

Agenda Including Addeds

Integrated Transportation Community Advisory Committee

6th Meeting of the Integrated Transportation Community Advisory Committee

May 17, 2023, 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, Métis and Inuit 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.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
3. Consent	
3.1 5th Report of the Integrated Transportation Community Advisory Committee	3
3.2 Municipal Council Resolution – 2023 Renew London infrastructure Construction Program and 2022 Review	5
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3.5 Public Meeting Notice – Zoning By-law Amendment – 129-131 Base Line Road West	16
3.6 <i>(ADDED) Revised Notice of Planning Application – Official Plan and Zoning By-law Amendments – 610-620 Beaverbrook Avenue</i>	21
4. Sub-Committees and Working Groups	
4.1 Active Transportation Sub-Committee Request for Information on Dundas Place Temporary East-West Connection for Cycling and Pedestrians	
5. Items for Discussion	
5.1 Review of the Neighbourhood Connectivity Plan Pilot Program – D. Foster	
a. <i>(ADDED) Report from Civic Works Committee – Whitehills Neighbourhood Connectivity Plan – January 31, 2023</i>	25

5.2 Integrated Transportation Community Advisory Committee Request for an Update on the Mobility Master Plan and Consultation for 2023

a. *(ADDED) Proposed motion submitted by D. Foster*

That Council direct Civic Administration to meet with ITCAC to provide a general update on the Mobility Master Plan project and specifically, to outline its consultation plans for ITCAC for the remainder of 2023

6. **Adjournment**

Integrated Transportation Community Advisory Committee

Report

5th Meeting of the Integrated Transportation Community Advisory Committee
April 19, 2023

Attendance PRESENT: T. Khan (Chair), R. Bushal, J. Collie, E. Eady, D. Foster, A. Husain, T. Kerr, S. Leitch, V. Lubrano, D. Luthra, M. Malekzede, A. Santiago, J. Vareka, and K. Mason (Committee Clerk)

ALSO PRESENT: T. Macbeth, A. Rammeloo, B. Westlake-Power

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

None.

2. Scheduled Items

None.

3. Consent

3.1 4th Report of the Integrated Transportation Community Advisory Committee

That the 4th Report of the Integrated Transportation Community Advisory Committee, from its meeting held on March 15, 2023, BE RECEIVED.

3.2 Notice of Planning Application and Public Meeting Notice - Comprehensive Review of The London Plan - City Wide Application and Public Participation Meeting

That it BE NOTED that the Notice of Planning Application and Public Meeting Notice, dated March 1, 2023, from T. Macbeth, Senior Planner, related to the Comprehensive Review of The London Plan - City Wide Application and Public Participation Meeting, was received.

3.3 Public Meeting Notice - Official Plan and Zoning By-law Amendments - Street Width Policy Review

That it BE NOTED that the Public Meeting Notice, dated March 23, 2023, from I. de Ceuster, Planner I, related to Official Plan and Zoning By-law Amendments for the Street Width Policy Review, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Integrated Transportation Community Advisory Committee Request for a Presentation and Statistics on Vehicular Accidents in the City of London from 2020-2022

That the Civic Administration BE REQUESTED to make a presentation and provide statistics on the rate of vehicular accidents in the last 10 years within the City of London, including but not limited to:

- a) all vision zero accidents;
- b) a breakdown of accident data based upon mode of transportation, which includes pedestrian accidents;
- c) comparable statistics to other cities that are similar size to the City of London (if available); and,
- d) number of fatalities per year related to vehicular accidents.

6. Adjournment

The meeting adjourned at 3:44 PM.



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

London
CANADA

April 5, 2023

K. Scherr
Deputy City Manager, Environment and Infrastructure

I hereby certify that the Municipal Council, at its meeting held on April 4, 2023, resolved:

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated March 21, 2023, related to the 2023 Renew London Infrastructure Construction Program and 2022 Review:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to initiate a by-law amendment to reinstate the temporary traffic diversion arrangement on Dundas Place as a construction mitigation for the 2023 construction season. (2023-T04) (2.9/5/CWC)

M. Schulthess
City Clerk
/km

cc: U. DeCandido, Division Manager, Construction Administration
J. Dann, Director, Construction and Infrastructure Services
P. McClennan, Executive Assistant to the Deputy City Manager, Environment
and Infrastructure
Chair and Members, Accessibility Community Advisory Committee
Chair and Members, Integrated Transportation Community Advisory Committee

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

599-601 Richmond Street



File: Z-9607

Applicant: Westdell Development Corporation

What is Proposed?

Zoning amendment to allow:

- a 12-storey mixed-use apartment building with 89 residential units and 2 commercial units (for a total of 264 square metres)
- with 8 surface parking spaces
- removal of the previous Bonus Zone and requirements for affordable housing units and quality urban design

LEARN MORE & PROVIDE INPUT

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

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9607

london.ca/planapps

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

David Ferreira

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 Business District Commercial Special Provision Bonus Zone (BDC(1)*B-87) Zone to another Business District Commercial Special Provision (BDC(_)) 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: BDC(1)*B-87

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; Craft Brewery; Assembly halls; Places of Worship; Community centres; Funeral homes; Institutions; Schools; and Fire halls

Special Provision(s): minimum lot frontage of 3.0 metres

Residential Density: 519 units per hectare

Height: 8 storeys/28 metres

Bonus Zone: The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality mixed-use building, with a maximum height of eight (8) storeys, and a maximum density of 519 units per hectare, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

a) Exceptional Building Design

- A built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
- Treatment of the first two-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- A variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and

b) Provision of Affordable Housing

- A total of two 1-bedroom residential units and two 2-bedroom residential units will be provided for affordable housing;
- Rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability set at 50 years from the point of initial occupancy;
- The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

Existing Building

a) Permitted Uses:

Existing two residential units and 180 m² of ground floor commercial

b) Regulations:

i) Front Yard Setback (Minimum)	0.0 metres
ii) Exterior Side Yard Setback Abutting a residential zone (Minimum)	0.0 metres

Proposed Building

a) Regulations:

i) Exterior Side Yard Setback 1st and 2nd storey (Minimum)	0.0 metres
ii) Exterior Side Yard Setback For pedestrian entranceways (Minimum)	0.5 metres
iii) Exterior Side Yard Setback Above 2nd storey (Minimum)	1.0 metres
iv) Rear Yard Depth Abutting a residential Zone (Minimum)	6.0 metres
v) Total Parking Spaces (Minimum)	6 spaces
vi) Density (Maximum)	519 units per hectare
vii) Height (Maximum)	8-storeys(28m)
viii) Ground Floor Commercial for 2 commercial retail units (Maximum)	270m2
ix) Lot Coverage (Maximum)	100%

Requested Zoning

Zone: BDC()

Permitted Uses: same as above

Special Provision(s): a rear yard depth of 4.4 metres whereas 14.6 metres minimum is required; a lot coverage of 91% whereas 70% is the maximum; a height of 39 metres whereas 12 metres is the maximum

Residential Density: 810 units per hectare

Height: 39 metres (12 storeys)

The City may also consider alternative zoning, additional special provisions, or the use of holding provisions for this site.

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.

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
- 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. 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 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/>.

