

# Agenda Including Addeds

## Integrated Transportation Community Advisory Committee

The 1st meeting of the Integrated Transportation Community Advisory Committee

December 21, 2022, 3:00 PM

Advisory Committee Virtual Meeting - Please check the City website for current details

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Metis and Inuit people today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific 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 - P. McAllister, Dillon Consulting - Fanshawe Park Road and Richmond Street Intersection Improvements	3
a. <i>(ADDED) Committee Questions with Respect to the Presentation</i>	19
2.2 3:15 PM - Allison Miller, Senior Transportation Demand Management (TDM) Coordinator - E-Scooters and Cargo E-bikes	25
a. <i>(ADDED) Committee Questions with Respect to the Presentation</i>	42
<b>3. Consent</b>	
3.1 5th Report of the Integrated Transportation Community Advisory Committee	45
3.2 Notice of Planning Application - Zoning By-Law Amendment - 455 Highbury Avenue North	48
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<b>4. Sub-Committees and Working Groups</b>	
<b>5. Items for Discussion</b>	

5.1 Integrated Transportation Community Advisory Committee Requests -  
Resume In-Person Meetings in 2023

5.2 Integrated Transportation Community Advisory Committee Requests -  
Purchase Zoom License for Sub-Committees

**6. (ADDED) Additional Business**

6.1 (ADDED) Notice of Planning Application - Zoning By-Law Amendment -  
200 Albert Street

66

**7. Adjournment**

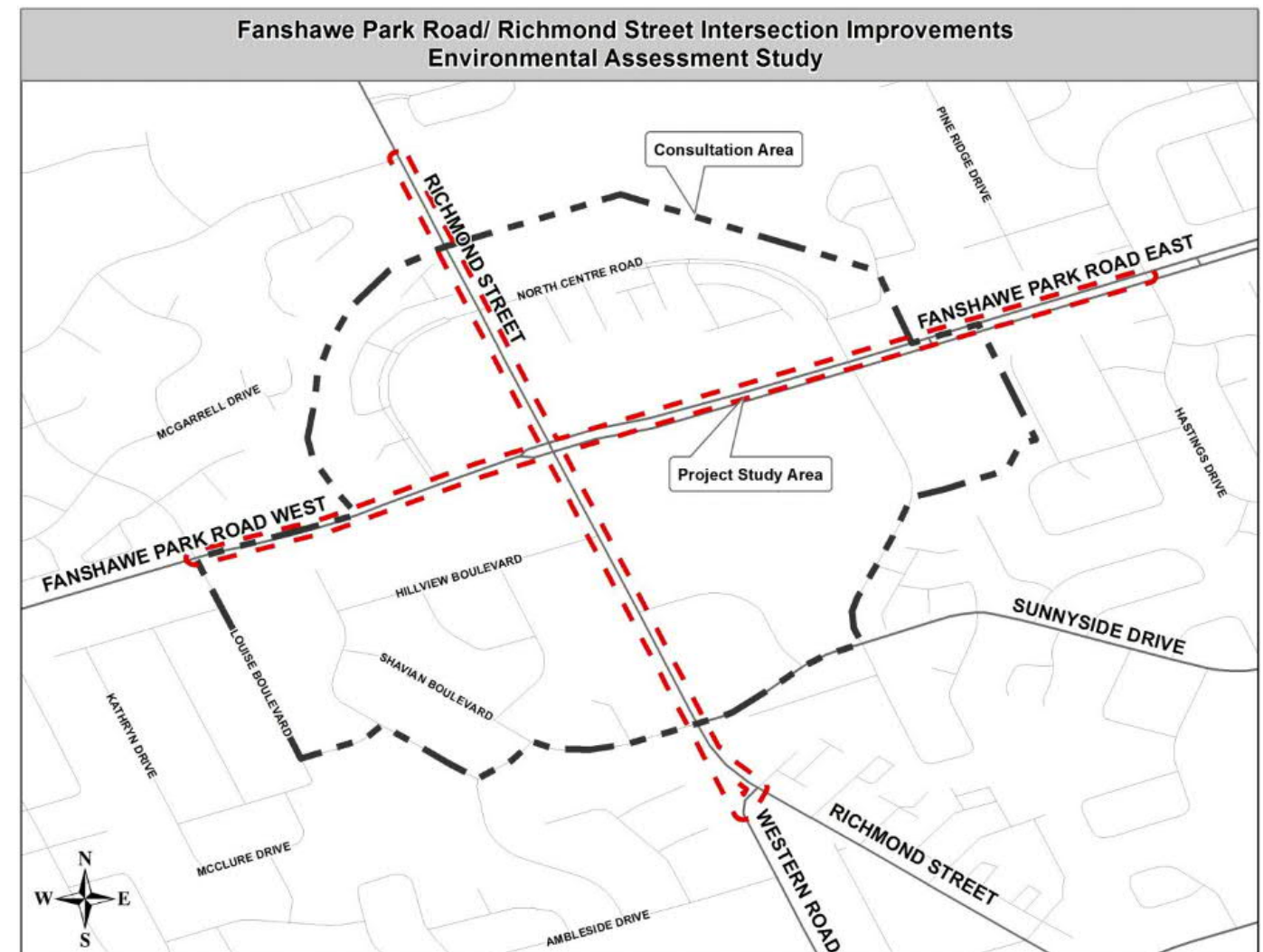
# Fanshawe Park Road and Richmond Street Intersection Improvements



ITCAC Presentation - December 21, 2022

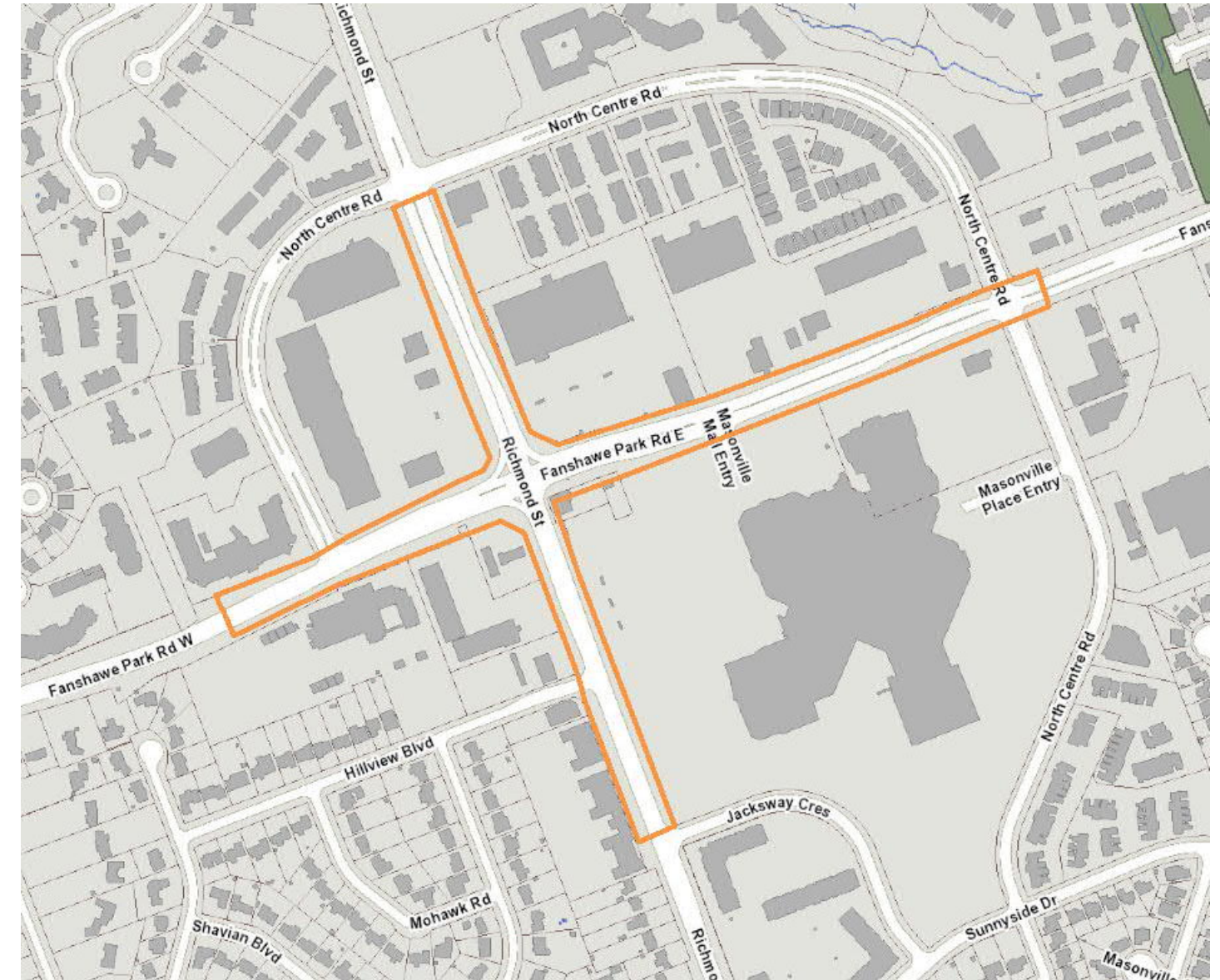
# Project Background

A Municipal Class Environmental Assessment (EA) was completed for the Fanshawe Park Road and Richmond Street intersection in March 2019, recommending improvements to the intersection, including the provision of dual left turn lanes, as well as improved cycling and pedestrian connections.



# Existing Conditions

The existing intersection is a signalized stop intersection with two through lanes in each direction, dedicated left turn lanes and a mix of dedicated and shared through-right turn lanes, including median separated lanes. Sidewalks and bike lanes are provided, but not continuously through each corridor.

