1. *(ADDED) Public Meeting Notice - Official Plan and Zoning By-law Amendments - Parking Standards Review* 14

7. Adjournment

Integrated Transportation Community Advisory Committee

Report

The 1st Meeting of the Integrated Transportation Community Advisory Committee
June 15, 2022
Advisory Committee Virtual Meeting
Please check the City website for current details

Attendance PRESENT: T. Khan (Chair), R. Buchal, R. Cabunoc, J. Collie, E. Eady, D. Foster, A. Husain, T. Kerr, S. Leitch, D. Luthra, M. Malekzadeh, S. Rooth, A. Santiago, J. Vareka; A. Pascual (Committee Clerk)

ABSENT: V. Lubrano III

ALSO PRESENT: Councillor M. Hamou; P. Adams, J. Adema, J. Bruin, J. Bunn, G. Dales, U. DeCandido, I. de Ceuster, K. Grabowski, K. Grueneis, D. Hall, C. James, T. Koza, D. MacRae, L. Maitland, A. Miller, J. Pucchio, K. Scherr, J. Stanford, B. Westlake-Power, and S. Wilson

The meeting was called to order at 4:01 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair

That T. Khan and T. Kerr BE ELECTED Chair and Vice Chair, respectively, for the term ending November 30, 2022.

2. Scheduled Items

2.1 Service Area Overview

That it BE NOTED that the presentation, as appended to the Added Agenda, from the Environment and Infrastructure Division, related to a Service Area Overview, was received.

2.2 Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment

That it BE NOTED that the presentation, as appended to the Agenda, from J. Pucchio, P. Adams, and K. Grueneis (AECOM), related to the Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment, was received.

3. Consent

3.1 Public Meeting Notice - Official Plan Amendment - Housekeeping Amendment to Southwest Area Secondary Plan

That it BE NOTED that the Public Meeting Notice dated June 1, 2022, from J. Lee, Planner I, with respect to an Official Plan Amendment related to a Housekeeping Amendment to Southwest Area Secondary Plan, was received.

4. Sub-Committees and Working Groups

That it BE NOTED that the Integrated Transportation Community Advisory Committee held a general discussion with respect to the committee's sub-committees and working groups.

5. Items for Discussion

5.1 Future Meeting Dates and Times

That the following actions be taken with respect to the future meeting dates and time of the Integrated Transportation Community Advisory Committee (ITCAC):

a) A. Pascual, Committee Clerk, BE REQUESTED to circulate a poll with potential dates and times for future meetings; and,

b) the next ITCAC meeting be scheduled for Wednesday, July 13, 2022 at 4:00 PM;

it being noted that the ITCAC will discuss the selection of the general meeting day and time at the next meeting, following a review of the results of the above-mentioned poll.

6. (ADDED) Deferred Matters/Additional Business

6.1 (ADDED) Notice of Planning Application - Official Plan and Zoning By-law Amendments - Parking Standards Review

That it BE NOTED that the attached presentation from I. de Ceuster, Planner I, with respect to a Notice of Planning Application related to the Parking Standards Review, was received.

6.2 (ADDED) Bike Locker Installation Consultation

That the matter from Councillor M. Hamou, with respect to the Bike Locker Installation Consultation, BE DEFERRED to the next meeting of the Integrated Transportation Community Advisory Committee.

7. Adjournment

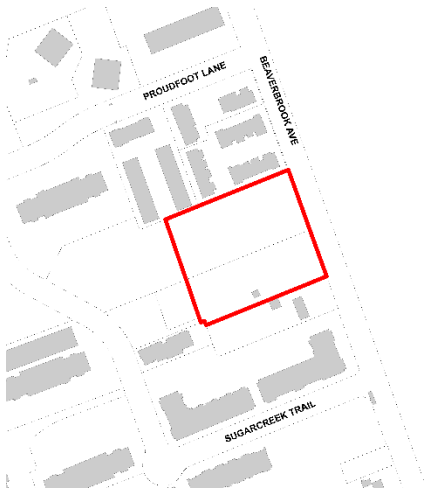
The meeting adjourned at 6:48 PM.



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

610-620 Beaverbrook Avenue



File: OZ-9517

Applicant: Old Oak Properties

What is Proposed?