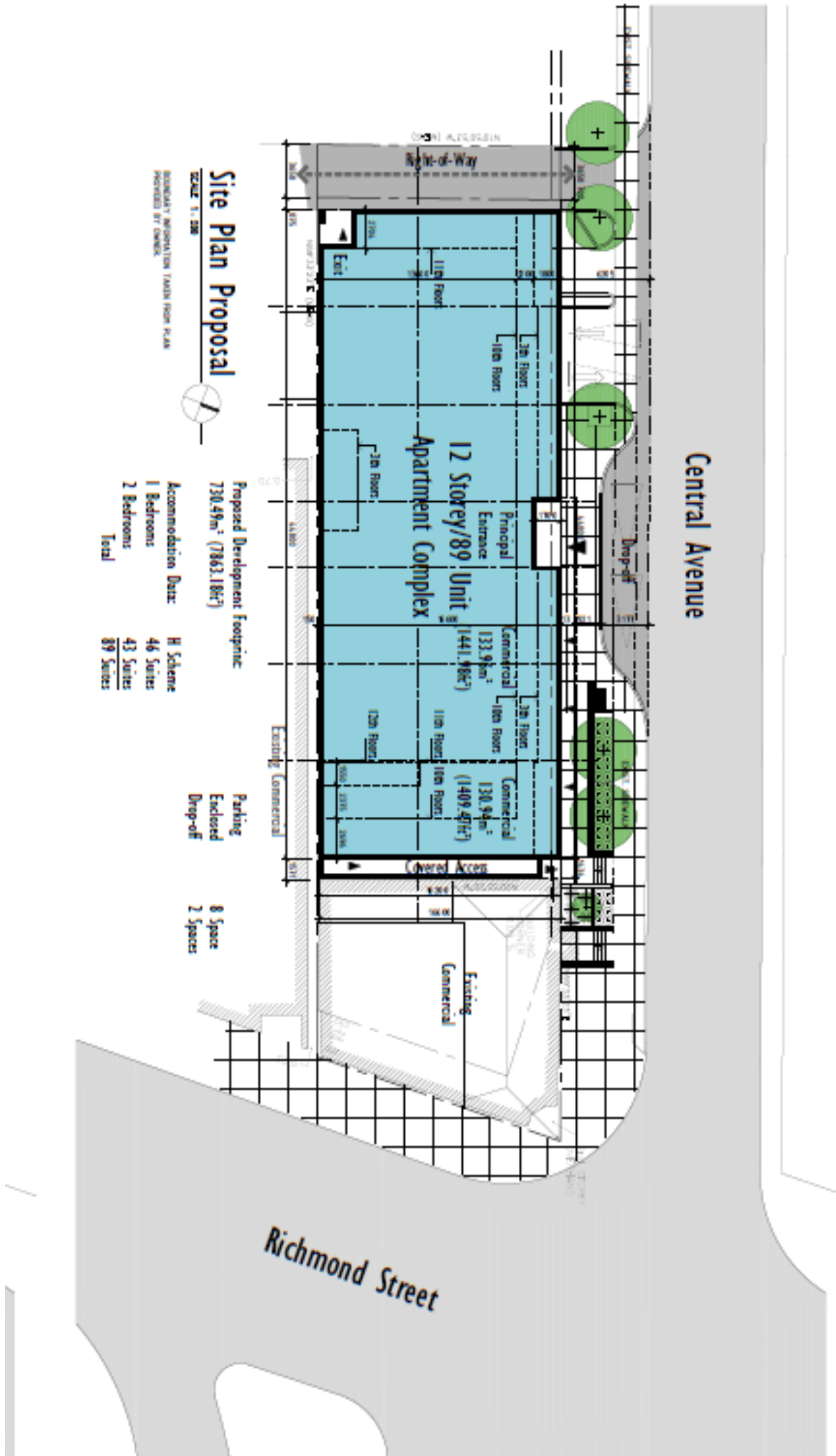
Notice of Collection of Personal Information

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 for more information.

Site Concept



Proposed Site Plan

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

Building Renderings



Rendering of building from Central Avenue



Rendering of building from Richmond Street

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

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

165-167 Egerton Street



File: Z-9608

Applicant: Elgin Contracting & Restoration

What is Proposed?

Zoning amendment to allow:

- Nine (9), 3-storey townhouse dwellings in addition to the two (2) existing 2-storey single detached dwellings;
- A reduced front yard depth of 0.73 metres, whereas 6.0 metres is required;
- A reduced interior side yard depth of 1.2 metres, whereas 3.0 metres is required.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 12, 2023**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9608

london.ca/planapps

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

Councillor Hadleigh McAlister

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 Residential R2 (R2-2) Zone to a Residential R5 Special Provision (R5-5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Residential R2 (R2-2) Zone

Permitted Uses: Single detached dwellings, semi-detached dwellings, duplex dwellings, and converted dwellings (maximum two dwelling units)

Special Provision(s): None.

Residential Density: N/A

Height: 9 metres for single detached dwellings; 10.5 metres for all other permitted uses.

Requested Zoning

Zone: Residential R5 Special Provision (R5-5(_)) Zone

Permitted Uses: Cluster townhouse dwellings and cluster stacked townhouse dwellings.

Special Provisions: To permit: single detached dwellings as an additional permitted use; a reduced front yard depth of 0.73 metres, whereas 6.0 metres is required; and a reduced interior side yard depth of 1.2 metres, whereas 3.0 metres is required.

Residential Density: 45 units per hectare.

Height: 12.0 metres

The City may also consider additional special provisions, such as to prohibit cluster stacked townhouse dwellings.

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 in The London Plan, permitting a range of low-rise residential uses.

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What Are Your Legal Rights?

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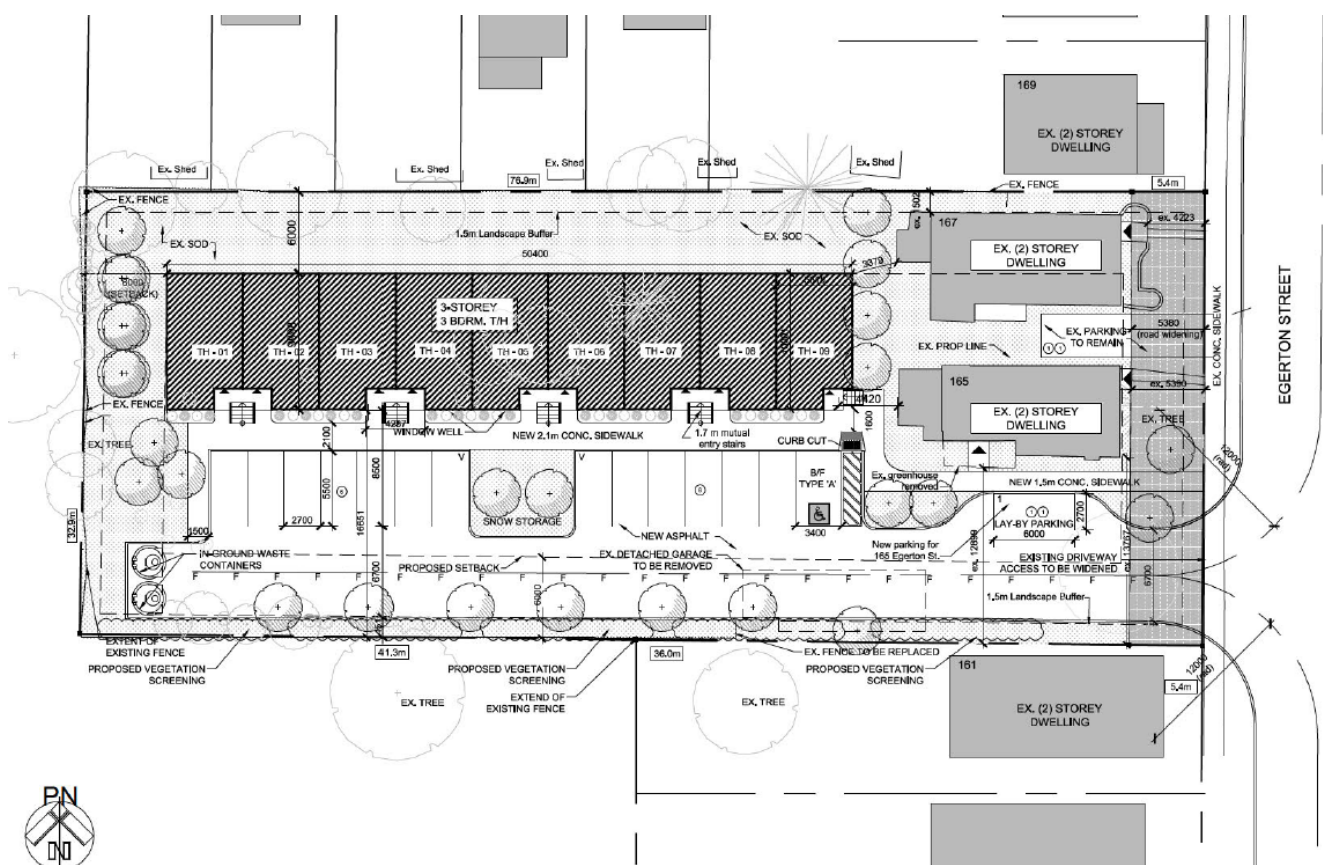
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Site Concept



