

# Agenda Including Addeds

## Ecological Community Advisory Committee

4th Meeting of the Ecological Community Advisory Committee

March 21, 2024, 4:30 PM

Committee Room #3

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](mailto:advisorycommittee@london.ca).

	Pages
<b>1. Call to Order</b>	
1.1 Disclosures of Pecuniary Interest	
<b>2. Scheduled Items</b>	
2.1 4:30 PM Paul Yanchuk, Erik Guil, Katherine Jim, David Hielt and Kate Barclay re Oxford Street West Environmental Assessment	2
<b>3. Consent</b>	
3.1 3rd Report of the Ecological Community Advisory Committee	25
<b>4. Sub-Committees and Working Groups</b>	
4.1 32 Chesterfield	27
4.2 Environmental Management Guidelines Review update	
<b>5. Items for Discussion</b>	
5.1 Notice of Planning Application – 735 Southdale Road West	31
5.2 <i>(ADDED) Amendments to the Environmental Policies of The London Plan</i>	37
<b>6. Adjournment</b>	

# Oxford Street West Municipal Class Environmental Assessment



**Ecological Community Advisory Committee**

Thursday, March 21, 2024

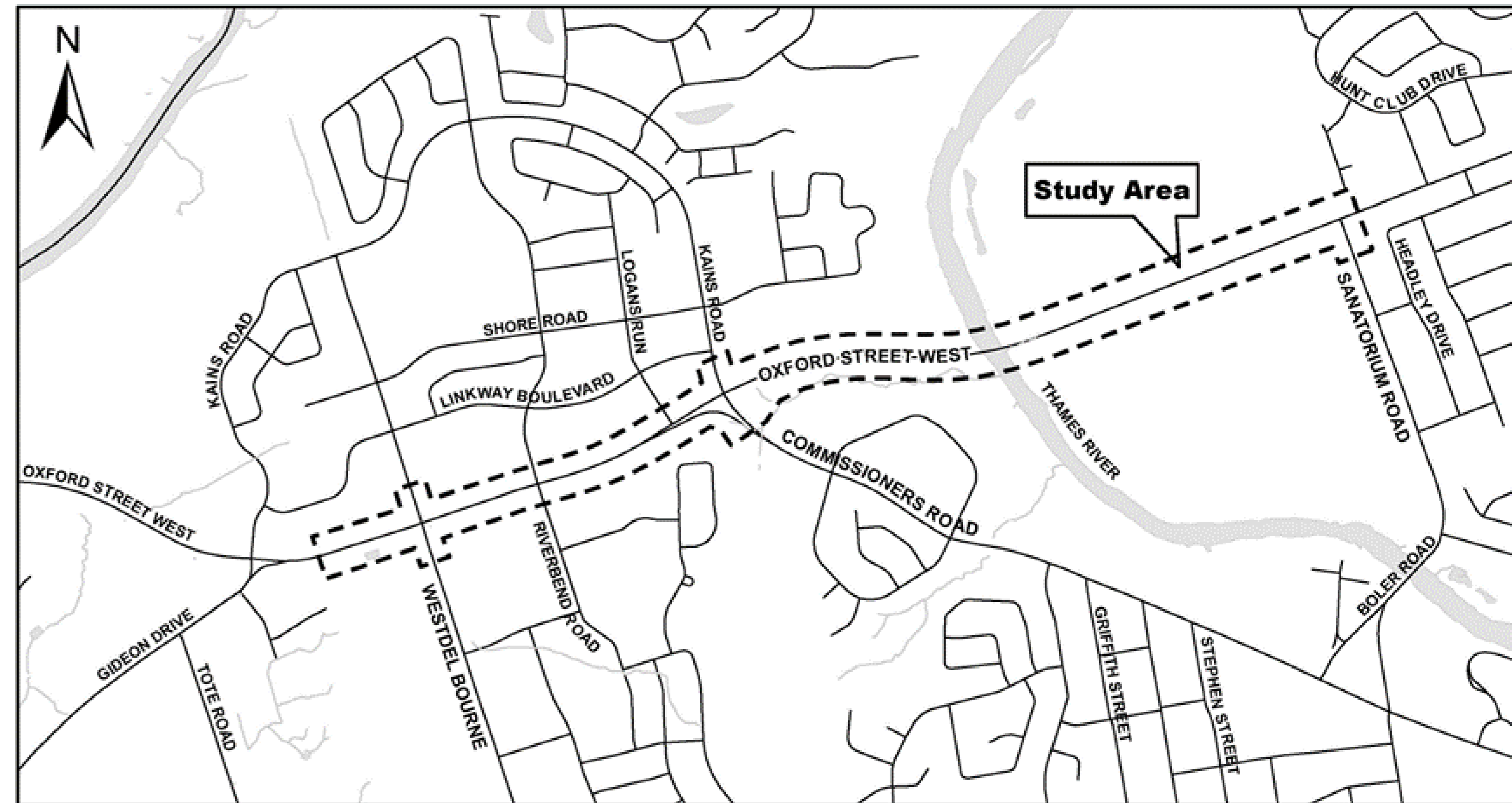
# What is This Study About?

## Study Objectives

The City of London (the City) is undertaking a Municipal Class Environmental Assessment (Class EA) to identify improvements to Oxford Street West to accommodate future growth over the next 25 years.

Improvements being explored as part of this study include:

- Roadway capacity needs
- Intersection operations
- Pedestrian and cyclist facilities
- Accessibility needs
- Roadway drainage and stormwater management

