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File: OZ-8276
Planner: M. Johnson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON AUTO MALL AVENUE PUBLIC PARTICPATION MEETING ON DECEMBER 10, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London for amendments to the City's Official Plan and Zoning By-law for 2320 Auto Mall Avenue:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 17, 2013 to amend Schedule C, Transportation Corridors, of the Official Plan to remove a "Proposed Secondary Collector" road in this location that was added to Schedule C, Transportation Corridors, of the Official Plan, and to amend "Proposed Secondary Collector" road to "Secondary Collector" road for Driver Lane from Dundas Street to Auto Mall Avenue to implement the accepted Veterans Memorial Parkway Environmental Study Report (ESR); and
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on December 17, 2013 to amend Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1, in conformity with the Official Plan as amended in part (a) above, to to delete and amend various streets in Section 4.21 "Road Allowance Requirements – Specific Roads" of Z.-1 Zoning By-law.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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July 17, 2006	Environment and Transportation Committee, Airport Road Interchanges – Environmental Assessment Study – Consultant Appointment."
November 12, 2007	Environment and Transportation Committee, "Veterans Memorial Parkway Interchange Study."
July 14, 2008	Environment and Transportation Committee, "Veterans Memorial Parkway Class Environmental Assessment Study Report."
October 6, 2008	Planning Committee, "Veterans Memorial Parkway Class Environmental Assessment Study Report."
April 12, 2010	Planning Committee, "Veterans Memorial Parkway Class Environmental Assessment Study Report."
August 20, 2013	Planning and Environment Committee, "Veterans Memorial Parkway."

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this report is to update and amend Schedule C, Transportation Corridors, of the Official Plan, and Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1 to implement the accepted Veterans Memorial Parkway Environmental Study Report (ESR). The proposed Official Plan amendment will remove a segment of the “Proposed Secondary Collector” road from Auto Mall Avenue to south of Cuddy Court, east of Veterans Memorial Parkway, and west of Crumlin Road, and to amend “Proposed Secondary Collector” road to “Secondary Collector” road for Driver Lane from Dundas Street to Auto Mall Avenue. The proposed Zoning By-law amendment will remove the reference to this road segment from Section 4.21, Road Allowance Requirements – Specific Roads, of the Zoning By-law Z.-1 and to add “Driver Lane” from Dundas Street to Auto Mall Avenue.

RATIONALE

1. The proposed amendment to remove the extension of Sovereign Road for the section from Auto Mall Avenue to south of Cuddy Court will not impact the transportation needs of land use demands east of the Veterans Memorial Parkway between Dundas Street to the south and Oxford Street to the north.
2. The amendments to Schedule C, Transportation Corridors, of the Official Plan, and Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1 will ensure that the street classifications and road allowance requirements are current and up to date.
3. The recommended Official Plan and Zoning By-law amendments implement the recommendations of the Veterans Memorial Parkway ESR to accommodate future transportation needs of the City of London.
4. The proposed Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement.
5. The proposed Official Plan and Zoning By-law amendments conform to the Official Plan.

BACKGROUND

In October 2006, an Environmental Assessment (EA) was undertaken to identify future transportation infrastructure needs along the length of the Veterans Memorial Parkway corridor in order to accommodate forecasted land development within the urban growth boundary for the 30 to 50 year planning horizon. The EA also examined the future needs of the parallel street network adjacent to the corridor and made recommendations that would protect and upgrade the existing road infrastructure.

In 2010, an application to amend the City’s Official Plan and Zoning By-law to implement the findings of the EA recommendations was to amend the Zoning By-law to add the necessary rights-of-way requirements to the VMP, and parallel street network to ensure long term corridor protection. Based on Council direction, it was determined that the amendments to Zoning By-law Z.-1 were to be considered at a future meeting of Planning Committee in order to allow staff to further consult with affected property owners. The Zoning By-law Amendment to implement the previous Official Plan Amendment and EA was approved in 2013.

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Date Application Accepted: October 22, 2013	Agent: City of London
REQUESTED ACTION: Change Schedule C, Transportation Corridors, of the Official Plan and the limit allowance of a street within the Z-1 Zoning Bylaw to remove a segment of the "Proposed Secondary Collector" road from Auto Mall Avenue to south of Cuddy Court to implement the accepted Veterans Memorial Parkway Environmental Study Report (ESR).	