Site Concept Plan

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

Building Renderings



Aerial Massing Diagrams

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

Zoning By-Law Amendment

129-131 Base Line Road West



File: Z-9578

Applicant: 2796538 Ontario Inc. c/o RPH Developments

What is Proposed?

Zoning amendment to allow:

- A 14-storey residential apartment building with 176 units
- REVISED With 36 at grade parking spaces, and 158 underground parking spaces



YOU ARE INVITED!

Further to the Notice of Application you received on January 25, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, May 23, 2023, no earlier than 6:00 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:

Nancy Pasato
npasato@london.ca
519-661-CITY (2489) ext. 7156
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9578

london.ca/planapps

To speak to your Ward Councillor:

Skylar Franke
sfranke@london.ca
519-661-CITY (2489) ext. 4011

**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 R9 (R9-7*H32) Zone to a Residential R9 Special Provision (R9-7()*H51) 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: Residential R9 (R9-7*H32) Zone

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

Residential Density: 150 units per hectare

Height: 32 metres

Requested Zoning

Zone: Residential R9 Special Provision (R9-7()*H51) 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 4.0 metres whereas 10.0 metres is required; an east interior side yard setback of 5.0 metres whereas 16.8 metres is required; a west interior side yard setback of 13.0 metres whereas 16.8 metres is required; a height of 51 metres whereas 32 metres is the maximum; a density of 306 units per hectare whereas 150 units per hectare is the maximum; 6 barrier free parking stalls whereas 7 spaces is required.

Residential Density: 306 units per hectare

Height: 51 metres/14 storeys

The City may also consider 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 Neighbourhood Connector. This Place Type permits a range of residential uses including single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, triplexes, home occupations and group homes. The subject lands are also with the High-Density Residential Overlay (from 1989 Official Plan), which recognizes High Density Residential areas that were designated in the previous Official Plan (as shown on Map 2 of the London Plan). Map 2 is an overlay that permits high-rise buildings, in addition to the policies of the underlying Urban Place Types identified in Map 1. A site-specific policy approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) permits a maximum height of 11 storeys and a maximum density of 150 units per hectare for the subject lands (1077C_2.).

How Can You Participate in the Planning Process?

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Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at

this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

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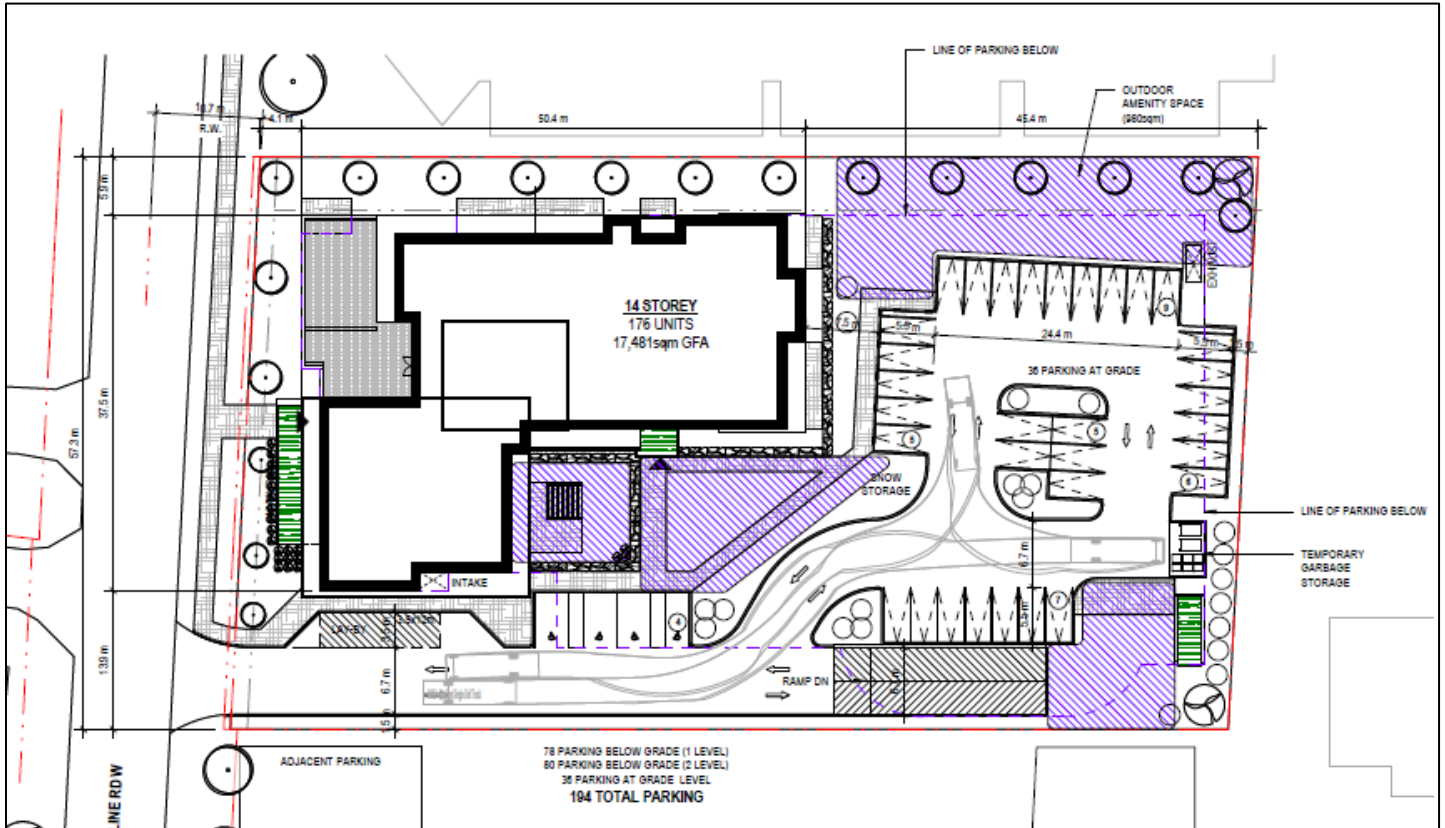
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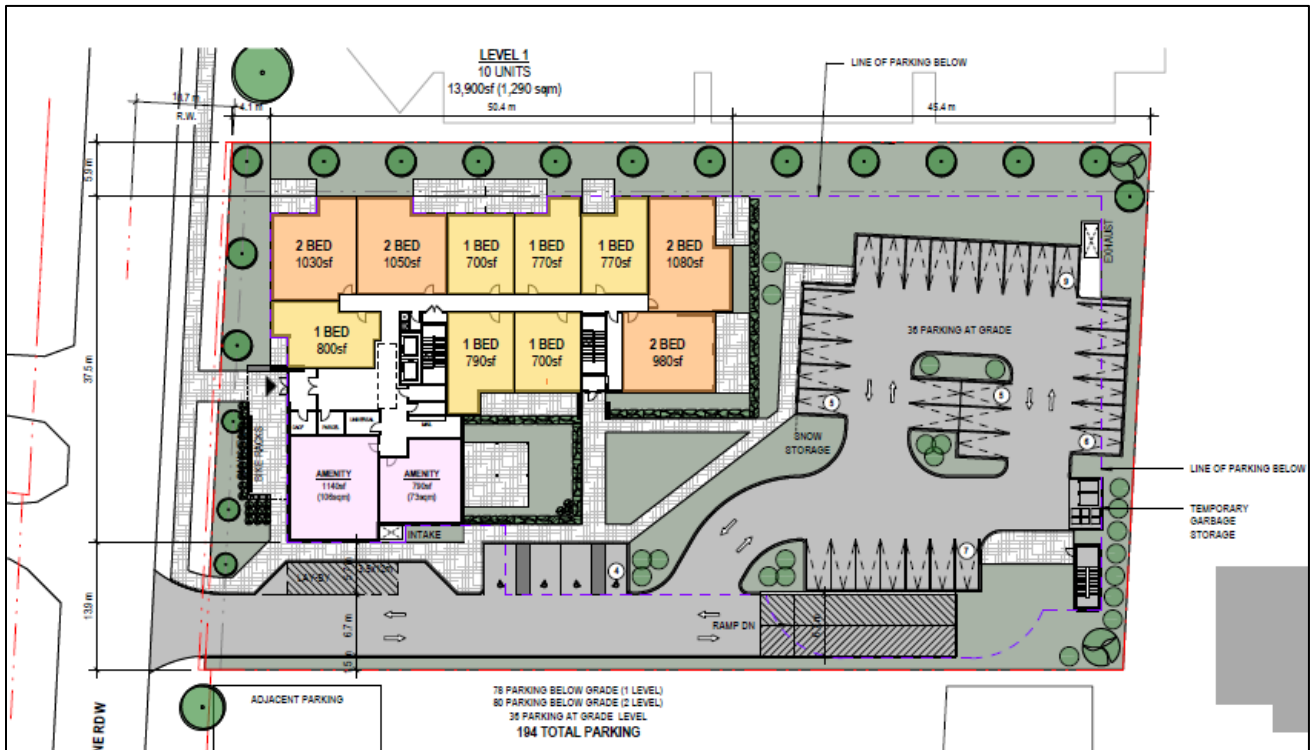
Accessibility