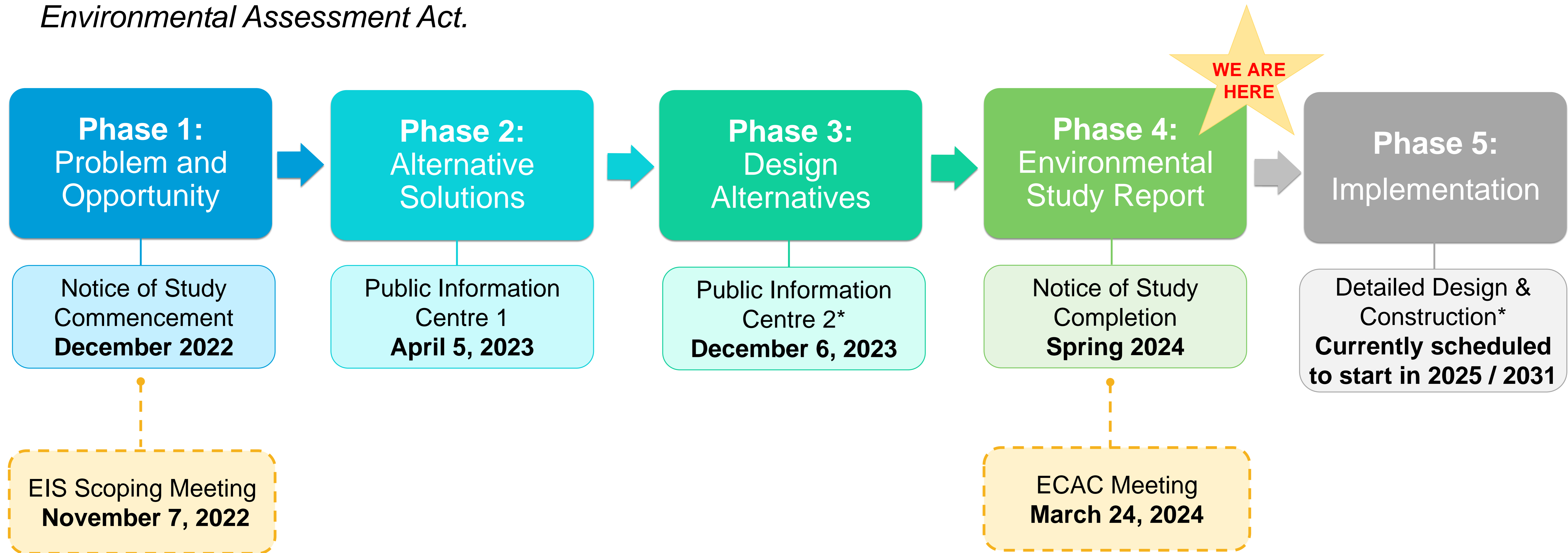


The study area is Oxford Street West from Westdel Bourne to Sanatorium Road



# Class EA Process & Study Schedule

This study is being carried out in accordance with Schedule C of the *Municipal Class Environmental Assessment (MCEA)*, (October 2000, as amended 2023), which is an approved process under the *Ontario Environmental Assessment Act*.

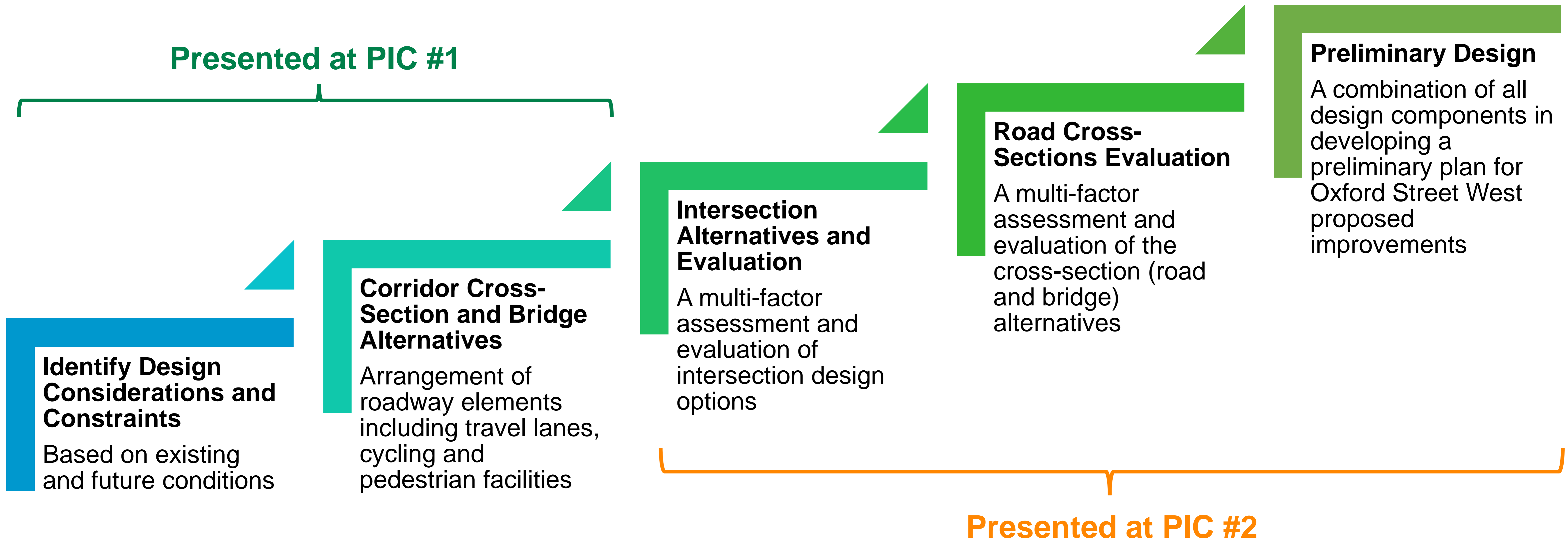


\*Timing to be reviewed as part of the EA. Subject to Council approval and funding.



