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File: Z-8194  
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 VETERANS MEMORIAL PARKWAY PUBLIC PARTICIPATION MEETING ON AUGUST 20, 2013

RECOMMENDATION
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the City of London for amendments to the City’s Zoning By-law for the Veterans Memorial Parkway the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 27, 2013 to amend Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1, in conformity with the Official Plan, to add, amend, delete 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.”

PURPOSE AND EFFECT OF RECOMMENDED ACTION
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The purpose of this report is to update and amend Section 4.21 (Road Allowance Requirements – Specific Roads) of Zoning By-law Z.-1 to implement the recommendations of the Veterans Memorial Parkway Environmental Study Report (ESR) and the associated Official Plan Amendments previously approved by Council. The implementation of the Veterans Memorial Parkway and the parallel street network adjacent to the corridor will require the establishment of new road rights-of-way widths to protect for anticipated improvements beyond the 20-year planning period to accommodate future traffic demand.

RATIONALE
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1.
- The amendments to Section 4.21 Zoning By-law Z.-1. will be consistent with Schedule “C” Transportation Corridors of the Official Plan, and will ensure that the requirements for road allowance and street classifications are current and up to date.

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- 2. The recommended zoning by-law amendment conforms to the policies of the Official Plan and serves to address transportation needs of the City of London.
- 3. The recommended zoning by-law amendment will implement the recommendations of the Veterans Memorial Parkway ESR to accommodate future transportation needs of the City of London.
- 4. The proposed Zoning By-law Amendments conform to the Official Plan.

<b>BACKGROUND</b>
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The Veterans Memorial Parkway (VMP) is a key corridor providing one of 5 accesses from the Provincial highway network (Highway 401 and Highway 402) to the City of London and providing the main access between Highway 401 and London International Airport. Veterans Memorial Parkway, formerly known as Airport Road, is located near the eastern boundary of the City of London and is aligned in a north-south direction between Highway 401 to the south and Huron Street to the north. Originally, in the early 1980's, the Ministry of Transportation (MTO) constructed this roadway from Highway 401 to Oxford Street, known as Highway 100. Currently, the VMP is a municipal 4-lane expressway with at-grade intersections.

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 proposed Zoning By-law Amendment contained in this report implements the previous Official Plan Amendment and EA.

<b>Date Application Accepted:</b> May 13, 2013	<b>Agent:</b> City of London
<b>REQUESTED ACTION:</b> Change the limit allowance of various streets within the Z-1 Zoning Bylaw to implement the recommendations of the accepted Veterans Memorial Parkway Transportation Environmental Study Report (ESR) and the approved Official Plan Amendments.	

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**Upper Thames River Conservation Authority (UTRCA)**

No objections.

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<b>PUBLIC LIAISON:</b>	On June 26, 2013, Notice of Application was sent to 470 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 June 27, 2013.	17 replies were received
<b>Nature of Liaison:</b> The requested amendments to Section 4.21 of the Z.-1 Zoning By-law are required to implement to implement the accepted Veterans Memorial Parkway Environmental Study Report (ESR) and approved Official Plan amendments. Section 4.21, Road Allowance Requirements – Specific Roads of By-law Z.-1 will be amended to add new “Secondary Collectors” for roads adjacent to the Veterans Memorial Parkway, to add new “Proposed Arterials” to extensions of Clarke Road and Kilally Road, to amend the street classification of Veterans Memorial Parkway from “Arterial” to “Freeway” from Highway 401 to Huron Street, and from “Arterial” to “Proposed Freeway” from Huron Street to Clarke Road, and to delete “Proposed Expressway” between the Veterans Memorial Parkway corridor and Clarke Sideroad and replacing it with “Proposed Arterial” between Clarke Road and Kilally Road.		
<b>Responses:</b> Individual landowners were interested in determining the impacts to their lands by proposed changes to Section 4.21, Road Allowance Requirements – Specific Roads of By-law Z.-1.		