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 by May 16, 2023 to request any of these services.

Site Concept



Revised site concept – March, 2023



Revised first floor concept – March 2023

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

Building Renderings



Rendering looking east along Base Line Road



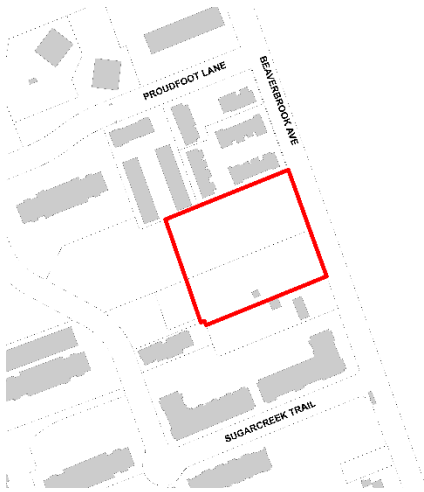
Rendering looking west along Base Line Road

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

REVISED 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;
- 176 residential units;
- Reduced front yard setback of 4.5 metres;
- Increased height of 19.0 metres; and
- Increased density of 144 units per hectare.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 11, 2023**

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:

David Ferreira

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 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 176 residential units with a density of 144 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 maximum building height of 19.0 metres whereas 12.0 metres is required. The City may also consider the use of additional special provisions, or additional zoning amendments as part of this application.

Residential Density: 144 units per hectare

Height: 19.0 metres

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan. 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 and low-rise apartment buildings.

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/>.

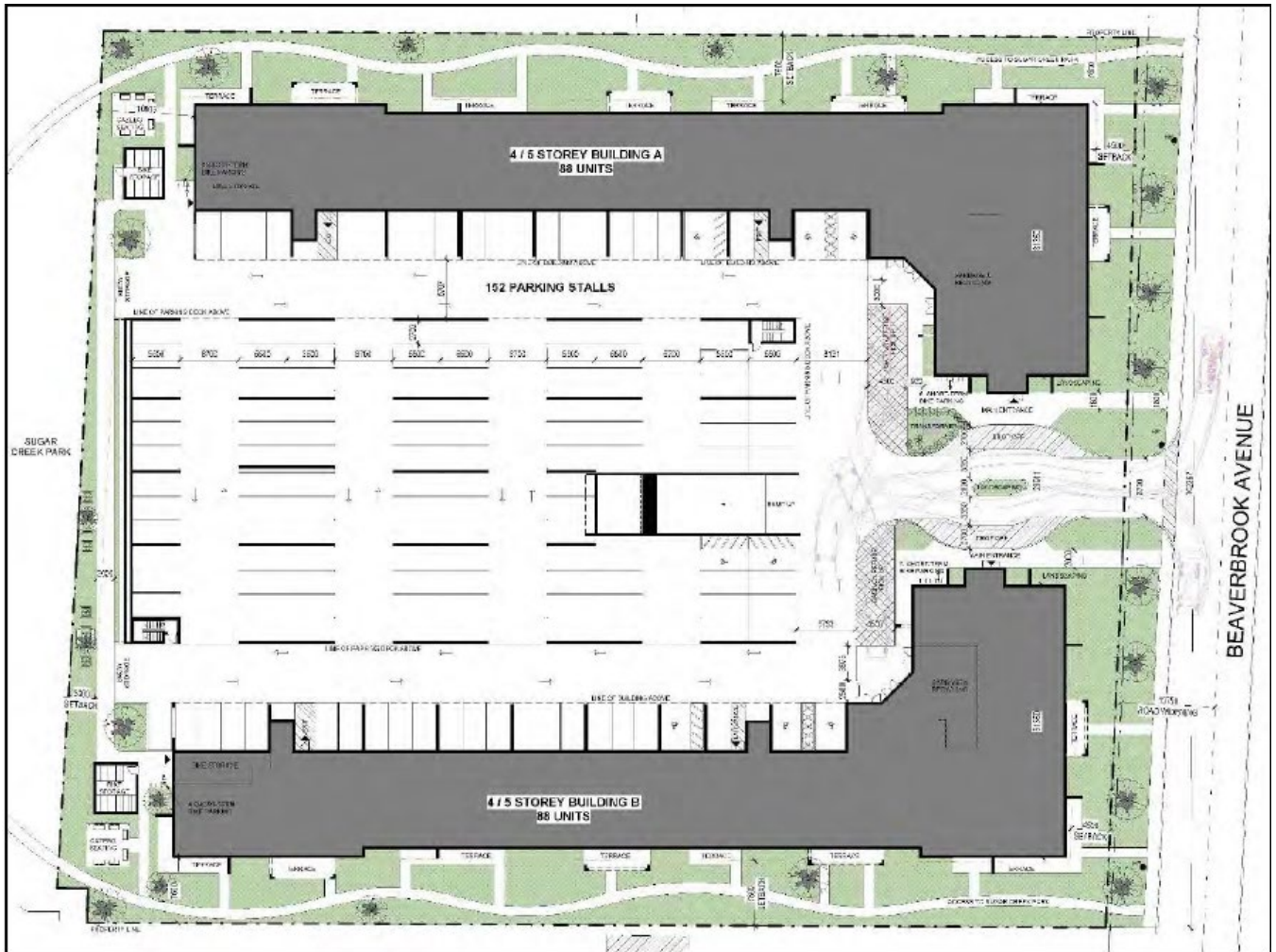
Notice of Collection of Personal Information

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.