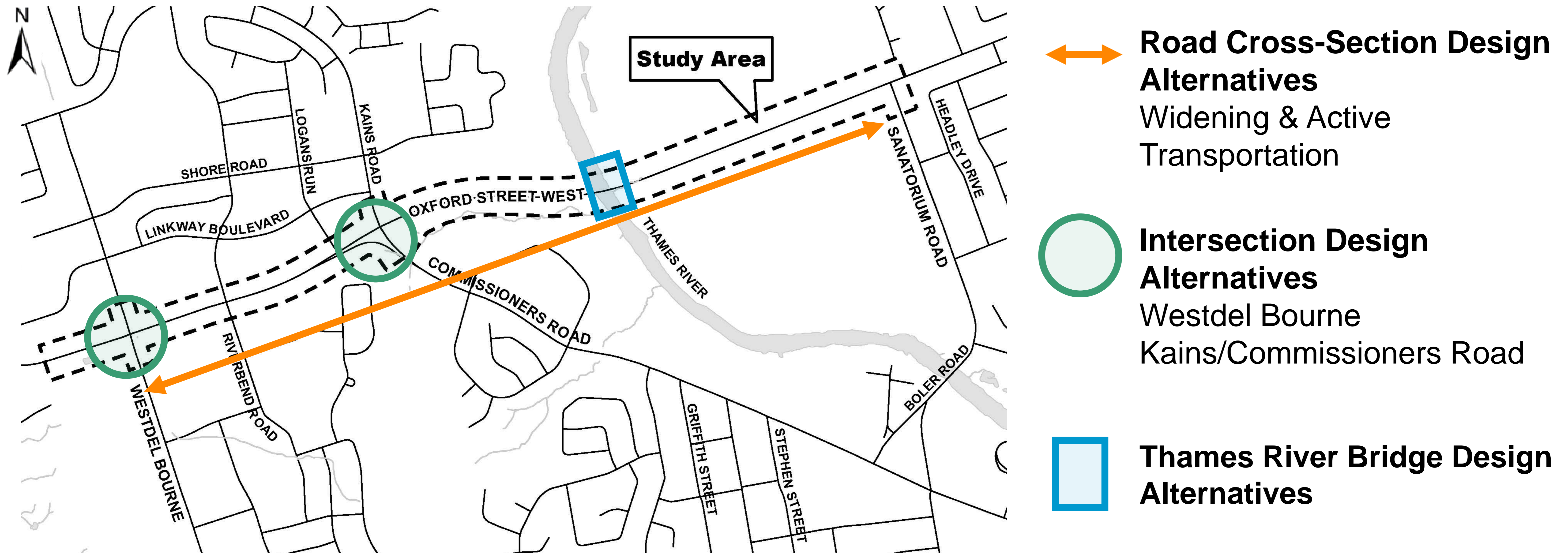
# Design Process

The design process consists of a number of decision points for different components of the roadway. As the design progresses and our knowledge of conditions and constraints evolved, there were several design iterations and refinements.



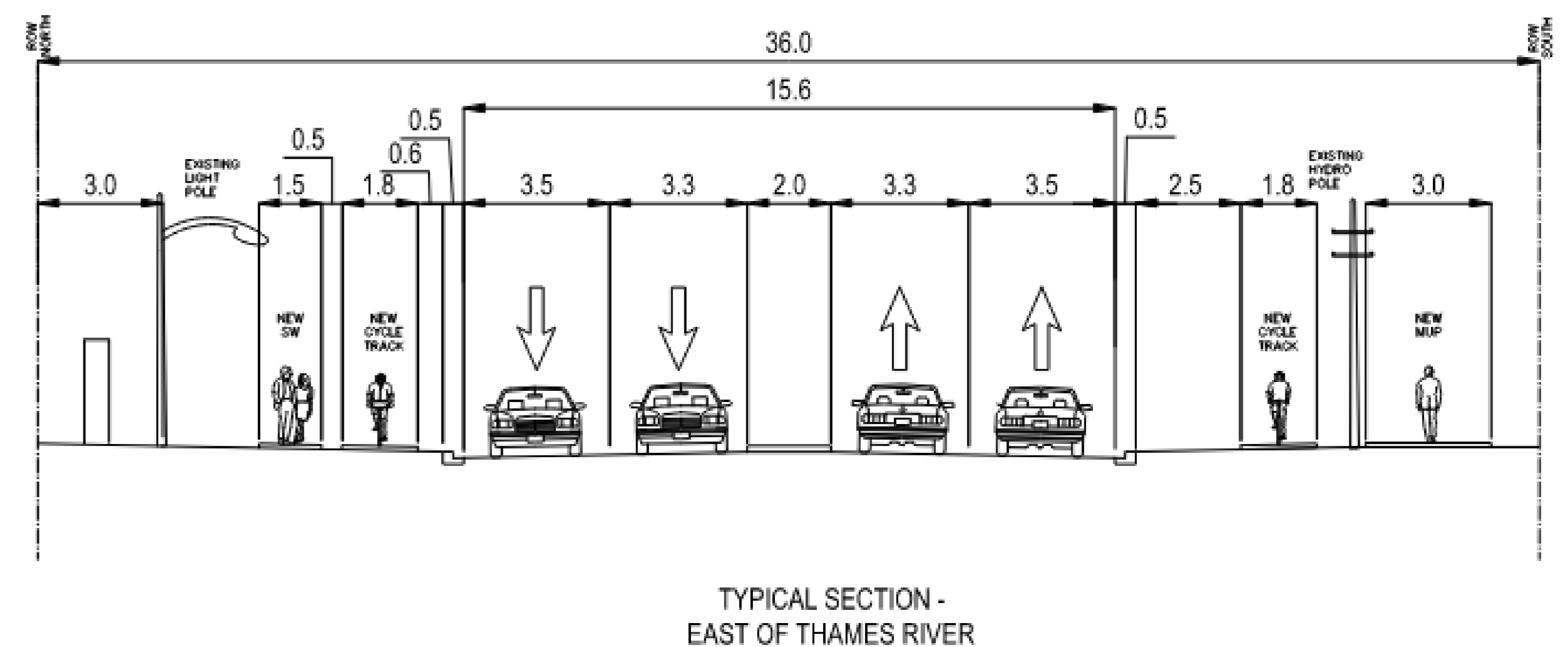
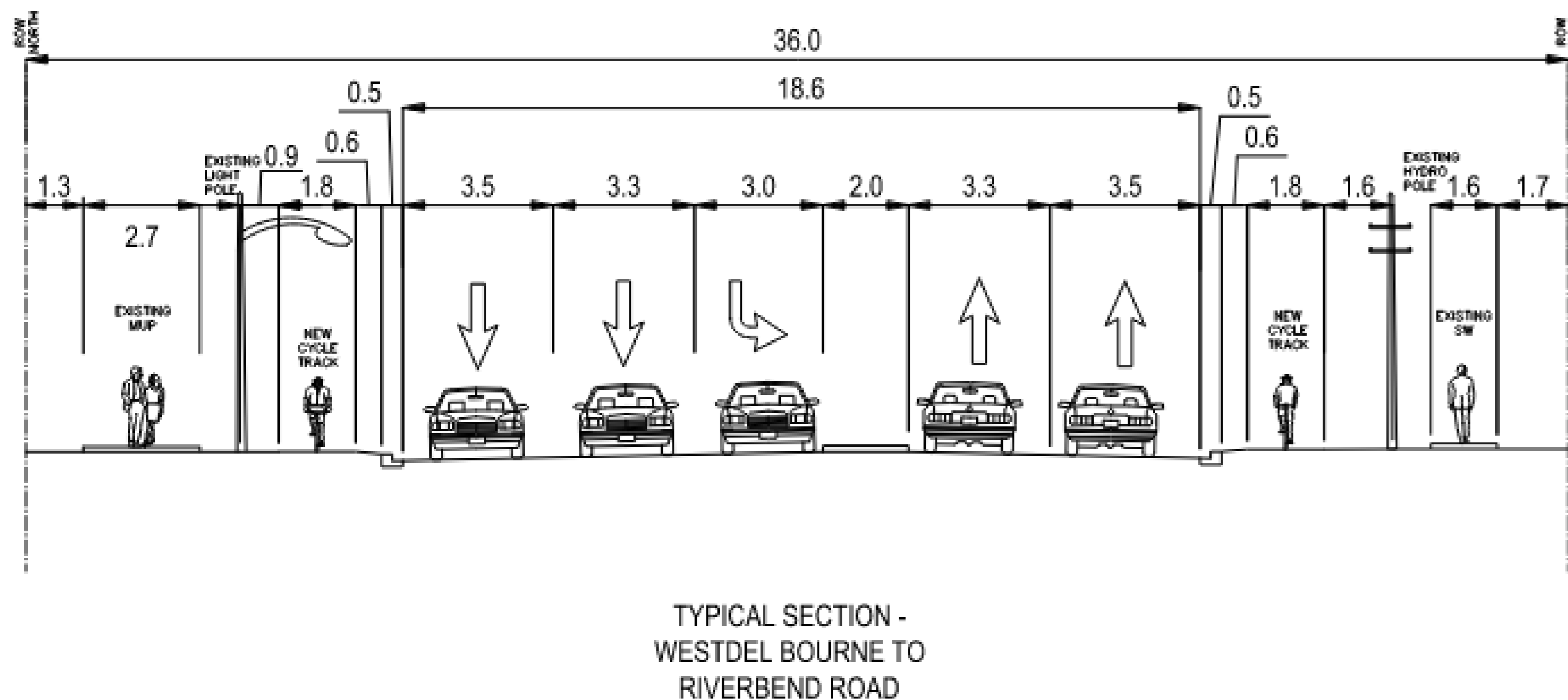
# Roadway Components

