

3RD REPORT OF THE
TRANSPORTATION ADVISORY COMMITTEE

Meeting held on May 5, 2015, commencing at 12:15 PM, in Committee Room #5, Second Floor, London City Hall.

PRESENT: A. Stratton (Chair), G. Debbert, A. Farahi, S. Greenly, H. Ketelaars, J. Kostyniuk, L. Norman, J. Peccia and A. Penney and B. Mercier (Secretary).

ABSENT: J. Kennedy, D. Thomas and T. Siddique.

ALSO PRESENT: G. Barrett, P. Dubniak, M. Elmadhoon, K. Grabowski, I. Kalsi, T. Macbeth and B. O'Hagan.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that no pecuniary interests were disclosed.

II. ORGANIZATIONAL MATTERS

2. Orientation – *Accessibility for Ontarians with Disabilities Act (AODA)* – Integrated Accessibility Standards

That it **BE NOTED** that the orientation on the *Accessibility for Ontarians with Disabilities Act (AODA)* Integrated Accessibility Standards was received.

III. SCHEDULED ITEMS

3. Urban Design Manual and the Downtown Design Manual

That it **BE NOTED** that a verbal presentation from B. O'Hagan, Urban Designer, with respect to the Urban and Downtown Design Manuals, was received; it being noted that the Transportation Advisory Committee (TAC) established a Working Group consisting of A. Farahi, S. Green, J. Kostyniuk, J. Peccia and A. Stratton, to review the design manuals and report back at the July meeting of the TAC.

4. Committee Orientation - Planning 101

That it **BE NOTED** that the attached committee orientation from G. Barrett, Manager, Long Range Planning and Research, with respect to "Planning 101", was received.

IV. CONSENT ITEMS

5. 2nd Report of the Transportation Advisory Committee

That it **BE NOTED** that the 2nd Report of the Transportation Advisory Committee from its meeting held on April 7, 2015, was received.

6. Appointment to the Transportation Advisory Committee

That it **BE NOTED** that the Municipal Council resolution from its meeting held on March 31, 2015 with respect to the appointment of G. Debbert, representing the London Chamber of Commerce to the Transportation Advisory Committee, was received.

7. 555 Sunningdale Road East

That it **BE NOTED** that a Notice dated April 23, 2015, from N. Pasato, Senior Planner, with respect to an application submitted by Sifton Properties Limited relating to the property located at 555 Sunningdale Road East, was received.

8. 1647 Fanshawe Park Road East

That it **BE NOTED** that a Notice dated April 1, 2015, from N. Pasato, Senior Planner, with respect to an application submitted by 756949 Ontario Limited relating to the property located at 1647 Fanshawe Park Road East, was received.

9. BIGS Neighbourhood Secondary Plan

That it **BE NOTED** that a Notice dated April 16, 2015, from L. Maitland, Planner I, with respect to an application by the City of London relating to the Official Plan amendment to adopt the BIGS Neighbourhood Secondary Plan, was received.

V. SUB-COMMITTEES & WORKING GROUPS

None.

VI. ITEMS FOR DISCUSSION

10. Warranted Sidewalk Evaluation and Funding

That the Civic Administration **BE REQUESTED** to take the following actions with respect to the report dated May 5, 2015, from D. MacRae, Manager, Transportation Planning and Design, related to warranted sidewalk evaluation and funding:

- a) adding a section for 'roads that contain bus stops' to the Sidewalk Rating Form for the Warranted Sidewalk Program; and,
- b) consider a significant increase in the Warranted Sidewalk Program funding, to meet the large backlog of locations and to be consistent with the Transportation Master Plan.

11. Annual Report of the Sub-Committee/Working Group

That a Transportation Advisory Committee (TAC) Annual Report Working Group **BE ESTABLISHED**, consisting of H. Ketelaars, J. Kostyniuk, J. Peccia and A. Stratton, to prepare an annual report on the TAC's accomplishments and future initiatives and objectives.

VII. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VIII. ADJOURNMENT

The meeting adjourned at 2:24 PM.

NEXT MEETING DATE: June 2, 2015

Planning 101



London

Why Planning?



Why Planning?



Competing Perspectives



We Have Limitations



Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
 - Allow for the subdivision of land
 - Regulate land uses
 - Regulate site planning & design (with limitations)

