Agenda
Integrated Transportation Community Advisory Committee

5th Meeting of the Integrated Transportation Community Advisory Committee

April 17, 2024, 3:00 PM

Committee Room #5

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

2.1 3:00 PM D. Hall, Program Manager, Active Transportation - Stoney Creek Pathway Connection to the Thames Valley Parkway (TVP) 2

3. Consent

3.1 4th Report of the Integrated Transportation Community Advisory Committee 13

3.2 Municipal Council Resolution - 3rd Report of the Integrated Transportation Community Advisory Committee 15

3.3 Municipal Council Resolution - 2024 Renew London Infrastructure Construction Program and 2023 Review 16

3.4 Municipal Council Resolution - Mobility Master Plan 17

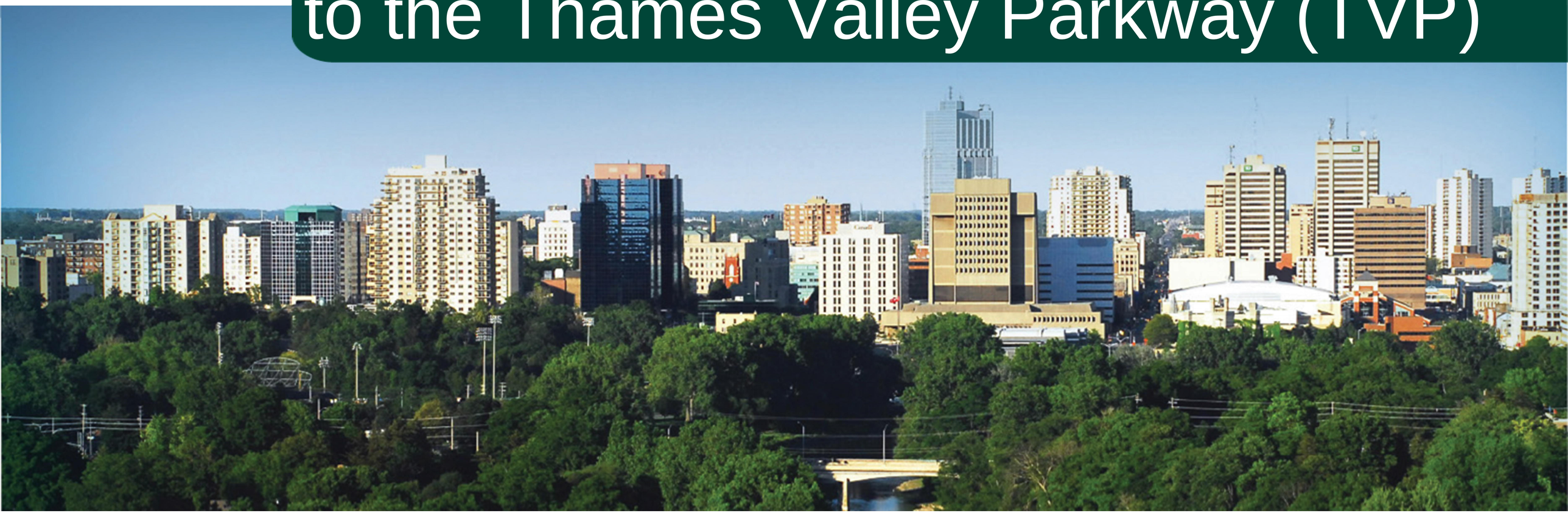
3.5 Notice of Planning Application and Notice of Public Meeting - Official Plan and Zoning By-law Amendments - 1105 Wellington Road 19

4. Sub-Committees and Working Groups

5. Items for Discussion

6. Adjournment

Stoney Creek Pathway Connection to the Thames Valley Parkway (TVP)