There are several components that form the overall design for Oxford Street West. Design alternatives were developed and assessed considering a wide range of factors under transportation planning, technical, and environmental (socio-economic, cultural, natural).

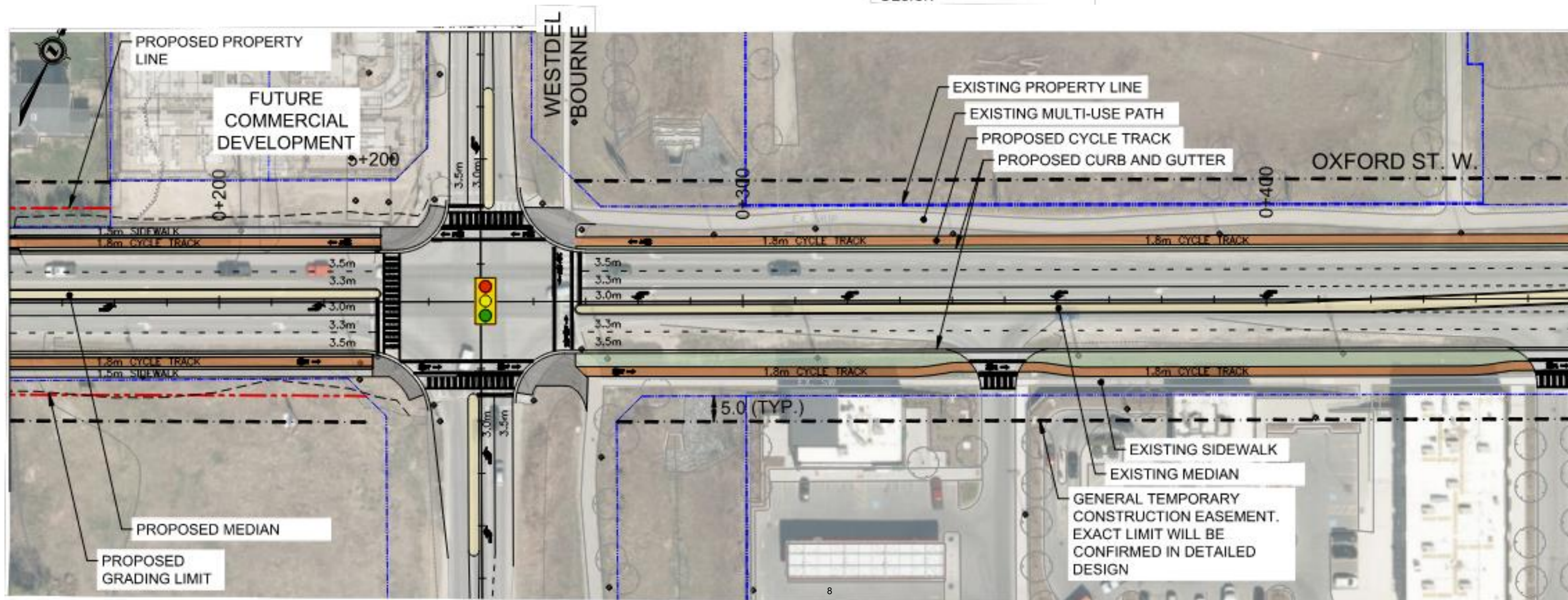
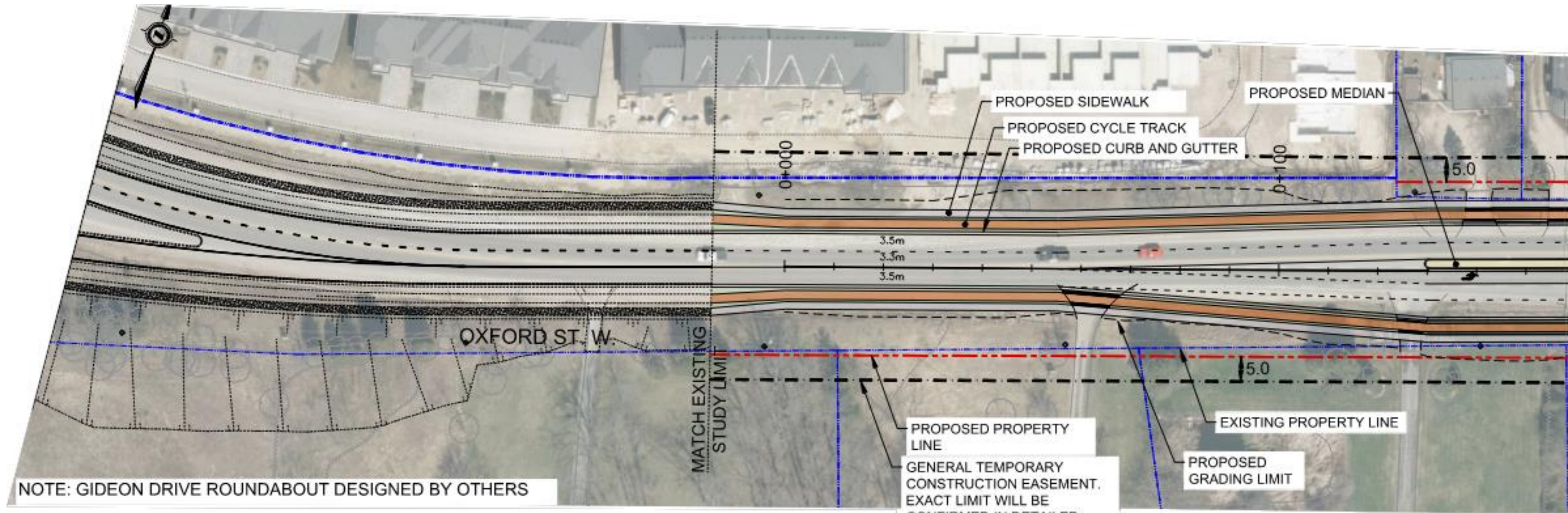