Site Concept



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

Building Renderings



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

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P.Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure

Subject: Whitehills Neighbourhood Connectivity Plan
Public Participation Meeting

Date: January 31, 2023

Recommendation

That on the recommendation of the Deputy City Manager, Environment and Infrastructure the Neighbourhood Connectivity Plan for Whitehills **BE APPROVED** to inform the annual Renew London Construction Program.

Executive Summary

Neighbourhood Connectivity Plans (NCP) establish a guide for the installation of new sidewalks in legacy areas of the City with limited sidewalk connectivity. Staff have developed a community engagement strategy to guide communities in thinking holistically about pedestrian connectivity in their neighbourhood.

This report provides a summary of NCP engagement completed for the Whitehills community and recommends an NCP to provide a blueprint for where to add sidewalk infrastructure when the time comes to reconstruct a given neighbourhood street.

Linkage to the Corporate Strategic Plan

The following report supports Municipal Councils 2019-2023 Strategic Plan through the strategic focus area of Building a Sustainable City and Creating a Safe London for Women and Girls. The report identifies strategies for building new neighbourhood infrastructure to support mobility, safety and more livable, sustainable, vibrant communities. The plan also identifies the implementation and enhancement of road safety measures to deliver convenient and connected mobility choices.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Planning and Environment Committee – June 13, 2016 – The London Plan
- Civic Works Committee – August 13, 2018 – Complete Streets Design Manual
- Civic Works Committee – September 25, 2018 – Byron South Neighbourhood Sidewalk Connectivity Plan
- Civic Works Committee – February 9, 2021 – New Sidewalks in 2021 Infrastructure Reconstruction Projects
- Civic Works Committee – March 15, 2021 – New Sidewalks in 2021 Infrastructure Reconstruction Projects – Special meeting to hear public delegations
- Civic Works Committee – November 23, 2021 – New Sidewalks in Established Neighbourhoods.

1.2 Background

The south leg of Edgehill Crescent and Edgehill Road were initially scheduled for reconstruction in 2022. In November 2021, staff recommended deferring these projects to 2023 to allow time for community dialogue around neighbourhood connection and the Whitehills community was identified as one of the first neighbourhoods to undertake NCP engagement.

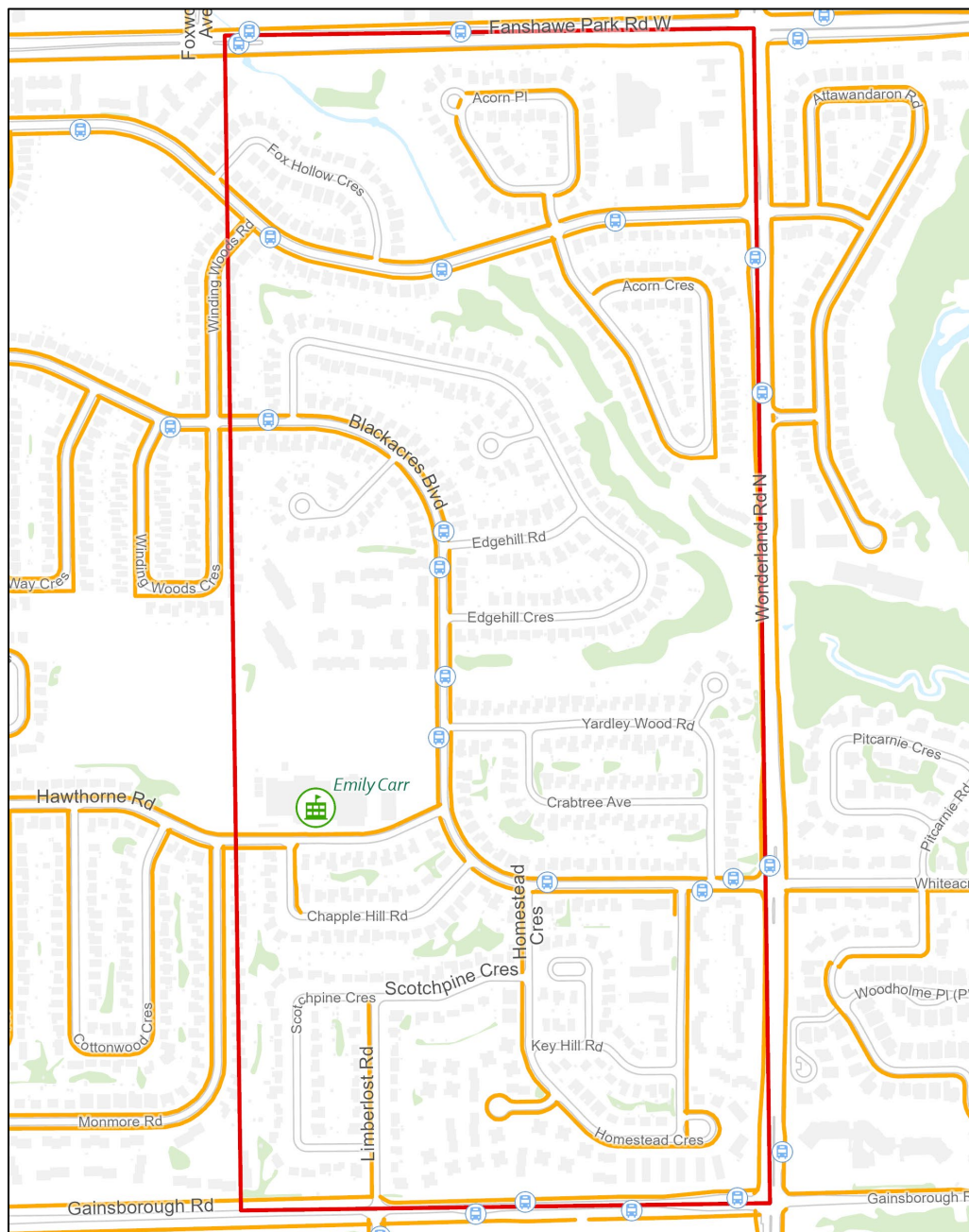


Figure 1 - Whitehills Neighbourhood Connectivity Plan Review Area

1.3 The Whitehills Neighbourhood

The Whitehills neighbourhood was constructed from approximately 1964 to 1981 and the road structure is reflective of the design principles common in that era. The uptake in personal vehicle ownership at the time had a huge influence on the way neighbourhoods were designed. In areas like Whitehills, you'll notice far fewer sidewalks, more meandering streets and wider roads.

The neighbourhood is made up of long winding crescents and deadend courts with little regard for pedestrian connection. The only streets with existing sidewalks are Blackacres Boulevard as the collector spine of the neighbourhood and those streets that

have already been rebuilt through an infrastructure renewal project.

Residents: More than 2,500 residents live within the boundary area identified for the Whitehills NCP and most people live in homes. There are 1,057 households of which 96.1% are houses and 3.9% are apartments or other forms of housing.

Schools: Elementary schools in the area include Emily Carr Public School and St. Marguerite d'Youville Catholic Elementary. Sir Frederick Banting Secondary School is nearby to the south.