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Urban Forestry

No comments.

Upper Thames River Conservation Authority (UTRCA)

No objections to this application.

PUBLIC LIAISON:	On November 6, 2013, Notice of Application was sent to 6 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on November 7, 2013.	Zero (0) replies were received
<p>Nature of Liaison: The requested amendments to Schedule C, Transportation Corridors, of the Official Plan, and Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1 are required to implement the accepted Veterans Memorial Parkway Environmental Study Report (ESR). Schedule C, Transportation Corridors, of the Official Plan will be changed to remove a segment of the "Proposed Secondary Collector" road from Auto Mall Avenue to south of Cuddy Court, east of Veterans Memorial Parkway, and west of Crumlin Road, and Section 4.21, Road Allowance Requirements – Specific Roads, of the Zoning By-law Z.-1 will be changed by deleting "Street B (west of Crumlin Road and east of VMP)" road from Auto Mall Avenue to south of Cuddy Court. Additionally, Schedule C, Transportation Corridors, of the Official Plan by will be changed by amending "Proposed Secondary Collector" road to "Secondary Collector" road for Driver Lane from Dundas Street to Auto Mall Avenue, and Section 4.21, Road Allowance Requirements – Specific Roads, of the Zoning By-law Z.-1 will be changed by amending "Street B (west of Crumlin Road and east of VMP)" road to Driver Lane from Dundas Street to Auto Mall Avenue.</p>		
Responses: N/A		