Integrated Transportation Community Advisory Committee
April 17, 2024

Project Background -TVP North Branch

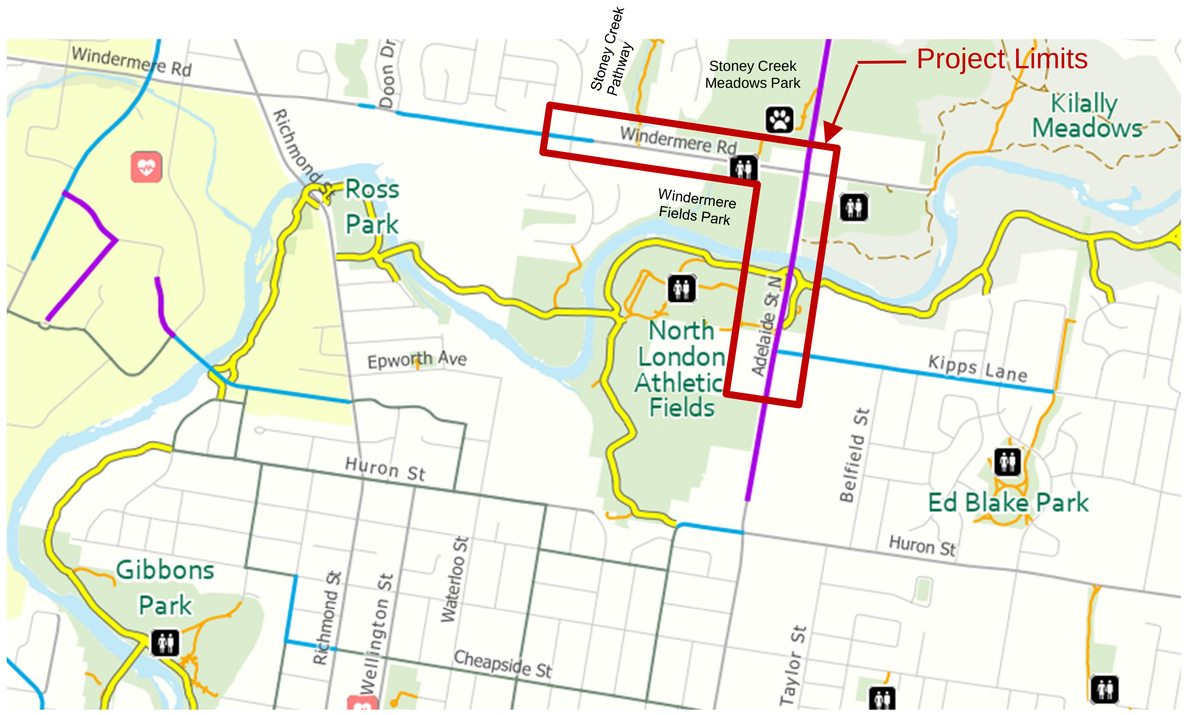
The TVP North Branch project filled a gap in the pathway system between Ross Park and North London Athletic Fields. Construction was completed in 2020.

The Environmental Assessment (EA) completed for that project identified several future neighbourhood connections. The City is now moving ahead with one of these connections, referred to in the EA as the “Glenora/Stoney Creek Neighbourhood Connection”.

This project will connect the Stoney Creek Pathway to the TVP North Branch with a continuous multi-use pathway.

The section of the Glenora/Stoney Creek Neighbourhood Connection east of Adelaide will be completed at a later date.

Additional Connectivity



- Protected Bike Lane
- Thames Valley Parkway
- Multi-Use Pathway
- Bike Lane
- Signed Route or Sharrows

Base Map:
City of London
Walk and Bike Map (2022)

In addition to connecting the Stoney Creek Pathway to the TVP North Branch, the new multi-use pathway will connect to other parks and existing cycling infrastructure, including:

- Windermere Fields Park
- Stoney Creek Meadows Park
- North London Athletic Fields
- Windermere Road Bike Lanes
- Adelaide Street Protected Bike Lanes
- Kipps Lane Bike Lanes

Timeline

Project Timeline

Phase 1: Preliminary Design
Completed August 2023

Phase 2: Detailed Design
October 2023 to May 2024

Phase 3: Construction
Summer / Fall 2024

Funding

- 60% funded by the Federal Government's Active Transportation Fund
- 40% funded by the City of London

The City acknowledges and appreciates this opportunity to work with the federal government to improve walking and cycling comfort and connectivity.