Businesses: There are significant business areas nearby at Sherwood Forest Mall to the south and the Sunningdale Village Plaza to the north at Fanshawe Park Road and Wonderland Road North.

Parks: A popular pedestrian amenity within the Whitehills neighbourhood is the South Foxhollow Ravine with connections to Lawson Park and the Medway Valley trail systems. Just outside of the NCP boundary are Jaycee Park and Northwest Optimist Park adjacent to Emily Carr Public School.

Streetlighting: Most streets are lit, with a few exceptions in the neighbourhood's southeast corner for Homestead Crescent, Key Hill Road and Place and Limberlost Road.

Traffic: Blackacres Boulevard sees the highest traffic volumes in the community with over 4000 vehicles per day (vpd) with Aldersbrook Road the next busiest street at 3000 vpd. Limberlost, Scotchpine and Homestead Crescent all have approximately 1000 vpd. The remaining streets in the neighbourhood all have 500 or less vpd.

Transit: For the White Hills area, Route 9 operates along Gainsborough, Blackacres and Wonderland

2.0 Discussion and Considerations

2.1 Whitehills NCP Engagement

NCP engagement for Whitehills offered a variety of options for residents to provide feedback over the month of June 2022.

Project Website: Residents were able to visit a project website for the neighbourhood (getinvolved.london.ca/whitehills) to submit comments, answer survey questions or use a community map tool to provide input. The website also contained detailed information about the rationale, process and timelines for developing a Neighbourhood Connectivity Plan.

Virtual Webinar: The City hosted a virtual community meeting on June 13, 2022 via Zoom webinar, to outline the process for developing a Neighbourhood Connectivity Plan and how to contribute feedback followed by a Q&A session. The recorded presentation was then posted to the NCP website.

Drop-In Community Consultation: City staff hosted public drop-in session on Tuesday, June 21 at the Sherwood Library for residents who wanted to drop in and provide feedback in person. There were hard copies of the online survey for those that prefer to submit a handwritten response.

The project team designed specific questions to solicit feedback to help define each neighbourhood's priorities around accessibility, connectivity and pedestrian infrastructure. Whether people were using the map or survey tools on the website or answering a paper survey in person at a pop-up consultation, the questions were the same. Residents were also welcomed to provide their own personal commentary about sidewalks and whether they should be considered within the neighbourhood.

Table 1 provides a summary of the various forms of feedback received through the community engagement for Whitehills.

Table 1: Summary of Whitehills Community Feedback

Total Get Involved website visits	299
Submitted a comment on the website	17
Filled out a survey on the website	35
Submitted pins on the map on the website	19
Approximate # of people who attended pop-up consultation	50-60
# of paper surveys received at pop-up consultation	11
# of unique viewers who attended webinar	12
# of resident signatures on petition regarding Edgehill Crescent sidewalk	103

Many residents provided helpful, neighbourhood-level feedback based on the specific questions asked. As well, others provided more personal commentary about why a sidewalk should not be considered for their own specific street. This type of feedback came to us via in phone calls to the project team lead, as a “general comment” on the website, in person to staff at the pop-up consultations and in the case of White Hills, an organized group of residents attended the pop-up consultation at Sherwood Library and also prepared a petition signed by residents of Edgehill Crescent.

What we heard

Among the common themes in terms of what people consider important destinations, the schools, parks, trails and area businesses are definitely top priorities. As well, a lot of people identified Blackacres Boulevard and Hawthorne Road as areas where they like walking and where they notice lots of pedestrians.

In general, the top rationales provided for why sidewalks should not be considered in a given area or on a given street, consisted of the following:

- Residents felt that there was not enough foot or car traffic on the street to warrant the addition of sidewalks, and expressed that walking on the road was acceptable and safe for themselves and their neighbours
- Many residents indicated they were concerned about potential loss of trees
- Impacts to landscaping and driveways were key concerns
- Some residents expressed concern about sidewalks not being adequately maintained during the winter, believing it is hazardous to walk on a sidewalk than to walk on the road

Staff did speak to a handful of people who voiced their support for more sidewalks being added. Some residents highlighted the need for more sidewalks in their area overall, while simultaneously stating that sidewalks should not be considered for their street in particular.

Residents from Edgehill Crescent provided feedback in the form of a petition. There are 93 homes on Edgehill Crescent. The petition was signed by 103 residents with only one indicating a preference for adding a sidewalk. One resident offered their support for a sidewalk on Edgehill Crescent through a direct email to staff while another requested a sidewalk for this street via website feedback.

Traffic Calming: Additional traffic calming was installed in the Whitehills community in 2022. In addition to existing traffic calming measures on Blackacres Boulevard south of Edgehill Crescent, speed cushions were added on:

- Aldersbrook Road between Aldersbrook Gate and Wonderland Road North;
- Hawthorne Road at Emily Carr Public School; and
- Blackacres Boulevard east of Winding Woods Crescent.

The Traffic Calming Program is currently focussed on proactively treating school zones to encourage active and safe travel to school and address recurring concerns. For sections of streets outside of school zones, residents may submit a request to be considered for traffic calming measures following the Council Approved Traffic Calming Policy. Speed cushions were implemented on Hawthorne Road to support the school zone and on Aldersbrook Road and Blackacres Boulevard based on neighbourhood petitions.

2.2 Recommended Whitehills NCP

A cross-functional working group was assembled to review input gathered through the NCP engagement process drawing upon expertise from Construction Administration, Transportation Planning & Design, the City's Active Transportation Manager, Communications, and the ARAO Office. The working group considered the distinct characteristics of each neighbourhood to identify gaps in connectivity that warrant new sidewalks. The group also reviewed other infrastructure options to aid in safe, active mobility and respond to things heard from the community – such as pedestrian crossings, pathway extensions or four-way stops.

The recommended infrastructure to improve connectivity for the Whitehills neighbourhood is summarized below, listed in Table 2 and illustrated in Figure 3 (Appendix A).

Sidewalk Recommendations: The Whitehills area is not structured in a way that supports a pedestrian grid pattern so the working group focused on pedestrian destinations, desire lines and community feedback while also considering examples from the other two trial NCP communities to maintain a consistent approach in identifying locations where sidewalks can provide the most benefit.

With a few exceptions, feedback from residents on Edgehill Crescent was not supportive of a new sidewalk. The rationale provided was consistent with common themes concerning impacts to trees, landscaping, driveways, and the general feeling that traffic and pedestrian volumes do not warrant the need for a new sidewalk. Staff did receive two requests to include a sidewalk. Edgehill Crescent was noted by many residents as a desirable street for walking. It is 885m long, serves over 90 homes and offers direct connection to the South Foxhollow Ravine pathway. For these reasons, and consistent with recommendations in other neighbourhoods, a sidewalk was initially recommended by the working group to support an inclusive and accessible street for future generations.

Figure 2 shows an example of a curb-face sidewalk. While not suitable in all cases, building the sidewalk into the paved road width with no grass boulevard can sometimes help mitigate impacts to trees, driveways and landscaping. The trade-off of this design option is the loss of on-street parking on one side of the road to support winter maintenance and emergency services access. Edgehill Crescent South and Edgehill Road are scheduled for reconstruction in 2023 and as such the design has advanced to a point that staff could assess potential sidewalk options. In the case of Edgehill Crescent, staff have confirmed that even with a curbface design, the impacts to driveways, parking would be significant to the point of affecting the functionality of this neighbourhood street. There would also be considerable tree impacts.