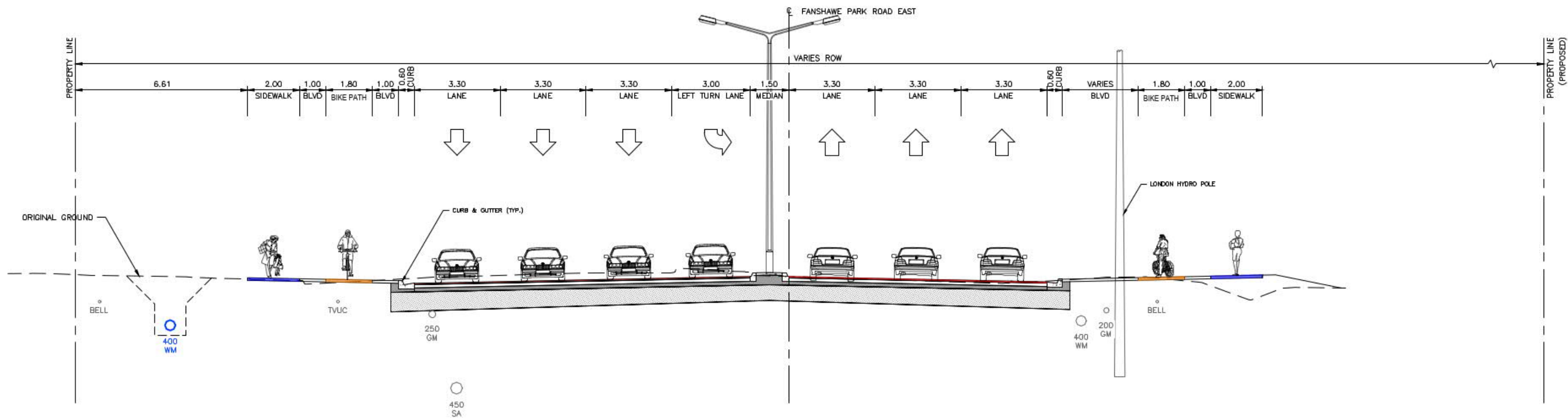


# Construction Limits

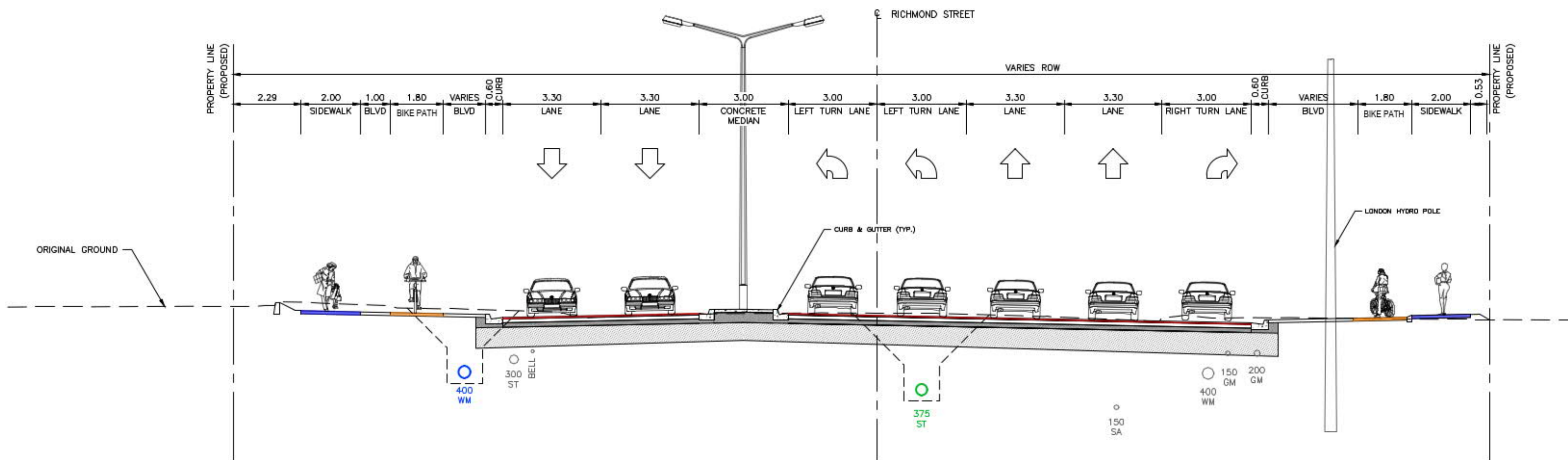
- Fanshawe Park Road from North Centre Road (west leg) to North Centre Road (east leg)
- Richmond Street from Jacksway Crescent to North Centre Road