Archaeology and Natural Heritage

Archaeology

As recommended in the EA, a Stage 2 Archaeological Assessment was conducted within the project limits. Field surveys were completed in November 2023.

The Stage 2 assessments did not result in the documentation of any archaeological resources. The project area can be considered free of archaeological concern and no further archaeological assessment is recommended at this time.

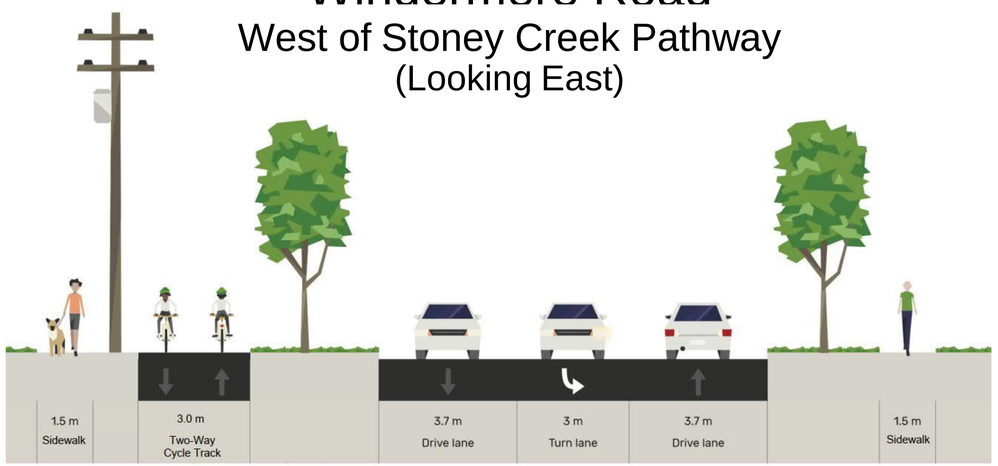
Natural Heritage and Tree Impacts

The woodlands north of Windermere Road are a designated Natural Heritage Area. Accordingly, any construction next to the woodland will be limited to within the existing paved portions of the roadway, with no encroachment into the woodlands. Some trimming of tree limbs may be necessary.

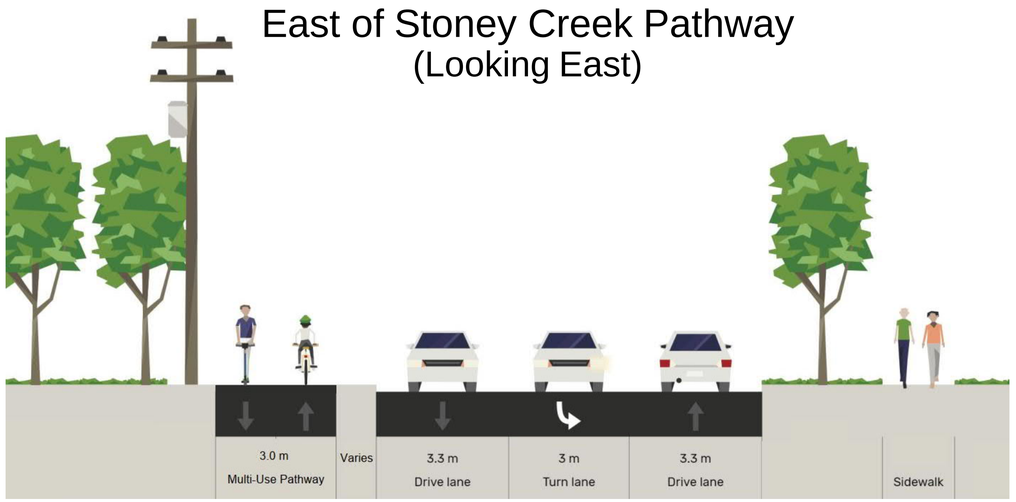
Removal of smaller sized trees are planned outside the natural heritage area, including street trees along Windermere Road, and some trees in North London Athletic Fields where the pathway connection is made to the TVP. Where practical these trees will be replaced with new trees in nearby locations.