The need remains to support pedestrian connection to the South Foxhollow Ravine access off Edgehill Crescent. As an alternative, a curbface sidewalk is recommended on Edgehill Road combined with a short sidewalk connection on the west side of Edgehill Crescent. This would provide more direct connection for pedestrians not comfortable walking on the road to access the ravine trail.



Figure 2: Example Curb-face Sidewalk Installation – Before and After

A sidewalk is recommended on one side of Scotchpine Crescent from the Chappie Hill Walkway to Homestead Crescent. This section of Scotchpine Crescent represents a gap in pedestrian connection from Northwest Optimist Park and the Chappie Hill walkway to the southeastern areas of neighbourhood and commercial areas beyond. This connection would also support pedestrian access to Sir Frederick Banting Secondary School. The continuation of Scotchpine Crescent to the south is a short street with no other pedestrian connection and so the sidewalk is not recommended to continue around the rest of the crescent

Yardley Wood Road and Yardley Wood Place provide direct connection to the South Fox Hollow Ravine pathway. The length of Yardley Wood Road is also consistent with other longer crescents where Mobility Policy 349 has been applied. Both these streets were reconstructed in 2004 will not be due for additional lifecycle renewal for some time. However, the NCP still recommends ultimately implementing a sidewalk either through the New Sidewalk Program or through a longer-term future construction project.

A total of four crescents, two roads and three courts have been recommended for exemption from Mobility Policy 349 and as such would be reconstructed with no sidewalk when the time comes for infrastructure renewal. Sidewalks will be reconstructed on streets where they currently exist.

Pedestrian Crossing Recommendations: NCP engagement received community feedback related to the high volumes of pedestrian crossings where the South Foxhollow ravine meets Aldersbrook Road and at Winding Woods Crescent. As traffic calming measures have recently been installed in these locations, staff will monitor conditions to further consider the need for a pedestrian crossing to improve connectivity.

A new pedestrian crossing will also be considered where Edgehill Road meets Blackacres Boulevard if warranted to support the new sidewalk recommendation for Edgehill Road.

Pedestrian Signal at Foxhollow Avenue and Fanshawe Park Road West: A recent traffic study of Foxwood Avenue at Fanshawe Park Road West determined that the intersection does not meet the traffic signal warrants for either volume, delay or collisions. While the study also fell short of the 100 pedestrian crossings needed to warrant a pedestrian signal, direct connection of the South Foxhollow Ravine pathway across Fanshawe Park Road would greatly improve connectivity for active mobility in the area. Staff will review options to advance a pedestrian signal at this location.

2.3 Street level engagement

The NCP recommendations provided in this report are based on feedback gathered through Stage 1 Neighbourhood Consultation. For those streets where a sidewalk has been recommended. Residents who live on the street will have another opportunity to provide feedback on options to help refine the sidewalk design prior to construction. Stage 2 Street-level Engagement will consider factors such as trees and vegetation, existing driveways, on-street parking, emergency vehicle access, winter road maintenance and streetlighting to develop a design that mitigates some of the impacts of adding a new sidewalk.

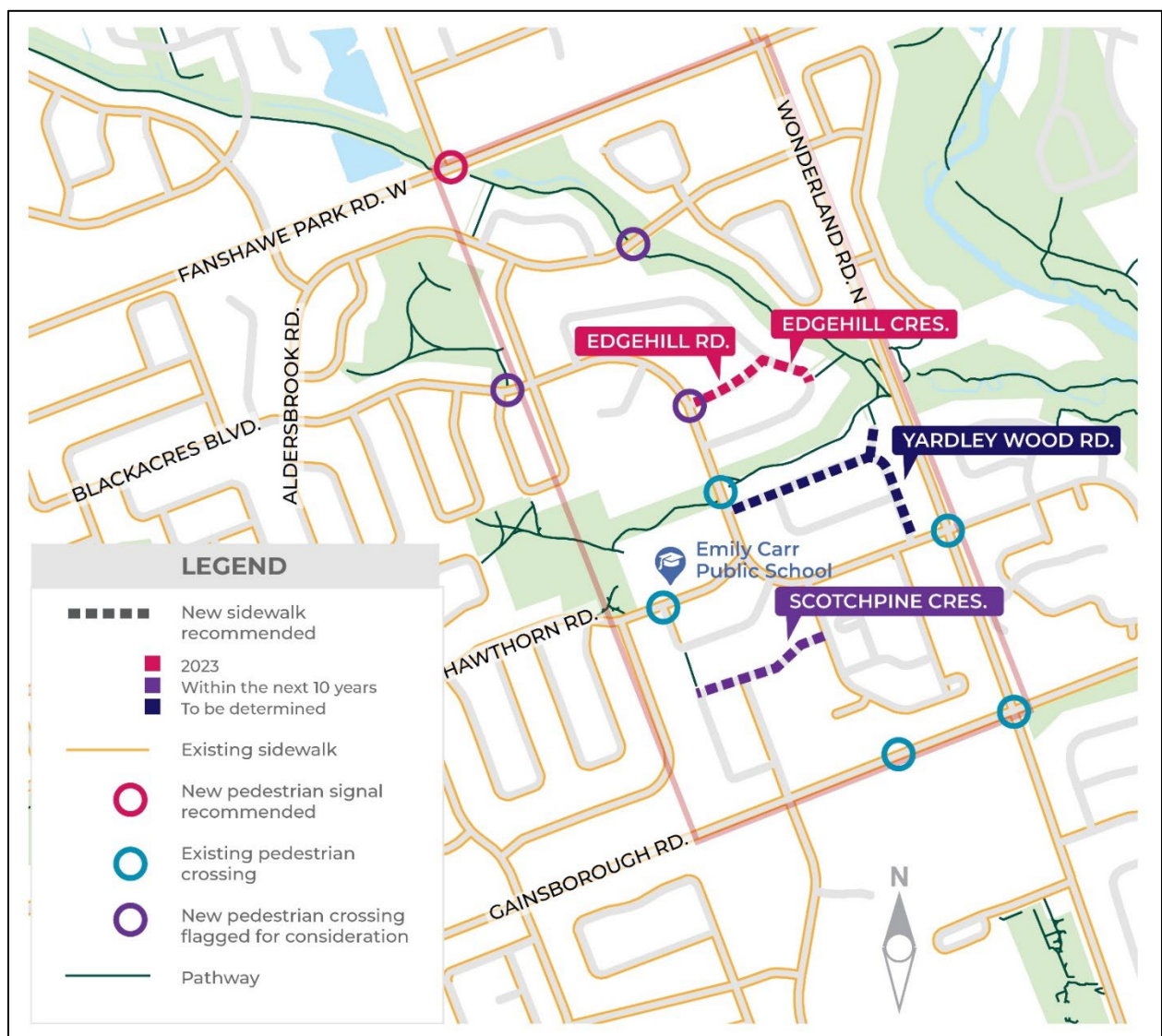


Figure 3: Whitehills Recommended Neighbourhood Connectivity Plan Map

Table 2: Whitehills Neighbourhood Connectivity Plan Recommendations

Street	Timing	Location	Program*
Sidewalk recommended on one side of the street:			
Edgehill Road	2023	Blackacres Crescent to Edgehill Crescent	LRRP
Edgehill Crescent	2023	Edgehill Road to Trail Connection	LRRP
Scotchpine Crescent	5-10yrs	Chappie Hill Walkway to Homestead Crescent	TBD
Yardley Wood Road	TBD	Full street length – Blackacres to Blackacres	NSP
Yardley Wood Place	TBD	Yardley Wood Road to Medway Valley Path	NSP
New pedestrian crossing to be considered:			
Blackacres Boulevard	Monitor	Crossing at Snake Creek multi-use trail	RSS
Blackacres Boulevard	Monitor	Crossing at Winding Woods Crescent W.	RSS
Blackacres Boulevard	Monitor	Crossing at Edghill Road	RSS
New pedestrian signal recommended:			
Fanshawe Park Road	1-3yrs	New pedestrian signal at Foxwood Avenue	RSS

* Sidewalks and pedestrian supportive infrastructure are constructed under various programs:

- IRLP – Infrastructure Lifecycle Renewal Program
- LRRP – Local Road Reconstruction Program
- NSP – New Sidewalk Program
- RSS – Road Safety Strategy
- TBD – Program/Timeline is To Be Determined

Conclusion

The recommended Neighbourhood Connectivity Plan for Whitehills was informed by feedback collected through community engagement, available technical information, input from local agencies and partners and London Plan policy. Subject to Council approval, the Whitehills NCP will establish the streets where new sidewalk infrastructure will be built when the time comes for infrastructure renewal.