# Typical Cross Section: Fanshawe Park Road

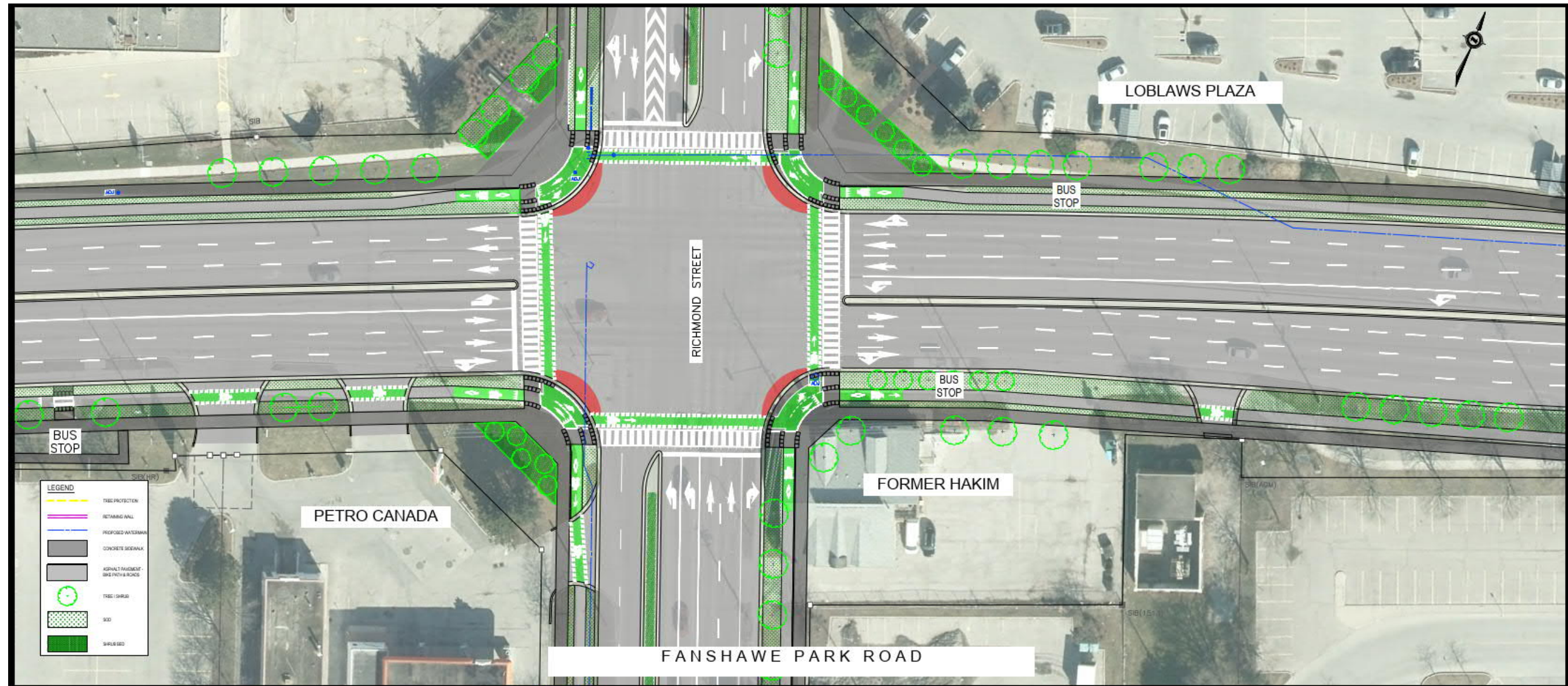


# Typical Cross Section: Richmond Street

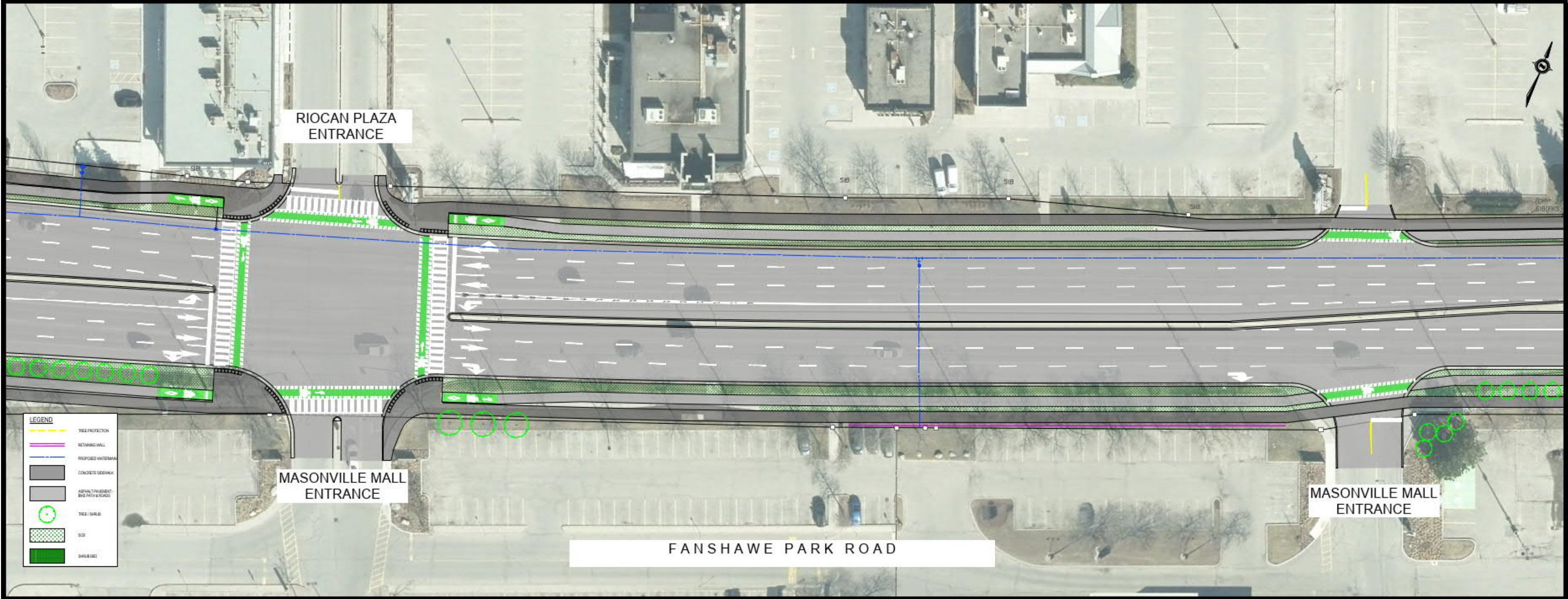




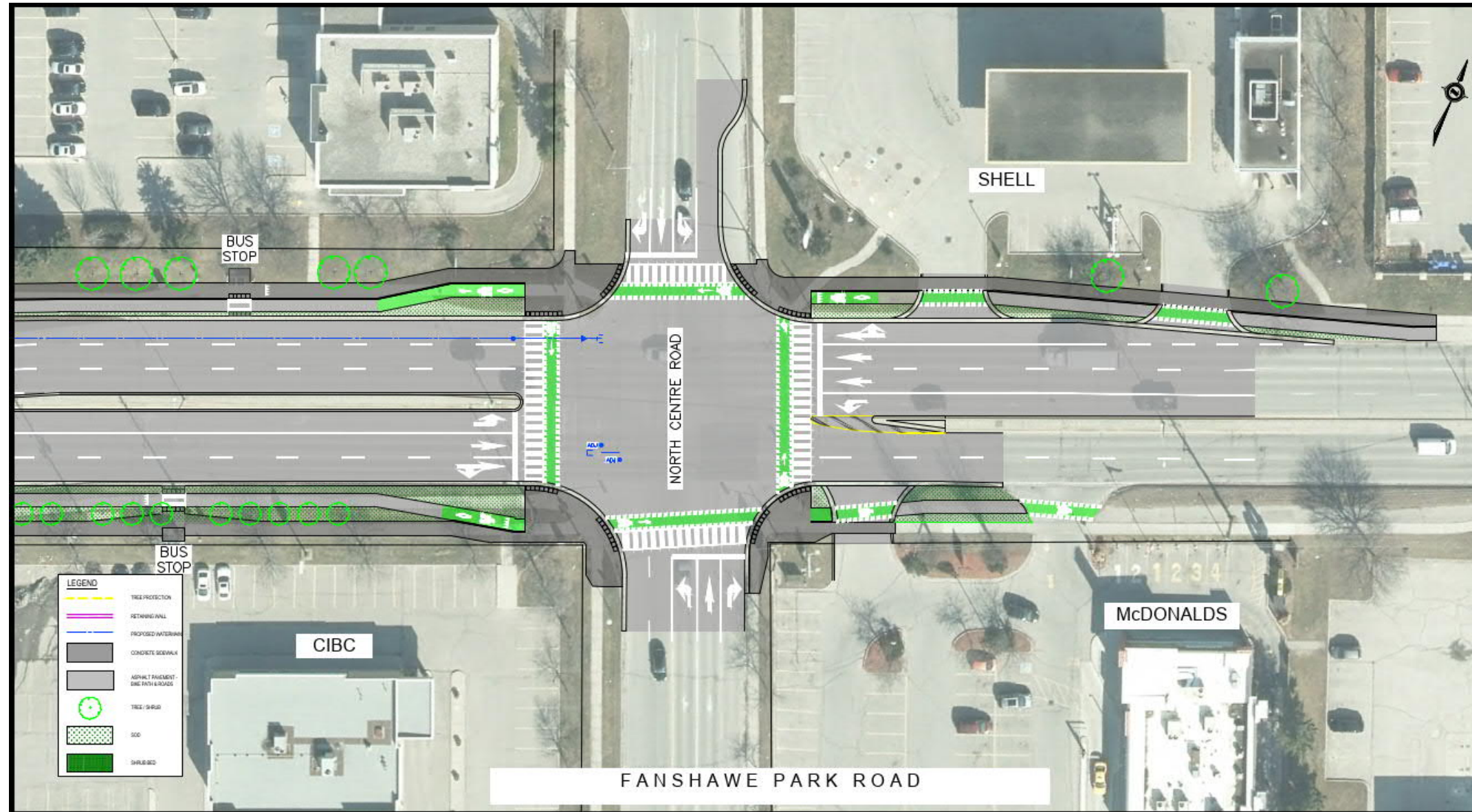
# Proposed Improvements: Fanshawe Park Road