Typical Cross Sections

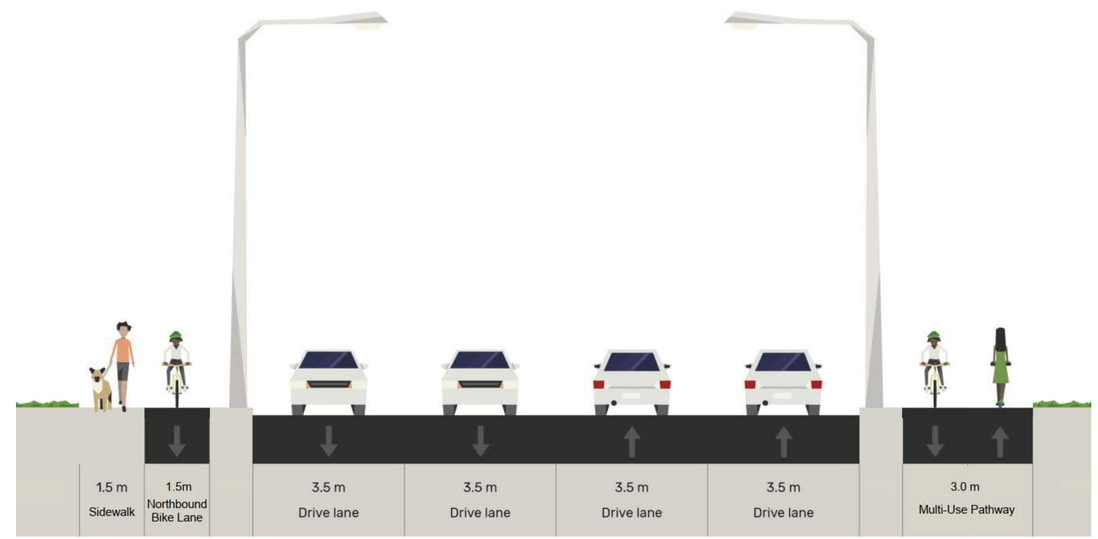
Windermere Road
West of Stoney Creek Pathway
(Looking East)



Windermere Road
East of Stoney Creek Pathway
(Looking East)



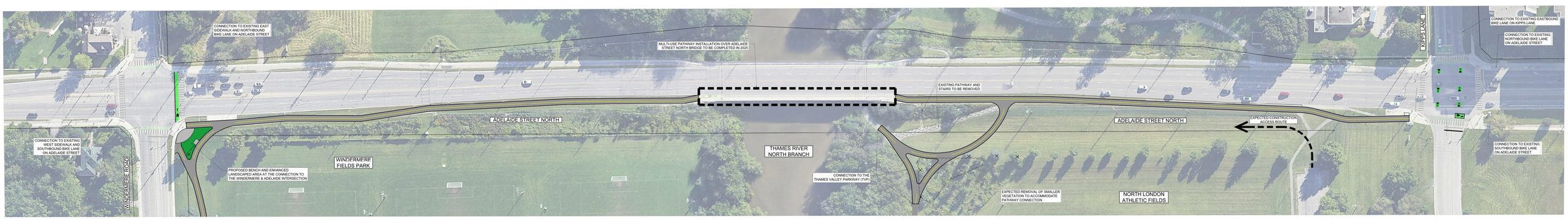
Adelaide Street
South of Windermere Road
(Looking South)