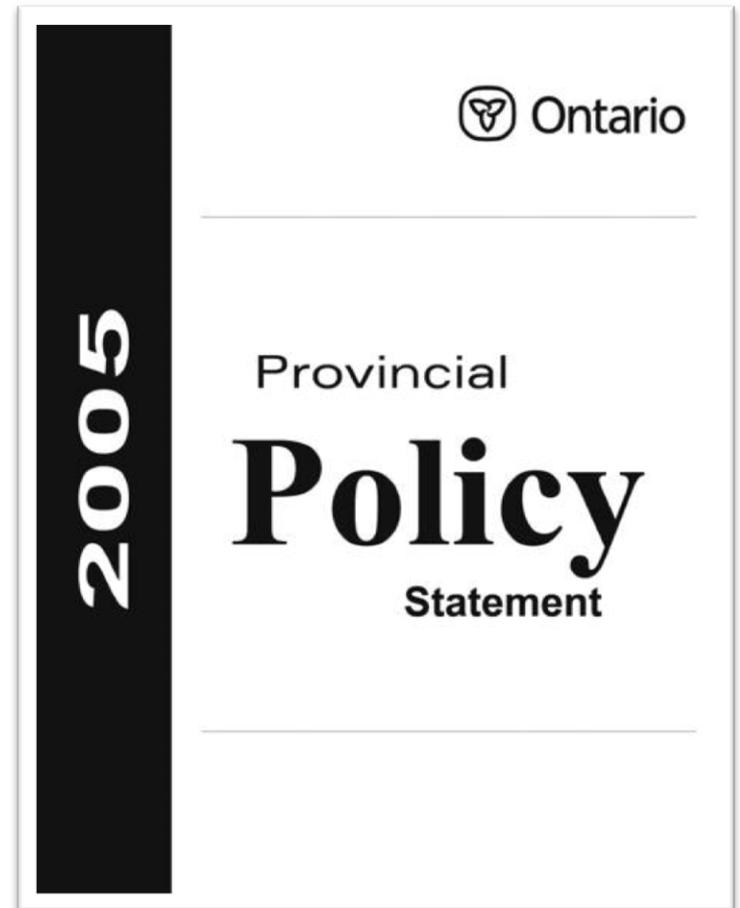


Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

Provincial Policy Statement (PPS)

- Planning Act REQUIRES that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests



Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws



Official Plan

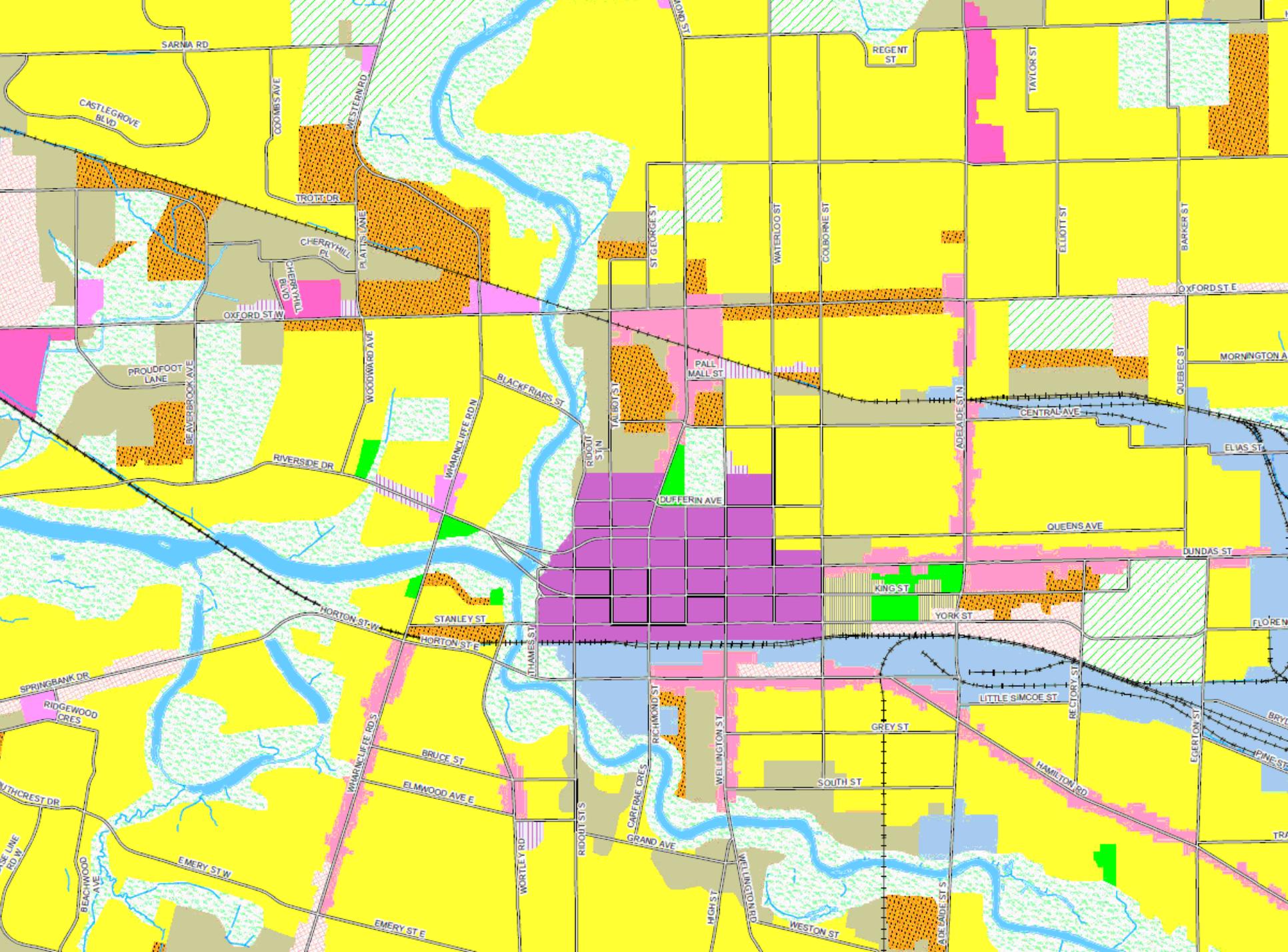
- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision



Official Plan

- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed





Zoning By-law

- All properties are assigned a zone
- Zone identifies permitted uses and regulations relating to height, building set-backs, coverage, density, gross floor area, etc.
- Zone must be consistent with the Official Plan
- Expected changes on an ongoing basis – OP guides evaluation of changes
- By law, must build according to Zoning By-law