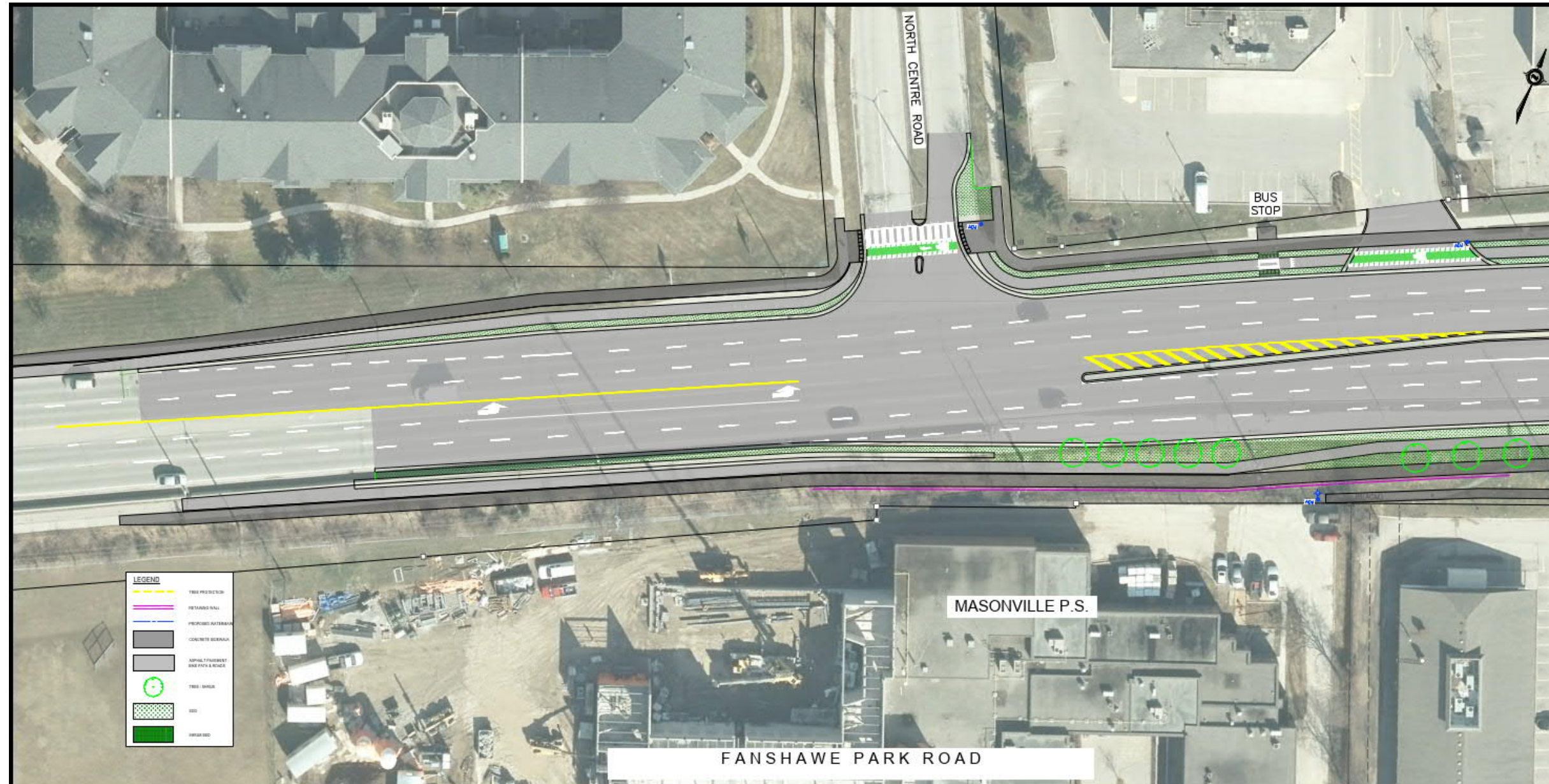
# RioCan/Masonville Entrance



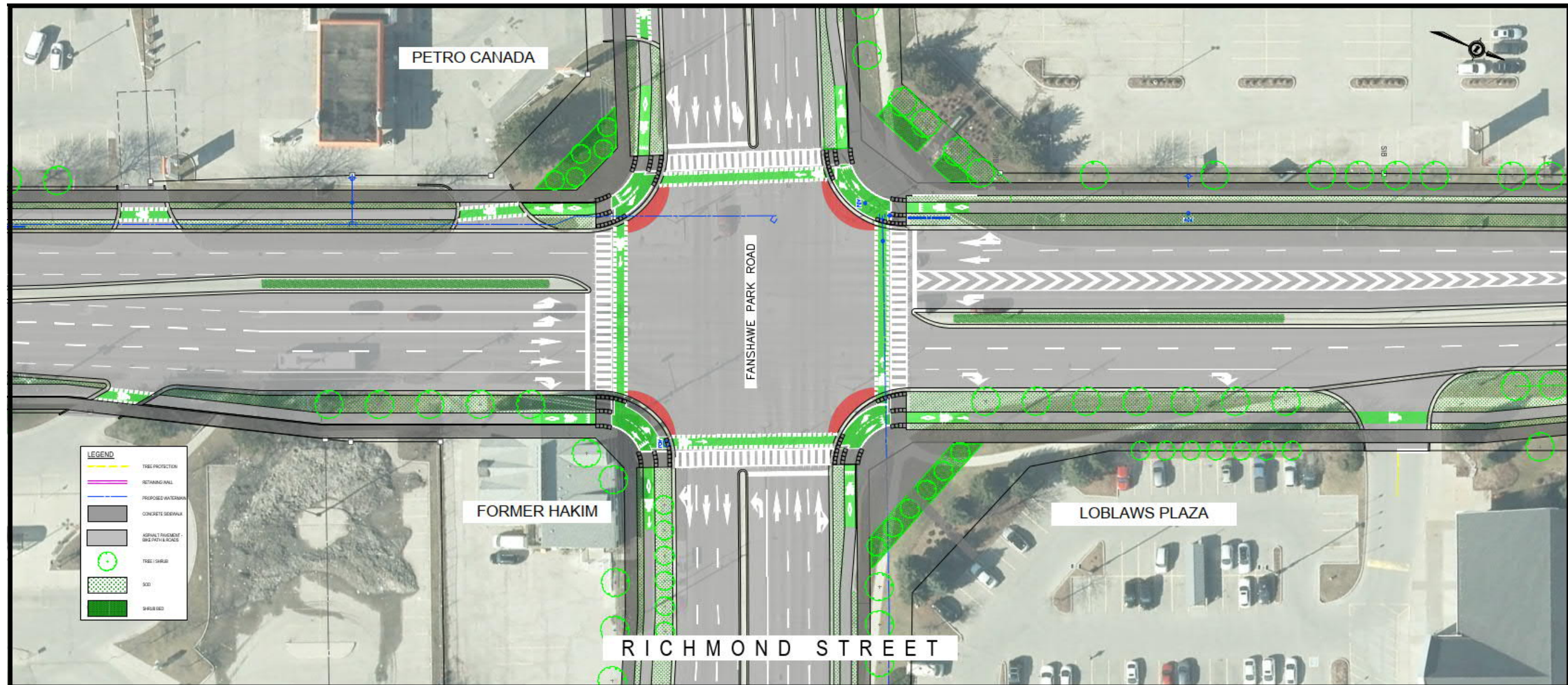
# North Centre Road – East Limits



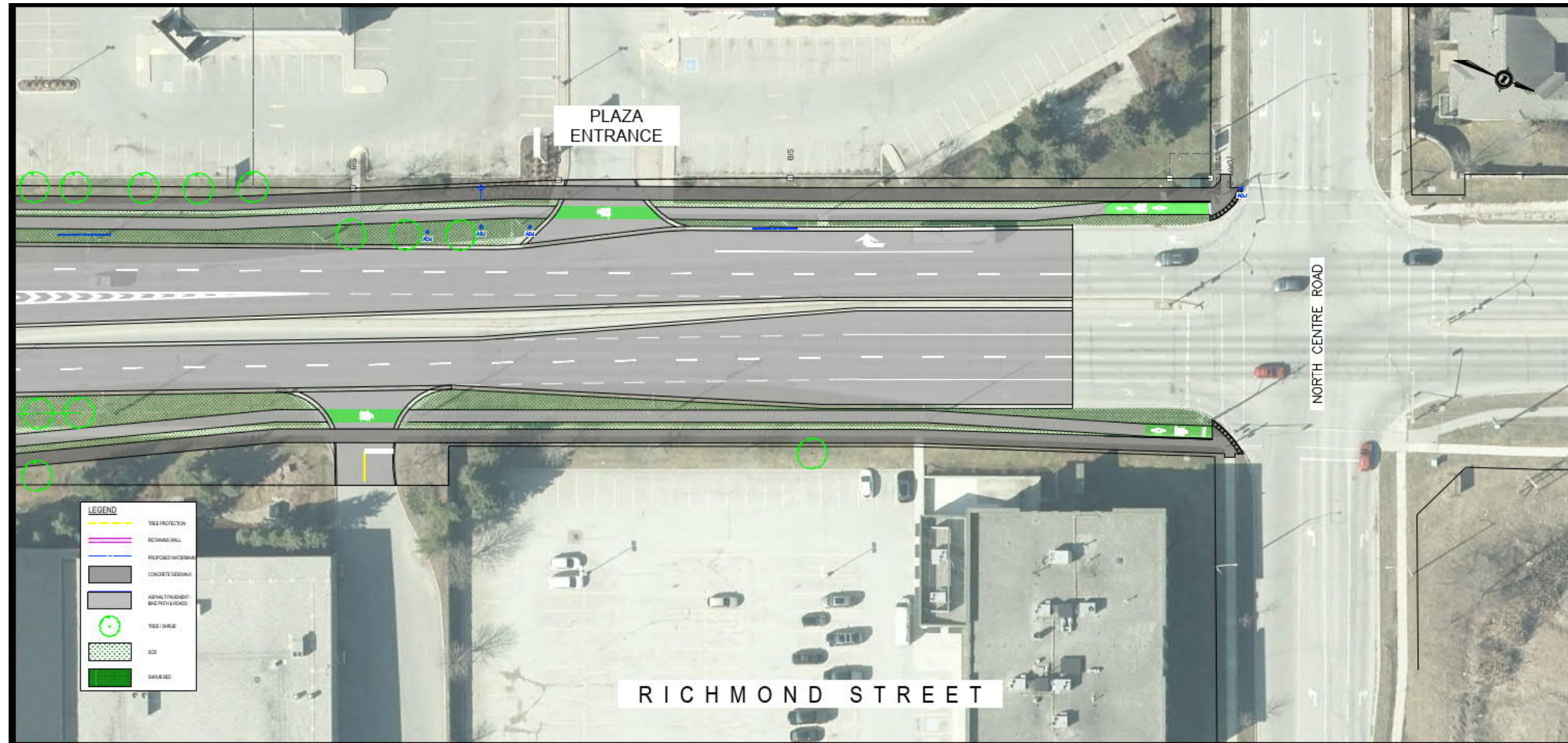
# North Centre Road – West Limits



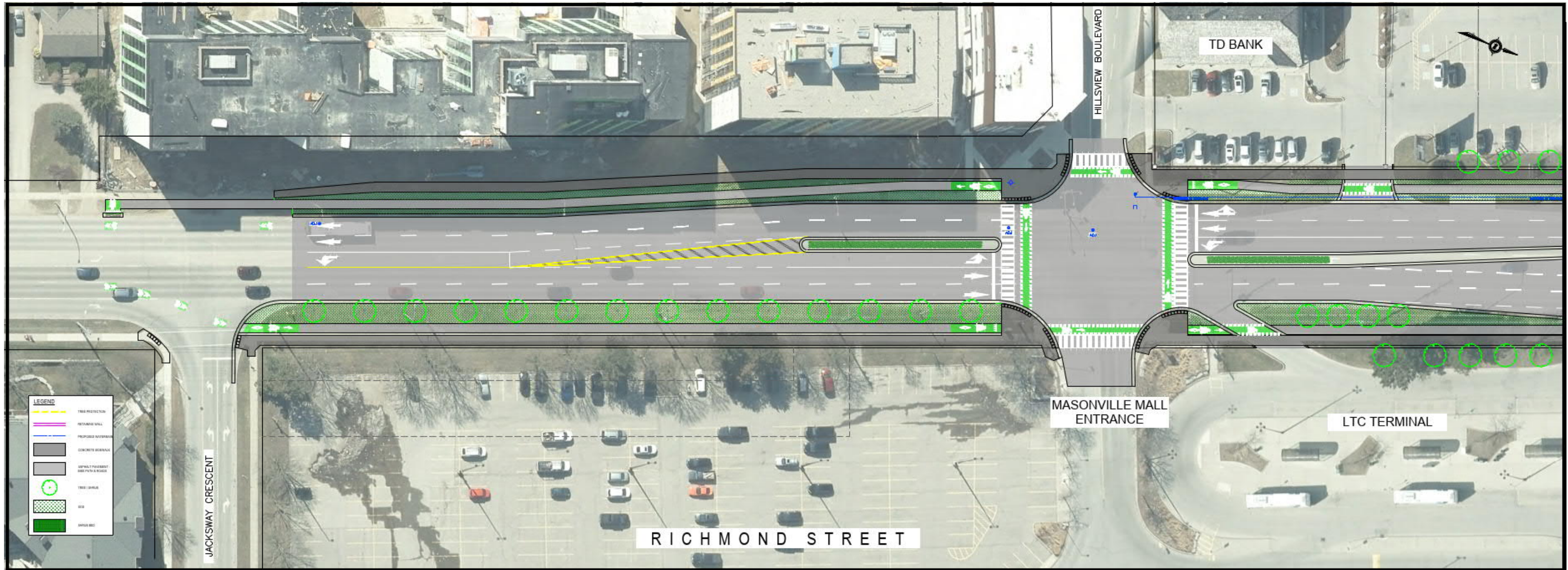
# Proposed Improvements: Richmond Street



# North Centre Road – North Limits



# Jacksway Crescent – South Limits



# Streetscape





# Next Steps

- Public Update and Engagement Opportunity – held December 7<sup>th</sup> and 8<sup>th</sup>, 2022
- Final Design Completion – December/January
- Hydro/Utilities Relocations – January-March 2023
- Tendering and Award – Spring 2023 (subject to council approval)
- Construction Begins – Late Spring 2023
- Construction Completion – Fall 2024

# Questions

# 2022-12-21 ITCAC Meeting

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2.1 Fanshawe Park Road and  
Richmond Street Intersection Improvements

# Active Transportation Concerns

- The proposed bike lane extends only to Jackman Cres. There is a dangerous sharrows on Richmond from Fanshawe Pk Rd to Western Rd, and there is no bike lane existing or planned for Richmond St. south of Western Rd.



# Active Transportation Concerns

- This is a typical wide stroad with multiple lanes of traffic for cyclists and pedestrians to cross. Pedestrians and cyclists are vulnerable to cars turning right, and oncoming cars turning left. This design relies on drivers seeing and yielding to pedestrians and cyclists. Drivers turning right will be looking for cars on their left, and cars turning left will be looking for oncoming cars. This will be even more dangerous at night, especially if it's raining, when pedestrians are nearly invisible.

## Proposed Improvements: Fanshawe Park Road



# Active Transportation Concerns

- The Fanshawe Cycle Track now will still have no good connectors. If Richmond were provided with buffered infrastructure to Windemere and Windemere had the same, you could ride the TVP onto Tetherwood to Windemere and then Richmond to Fanshawe Park. This would provide a safe ride for any level of cyclist from South London all the way to the Fanshawe Park track.



# Active Transportation Concerns

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- Here cyclists and pedestrians must cross a wide 7-lane road. This is dangerous and unpleasant, and will not encourage active transportation.

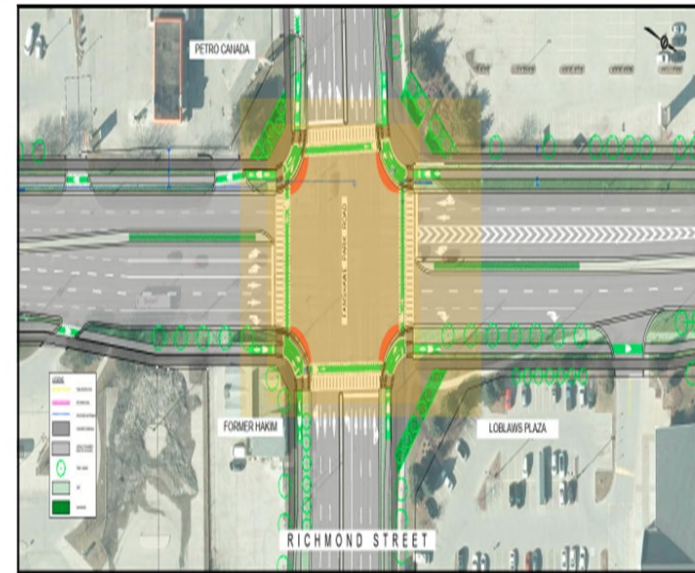
## Proposed Improvements: Richmond Street



# Recommendations

1. No right turns on a red light.
2. Give pedestrians and cyclists their own 20 second crossing signal
3. Widening the boulevard to allow 2-step crossing if needed.

## Proposed Improvements: Richmond Street







# E-Scooters and Cargo E-bikes



Integrated Transportation Community Advisory Committee  
(ITCAC)

# Purpose

- Update on City participation in provincial pilots:
  1. Kick-style e-scooters
  2. Cargo e-bikes
- Present draft City by-law parameters for feedback
- Seek ITCAC feedback
- Next Steps





# City Council Decisions

July 2022: Based on ITCAC, public and partner input, City Council resolved:

- Opt into the personal e-scooter portion of the provincial pilot.
- Opt into the personal cargo e-bike portion of the provincial pilot.
- Opt into the commercial cargo e-bike portion of the provincial pilot (Details coming in 2023).

**\*City Council did not opt into the e-scooter share portion of the pilot (i.e., third party operator with City oversight)**

# Background



[london.ca](http://london.ca)



Tricycle cargo e-bike design with enclosed cargo box at the back



Reverse tricycle design with enclosed cargo box in the front



# What is an E-scooter

- A two-wheeled device the rider stands on, holding a handlebar
  - Powered by a battery
  - Can travel up to 24 km/h
  - Equipped with a hand brake, lights, bell, kick stand
- ➔ Currently not legal to ride on London public property





# Ontario Pilot

- Pilot runs to November 27, 2024
- Provincial regulations include:
  - Riders must be 16 or older
  - Speed limit is 24 km/h
  - Must be equipped with a bell, a brake and lights
  - Helmets are required for riders under 18
  - Single rider only – no passengers
  - No basket or cargo

# What is a Cargo E-bike

- Cargo e-bikes are a larger type (> 55 kg) of electric-powered bike with a platform or box to carry big items like packages and boxes for deliveries
- Can be for personal use or for commercial delivery use
- Similar, smaller e-bikes (e.g., bakfiets) are already allowed





# Ontario Pilot

- Deals with larger cargo e-bikes which do not meet the current provincial definition of e-bikes (difference is maximum weight and electric motor power)
- Pilot runs to March 1, 2026
- Rider must be at least 16 years old and wear a helmet
- Cargo e-bike must:
  - Have a traditional bicycle or tricycle design;
  - Be electric-powered with a maximum power output of 1000 watts;
  - Have a maximum power-assisted speed of 32 km/h;
  - Have pedals to propel the bicycle at all times.