# Recommended Plan

- The Recommended Plan includes:
  - Construction of cycle tracks, sidewalks and multi-use paths throughout the corridor
  - Widening Oxford Street West to 4-lanes
  - Reconstruction of all intersections accommodate widening, turn lanes, active transportation facilities (multi-use path, cycle track, sidewalk)
  - Reconstruction of all accesses
  - Construction of cantilever structure on north side of Thames River Bridge to provide a multi-use path

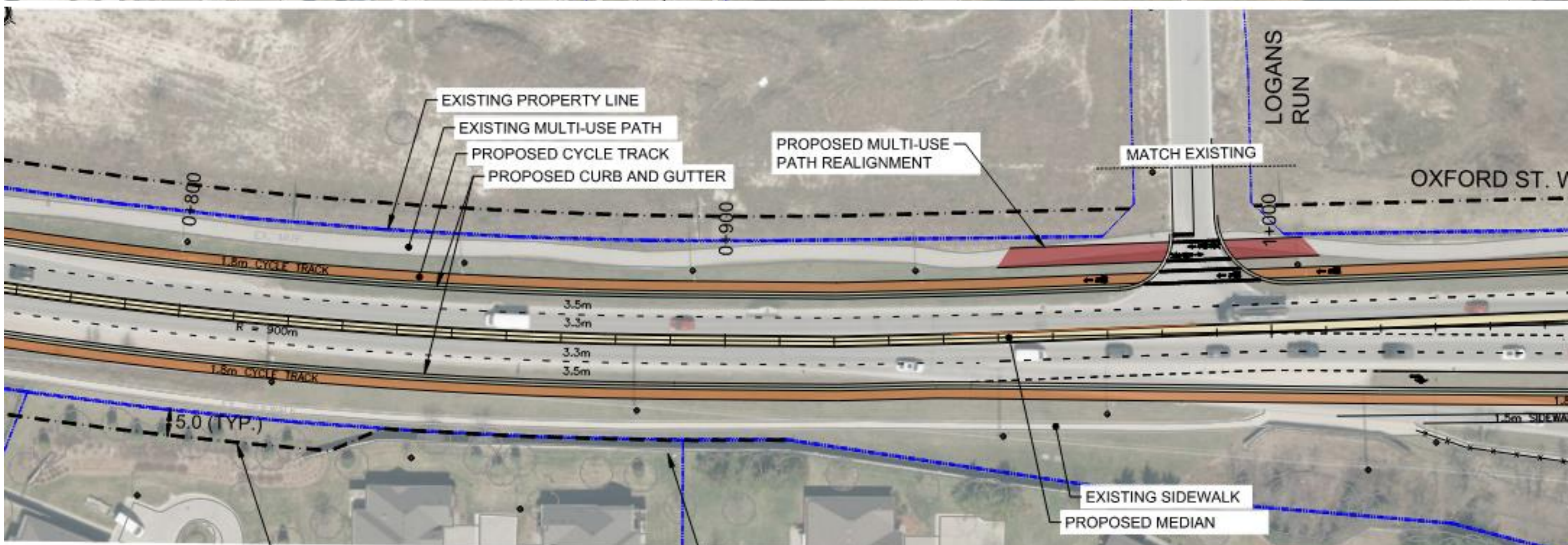
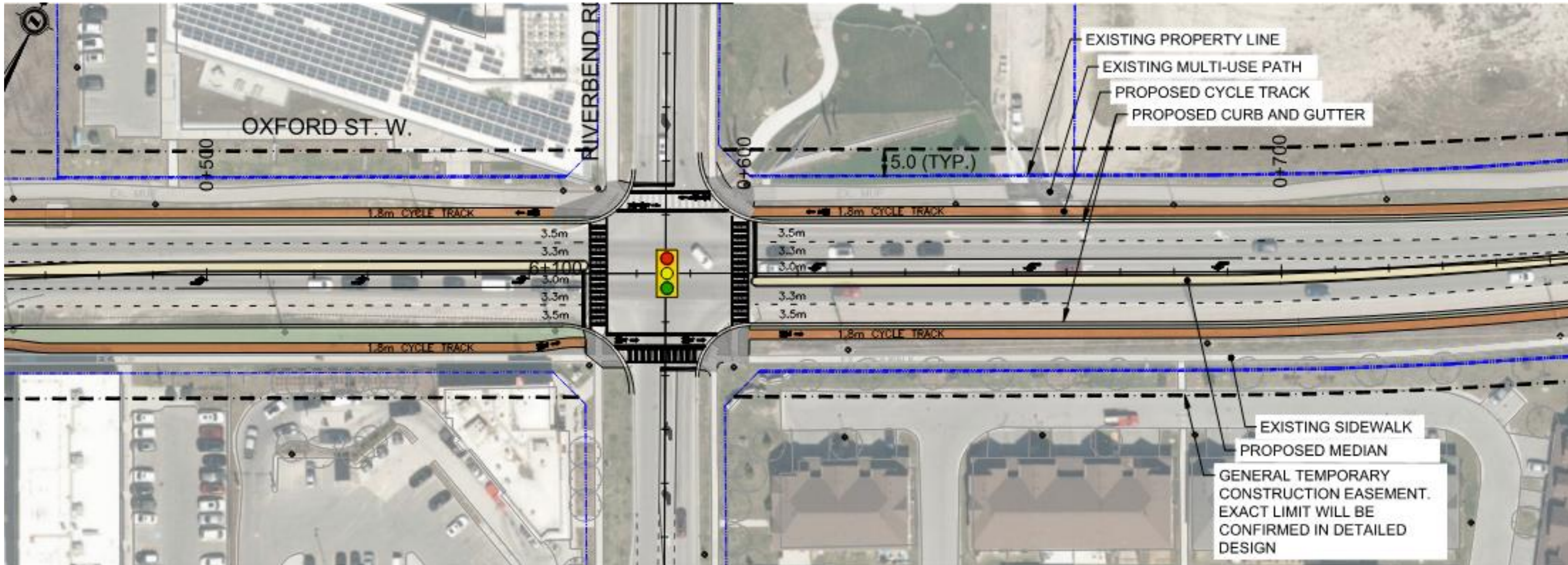