Menu to find addresses and other locations
Click the checkboxes to see all locations of a type

Menu

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Areas

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Area 1

Area 2

Area 3

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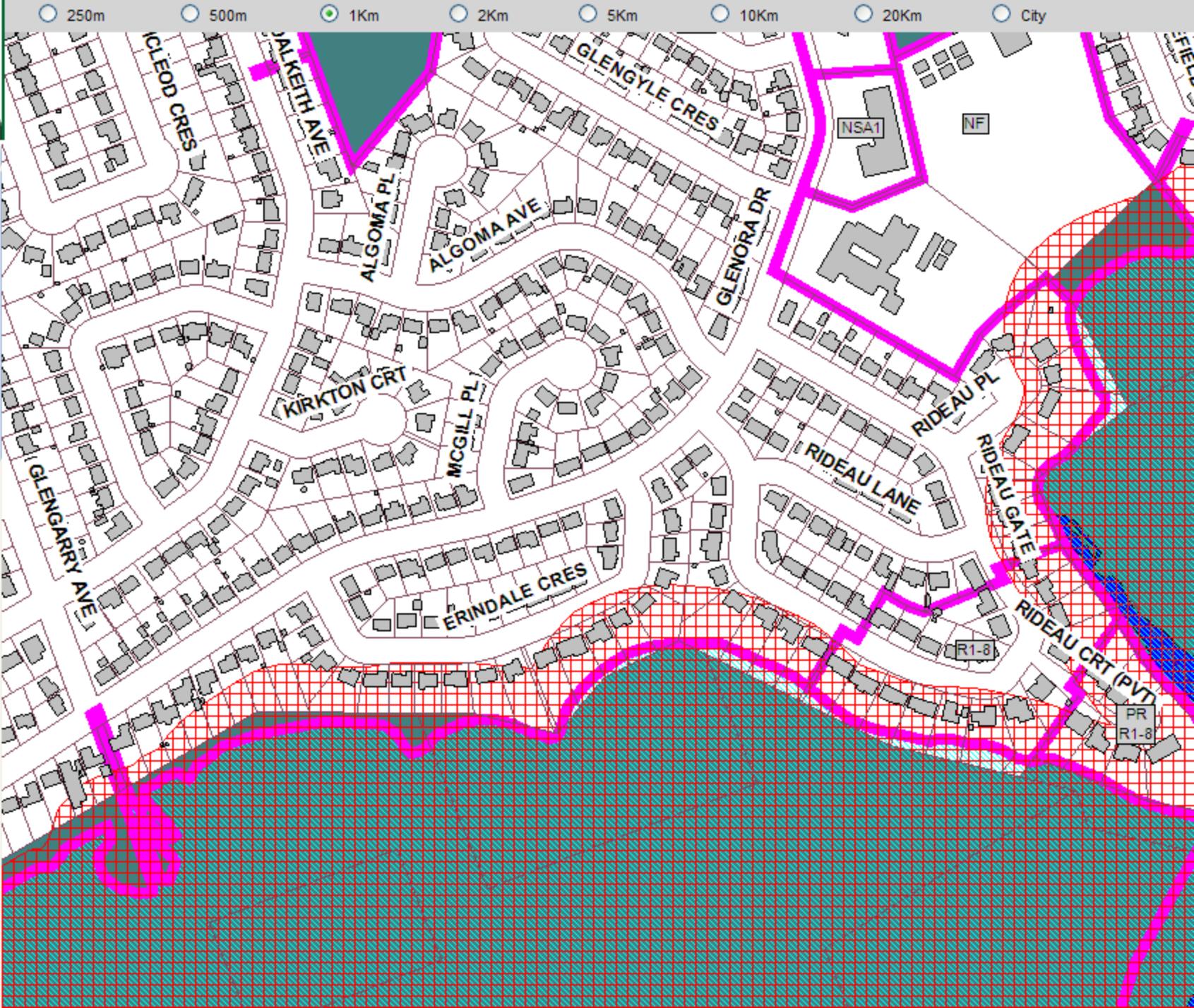
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d VL Condos

ary 25, 2009

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Click the Menu to find addresses and other locations. Click the checkboxes to see all locations of a type.