# Proposed City By-laws - Parameters for Feedback

## **New By-law being created:**

- Electric Kick-Scooter and Cargo Power-Assisted Bicycle By-law

## **Amendments also being made to:**

- Parks and Recreation Area By-law
- Streets By-law
- Traffic and Parking By-law
- Administrative Monetary Penalty System By-law



# Focus of Proposed New City By-law

## **Electric Kick-Scooter and Cargo Power-Assisted Bicycle By-law**

Establishes:

- ✓ Use of these vehicles in London
- ✓ City's participation in the provincial pilot
- ✓ Evaluation of use and operation with data to be sent to Province

# Existing City By-laws - Proposed Amendments

- ✓ Add definitions for e-scooters and cargo e-bikes
- ✓ Reference provincial pilot parameters for vehicle and rider
- ✓ Detail where vehicles can/cannot operate





# Personal Electric Kick-Scooter Operations (in addition to provincial requirements)

## **Allowed:**

- On “reserved lanes” where provided (i.e., bike lanes)
  - \*Must operate as close to right side where no reserved lanes provided
- On multi-use pathways (including Thames Valley Parkway - TVP) and in parks

## **Not Allowed:**

- On sidewalks
- On roads with posted speeds higher than 50km/hr
- On hiking trails, in Environmentally Significant Areas (ESA) or natural park areas - unless authorized

## **Other aspects:**

- Must wear a helmet if aged 16 or 17
- Follow TVP and multi-use pathway posted speeds

# Cargo Power-Assisted Bicycle Operations (in addition to provincial requirements)

## Allowed:

- On “reserved lanes” where provided (i.e., bike lanes)  
\*Must operate as close to right side where no reserved lanes provided
- On multi-use pathways (including Thames Valley Parkway - TVP) and in parks

## Not Allowed:

- On sidewalks
- On roads with posted speeds higher than 50km/hr
- On hiking trails, in Environmentally Significant Areas (ESA) or natural park areas - unless authorized
- A motor assisted bicycle, or any kind of power-assisted bicycle that weighs more than 120 kg or is capable of providing propulsion assistance when the bicycle attains a speed of 32 kilometres per hour or more, is not allowed on pathways.

## Other aspects:

- All riders and passengers must wear a helmet
- Follow TVP and multi-use pathway posted speeds



# Pilot Details

- City does not have jurisdiction over manufacturers
- Education plan to launch when by-laws passed
- Fines for users violating by-law rules administered by City By-law enforcement in partnership with London Police Service
- Provisions of *Highway Traffic Act* enforced by London Police Service
- Monitor and collect data (e.g., trip data, parking compliance, injury data)



# Pilot Details – Awareness and Education - Summer 2023 (mid-May – August)

To support implementation, a 4 month position designed to:

Regarding e-scooters:

- provide awareness information
- issue a “friendly” warning message(s)
- collect data for Pilot, Mobility Master Plan, operations
- respond to emails and phone calls

Regarding bikes, e-bikes, cargo e-bikes, and other micromobility:

- provide awareness information
- collect data for Pilot, Mobility Master Plan, operations
- respond to emails and phone calls



# Feedback

## **We welcome your input!**

Submit a Committee response to CWC, and/or email Allison Miller at [amiller@london.ca](mailto:amiller@london.ca) by Thursday January 26<sup>th</sup>, 2023.





# Next Steps

Early 2023: City staff to present draft by-laws to Civic Works Committee

Q1 2023: Develop Commercial Cargo e-bike program parameters

# 2022-12-21 ITCAC Meeting

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2.2 E-Scooters and Cargo E-bikes

## 2.2 E Scooters and Bikes

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- These cargo e-bikes are a significant investment for individuals and businesses. Uptake will be limited if there is a risk that they will not be allowed after the end of the Pilot. This applies to e-scooters too.



# Metric Collection and Usage

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- What are the metrics of success of this Pilot?
- 4 Month Position: Are there no internal resources available? Is this FT or PT? If the pilot runs till fall 2024, why only a 4 month position?
- Has the data-collection methodology to support the metrics of success been established? Is it automated or manual. If automated, is it to be integrated with current city IT legacy data systems so that it can tap into historical data where available? If not, why not? If manual data collection is planned, what happens when the support position disappears?

# Integrated Transportation Community Advisory Committee

## Report

The 5th meeting of the Integrated Transportation Community Advisory Committee  
November 16, 2022

Attendance                   PRESENT: T. Khan (Chair), R. Buchal, J. Collie, E. Eady, D. Foster, A. Husain, T. Kerr, V. Lubrano III, D. Luthra, M. Malekzadeh, A. Santiago and J. Vareka; J Bunn (Committee Clerk)

ABSENT: S. Leitch

ALSO PRESENT: G. Dales, J. Dann, S. Grady, D. Hall, D. MacRae, A. Miller, M. Morris, E. Skalski and V. Sypien

The meeting was called to order at 3:00 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 Dingman Drive Improvements - Wellington Road to Highway 401

That it BE NOTED that the presentation, dated November 16, 2022, from J. Haasen, AECOM, with respect to Dingman Drive Improvements from Wellington Road to Highway 401, was received.

#### 2.2 Southdale Road West Phase 2 Improvements - Southdale Road/Colonel Talbot Roundabout

That the following actions be taken with respect to the presentation, dated November 16, 2022, from J. Kelso, AECOM, related to the Southdale Road West Phase 2 Improvements – Southdale Road/Colonel Talbot Roundabout:

a) the Civic Administration BE REQUESTED to report back at a future meeting of the Integrated Transportation Community Advisory Committee, in a timely manner, to provide and update as to public comments received through the consultation, and any related design and/or implementation changes as a result; and,

b) the above-noted presentation BE RECEIVED.

#### 2.3 Rapid Transit Initiative Update

That it BE NOTED that the presentation, as appended to the Added Agenda, from J. Dann, Director, Construction and Infrastructure Services, with respect to an update on Rapid Transit in London, was received.

### 3. Consent

#### 3.1 4th Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the 4th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on September 21, 2022, was received.

3.2 Municipal Council Resolution - 4th Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the Municipal Council resolution, from its meeting held on October 17, 2022, with respect to the 4th Report of the Integrated Transportation Community Advisory Committee, was received.

3.3 Notice of Study Completion - Municipal Class Environmental Assessment Study - Windermere Road Improvements

That it BE NOTED that the Notice of Study Completion, dated October 6, 2022, from the Ministry of Environment, Conservation and Parks, with respect to the Windermere Road Improvements, Municipal Class Environmental Assessment Study, was received.

3.4 Notice of Study Completion - Addendum to the Bradley Avenue Extension Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Study Completion, Addendum to the Bradley Avenue Extension Municipal Class Environmental Assessment, as appended to the Agenda, from M. Morris, Project Manager, was received.

3.5 Mobility Master Plan Appointment of Consultant - Update - D. MacRae

That the following actions be taken with respect to the staff report, dated March 1, 2022, related to the Mobility Master Plan Appointment of Consultant:

- a) that the Master Mobility Plan Project Team BE REQUESTED to liaise with D. Foster, Chair, Master Mobility Plan Sub-Committee, with respect to matters related to the sub-committee activity; it being noted that D. Foster will also liaise with other sub-committees of the Integrated Transportation Community Advisory Committee; and,
- b) the above-noted staff report BE RECEIVED.

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

None.

**5. Items for Discussion**

None.

**6. (ADDED) Deferred Matters/Additional Business**

6.1 (ADDED) Public Meeting Notice - Zoning By-Law Amendment - 6092 Pack Road

That it BE NOTED that the Public Meeting Notice, dated November 9, 2022, from S. Filson, Site Development Planner, with respect to a Zoning By-law Amendment related to the property located at 6092 Pack Road, was received.

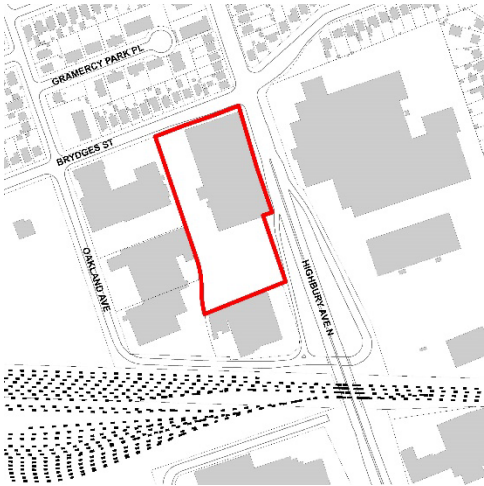
**7. Adjournment**

The meeting adjourned at 5:01 PM.

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 455 Highbury Avenue North



**File: Z-9564**

**Applicant: Highbury Self Storage Equities Ltd.  
(c/o Zelinka Priamo Ltd.)**

#### What is Proposed?

Zoning amendment:

- To permit a self-storage establishment within the existing building.
- Conceptual exterior changes to modernize the appearance of the existing building are proposed.
- Special provisions are requested to permit the proposed use and the existing front yard setback of 0.64 metres whereas 1.5 metres is required.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 13, 2022**

Michaela Hynes

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

519-661-CITY (2489) ext. 4753

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9564

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

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

Councillor Maureen Cassidy

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

519-661-CITY (2489) ext. 4005

**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 *General Industrial* (GI1) to a *General Industrial Special Provision* (GI1(\_)) Zone to permit a self-storage establishment within the existing building. Conceptual exterior changes to modernize the appearance of the existing building are proposed. Special provisions are requested to permit the proposed use and the existing front yard setback of 0.64 metres, whereas 1.5 metres is required. 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:** General Industrial (GI1) Zone

**Permitted Uses:** Auction establishments; Automobile body shop; Automobile repair garages; Building or contracting establishments; Dry cleaning and laundry plants; Food, tobacco and beverage processing industries; Manufacturing and assembly industries; Printing, reproduction and data processing industries; Processed goods industries; Repair and rental establishments; Research and development establishments; Service and repair establishments; Service trades; Storage depots; Terminal centres; Transport terminals; Truck sales and service establishments; Warehouse establishments; Wholesale establishments; Impounding Yard; and Tow Truck Business.