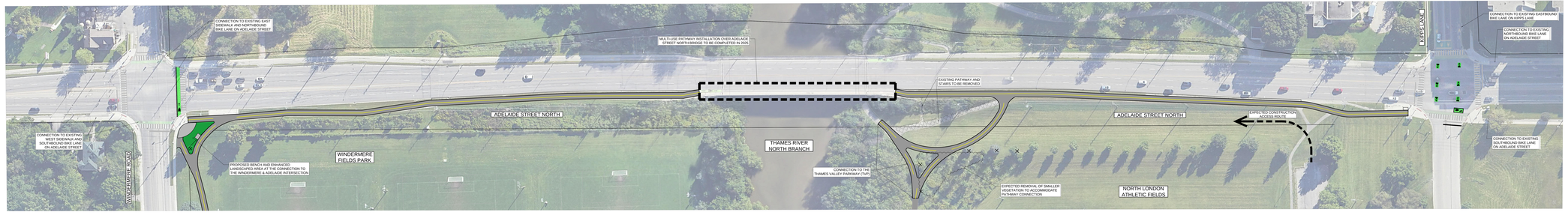
Windermere Road

Preliminary roll plan provided as a separate file

Adelaide Street



Preliminary roll plan provided as a separate file



LEGEND

- CROSS-RIDE PAVEMENT MARKING
- SHARROW PAVEMENT MARKING
- LEFT TURN QUEUE BOX
- PROPOSED MULTI-USE PATHWAY (TYPICALLY 3.5m WIDE)
- TREE REMOVAL (EXPECTED TREE REMOVAL TREES TO BE FINALIZED)

LEGEND

- CROSS-RIDE PAVEMENT MARKING
- SHARROW PAVEMENT MARKING
- LEFT TURN QUEUE BOX
- PROPOSED MULTI-USE PATHWAY (TYPICALLY 3.5m WIDE)
- EXPECTED TREE REMOVAL (EXPECTED TREE REMOVAL TREES TO BE FINALIZED)

CONNECTION TO EXISTING WESTBOUND BIKE LANE
ROCKCLIFFE ROAD
TWO WAY CYCLE TRACK
EXISTING SIDEWALK TO REMAIN
WINDERMERE ROAD
CONNECTION TO EXISTING STONEY CREEK VALLEY MULTI-USE PATHWAY
NEW BUS STOP LOCATION
EXISTING PEDESTRIAN CROSSOVER (PXO) TO REMAIN
PROPOSED HYDRO POLE RELOCATIONS TO ACCOMMODATE PATHWAY
MULTI-USE PATHWAY
EXISTING BUS STOP TO BE MOVED WEST OF THE EXISTING PXO
PROPOSED CHAIN LINK FENCE ALONG THE TOP OF THE SLOPE
MULTI-USE PATHWAY NARROWS TO 2.4m WIDE IN THE CONSTRAINED AREAS NEXT TO THE SLOPE
BRIDGE OVER STONEY CREEK TO MAINTAIN THE EXISTING 2.0m WIDE CONCRETE SIDEWALK
EXISTING BUS STOP TO BE REMOVED
WINDERMERE ROAD
CONNECTION TO EXISTING PATHWAY TO STONEY CREEK MEADOWS PARK
PROPOSED PEDESTRIAN CROSSOVER (PXO) TO WINDERMERE FIELDS PARK
ADELAIDE STREET NORTH
TETRA-LINK ROAD
CONNECTION FROM EXISTING EASTBOUND BIKE LANE
WINDERMERE ROAD TO BE SHIFTED 0.6m TO THE NORTH TO ACCOMMODATE THE PROPOSED MULTI-USE PATHWAY ON THE NORTH SIDE. LANE MARKINGS TO BE RE-PAINTED TO SUIT
PROPOSED SIDEWALK FOR EXISTING BUS STOP
STONEY CREEK
NEW BUS STOP LOCATION
BENCH
EXPECTED CONSTRUCTION ACCESS ROUTE
WINDERMERE FIELDS PARK
PROPOSED BENCH AND ENHANCED LANDSCAPED AREA AT THE CONNECTION TO THE WINDERMERE & ADELAIDE INTERSECTION
LEGEND
CROSS-RIDE PAVEMENT MARKING
SHARROW PAVEMENT MARKING
LEFT TURN QUEUE BOX
PROPOSED MULTI-USE PATHWAY TYPICALLY 3.0m WIDE
PROPOSED TWO-WAY CYCLE TRACK TYPICALLY 3.0m WIDE
TREE REMOVAL (INCLUDING REPLACEMENT TREES TO BE PAINLESS)
DILLON CONSULTING
London HYDRO