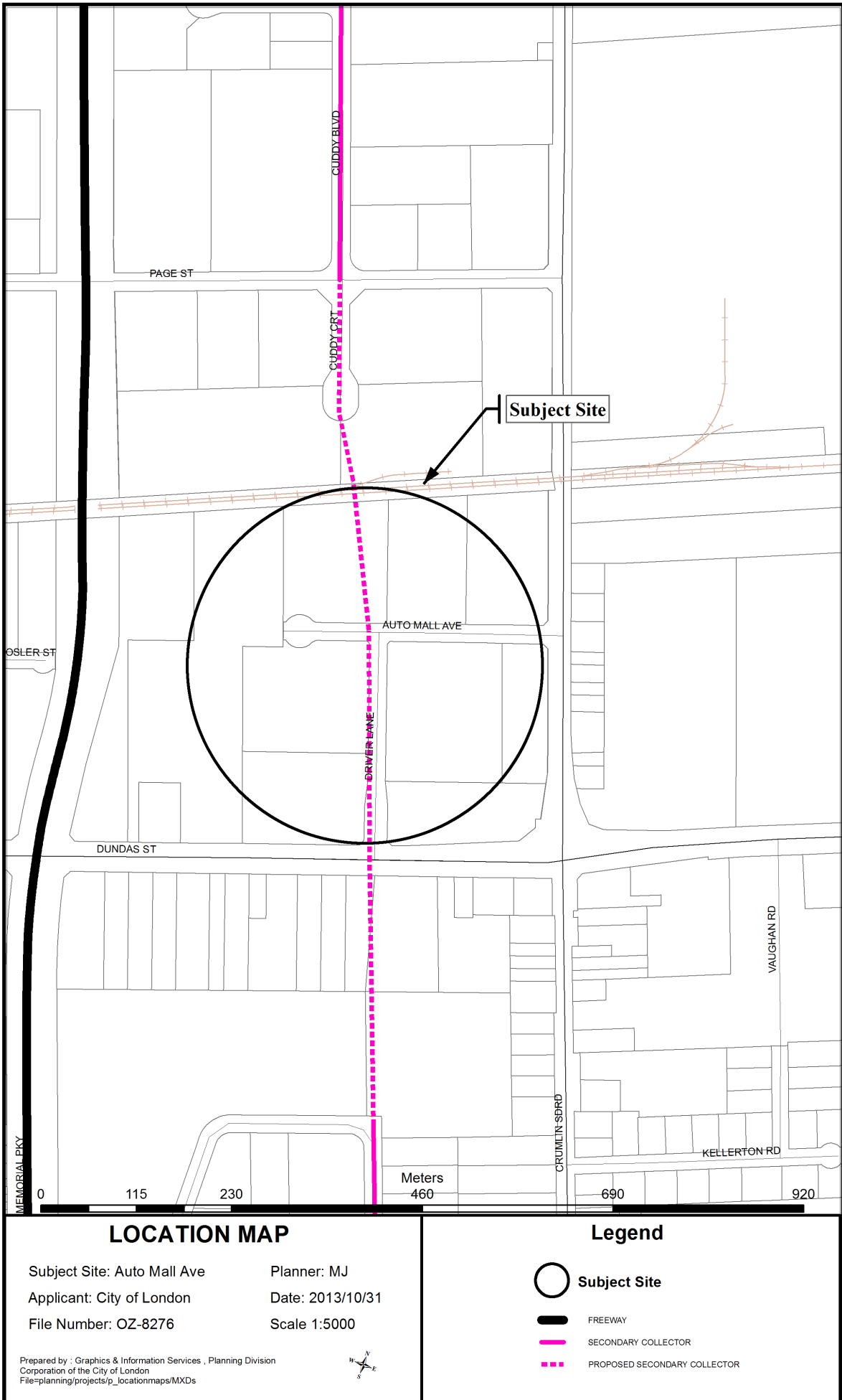
ANALYSIS

Study Area

The study area are located on the east of Veterans Memorial Parkway and west of Crumlin Road, from Dundas Street to south of Cuddy Court. The accompanying map shows the extent of the study area.

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Basis for Recommendation

Provincial Policy Statement

The recommended Official Plan Amendment supports infrastructure and public service facilities by:

- Integrating the planning for infrastructure facilities with planning for growth so that the transportation network can accommodate current and projected needs.

- Strategically locating infrastructure facilities to support the effective and efficient delivery of emergency management services.

- Designing transportation networks which are safe, energy efficient, facilitate the movement of people and goods, and which are appropriate to address projected needs.

- Integrating transportation and land use considerations throughout the planning process.

- Planning to protect corridors and rights-of-way for transportation facilities to meet current and projected needs.

Official Plan

The network of public roads in the City are classified and expanded upon in accordance with Schedule "C" - Transportation Corridors, in order to meet the transportation needs associated with growth. Roadway networks are based on a hierarchical system of interconnected roadways that provide for a balance between the need to safely and efficiently move goods and people, and minimize conflicts with adjacent land uses. Road function is divided into five categories: Freeway/Expressway/Parkway, Arterial, Collector, Local, and Window streets. The purpose of this classification system is, in part to provide a grouping of roads according to the type and degree of service they provide.

The proposed change to Schedule C, Transportation Corridors, of the Official Plan is to remove the extension of a proposed Secondary Collector road from Auto Mall Avenue to south of Cuddy Court, east of the Veterans Memorial Parkway (VMP), and west of Crumlin Road. Secondary Collectors serve light volumes of through traffic for short distances between local and arterial streets, and provides access to individual properties.

VMP is proposed as a 4-lane Freeway and access controlled facility. To adequately service the land use demands generated by the areas immediately to the east and west of the VMP, local improvements for few local and secondary collectors in the area were identified and recommended in the noted ESR. Sovereign Road was proposed to be widened to a four-lane cross section from Trafalgar Street towards further north, and to connect to the south terminal of the existing Cuddy Boulevard, located immediate north of the existing CPR.

The proposed amendment to remove the extension of Sovereign Road for the section from Auto Mall Avenue to south of Cuddy Court will not impact the transportation needs of land use demands east of the VMP between Dundas Street to the south and Oxford Street to the north for the following reasons:

- Crumlin Road is a north/south arterial road that connects Dundas Street and Oxford Street through the railway tracks and is only 220 meters east of the extension of Sovereign Road proposed to be removed. Crumlin Road also provides access to the lands just east of the VMP through Pages Street.