Official Plan and Zoning amendments to allow:

- Two, 5-storey apartment buildings;
- 172 residential units;
- Reduced front yard setback of 4.5 metres;
- Reduced interior side yard setback of 6.0 metres;
- Reduced rear yard setback of 3.0 metres;
- Increased height of 19.0 metres;
- Decreased landscaped open space of 27%;
- Increased lot coverage of 36.5%; and
- Increased density of 141 units per hectare.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 16, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

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

File: OZ-9517

london.ca/planapps

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

John Fyfe-Millar

jfmillar@london.ca

519-661-CITY (2489) ext. 5095

**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 16, 2022

Application Details

Requested Amendment to The London Plan

To add a specific area policy to permit two, apartment buildings as permitted uses and a height of 5-storeys within the Neighbourhood Place Type.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR1)) Zone and a Holding Residential R5 (h.R5-7) Zone to permit two, 5- storey apartment buildings with a total of 172 residential units with a density of 141 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.

Current Zoning

Zone: Urban Reserve (UR1)) Zone and a Holding Residential R5 (h.R5-7) Zone

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 and multiple attached cluster dwellings.

Special Provision(s): n/a

Height: 12.0 metres

Requested Zoning

Zone: Residential Special Provision (R8-4(_)) Zone

Permitted Uses: apartment buildings, lodging house class 2, senior citizen's apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provision(s): Special provisions would permit a minimum front yard setback of 4.5 metres, whereas 8.0 metres is required; a minimum interior side yard setback of 6.0 metres whereas 7.6 metres is required; a minimum rear yard setback of 3.0 metres whereas 7.6 metres is required; a maximum building height of 19.0 metres whereas 12.0 metres is required; a minimum landscaped open space of 27% whereas 30% is required; and a maximum lot coverage of 36.5% where as 30% is required.

Residential Density: 141 units per hectare

Height: 19.0 metres

Planning Policies

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

The subject lands are in the Neighbourhoods Place Type on a Neighbourhood Connector in The London Plan, permitting single and semi-detached dwellings, duplexes, triplexes and townhouses.

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
- 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](#) 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. 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 and zoning by-law 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 and zoning by-law 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.

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 for more information.

The site plan illustrates the proposed development at 14600 Beaverbrook Avenue. It features two 5-story apartment buildings, labeled '5 STORY BUILDING A 86 UNITS' and '5 STORY BUILDING B 86 UNITS', which are situated on either side of a central parking area containing 146 parking stalls. The buildings are connected by a central corridor and include various amenities such as terraces, storage areas, and landscaping. The site is bordered by Sugar Creek Park to the west, Mount Pleasant Cemetery to the east, and existing buildings to the north and south. The plan also shows the location of the proposed building relative to the surrounding infrastructure, including the proposed road widening and the existing building footprints.

Building Renderings



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

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

568 Second Street (at Oxford Street East)



File: Z-9522

Applicant: Parkit Enterprises Inc.

What is Proposed?

Zoning amendment to allow:

- Two, 12 storey apartment buildings at a density of 314 units per hectare
- 438 apartment units
- 219 parking spaces
- Special provisions to allow a reduced parking rate of 0.5 parking spaces per unit, a west interior side yard of 5 metres and allow a self storage establishment in a portion of the existing building temporarily until the second tower is built.
- Bonusing for additional density and height has been requested in return for affordable housing, transit-orientated facilities and exceptional site and building design.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 22, 2022**

Chuck Parker – Senior Planner

cparker@london.ca

519-661-CITY (2489) ext. 4648

Planning and Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9522

london.ca/planapps

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

Mo Mohamed Salih

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.**

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI) Zone to a Residential R9 Special Provision Bonus (R9-7() B-()) 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: Light Industrial (LI1) Zone

Permitted Uses: a wide range of light industrial uses with minimal impacts including manufacturing and assembly industries, warehouses, service trades, laboratories, pharmaceutical and medical products industries and research and development establishments.

Height: 50 metres

Requested Zoning

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

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

Special Provisions: reduced parking rate of 0.5 parking spaces per unit, a west interior side yard of 5 metres for building “A” and allow a self-storage establishment in a portion of the existing building temporarily until the second tower is built.

Residential Density: 314 units per hectare

Height: 38.4 metres (approximately 12 storeys)

Bonus Zone: requested to go from 150 units per hectare to 314 units per hectare, exceeding the 25% increase allowed by the 1989 Official Plan policies, in return for affordable housing, transit-orientated facilities and exceptional site and building design.