# Recommended Plan – Study Limit to Westdel Bourne





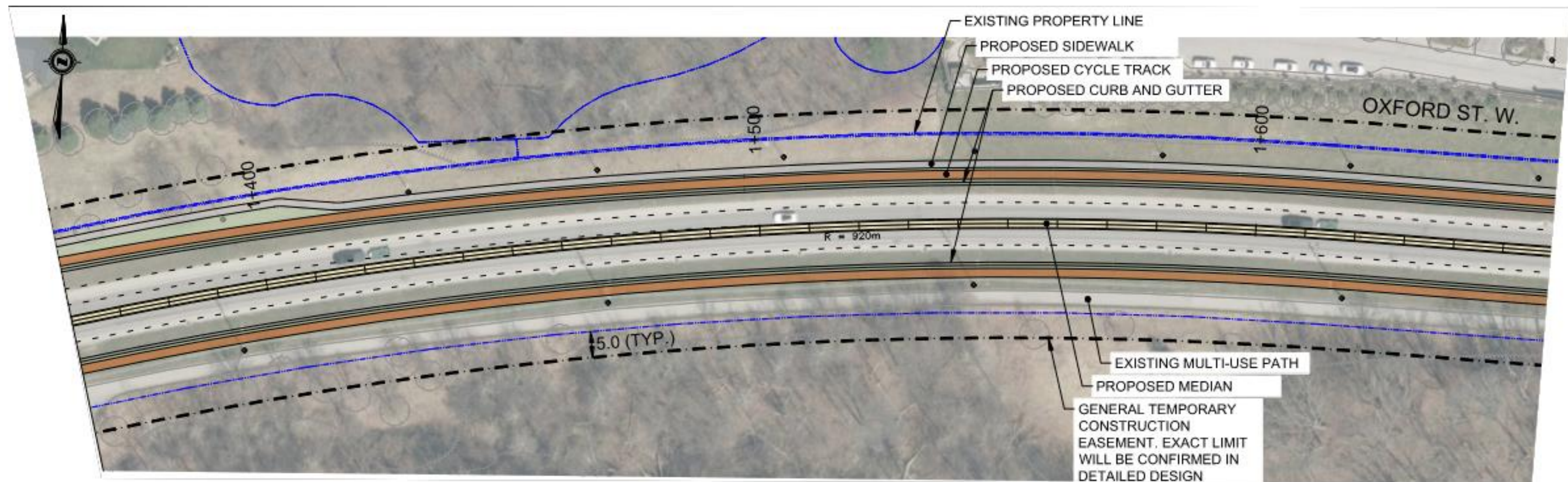
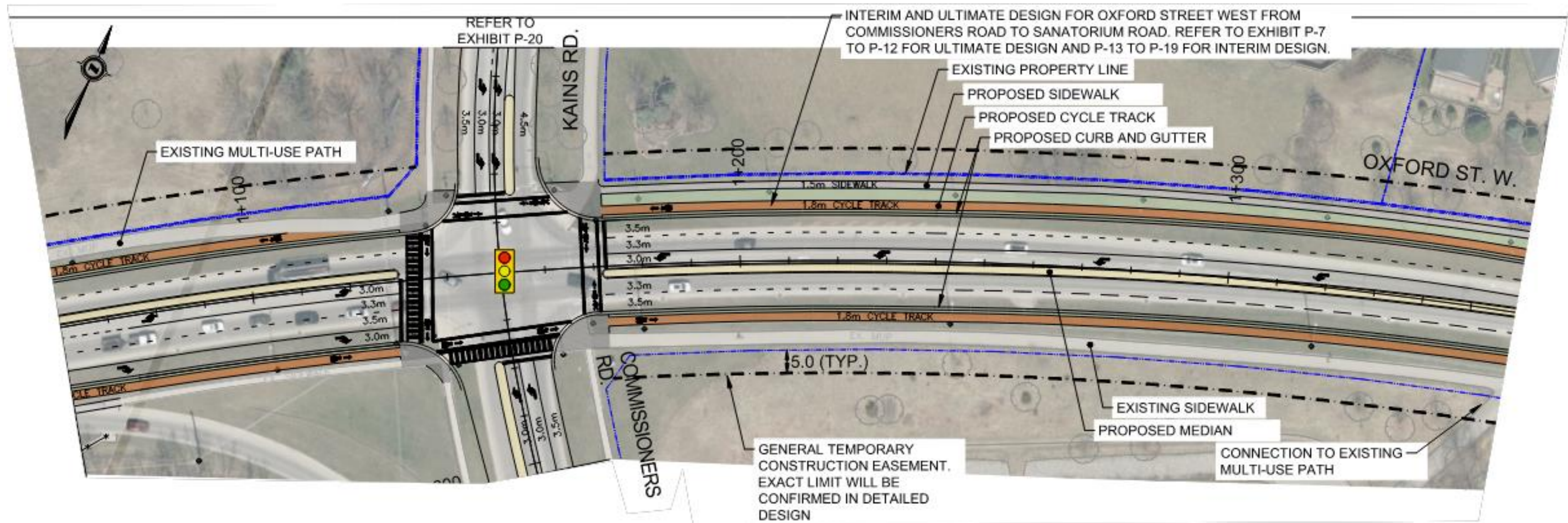
# Recommended Plan – Riverbend Road to Logans Run