Menu

Layers &

Options

March 9, 2009

Layers

Areas

Plans

Health Regulated

Area 1

Area 2

Area 3

Features

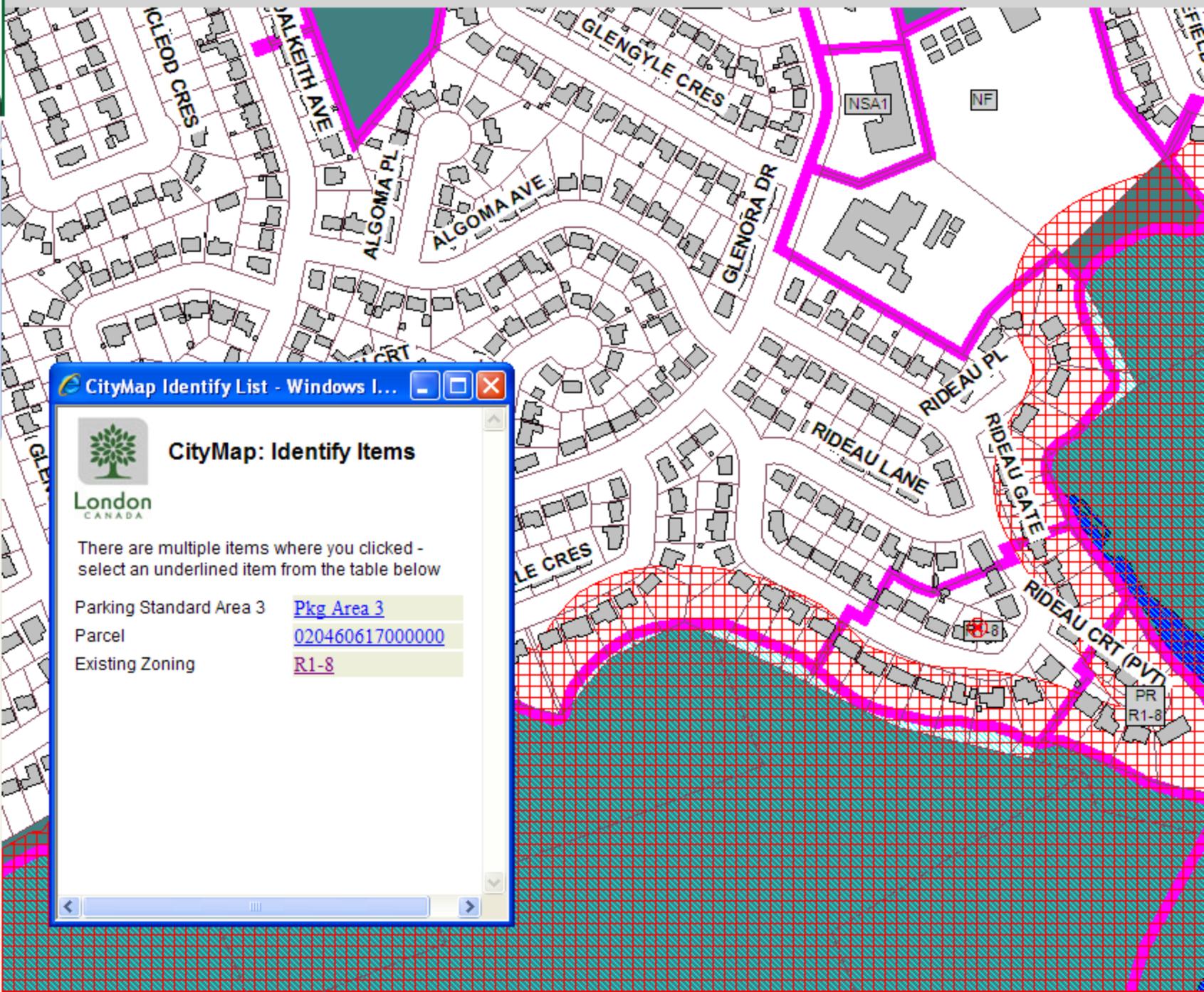
Parcel

August 5, 2009

Development VL Condos

January 25, 2009

Growth



CityMap Identify List - Windows I... [min] [max] [close]



CityMap: Identify Items

There are multiple items where you clicked - select an underlined item from the table below

Parking Standard Area 3	<u>Pkg Area 3</u>
Parcel	<u>020460617000000</u>
Existing Zoning	<u>R1-8</u>

Find Addresses & Locations



- Click underlined text items on the Menu to find addresses and other locations
- Click the checkboxes to see all locations of a type

Menu

- Registered Interim
- D/A VL Condos
- Urban Growth Boundary

Topographical Elements

- Flood Lines
- Vegetation
- Ecological Zones
- Landfill/Methane Sites
- Road Edges
- Fences
- Sidewalks
- Driveways
- Walkways
- Bridges
- Streams
- Hedges
- Towers
- Runways
- Transmission Lines
- Walls
- Contours