The City may also consider the use of holding provisions, additional special provisions, etc. following the review 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 Light Industrial in the 1989 Official Plan, which permits industrial uses which are likely to have a minimal impact on surrounding uses as the main uses.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a wide range of uses in mixed use buildings at higher intensities than normal. Maximum heights of buildings can range from 2 storeys to 16 storeys (near a Rapid Transit Station) depending on location.

How Can You Participate in the Planning Process?

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See More Information

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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 Community Information Meeting

A community information meeting may be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting is arranged at the applicants/developers discretion but is usually held in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Ontario Land Tribunal.

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 Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

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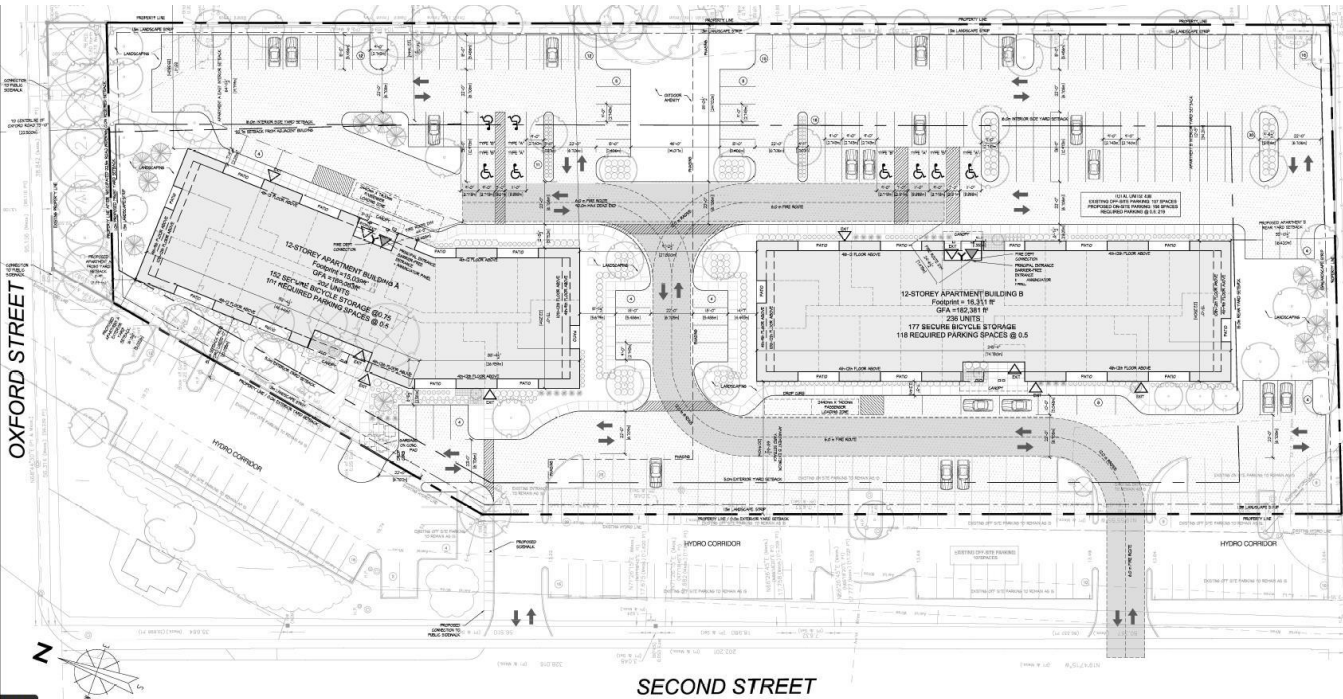
Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



View from corner of Oxford Street East and Second Street looking south-east

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



Conceptual Site Plan

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

Integrated Transportation Community Advisory Committee – Establishing Sub-Committees

I hereby move that:

1. ITCAC establish the following Sub Committees, each of which would be chaired by a member of ITCAC, and called to order as required:

- a) Community Engagement Sub Committee,
- b) Environment Sub Committee,
- c) Active Transportation/Cycling Sub Committee, and
- d) Vision Zero Sub Committee (Transportation Safety).

Trevor Kerr

Vice Chair, Integrated Transportation Community Advisory Committee

PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments

Parking Standards Review



File: OZ-9520

Applicant: The Corporation of the City of London

What is Proposed?

The Parking Standards Review Recommendation Report will be recommended for approval at this meeting to modify 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.

YOU ARE INVITED!