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- Another access to the lands just east of the VMP and north of the railway tracks is through Oxford St and Cuddy Boulevard.
- Access to the lands just east of the VMP and south of the railway tracks will be through Dundas St and the extension of Sovereign Road. The section of this extension from Dundas Street to Auto Mall Avenue (Driver Lane) also provides access to the lands east of the VMP and south of the railway tracks.
- Another access to the lands just east of the VMP and south of the railway tracks is through Dundas Street/Crumlin Road and Auto mall Avenue. Boulevard

Zoning By-law

Section 4.21 of the Z.-1 Zoning By-law implements the provisions of Schedule "C" - Transportation Corridors of the Official Plan. Section 4.21 provides a description of these streets, their classification (i.e. arterial, primary collector, secondary collector) and the limit of the road allowances. The ultimate road allowance is significant as it becomes the basis for determining building setbacks and road allowance requirements.

Proposed Official Plan Amendment

The parallel street network to the Veterans Memorial Parkway corridor will be changed to remove a segment from Auto Mall Avenue to south of Cuddy Court and changing the street classification for Driver Lane from "Proposed Secondary Collector" road to "Secondary Collector" road. To accommodate the above, Schedule 'C' of the Official Plan is proposed to be amended by removing a segment of the "Proposed Secondary Collector" road from Auto Mall Avenue to south of Cuddy Court, east of Veterans Memorial Parkway, and west of Crumlin Road and by amending "Proposed Secondary Collector" road to "Secondary Collector" road for Driver Lane from Dundas Street to Auto Mall Avenue.

Proposed Zoning By-law Amendment

Staff has identified streets which should be updated in Section 4.21 of the Z.-1 Zoning By-law. The following is a list of proposed amendments to Section 4.21 of the Zoning By-law.

Proposed Amendments to Section 4.21 of the Z.-1 Zoning By-law

Additions = **shade**

Deletions = strike through

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Driver Lane	north of Dundas Street	Auto Mall Avenue	Secondary Collector	10.75 m (35.3 ft)
Street B (west of Crumlin Road and east of Veterans Memorial Parkway)	north of Dundas Street	south of Cuddy Court	Proposed Secondary Collector	10.75 m (35.3 ft)

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CONCLUSION

The recommended changes to Schedule 'C' of the Official Plan and Section 4.21 "Road Allowance Requirements – Specific Roads" of Zoning By-law Z.-1 are appropriate and in conformity with the Provincial Policy Statement and the Official Plan. The changes implement the recommendations identified in the Veterans Memorial Parkway ESR to accommodate the City's future transportation needs, including the Veterans Memorial Parkway and the nearby street network. The changes also amend the requirements of limit of allowance in the Z.-1 Zoning By-law to ensure the street classification and road allowance requirements for specific roads are current and up to date.

PREPARED BY:	SUBMITTED BY:
MARK JOHNSON PLANNER II POLICY PLANNING AND PROGRAMS	GREGG BARRETT, ACIP MANAGER, POLICY PLANNING AND PROGRAMS
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

November 5, 2013
 MJ/

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to parallel street network to the Veterans Memorial Parkway corridor.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (number to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