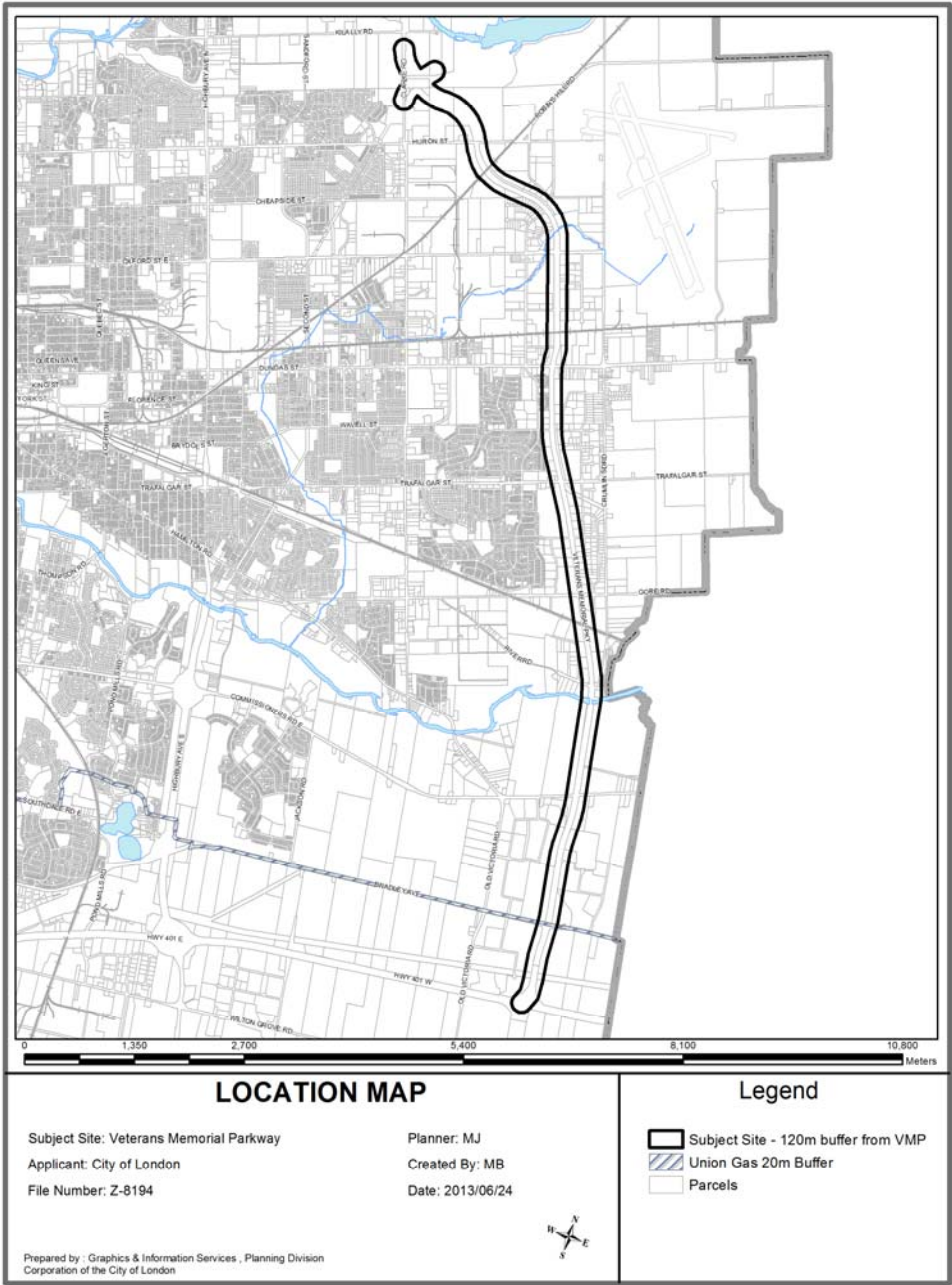
<b>ANALYSIS</b>
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**Study Area**

The study area is approximately 13.5 km in length, encompassing the full length of Veterans Memorial Parkway (VMP) from Highway 401 interchange to Huron Street, and also includes the area extending from the VMP/Huron Street intersection northerly to the intersection of Kilally Road and Clarke Road. The accompanying map shows the extent of the study area.