You are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 25, 2022, no earlier than 5:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Isaac de Ceuster
ideceust@london.ca
519-661-CITY (2489) ext. 3835

Planning & Development, City of London,
300 Dufferin Avenue, 6th Floor
London ON, PO Box 5035 N6A 4L9

**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 (New Official 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, 4.19.9, 4.19.10, 4.19.14 and 4.19.16 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; and modify other regulations including bicycle and accessible parking requirements.
- ii. Amend Policy 802_4 to add clarity that no residential or non-residential minimum parking shall be required for Downtown development.

The Official Plans and the Zoning By-law are available at london.ca.

How Can You Participate in the Planning Process?

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See More Information

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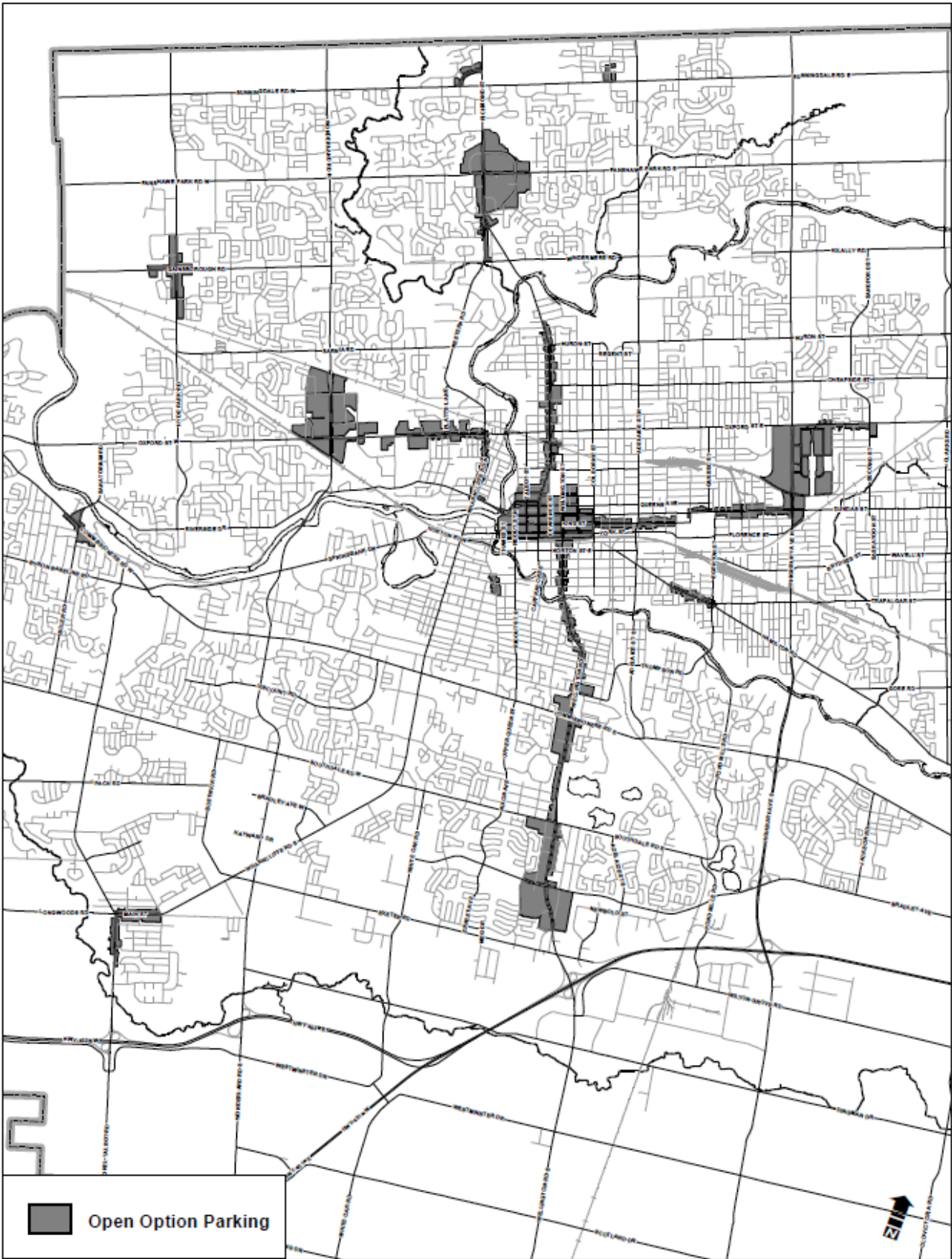
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Accessibility

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 plandev@london.ca or 519-930-3500 by **July 13, 2022** to request any of these services.

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.