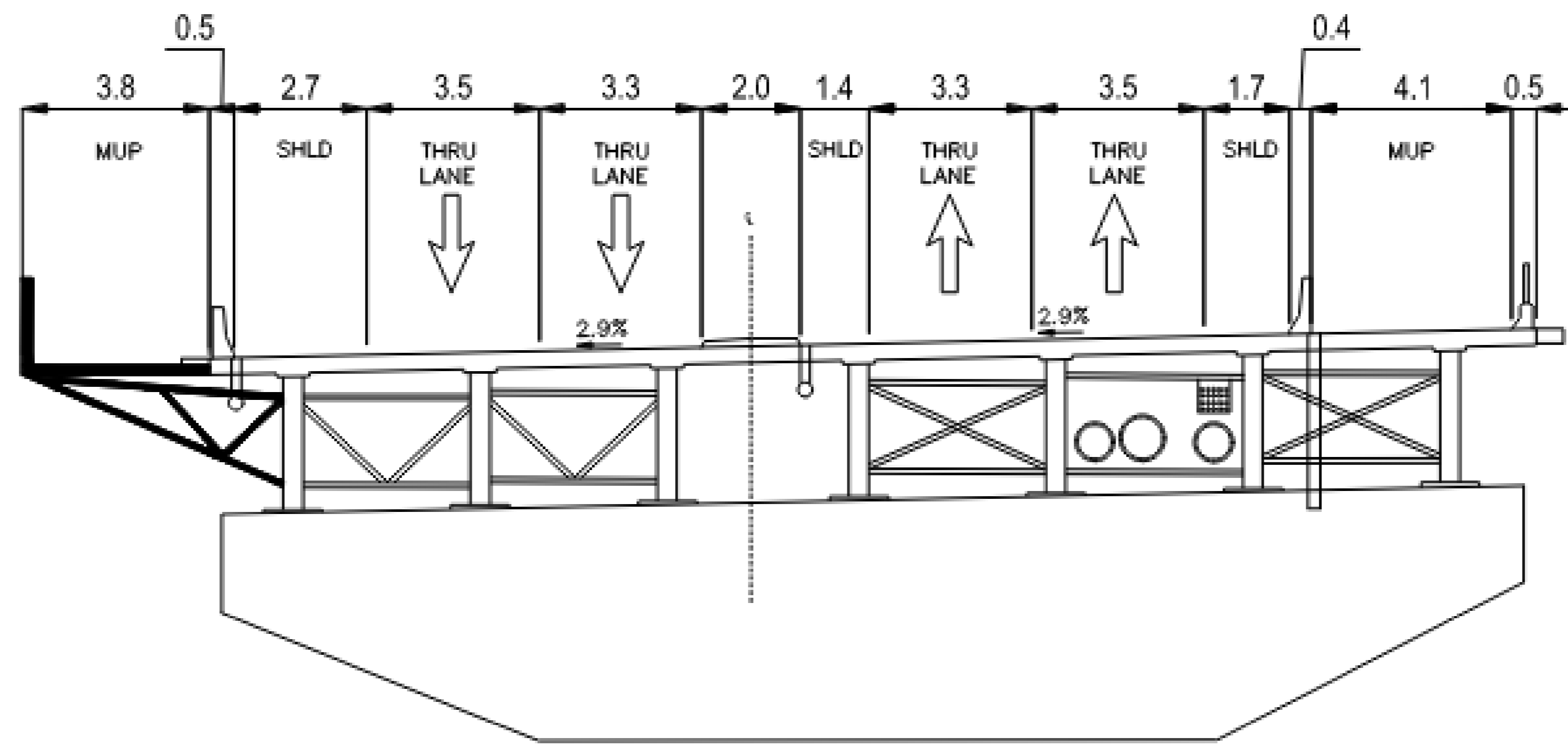
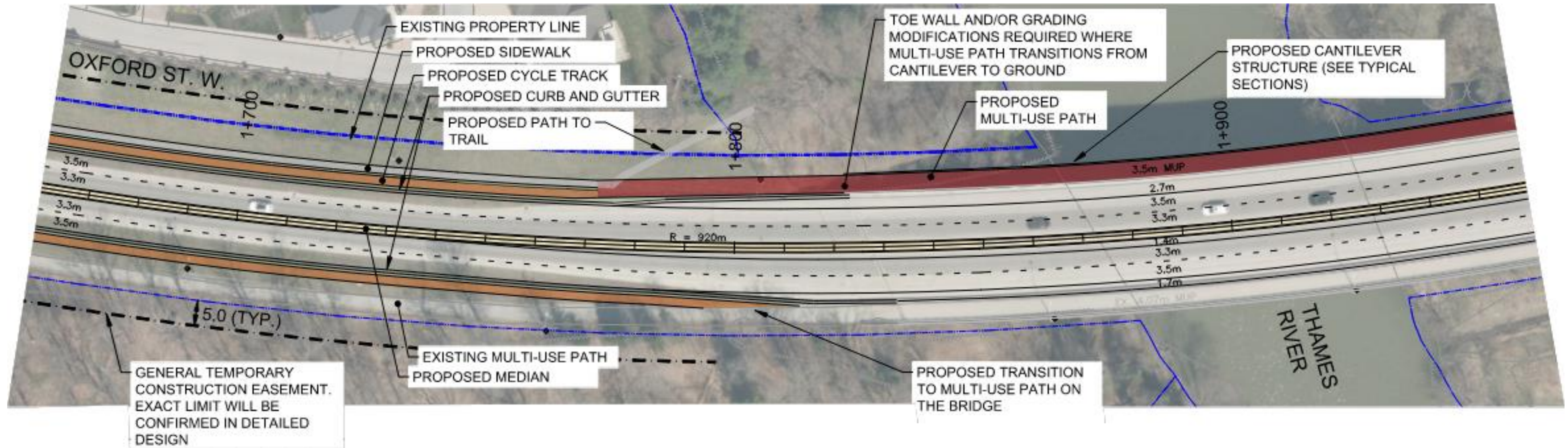
GENERAL TEMPORARY CONSTRUCTION EASEMENT. EXACT LIMIT WILL BE CONFIRMED IN DETAILED DESIGN