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File: Z-8194  
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**Basis for Recommendation**

The Official Plan contains City Council’s objectives and policies to guide short-term and long-term physical development of all lands within the municipal boundary. Schedule "C" - Transportation Corridors of the Official Plan identifies existing and future major streets and their classifications. It is important that existing and future major streets are protected in order ensure that the City's long term transportation needs can be met.

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.

Staff has identified streets which should be listed in Section 4.21 of the Z.-1 Zoning By-law based on new minimum right-of-way widths which have been approved in the Veterans Memorial Parkway ESR. Streets which have been reclassified, spelling errors, name changes, limit of allowance and change of From - To street locations have also been addressed. The following is a list of proposed amendments to Section 4.21 of the Zoning By-law. An accompanying map has been provided to identify the locations of the proposed amendments.

File: Z-8194  
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Proposed Amendments to Section 4.21 of the Z.-1 Zoning By-law

Additions = **shade**  
Deletions = strike through

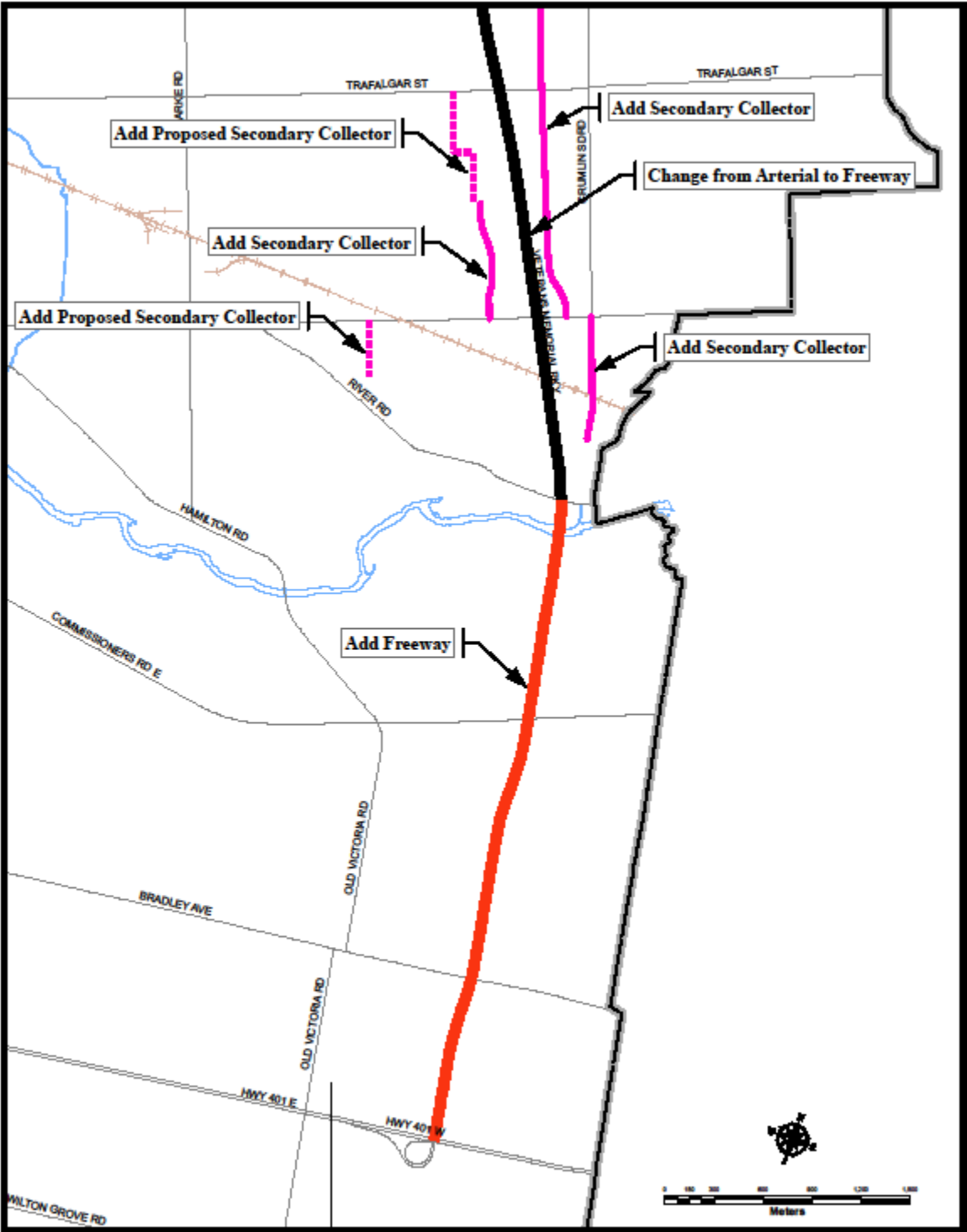
Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
<b>Aberdeen Drive</b>	north of Gore Road	<b>Tartan Drive</b>	<b>Secondary Collector</b>	<b>10.75 m (35.3 ft)</b>
Clarke Road	Hamilton Road	North City limits	Arterial	18 m (59.1 ft)
	<b>Veterans Memorial Parkway</b>	200 m east of <b>Veterans Memorial Parkway</b>	<b>Proposed Arterial</b>	<b>18 m (59.1 ft)</b>
	<b>Clarke Road</b>	<b>Veterans Memorial Parkway</b>	<b>Proposed Arterial</b>	<b>18 m (59.1 ft)</b>
<b>Crumlin Road</b>	200 m south of the CNR line	<b>Gore Road</b>	<b>Secondary Collector</b>	<b>10.75 m (35.3 ft)</b>
Crumlin Road	Gore Road	Oxford Street E.	Arterial	18 m (59.1 ft)
<del>Crumlin Side Road</del>	Oxford Street East	Robin's Hill Road	Secondary Collector	10.75 m (35.3 ft)
<b>Cuddy Boulevard</b>	<b>Page Street</b>	<b>Oxford Street</b>	<b>Secondary Collector</b>	<b>10.75 m (35.3 ft)</b>
Kilally Rd.	Thames River	Edgevalley Road	Secondary Collector	10.75 m (35.3 ft)
	Edgevalley Road	Highbury Ave.	Primary Collector	18 m (59.1 ft)
	Highbury Ave. N	Clarke Rd.	Arterial	18 m (59.1 ft)
	<b>Clarke Road</b>	200 metres east of <b>Clarke Road</b>	<b>Proposed Arterial</b>	<b>18 m (59.1 ft)</b>
<b>Sovereign Road</b>	north of the CNR line	existing limit of <b>Sovereign Road</b>	<b>Secondary Collector</b>	<b>10.75 m (35.3 ft)</b>