Integrated Transportation Community Advisory Committee Report

4th Meeting of the Integrated Transportation Community Advisory Committee
March 20, 2024

Attendance

T. Khan (Chair), R. Buchal, E. Eady, D. Foster, A. Husain, T. Kerr, S. Leitch, V. Lubrano, D. Luthra, A. Pfeffer, E. Poirier, A. Santiago, J. Vareka and J. Bunn (Acting Committee Clerk)

ABSENT: A. Issa

ALSO PRESENT: Councillor J. Pribil; J. Dann, U. de Candido, E. Fabri, E. Hunt, A. Miller and J. Stanford

The meeting was called to order at 3:00 PM; it being noted that R. Buchal, E. Eady, D. Foster, A. Husain, S. Leitch, A. Pfeffer, E. Poirier, A. Santiago and J. Vareka were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Bike and Walk Map Update and Committee Review

That it BE NOTED that the presentation, dated March 20, 2024, from A. Miller, Senior Transportation Demand Management Coordinator, with respect to the 2024 Bike and Walk Map, was received.

3. Consent

3.1 3rd Report of the Integrated Transportation Community Advisory Committee

That it BE NOTED that the 3rd Report of the Integrated Transportation Community Advisory Committee, from the meeting held on February 21, 2024, was received.

4. Sub-Committees and Working Groups

4.1 (ADDED) Road Safety Sub-Committee

That permission BE GRANTED by Municipal Council for the members of the Integrated Transportation Community Advisory Committee to tour the Transportation Management Centre.

5. Items for Discussion

None.

6. Deferred Matters/Additional Business

6.1 (ADDED) 2024 Renew London Infrastructure Construction Program and 2023 Review

That it BE NOTED that the staff report, dated March 19, 2024, with respect to the 2024 Renew London Infrastructure Construction Program and 2023 Review, was received.

7. Adjournment

The meeting adjourned at 3:38 PM.

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

April 3, 2024

Chair and Members
Governance Working Group

I hereby certify that the Municipal Council, at its meeting held on April 2, 2024, resolved:

That the following actions be taken with respect to the 3rd Report of the Integrated Transportation Community Advisory Committee (ITCAC), from the meeting held on February 21, 2024:

a) the above-noted 3rd Report of the ITCAC BE RECEIVED; and,

b) the four recommendations contained within the ITCAC Last Term (2022-2023) Report, as appended to the above noted 3rd Report of the ITCAC, BE FORWARDED to the Governance Working Group for review and consideration;

it being noted that a verbal delegation from T. Khan, Chair, ITCAC, with respect to this matter, was received. (3.1/5/CWC)

M. Schulthess
City Clerk
/sk

cc: Chair and Members, Integrated Transportation Community Advisory Committee

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London, ON
N6A 4L9

April 3, 2024

K. Scherr
Deputy City Manager, Environment and Infrastructure

I hereby certify that the Municipal Council, at its meeting held on April 2, 2024, 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 19, 2024, related to the 2024 Renew London Infrastructure Construction Program and 2023 Review:

a) the above-noted staff report BE RECEIVED; and,

b) the Civic Administration BE DIRECTED to provide options for ongoing traffic diversion for Dundas Place between Wellington St. and Ridout St., and to report back to Civic Works with an operational plan in Q4 2024. (2024-T04) (2.4/5/CWC)

M. Schulthess
City Clerk
/sk

cc: J. Dann, Director, Construction and Infrastructure Services
U. DeCandido, Division Manager, Construction Administration
Chair and Members, Accessibility Community Advisory Committee
Chair and Members, Integrated Transportation Community Advisory Committee
K. Paleczny, General Manager, London Transit Commission
List of external cc's on file in the City Clerk's Office

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London, ON
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April 3, 2024

K. Scherr
Deputy City Manager, Environment and Infrastructure

I hereby certify that the Municipal Council, at its meeting held on April 2, 2024 resolved:

That the following actions be taken with respect to the Mobility Master Plan;

a) the 2050 mode share target for the development of the Mobility Master Plan BE SET at the levels described in Option 2 (representing 32.5% Mode Share split) or greater for Transit and for Walking and Cycling; and

b) the mode share targets for the Mobility Master Plan BE REVIEWED at least every four years and adjusted appropriately;

it being noted that the Strategic Priorities and Policy Committee heard delegations from the following individuals with respect to this matter:

- M. Wallace, Executive Director, London Development Institute;
- R. Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee; and
- M. A. Hodge, Climate Action London;

it being further noted that the Strategic Priorities and Policy Committee received communications from the following individuals:

- a communication from A. McClenaghan, Co-Owner, London Bicycle Café;
- a communication from J. Riedstra;
- a communication from Councillor S. Franke;
- a communication from M. Metson;
- a communication from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee;
- a communication from E. Febrey;
- a communication from L. Blumer;

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hwoolsey@london.ca
www.london.ca

- a communication from R. Buchal, Chair, Mobility Master Plan Subcommittee, Integrated Transportation Community Advisory Committee;
- a communication from C. Evans;
- a communication from B. Morrison and M. A. Hodge on behalf of Climate Action London;
- a communication from E. Poirier, Vice President External Affairs, University Students' Council; and
- a communication from C. Taylor. (4.4/7/SPPC) (2024-T10)

M. Schulthess
City Clerk
/hw

cc: D. MacRae, Director, Transportation and Mobility
G. Dales, Division Manager, Transportation Planning & Design
A. Sercombe, Senior Communications Specialist
S. Grady, Traffic and Transportation Engineer

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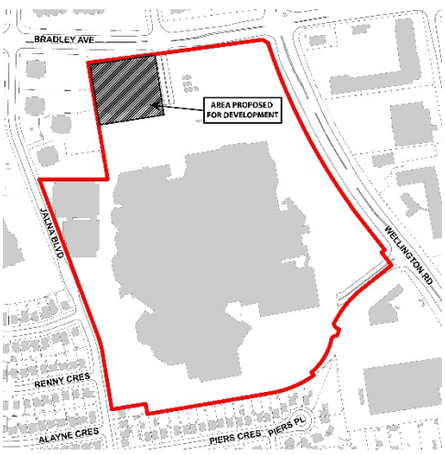
NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

London CANADA

Official Plan and Zoning By-law Amendments

1105 Wellington Road



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File: OZ-9725
Applicant: White Oaks Shopping Centre Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- Two high-rise towers with heights of 30 and 32 storeys and a total of 568 residential units, in addition to the existing shopping mall.
- Special provisions for increased building height, increased density, reduced front yard depth, reduced interior side yard depth, reduced rear yard depth, and increased lot coverage.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, July 16, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: https://london.ca/government/council-civic-administration/council-committee-meetings

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.

Please provide any comments by **May 1, 2024**

For more information contact:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9725

london.ca/planapps

To speak to your Ward Councillor:

Councillor Elizabeth Peloza
epeloza@london.ca
519-661-CITY (2489) ext. 4012

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.

Date of Notice: April 10, 2024

Application Details

Requested Amendment to The London Plan (New Official Plan)

To add a Specific Policy to the Transit Village Place Type to permit a maximum height of 32 storeys and to add the lands to Map 7 – Specific Policy Areas.

Requested Zoning By-law Amendment

To change the zoning from a Regional Shopping Area (RSA4) Zone to a Regional Shopping Area/Residential R10 Special Provision (RSA4/R10-5(_)*H115*D750) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at london.ca.

Current Zoning
Zone: Regional Shopping Area (RSA4) Zone
Permitted Uses: Assembly halls; automotive uses, restricted; catalogue stores; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishments; day care centres; duplicating shops; financial institutions; institutions; liquor, beer and wine stores; medical/dental offices; offices; patient testing laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; taxi establishments; video rental establishments; place of entertainment; brewing on premises establishments.
Special Provisions: None.
Residential Density: N/A.
Height: 24.0 metres.