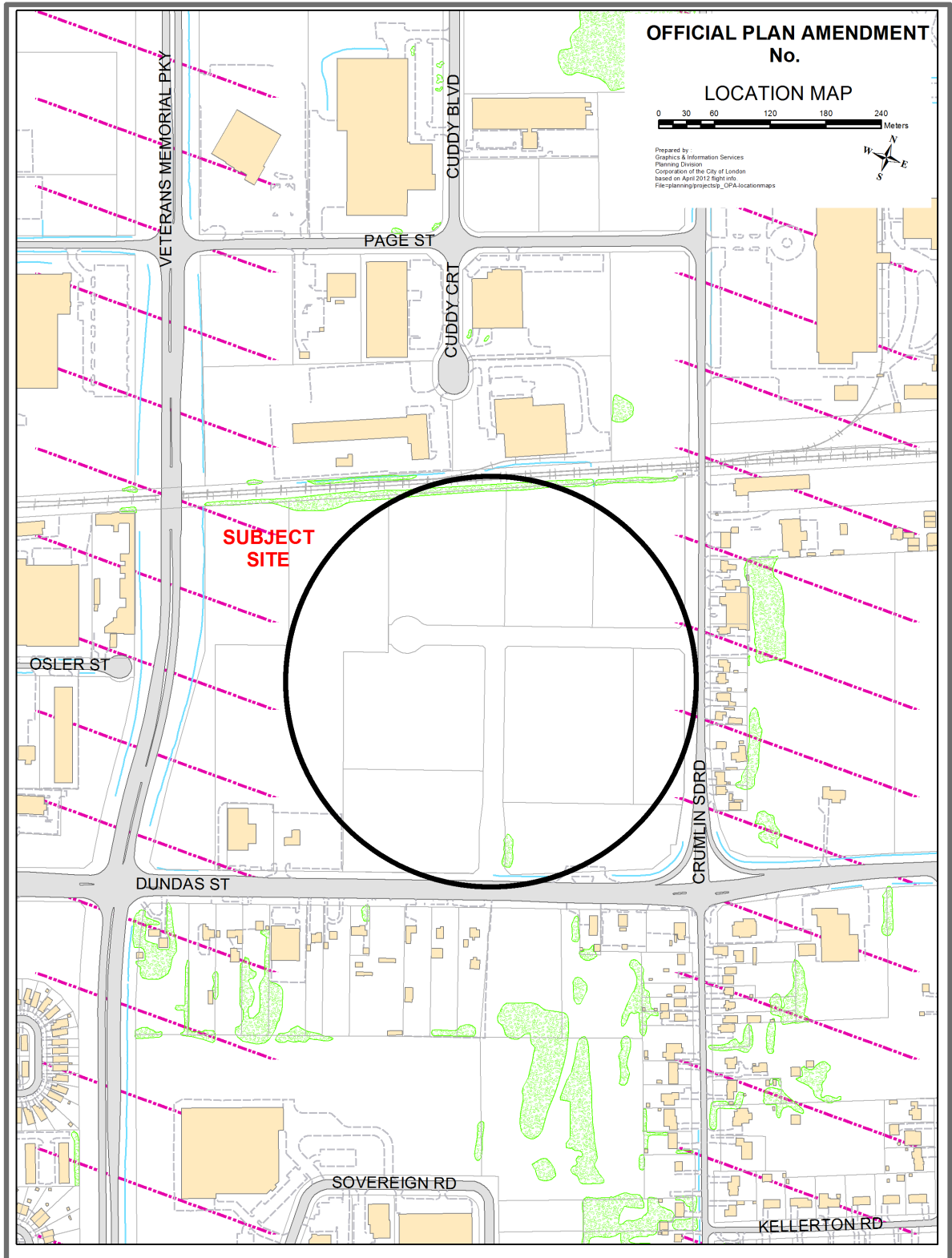
PASSED in Open Council on December 17, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – December 17, 2013
Second Reading - December 17, 2013
Third Reading - December 17, 2013

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File: OZ-8276
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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend Schedule "C", Transportation Corridors, to the Official Plan for the City of London Planning Area by removing a segment of the "Proposed Secondary Collector" road from Auto Mall Avenue to south of Cuddy Court, and to amend "Proposed Secondary Collector" road to "Secondary Collector" road for Driver Lane from Dundas Street to Auto Mall Avenue, as indicated on Schedule '1' attached hereto.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands east of Veterans Memorial Parkway and west of Crumlin Road, from Dundas Street to south of Cuddy Court in the City of London.

C. BASIS OF THE AMENDMENT

This amendment recognizes the function of Veterans Memorial Parkway as a critical element in the City of London's transportation network. An Environmental Assessment has been carried out and an Environmental Study Report (ESR) has been accepted by the City to examine the impacts and design issues related to the future needs Veterans Memorial Parkway and nearby road networks. The ESR and its recommendations serve as the basis for removing the extension of Sovereign Road for the section from Auto Mall Avenue to south of Cuddy Court. The proposed Official Plan Amendment will not impact the transportation needs of land use demands east of the Veterans Memorial Parkway between Dundas Street to the south and Oxford Street to the north and implements the recommendations contained in the ESR.