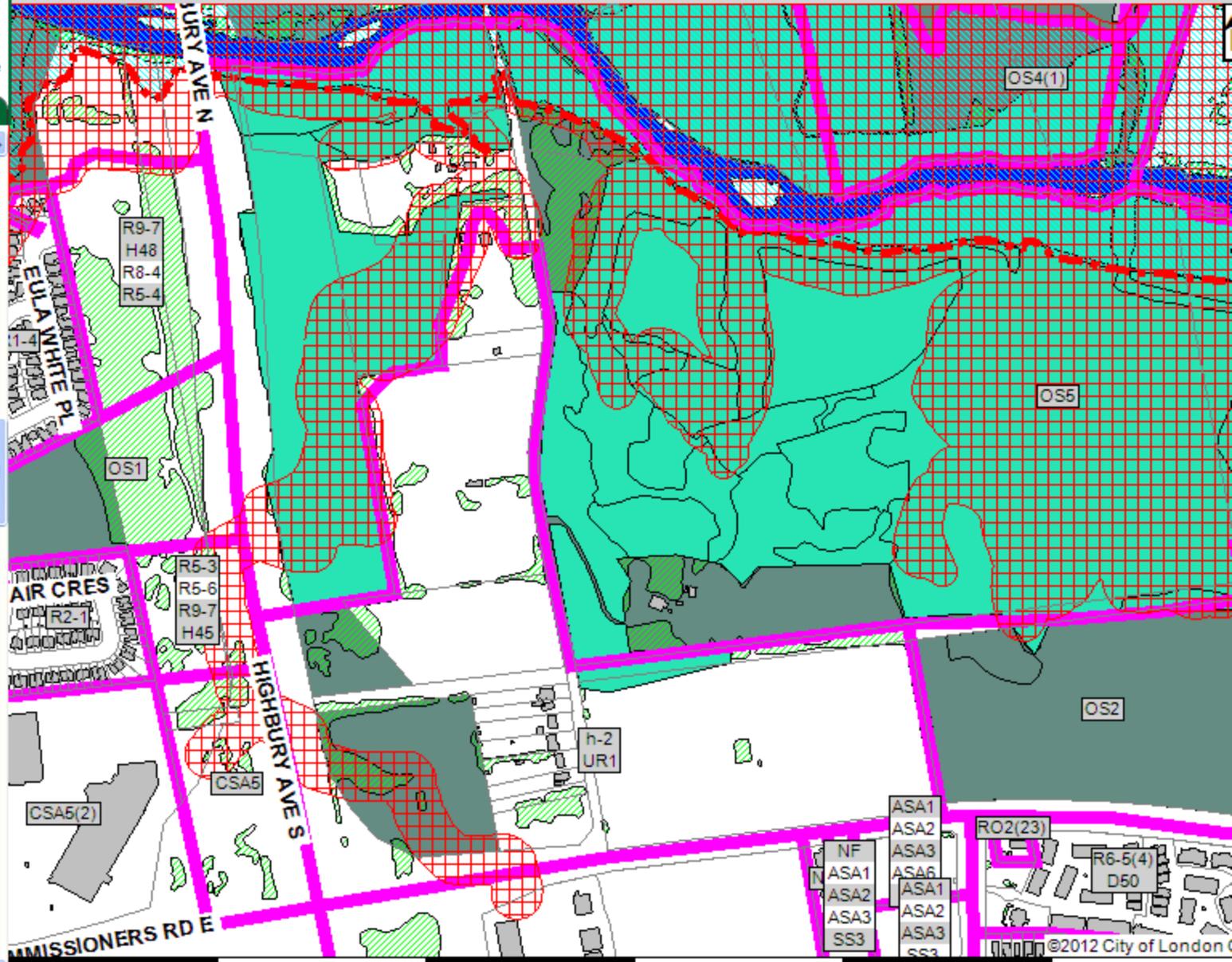
Re-center +/- Identify Tools Print Help

Choose width, then click map at new center point, or click

Redraw

1500 metres

- 100m
- 250m
- 500m
- 1Km
- 2Km
- 5Km
- 10Km
- 20Km
- City



Arch Potential



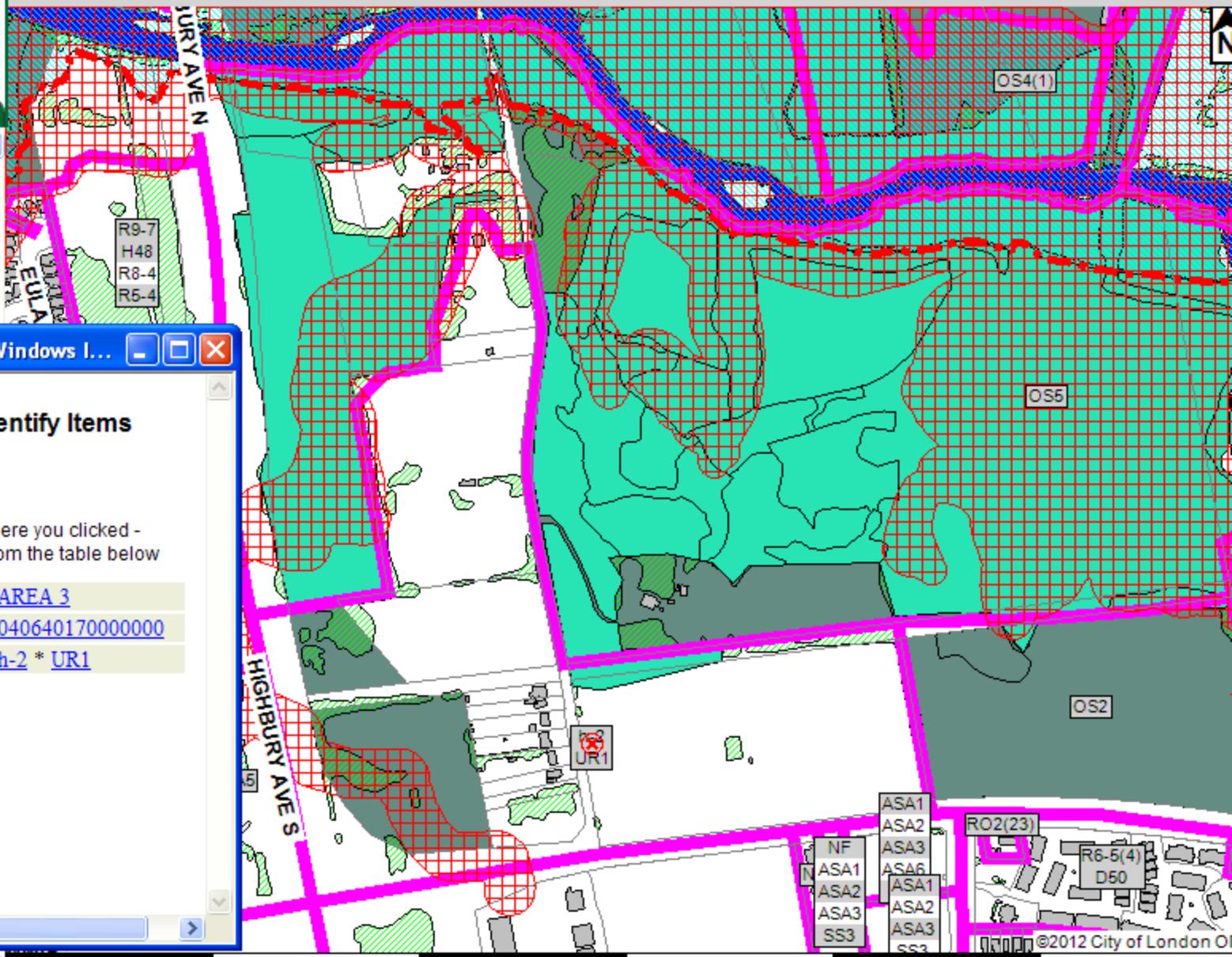
Click a feature on the map

- Click underlined text items on the Menu to find addresses and other locations
- Click the checkboxes to see all locations of a type

Menu

- Registered Interim
- D/A VL Condos
- Urban Growth Boundary

Topographical Elements



CityMap Identify List - Windows I...



CityMap: Identify Items

There are multiple items where you clicked - select an underlined item from the table below

Parking Standard Area 3	<u>AREA 3</u>
Parcel	<u>040640170000000</u>
Existing Zoning	<u>h-2 * UR1</u>

SECTION 5

RESIDENTIAL R1 ZONE

5.1 GENERAL PURPOSE OF THE R1 ZONE

The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments; Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments; Zone variations R1-10 and R1-11 deal with larger estate lot developments. The R1-12 Zone variation has the lowest lot area standards and is not intended to be applied to large lots; rather, it is intended to be applied to specific areas and reflect existing development on local streets. The approach allows for the substitution of a range of lot sizes. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City. The R1-14, R1-15 and R1-16 Zone variations is intended to apply to large lots with single detached dwellings. A parking regulation (Section 4.1.1) addresses permitted garage and driveway widths.