Requested Zoning
Zone: Regional Shopping Area/Residential R10 Special Provision (RSA4/R10-5(_)*H115*D750) Zone
Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; and all of the uses permitted in the RSA4 Zone.
Special Provision(s): A reduced minimum front yard depth of 1.5 metres (whereas a minimum of 18.8 metres is required); a reduced minimum interior side yard depth of 1.5 metres (whereas a minimum of 44.4 metres is required); a reduced minimum rear yard depth of 7.5 metres (whereas a minimum of 44.4 metres is required); and an increased maximum lot coverage of 80% (whereas 50% is the maximum).
Residential Density: 750 units per hectare (whereas 350 units per hectare is the maximum).
Height: 115 metres.

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

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of uses, including residential apartment buildings, up to a standard maximum height of 15 storeys or an upper maximum height of 22 storeys.

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 This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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

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

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/.

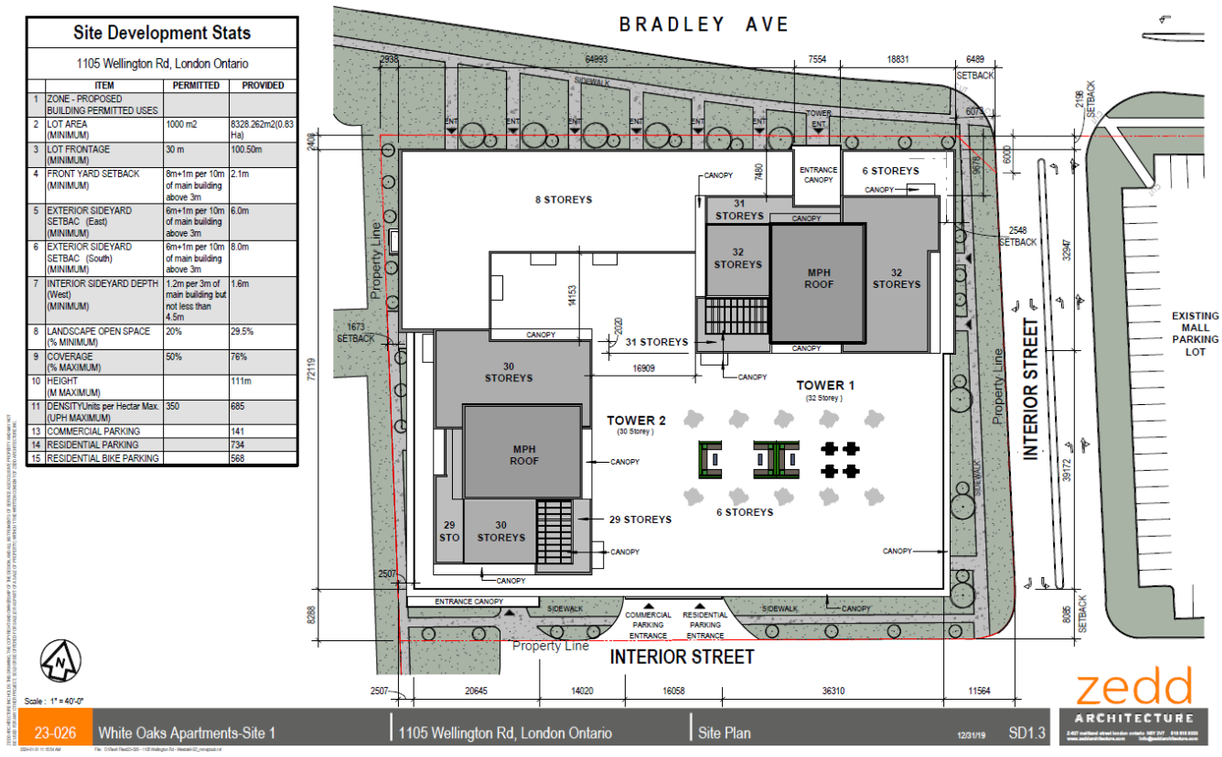
Notice of Collection of Personal Information

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

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 July 9, 2024 to request any of these services.

Site Concept



Site Concept Plan

Building Renderings

Conceptual Renderings

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