File: Z-8194  
 Planner: M. Johnson

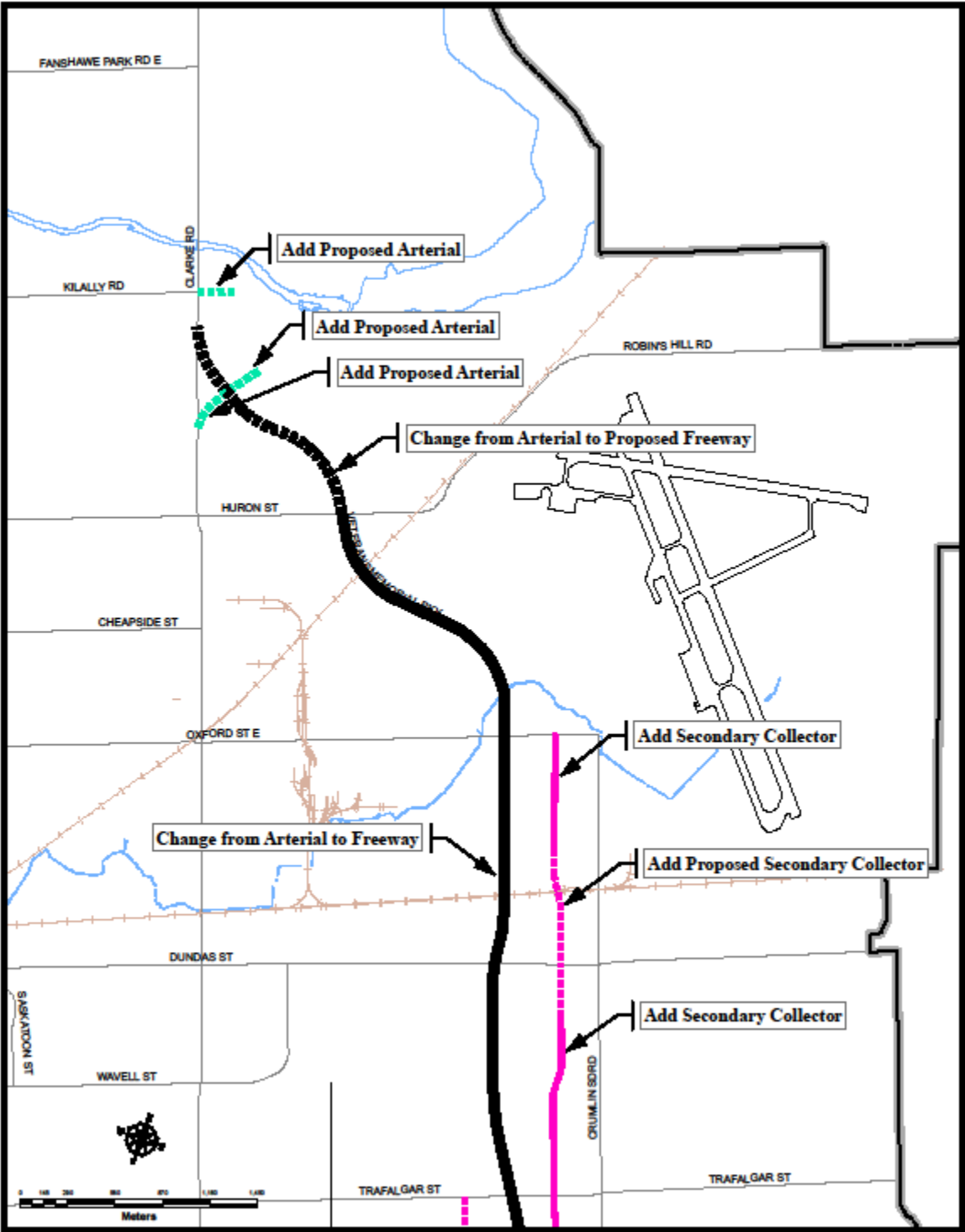
Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Veterans Memorial Parkway	<del>Thames River South Branch</del>	<del>Oxford Street E.</del>	<del>Arterial</del>	<del>As existing</del>
	<del>Oxford Street E.</del>	<del>Clarke Side Road</del>	<del>Arterial</del>	30.5 m (100.1 ft)
	Highway 401	River Road	Freeway	37.5 m (123 ft)
	River Road	Huron Street	Freeway	30 m (98.4 ft)
	Huron Street	Clarke Road	Proposed Freeway	30 m (98.4 ft)
Street A (west of Crumlin Road and east of VMP)	north of Sovereign Road	south of Dundas Street	Proposed Secondary Collector	10.75 m (35.3 ft)
Street B (west of Crumlin Road and east of VMP)	north of Dundas Street	south of Cuddy Court	Proposed Secondary Collector	10.75 m (35.3 ft)
Street C (west of VMP)	north of Tartan Drive	south of Trafalgar Street	Proposed Secondary Collector	10.75 m (35.3 ft)
Street D (west of VMP)	north of Scalan Street	south of Gore Road	Proposed Secondary Collector	10.75 m (35.3 ft)