(Z.-1-051337)

The R1-14, R1-15 and R1-16 Zone variations are generally applied to existing residential lots on individual services in rural areas, typically lands designated Low Density Residential and Rural Settlement in the Official Plan. The R1-17 Zone variation is typically applied to large existing lots in these rural areas.
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)
(Z.-1-00759) (Z.-1-051318) (Z.-1-051390)

5.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use:

- a) A [single detached dwelling](#).

5.3 REGULATIONS

RESIDENTIAL R1 ZONE REGULATIONS FOR R1 ZONE VARIATIONS

Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Line 1	RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT														
2	ZONES	R1-1	R1-2	R1-3	R1-4	R1-5	R1-6	R1-7	R1-8	R1-9	R1-10	R1-11	R1-12	R1-13	R1-14	
3	PERMITTED USES	See Section 5.2														
4	LOT AREA (m ²) MINIMUM	250	300	300	360	415	450	550	600	690	925	1 390	200 See Section 5.3(5)*	270	2 000	
5	LOT FRONTAGE (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	18.0	22.0	24.0	9.0 See Section 5.3(5)*	9.0	30.0	
6	***FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING (Z.-1-041306)	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0
7		LOCAL STREET AND SECONDARY COLLECTOR GARAGE (Z.-1-041306)	6.0 (Z.-1-061499)													

Site Planning

- Most buildings and substantial additions require site plan approval
- Site plan shows:
 - Location of building
 - Parking
 - Amenity areas
 - Access points
 - Landscape plan
 - Fencing
 - Etc.