**Height:** 24.0 metres

### Requested Zoning

**Zone:** General Industrial Special Provision (GI1(\_)) Zone

**Permitted Uses:** Same as above mentioned.

**Special Provision(s):** To a permit a self-storage establishment use; and a minimum front yard setback of 0.64 metres, whereas 1.5 metres is required.

The City may also consider additional special provisions.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Light Industrial Place Type at the corner of an Urban Thoroughfare and Neighbourhood Connector. The Light Industrial Place Type is intended to facilitate a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates, and vibration.

## How Can You Participate in the Planning Process?

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

### See More Information

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

- 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 Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

## **Attend a Future Public Participation Meeting**

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

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](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/>.

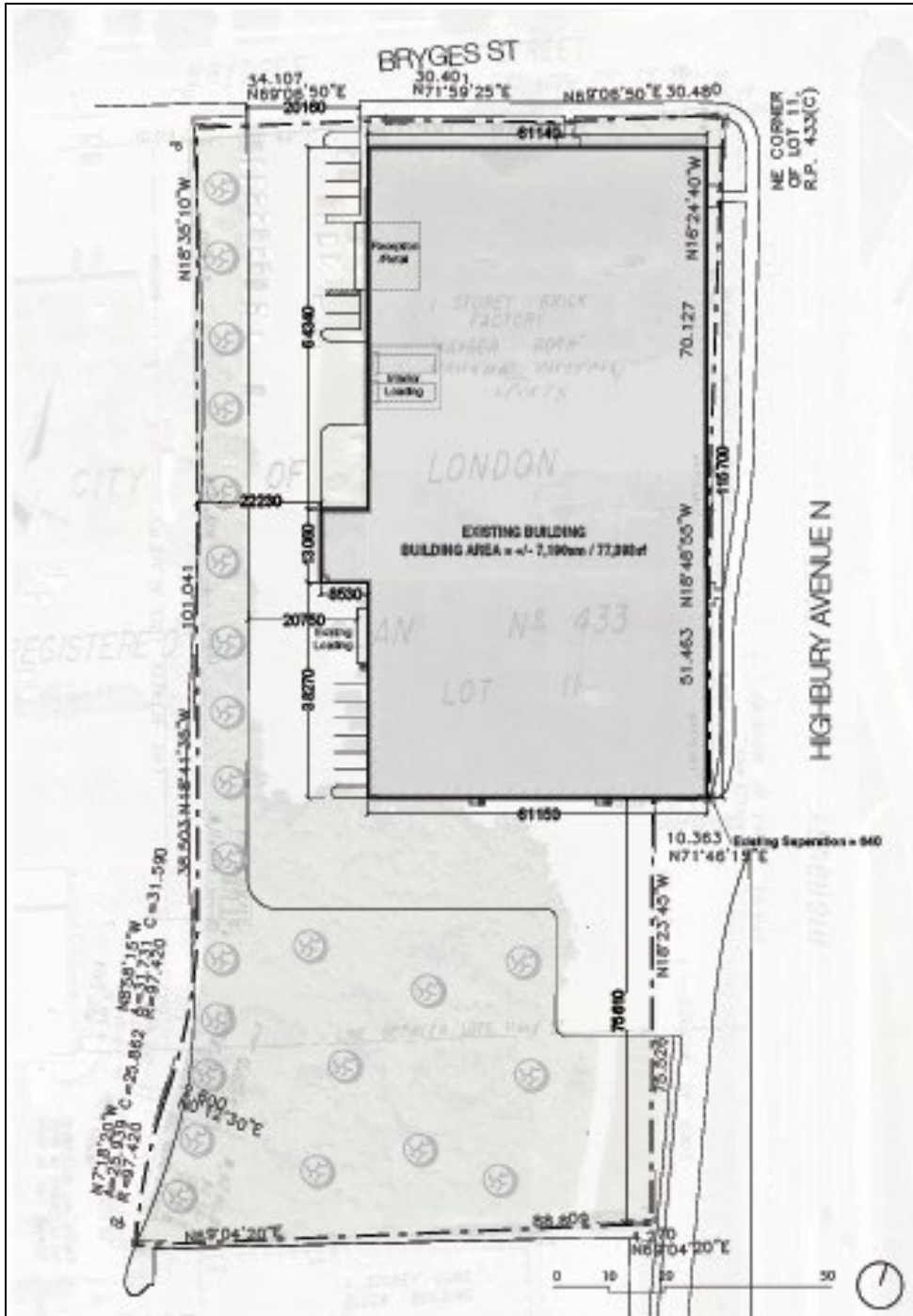
### **Notice of Collection of Personal Information**

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 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



# Building Renderings



Conceptual Rendering (Brydges Street looking southeast towards retail entrance and loading)



***Conceptual Rendering (looking southwest from Brydges Street and Highbury Avenue N)***

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

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 1154 Hamilton Road



**File: Z-9569**

**Applicant: Lynphyl Homes Limited (c/o Philip Okpala)**

#### What is Proposed?

Zoning amendment to permit:

- Three 3-storey stacked townhouse buildings with a total of 34 residential units.
- A density of 57 units per hectare.
- Special Provisions to permit:
  - A reduced front yard depth of 3 metres
  - A reduced rear yard setback of 5 metres
  - A reduced interior side yard setback of 2.5 metres
  - A maximum projection of 0.3 metres into the front yard

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 21, 2022**

Michaela Hynes

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

519-661-CITY (2489) ext. 4753

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9569

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

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

Councillor Hadleigh McAlister

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

519-661-CITY (2489) ext. 4001

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

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Neighbourhood Shopping Area NSA4 Special Provision (NSA4(4)) Zone to a Residential R5 Special Provision (R5-7(\_)) 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:** Neighbourhood Shopping Area NSA4 Special Provision (NSA4(4))

**Permitted Uses:** Bake shops; Catalogue stores; Clinics; Convenience service establishments; Day care centres; Duplicating shops; Financial institutions; Food stores; Libraries; Medical/dental offices; Offices; Personal service establishments; Restaurants; Retail stores; Service and repair establishments; Studios; Video rental establishments; Brewing on Premises Establishment; Animal hospitals; Commercial recreation establishments; Funeral homes; Grocery stores; Private clubs.

**Special Provision(s):** Buildings in the NSA4(4) zone variation may take the form of stand-alone/free-standing buildings not associated with a shopping centre

**Height:** 12 metres

### Requested Zoning

**Zone:** Residential R5 Special Provision (R5-7(\_))

**Permitted Uses:** Cluster townhouse dwellings; Cluster stacked townhouse dwellings.

**Special Provision(s):** To permit a reduced front yard depth of 3.0 metres, whereas 8.0 metres is the minimum required; a reduced rear yard setback of 5.0 metres; whereas 6.0 is the minimum required; a reduced interior side yard setback of 2.5 metres, whereas 3.0 metres is the minimum required; and a reduced maximum projection of 0.3 metres into the front yard; whereas 1.5 metres is the maximum permitted.

**Residential Density:** 60 units per hectare

**Height:** 12 metres

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or additional special provisions.

## 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 Neighbourhoods Place Type fronting a Civic Boulevard in The London Plan, permitting a range of residential uses including stacked townhouses; fourplexes; low-rise apartments; emergency care establishments; rooming houses; and supervised correctional residences.

## How Can You Participate in the Planning Process?

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

### See More Information

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### Reply to this Notice of Application

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This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

### **Attend a Future Public Participation Meeting**

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

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](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**

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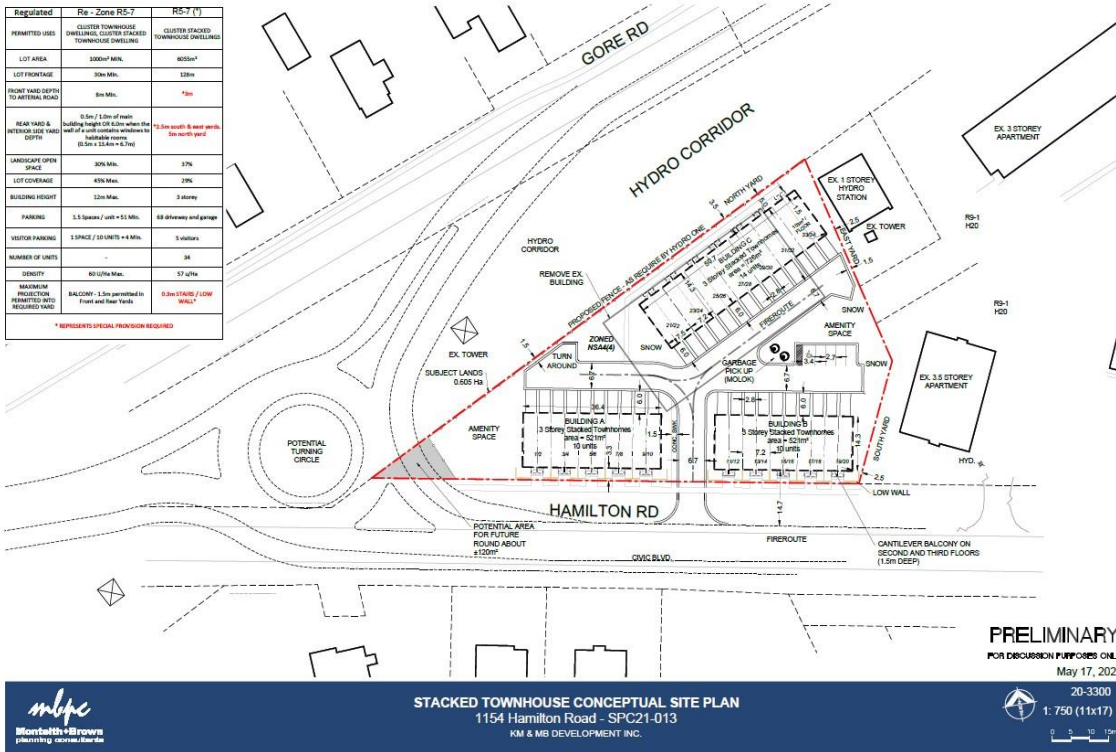
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### **Accessibility**