D. THE AMENDMENT

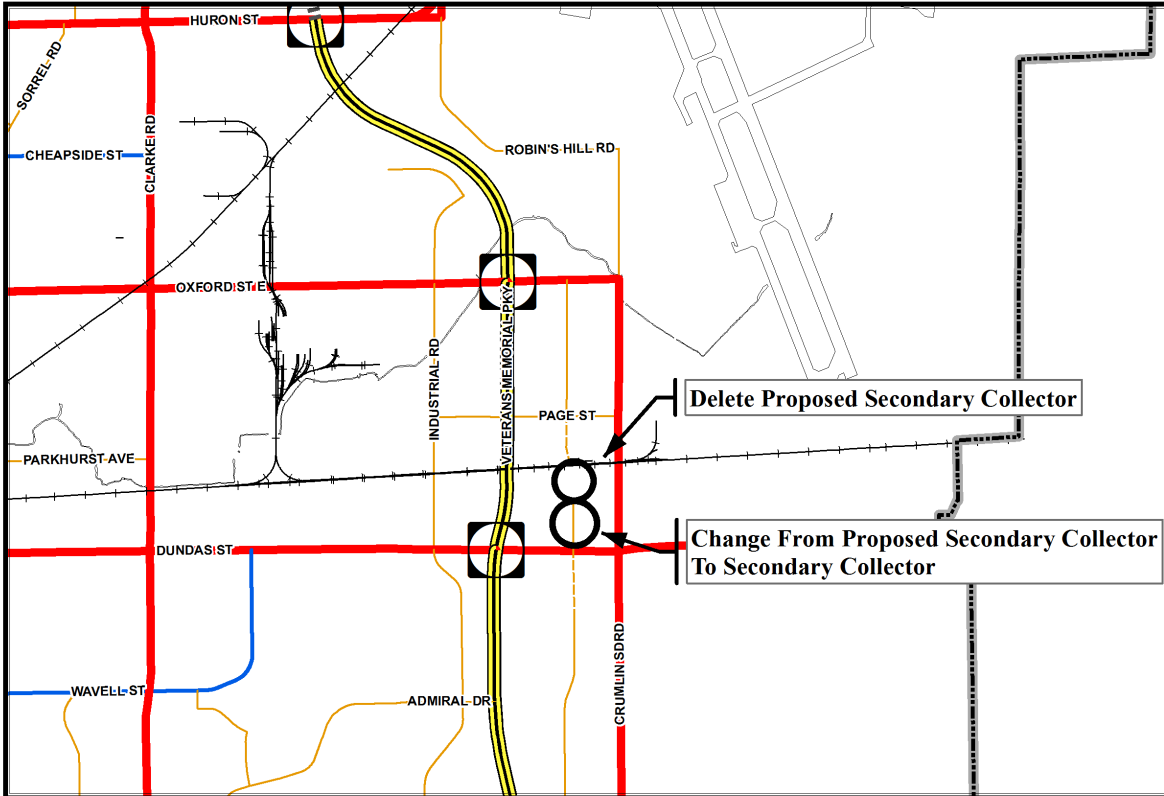
The Official Plan for the City of London is hereby amended as follows:

1. Schedule "C", Transportation Corridors, to the Official Plan for the City of London Planning Area is amended by removing a segment of the "Proposed Secondary Collector" road from Auto Mall Avenue to south of Cuddy Court, and to amend "Proposed Secondary Collector" road to "Secondary Collector" road for Driver Lane from Dundas Street to Auto Mall Avenue, as indicated on "Schedule 1" attached hereto.

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AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

<p>SCHEDULE 1 TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8276</p> <p>PLANNER: MJ</p> <p>TECHNICIAN: MB</p> <p>DATE: 2013/11/28</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol\00\amendments\VMPI\mxds\AutoMallAmendmentMap.mxd

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**File: OZ-8276
Planner: M. Johnson**

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 Section 4.21 by adding, deleting and replacing the road allowance for various streets.

WHEREAS City of London has applied to amend Section 4.21 by adding, deleting, and replacing the road allowance for various streets;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Section 4.21, Road Allowance Requirements – Specific Roads to By-law No. Z.-1 is amended by deleting the following streets:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Street B (west of Crumlin Road and east of Veterans Memorial Parkway)	north of Dundas Street	south of Cuddy Court	Proposed Secondary Collector	10.75 m (35.3 ft)

- 2) Section 4.21, Road Allowance Requirements – Specific Roads to By-law No. Z.-1 is amended by adding new streets as follows:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Driver Lane	north of Dundas Street	Auto Mall Avenue	Secondary Collector	10.75 m (35.3 ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on December 17, 2013.

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Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - December 17, 2013
Second Reading – December 17, 2013
Third Reading - December 17, 2013