SUNNINGDALE ROAD

2 STOREY PARKING STRUCTURE

14 STOREY
148 UNITS

3 STOREY
RESIDENTIAL BUILDING

14 STOREY
148 UNITS

2 STOREY PARKING STRUCTURE

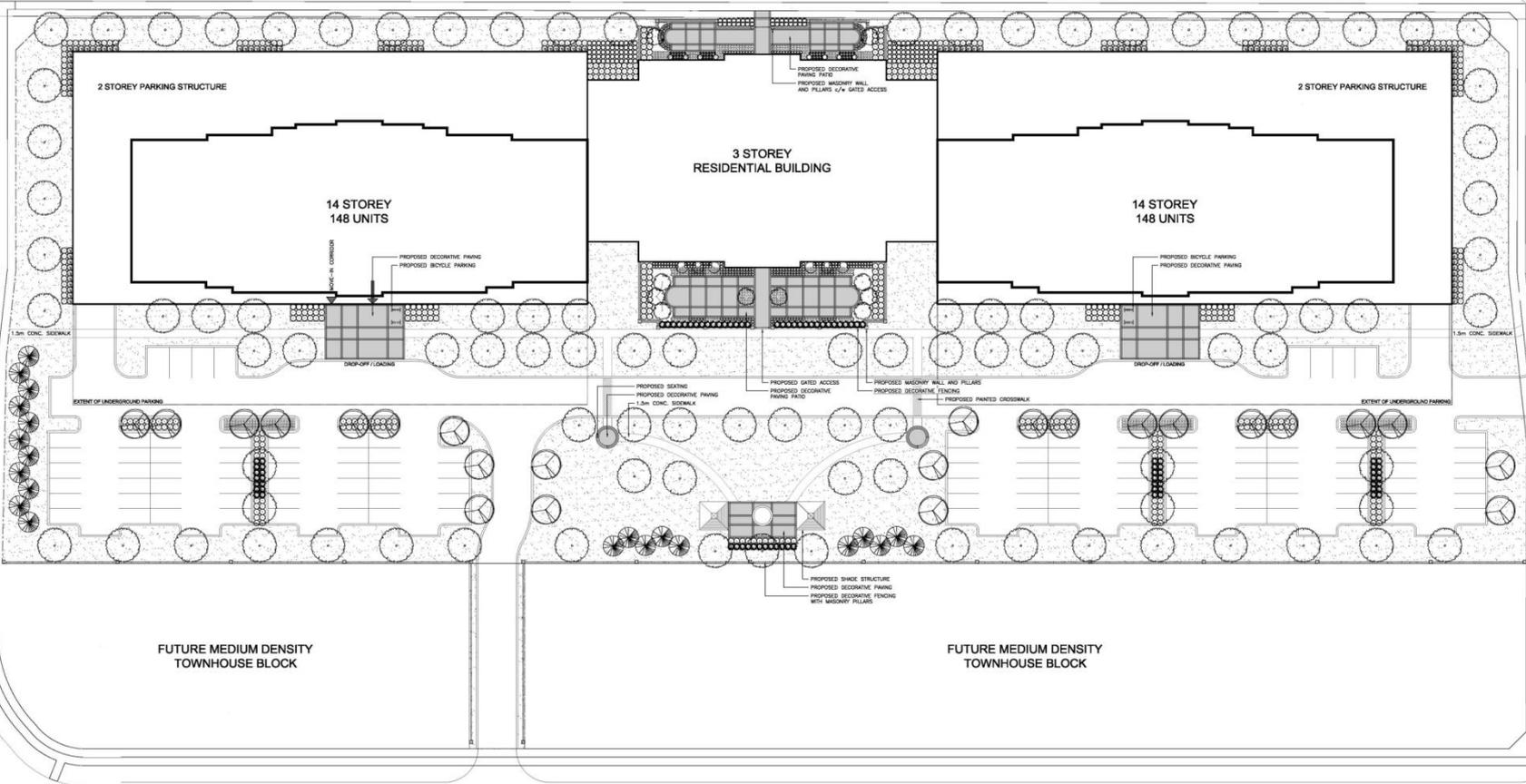
FUTURE MEDIUM DENSITY
TOWNHOUSE BLOCK

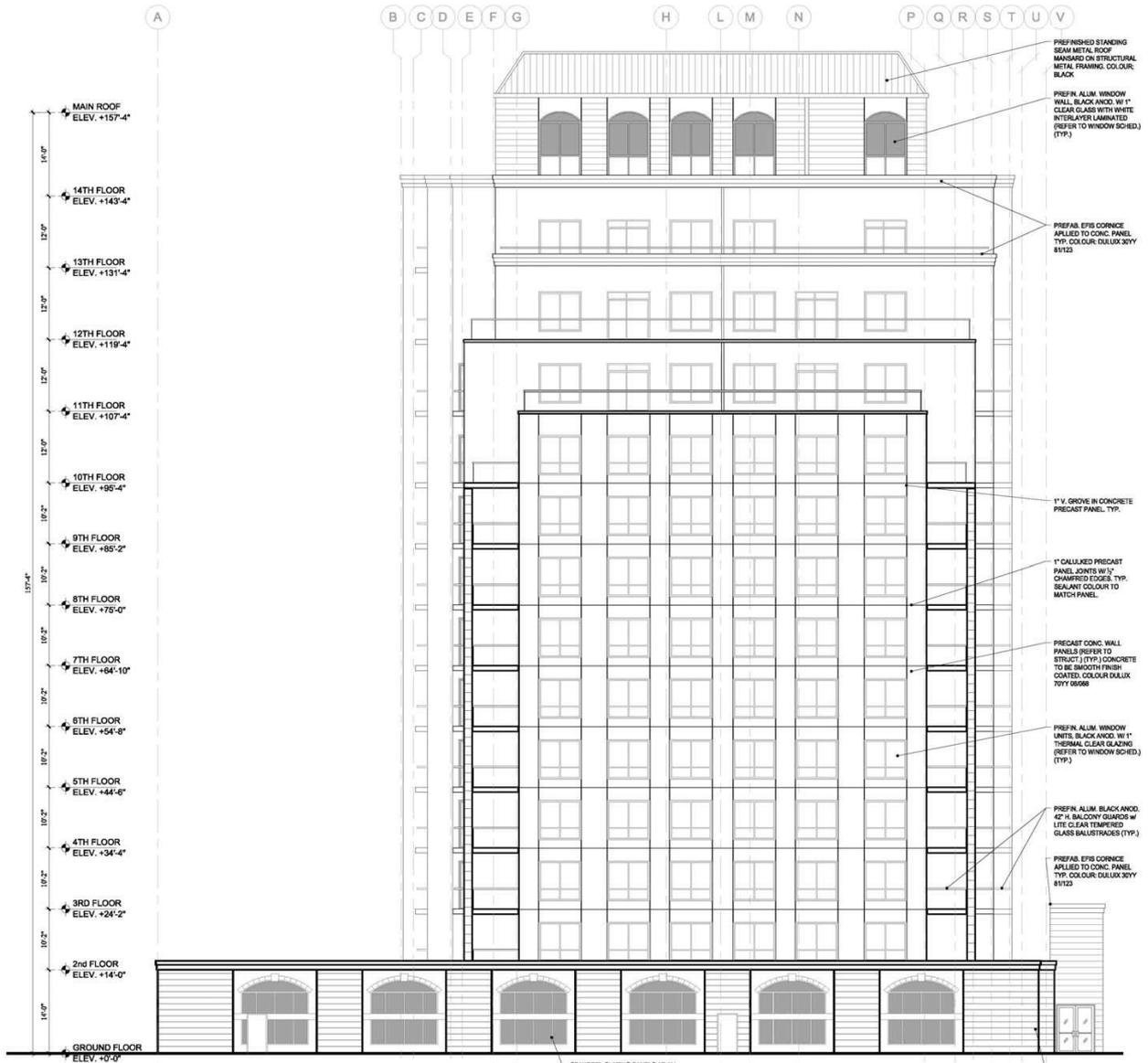
FUTURE MEDIUM DENSITY
TOWNHOUSE BLOCK

MEADOWLANDS WAY

STREET A

CALLINGHAM DRIVE





14'-0"
 MAIN ROOF
 ELEV. +197'-4"
 12'-0"
 14TH FLOOR
 ELEV. +143'-4"
 12'-0"
 13TH FLOOR
 ELEV. +131'-4"
 12'-0"
 12TH FLOOR
 ELEV. +119'-4"
 12'-0"
 11TH FLOOR
 ELEV. +107'-4"
 12'-0"
 10TH FLOOR
 ELEV. +95'-4"
 10'-2"
 9TH FLOOR
 ELEV. +85'-2"
 10'-2"
 8TH FLOOR
 ELEV. +75'-0"
 10'-2"
 7TH FLOOR
 ELEV. +64'-10"
 10'-2"
 6TH FLOOR
 ELEV. +54'-8"
 10'-2"
 5TH FLOOR
 ELEV. +44'-6"
 10'-2"
 4TH FLOOR
 ELEV. +34'-4"
 10'-2"
 3RD FLOOR
 ELEV. +24'-2"
 10'-2"
 2nd FLOOR
 ELEV. +14'-0"
 14'-0"
 GROUND FLOOR
 ELEV. +0'-0"

WEST ELEVATION
 SCALE: 3/32" = 1'-0"

PREFINISHED STANDING
 SEAM METAL ROOF
 MANSARD ON STRUCTURAL
 METAL FRAMING. COLOUR:
 BLACK
 PREFIN. ALUM. WINDOW
 WALL, BLACK ANOD. W/ 1"
 CLEAR GLASS WITH WHITE
 INTER-LAYER LAMINATED
 (REFER TO WINDOW SCHED.)
 (TYP.)
 PREFAB. EPIS CORNICE
 APPLIED TO CONC. PANEL
 TYP. COLOUR DULUX 3077
 81123
 1" V. GROVE IN CONCRETE
 PRECAST PANEL, TYP.
 1" GALVANIZED PRECAST
 PANEL JOINTS W/ 1"
 CHAMFERED EDGES, TYP.
 SEALANT COLOUR TO
 MATCH PANEL.
 PRECAST CONC. WALL
 PANELS REFER TO
 STRUCT. (TYP.) CONCRETE
 TO BE SMOOTH FINISH
 COATED COLOUR DULUX
 3077 6068.
 PREFIN. ALUM. WINDOW
 UNITS, BLACK ANOD. W/ 1"
 THERMAL CLEAR GLAZING
 (REFER TO WINDOW SCHED.)
 (TYP.)
 PREFIN. ALUM. BLACK ANOD.
 42" H BALCONY GUARDS W/
 LITE CLEAR TEMPERED