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# Site Concept



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

## Building Renderings

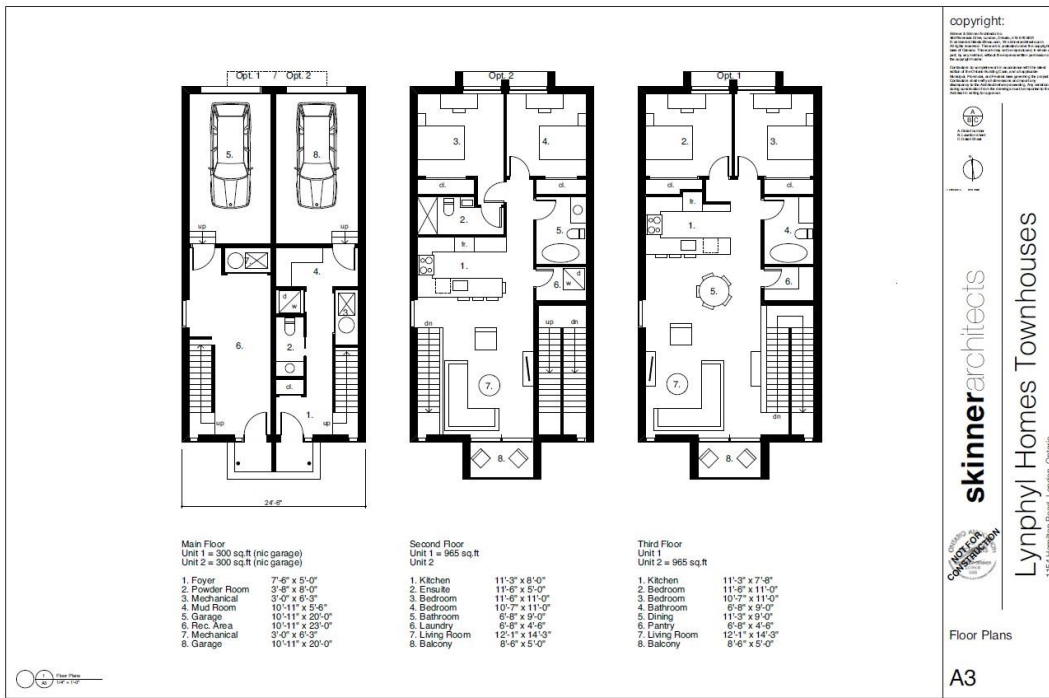


North Renderings



South Renderings





Floor Plans



North and South Elevations



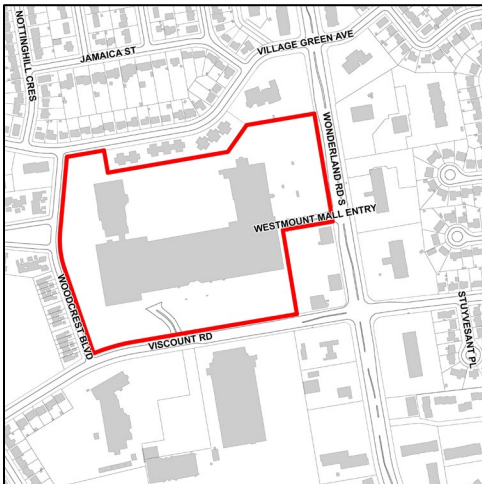
East and West Elevations

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# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 755-815 Wonderland Road South



**File: OZ-9565**

**Applicant: 785 Wonderland Road Inc. c/o McCor Management (East) Inc.**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- A mixed-use redevelopment of an existing shopping centre with 898 residential units
- 40,000 square metres of office gross floor area
- Development proposed for the surface parking lots and on top of the existing shopping centre
- A broad range of residential, commercial, office and retail uses with the additional uses of business service establishment, automobile sales boutique, craft brewery, artisan workshop and a new proposed use for a call centre

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 9, 2023**

Sonia Wise

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

519-661-CITY (2489) ext.5887

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

File: OZ-9565

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

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

Councillor Paul Van Meerbergen

[pvanmeerbergen@london.ca](mailto: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 Amendment to The London Plan (New Official Plan)

To add a policy to permit a greater residential height of 16 storeys (65m) and an increased amount of office gross floor area of 40,000 square metres.

## Requested Zoning By-law Amendment

To change the zoning from a Regional Shopping Area Special Provision (RSA2(3)) Zone to a Residential R5/Residential R9/Regional Shopping Area Special Provision (R5-6/R9-7/RSA2(\_)/H65/D130) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** Regional Shopping Area Special Provision (RSA2(3))

**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; brewing on premises establishments.

**Special Provision:** an existing special provision allows for two additional uses of commercial and private schools and kennels

**Height:** 24m

### Requested Zoning

**Zone:** Residential R5/Residential R9/Regional Shopping Area Special Provision (R5-6/R9-7/RSA2(\_)/H65/D130) Zone

**Permitted Uses:** To permit the existing range of uses permitted in the Regional Shopping Area (RSA2(3)) Zone, as well as cluster townhouse dwellings and cluster stacked townhouse dwellings in the R5-6 zone, and apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum of care facilities in the R9-7 zone.

**Special Provisions:** proposed to add the additional uses of: business service establishment, automobile sales boutique, craft brewery, artisan workshop, and a newly defined use of call centre proposed as “an establishment set up to handle large volume of phone calls, typically in support of other business operations such as but not limited to, marketing/surveying firms, and customer service operations.”

**Residential Density:** 130 units per hectare “D130”

**Height:** 16 storeys or 65m “H65”

The City may also consider the use of holding provisions or special provisions.

This property is also the subject of an application for a Zoning Amendment Application Z-9356.

## 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, commercial, office and residential uses, with residential heights up to 6 storeys, a total aggregate of 2,000 square metres for office uses .

## 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

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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.

## **Attend a Community Information Meeting**

A community information meeting will be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be 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 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/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.

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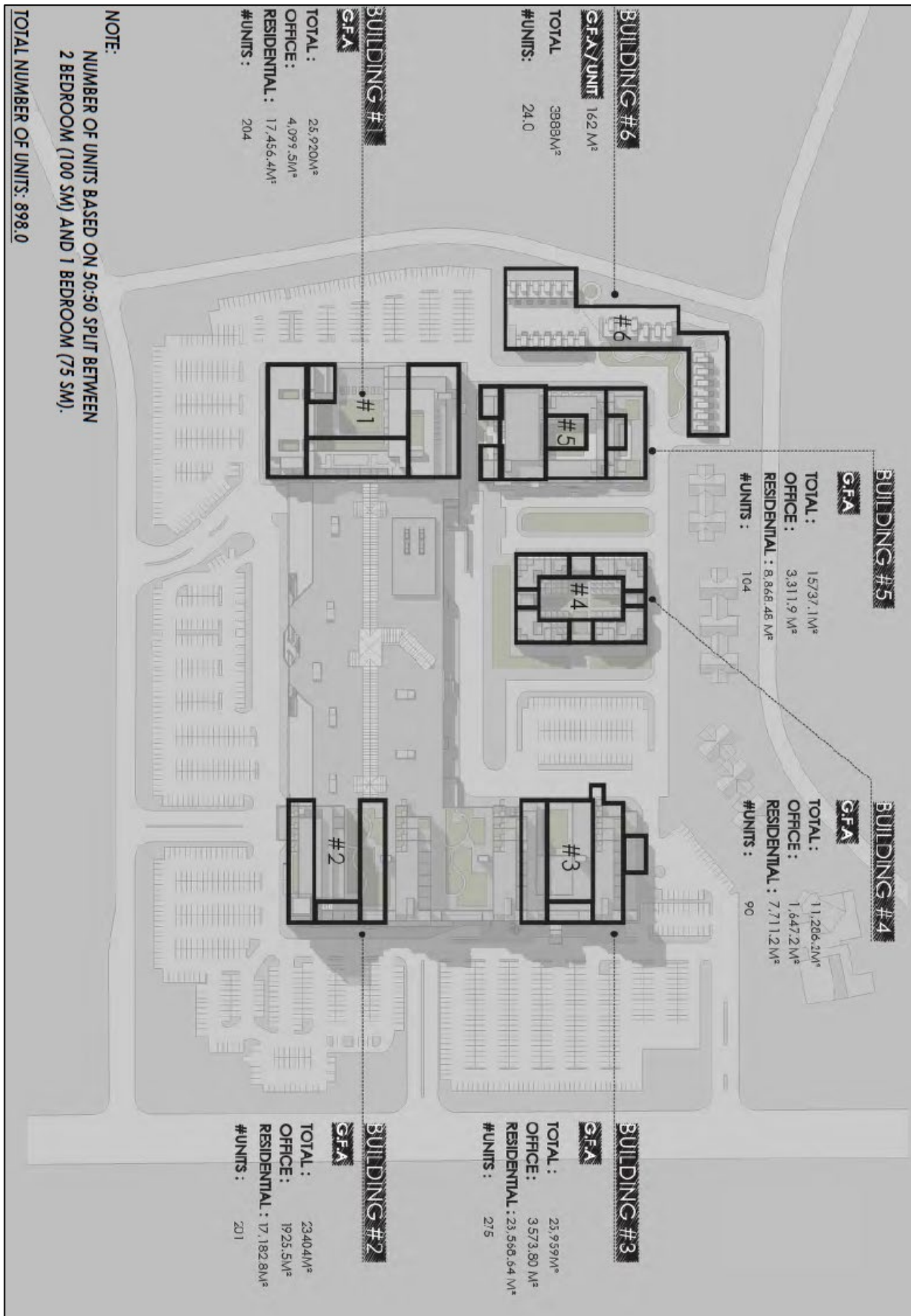
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participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### Accessibility

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## Site Concept



Site Concept Plan

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

# Building Renderings



Overall Site View



Northwest View – Wonderland Road South

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

# Building Renderings



Northeast View – Viscount Road



Southeast View – Wonderland Road South

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



## NOTICE OF STUDY COMMENCEMENT

### Oxford Street West Improvements Municipal Class EA Westdel Bourne to Sanatorium Road

#### About This Study

The City of London has initiated a Municipal Class Environmental Assessment (Class EA) study for improvements to Oxford Street West, from Westdel Bourne to Sanatorium Road (refer to key plan on reverse side of notice). This study builds on the City's 2030 Transportation Master Plan and Cycling Master Plan to develop and review options to widen Oxford Street West from two to four lanes, improve intersection operations including consideration of roundabouts, and improve pedestrian and cycling facilities through the corridor. The potential need to widen the Thames River Bridge will also be reviewed. In identifying improvements, the study will consider socio-economic, cultural heritage and natural environment factors, as well as technical requirements and aesthetics. In addition to addressing these transportation requirements, the study will consider any necessary upgrades and replacement of underground services (watermain, storm and sanitary sewer), as required.

#### About The Process

This study will be carried out in accordance with 'Schedule C' requirements of the Municipal Class Environmental Assessment (MCEA), (as amended 2015), which is an approved process under the *Ontario Environmental Assessment Act*. The study will also include a scoped Environmental Impact Study (EIS) in accordance with The London Plan Environmental Policies and the City of London Environmental Management Guidelines (2021).