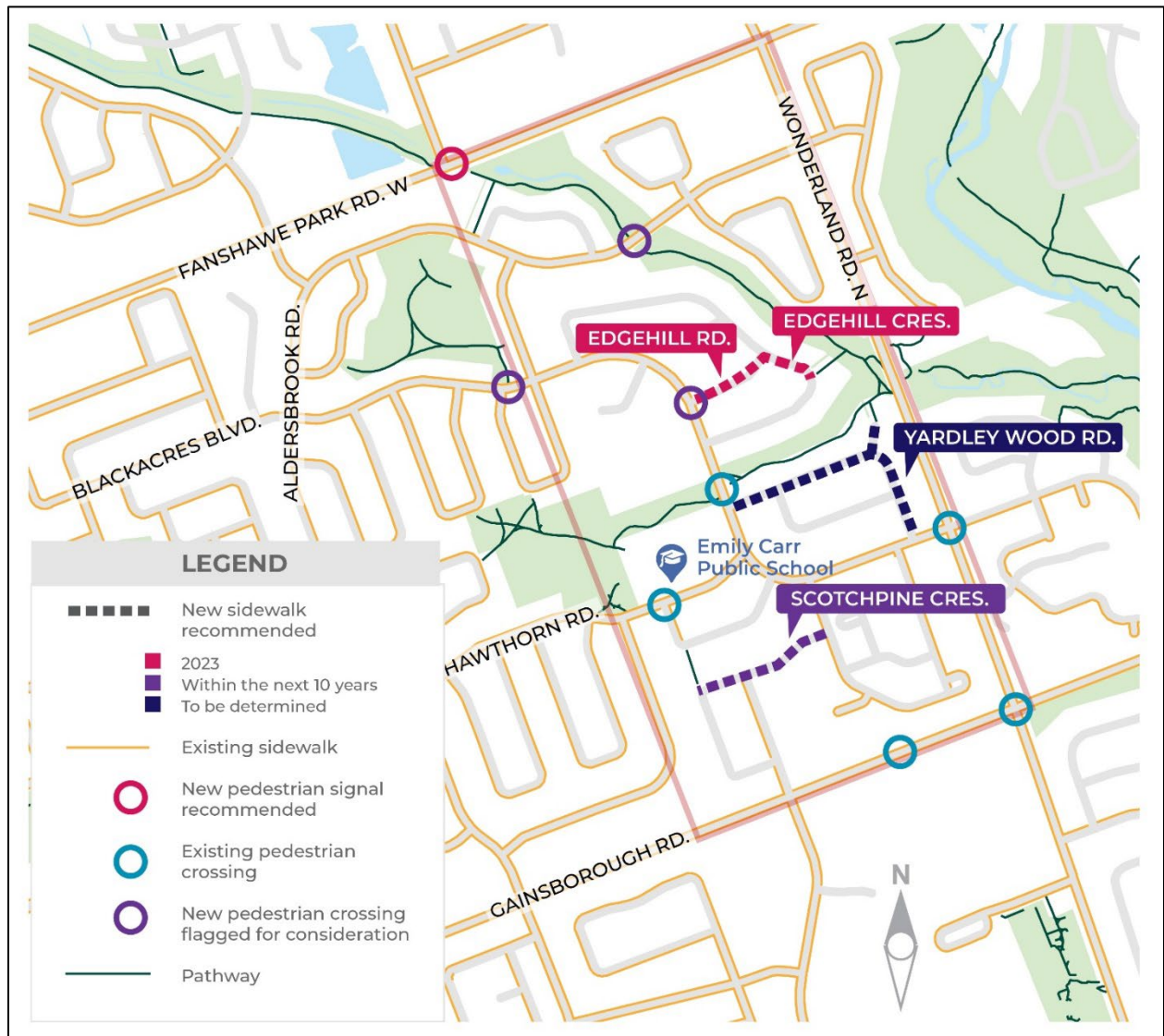
Prepared and Submitted by: **Jennie Dann, P.Eng., Director, Construction and Infrastructure Services**

Recommended by: **Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager, Environment & Infrastructure**

Attachments: Appendix A: Whitehills Recommended Neighbourhood Connectivity Plan Map

cc. Paul Choma Construction Administration Engineer
 Daniel Hall Program Manager, Active Transportation
 Shane Maguire Division Manager, Traffic Engineering
 Karl Grabowski Manager, Manager, Transportation Design
 Sarah Grady Traffic and Transportation Engineer
 Melanie Stone Accessibility and Inclusion Advisor

**Appendix A:
Map of Connectivity Measures Recommended for Whitehills**



Addendum to ITCAC Meeting Agenda - Wednesday, May 17, 2023 - 3pm

Re: ITCAC Agenda Item 5.1 - Review of the Neighbourhood Connectivity Plan Pilot Program

ACTIVE MOBILITY

346_ Active mobility, with a key focus on walking and cycling, is recognized as a mode of transportation that can play a positive role in improving mobility and quality of life as part of a balanced mobility system.

347_ The active mobility network is shown on Map 4 of this Plan. This planned network will be considered in the evaluation of all planning and development applications.

348_ Active mobility features will be incorporated into the design of new neighbourhoods and, where possible, enhanced in existing neighbourhoods to ensure connections to the street and transit system.

349_ To support walkability, sidewalks shall be located on both sides of all streets, with possible exceptions in the following instances. In most of these instances a sidewalk will be required on one side of the street.

1. Cul-de-sacs, dead-end streets, or crescent-shaped streets that extend less than 250 metres, do not make connections between streets, and do not connect to neighbourhood features or amenities.

2. Portions of streets flanking natural heritage features or areas.
3. Portions of streets flanking a Green Space that includes alternative active mobility infrastructure parallel to the street.
4. Window streets adjacent to arterial roadways where sidewalk extensions join a boulevard sidewalk on the arterial road.
5. Portions of streets that have a designated multi-use pathway within the boulevard on one side.
6. Streets classified as Expressways or Rural Thoroughfares.
7. Street reconstruction or retrofit projects, where the existing conditions such as mature trees, right-of-way widths, or infrastructure would impede sidewalks on both sides of the street.

4

Proposed Motion

1. ITCAC recommends that Council consider the following actions arising from its review of the Neighbourhood Connectivity Plan pilot program:
 - a) Commend the Civic Administration for a very thorough and successful process which should now be formalized and applied to the rest of the city ASAP,
 - b) Amend Mobility Policy 349 to require that all city streets exempted from this policy be designated for parking on one side of the street only (with clearly defined exceptions such as cul-de-sacs), and
 - c) Direct Civic Administration to investigate appropriate means review future draft Neighbourhood Connectivity Plans with ITCAC Sub-Committees (Vision Zero and Active Transportation/Cycling) in advance of being tabled at Civic Works Committee.