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File: Z-8194  
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PROJECT LOCATION: c:\planning\projects\p\_official\plan\work\consolid00\amendments\WMP\mxd\ZoneChangesToVmp\MAP2.mxd



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**File: Z-8194**  
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<b>CONCLUSION</b>
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The recommended changes to Section 4.21 “Road Allowance Requirements – Specific Roads” of Zoning By-law Z.-1 are appropriate and in conformity with the Official Plan. The change corrects errors, omissions and future requirements of limit of allowance in the Z.-1 Zoning By-law, and will ensure that the street classification and road allowance requirements for specific roads are current and up to date. These changes will also implement the recommendations identified in the Veterans Memorial Parkway ESR to accommodate the City’s future transportation needs, including the Veterans Memorial Parkway corridor and the nearby street network.

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

July 19, 2013  
MJ/

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Bruce Johnson	Terry McSpadden 2257 Trafalgar Street London, ON N5V 4Z7
Joe Haasen Blue -Con Construction 1995 Crumlin Side Rd London, ON N5V 3B8	Ric Knutson Knutson Development Consultants Inc. 395 Boler Road London, ON, N6K 2K6
Bob Isaac	
Ray Gibbons	
Architectural Design Co Inc. 56 Pennsylvania Ave, Unit #1 Concord, ON L4K 3V9	
Dianne Vinet	
Joe Demelo	
Scott McLaren	
Nancy Moser	
Serg Meraka Makdonelly Properties 18 Macdonell St, Guelph, ON N1H 2Z3	
Frank Berry	
Murray Dietz	
Fred Boehm	
Jack Kennedy	
Abuma Manufacturing Ltd. 531 Admiral Drive London, Ontario Canada N5V 4L6	

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**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2013

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 word “Side” from Crumlin Side Road from Oxford Street East to Robin’s Hill such that the by-law will read:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Crumlin Road	Oxford Street East	Robin's Hill Road	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 deleting the following streets:

Street	From	To	Street Classification	Limit of Allowance (Measured from Centreline)
Veterans Memorial Parkway	Thames River South Branch	Oxford Street E.	Arterial	As existing
Veterans Memorial Parkway	Oxford Street E.	Clarke Side Road	Arterial	30.5 m (100.1 ft)

- 3) 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)
Aberdeen Drive	north of Gore Road	Tartan Drive	Secondary Collector	10.75 m (35.3 ft)
Clarke Road	Veterans Memorial Parkway	200 m east of Veterans Memorial Parkway	Proposed Arterial	18 m (59.1 ft)
Clarke Road	Clarke Road	Veterans Memorial Parkway	Proposed Arterial	18 m (59.1 ft)
Crumlin Road	200 m south of the CNR line	Gore Road	Secondary Collector	10.75 m (35.3 ft)

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**File: Z-8194**  
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Cuddy Boulevard	Page Street	Oxford Street	Secondary Collector	10.75 m (35.3 ft)
Kilally Rd.	Clarke Road	200 m east of Clarke Road	Proposed Arterial	18 m (59.1 ft)
Sovereign Road	north of the CNR line	existing limit of Sovereign Road	Secondary Collector	10.75 m (35.3 ft)
Veterans Memorial Parkway	Highway 401	River Road	Freeway	37.5 m (123 ft)
Veterans Memorial Parkway	River Road	Huron Street	Freeway	30 m (98.4 ft)
Veterans Memorial Parkway	Huron Street	Clarke Road	Proposed Freeway	30 m (98.4 ft)
Street A (west of Crumlin Road and east of Veterans Memorial Parkway)	north of Sovereign Road	south of Dundas Street	Proposed 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)
Street C (west of Veterans Memorial Parkway)	north of Tartan Drive	south of Trafalgar Street	Proposed Secondary Collector	10.75 m (35.3 ft)
Street D (west of Veterans Memorial Parkway)	north of Scalan Street	south of Gore Road	Proposed 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 August 27, 2013.

Agenda Item #	Page #

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Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - August 27, 2013  
Second Reading – August 27, 2013  
Third Reading - August 27, 2013