 GLASS BALUSTRADES (TYP.)
 PREFAB. EPIS CORNICE
 APPLIED TO CONC. PANEL
 TYP. COLOUR DULUX 3077
 81123
 ARRISGRAFT STONE -
 RENAISSANCE STONE -
 SANDBLASTED FINISH -
 COLOR IS NUTMEG

SPANDREL GLAZING PANELS AT ALL
 GARAGE LEVELS

A Word About Development



Planning Application Process Official Plan & Zoning Amendments

Decision required in **120 days** for ZBA
and **180 days** for OPA

Pre-application
consultation

Application

Public
Consultation

Planning
Committee
Public Meeting

Council

Ontario
Municipal Board

Notice of
Application
-Letters
-L.F. Press
-Signs
-Web

Consultation
With:
Advisory
Committees
Ministry Offices
City
Departments
Other Agencies

Notice of
Meeting
-Letters
-L.F. Press
-Signs
-Web

Notice of
Passing and
Appeal
Opportunity

120m



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



#LDNPLAN



London

Specific Tools

- Evaluation of planning applications
- Complete applications
- Area Plans
- Bonusing
- Secondary Plans
- Guideline Documents
 - Subwatershed Guidelines
 - City Design Guidelines
 - Civic Infrastructure Guidelines
 - Natural Heritage Guidelines
 - Parks and Recreation
 - Cultural Heritage
 - Area Plans



Next Steps

- **March 9, 2015** - Overview and Update to SPPC
- **March - April, 2015** - Continue consultation with the Province (ongoing)
- **May 2015** - Release of recommended draft of The London Plan
- **May/June 2015** - Statutory Public Participation Meeting, as required by the *Planning Act*
 - Referral of The London Plan for final revisions based on feedback received at the Public Participation Meeting
 - Address final rapid transit alignment
- **September, 2015** - Adoption of The London Plan