#### How To Stay Informed and Get Involved

Involvement of Indigenous Communities, technical agencies and interested members of the public will be fundamental in developing the study recommendations. Formal opportunities for input will be provided around three Public Information Centres (PICs), to be held as the study progresses. Details of each PIC will be available under separate notices. For additional information including regular study updates and notices, to provide your input, and to be added or removed from the study mailing list, please visit the study website at:

[getinvolved.london.ca/oxfordwest](http://getinvolved.london.ca/oxfordwest). Alternatively, please contact the following members of the project team:

**Erik Guil, C.E.T.**

Project Manager  
City of London  
300 Dufferin Avenue, 8th Floor  
London, ON N6A 4L9  
[eguil@london.ca](mailto:eguil@london.ca)  
519-661-CITY (2489) x 5467

**Katherine Jim, P.Eng.**

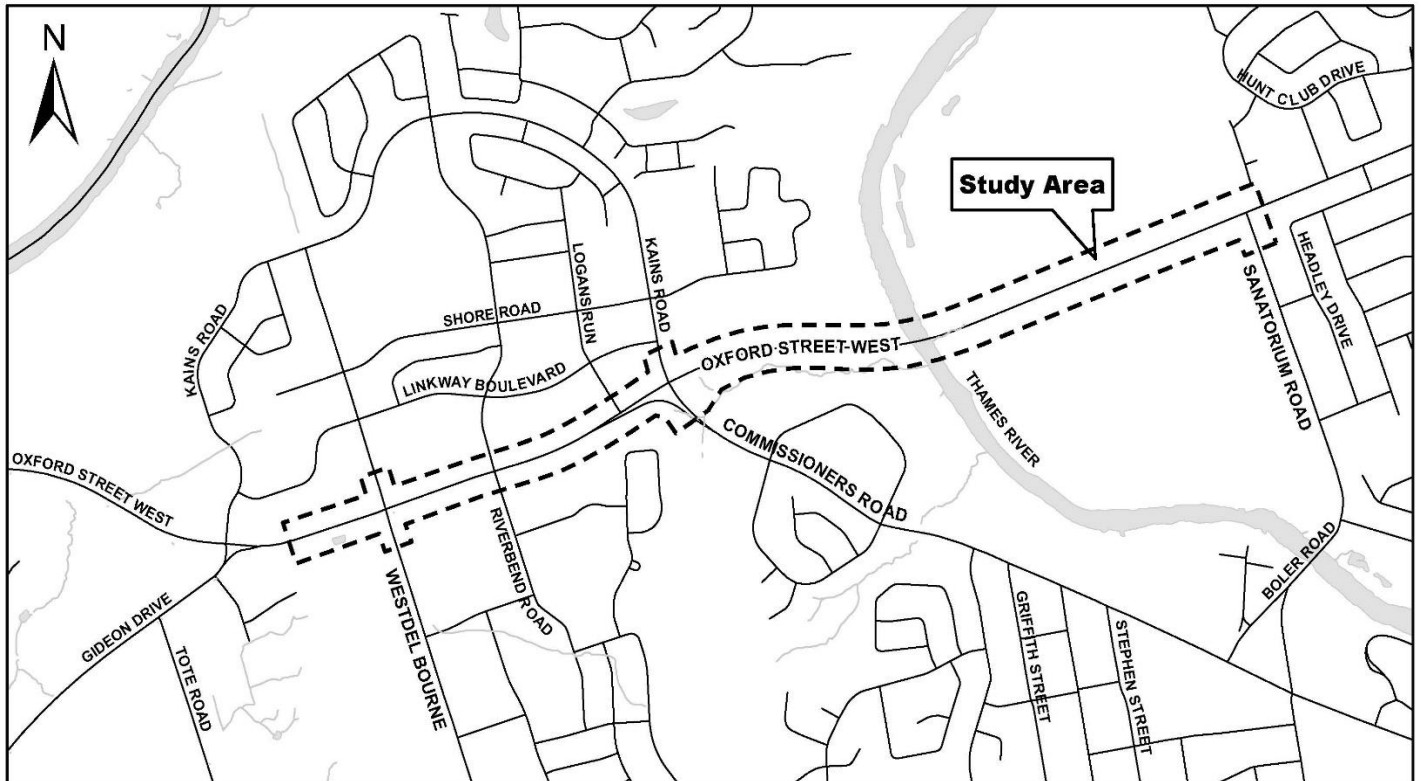
Project Manager  
CIMA+  
3027 Harvester Road, Unit 400  
Burlington, ON L7N 3G7  
[katherine.jim@cima.ca](mailto:katherine.jim@cima.ca)  
289-288-0287 x 6835



Please note that all correspondence, with exception of personal information, will be kept on file for use during the decision-making process throughout the study, in accordance with the Municipal Freedom of Information and Protection of Privacy Act and the Environmental Assessment Act and will become part of the public record.

This notice was issued on December 8<sup>th</sup>, 2022

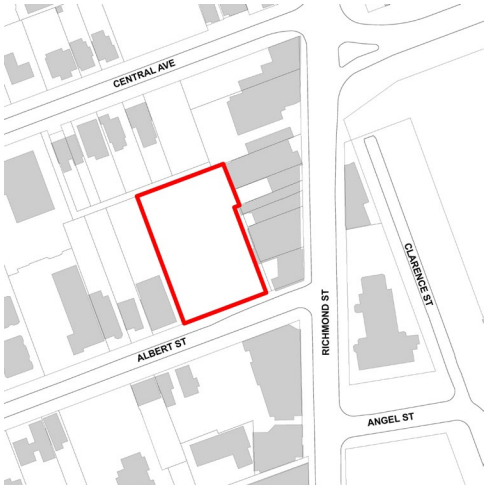
**Oxford Street West Improvements Municipal Class EA  
Westdel Bourne to Sanatorium Road  
Key Plan**



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 200 Albert Street



**File: Z-9561**

**Applicant: 200 Albert London Incorporated**

#### What is Proposed?

Zoning amendment to allow:

- A 12 storey, 257-unit residential apartment building with 146 parking spaces (137 underground spaces and 9 surface parking spaces)

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 10, 2023**

Nancy Pasato

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

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9561

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

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

David Ferreira

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

519-661-CITY (2489) ext. 4013

**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 Residential R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone to a Residential R10 Special Provision (R10-3(\_)) 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 R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone

**Permitted Uses:** R10-3 - apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities; OC7 - business service establishments, dwelling units, medical/dental offices, offices, personal service establishments, restaurants, eat-in, studios, financial institutions; T-70 – a commercial surface parking lot is permitted for a temporary period not exceeding three (3) years from the date of the passing (extended May 25, 2021).

**Residential Density:** 250 units per hectare

**Height:** 24 metres (approx. 8 storeys)

### Requested Zoning

**Zone:** Residential R10 Special Provision (R10-3(\_)) Zone

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

**Special Provision(s):** a front yard setback of 1.8 metres whereas 6.0 metres is required; a rear yard setback of 8.0 metres whereas 18.0 metres is required; an east interior side yard setback of 7.0 metres whereas 18.0 metres is required; a west interior side yard setback of 1.5 metres whereas 18.0 metres is required; a lot coverage of 41% whereas 40% maximum is required; a building height of 12 storeys/44 metres whereas 8 storeys/24 metres maximum is required; a density of 732 units per hectare whereas a maximum of 250 units per hectare is required.

**Residential Density:** 732 units per hectare

**Height:** 44 metres (12 storeys)

The City may also consider the use of holding provisions related to urban design and servicing, and additional special provisions related to setbacks, coverage, height, and parking.

## 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 Rapid Transit Corridor Place permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

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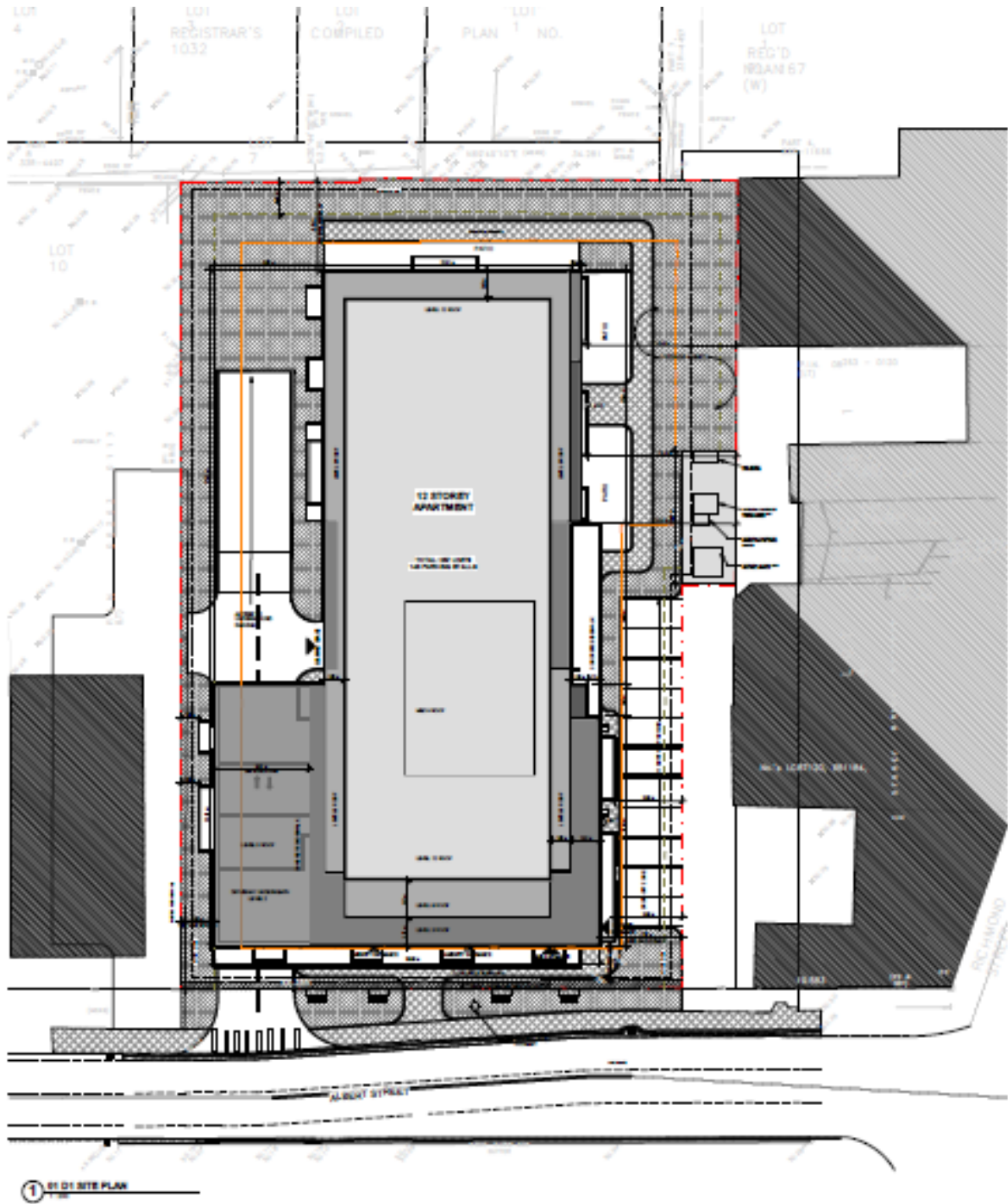
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# Site Concept



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## Building Renderings



Rendering of building looking north from Albert Street



Rendering of building looking northwest from Richmond Street

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