EXISTING NOISE WALL

# Recommended Plan – Kains/Commissioners Road

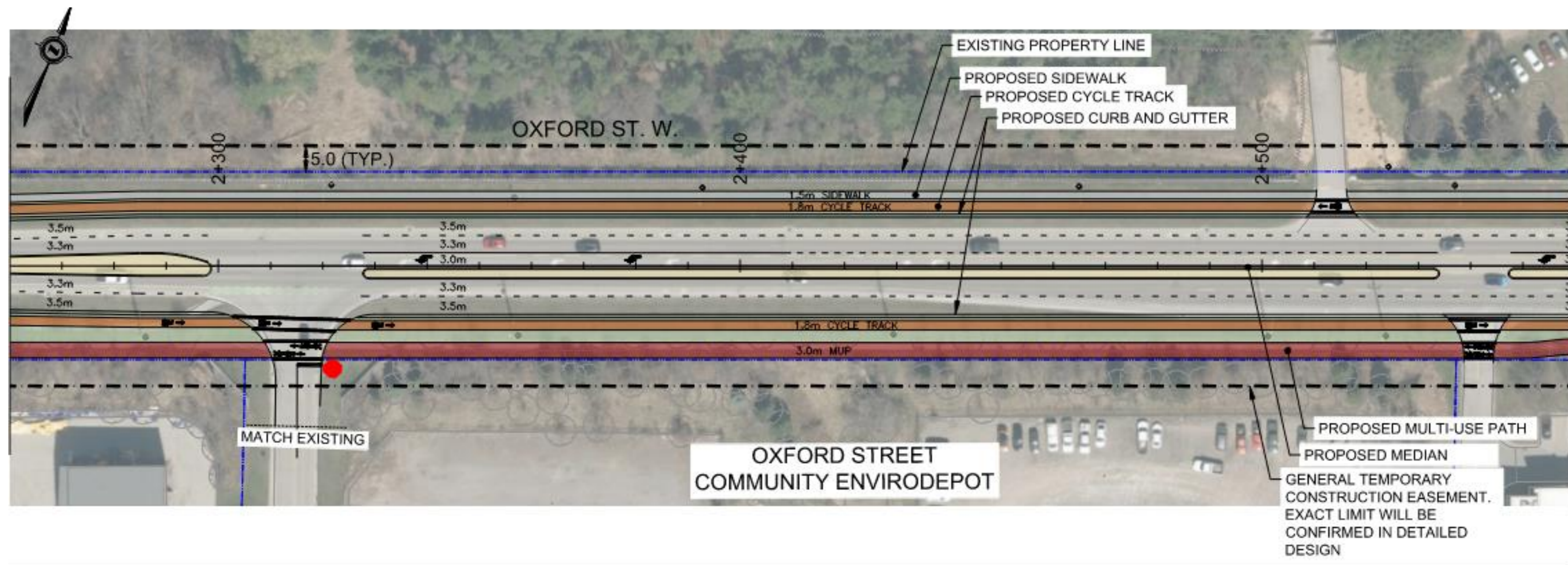
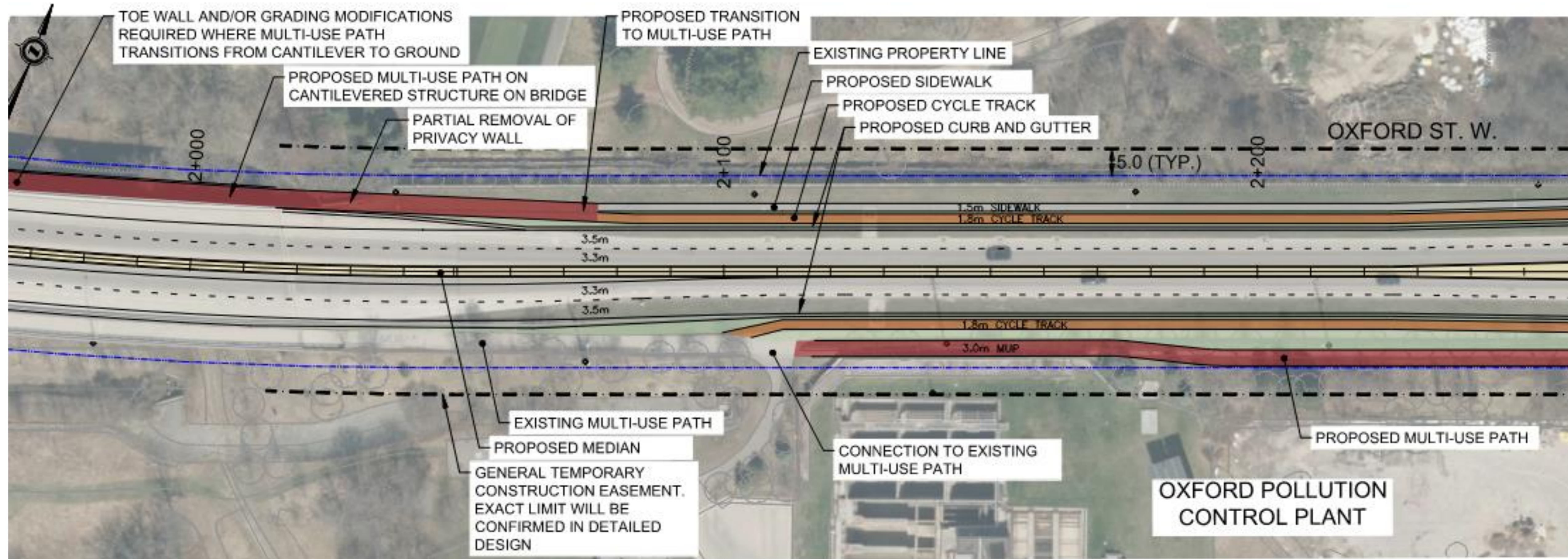


# Recommended Plan – Thames River Bridge

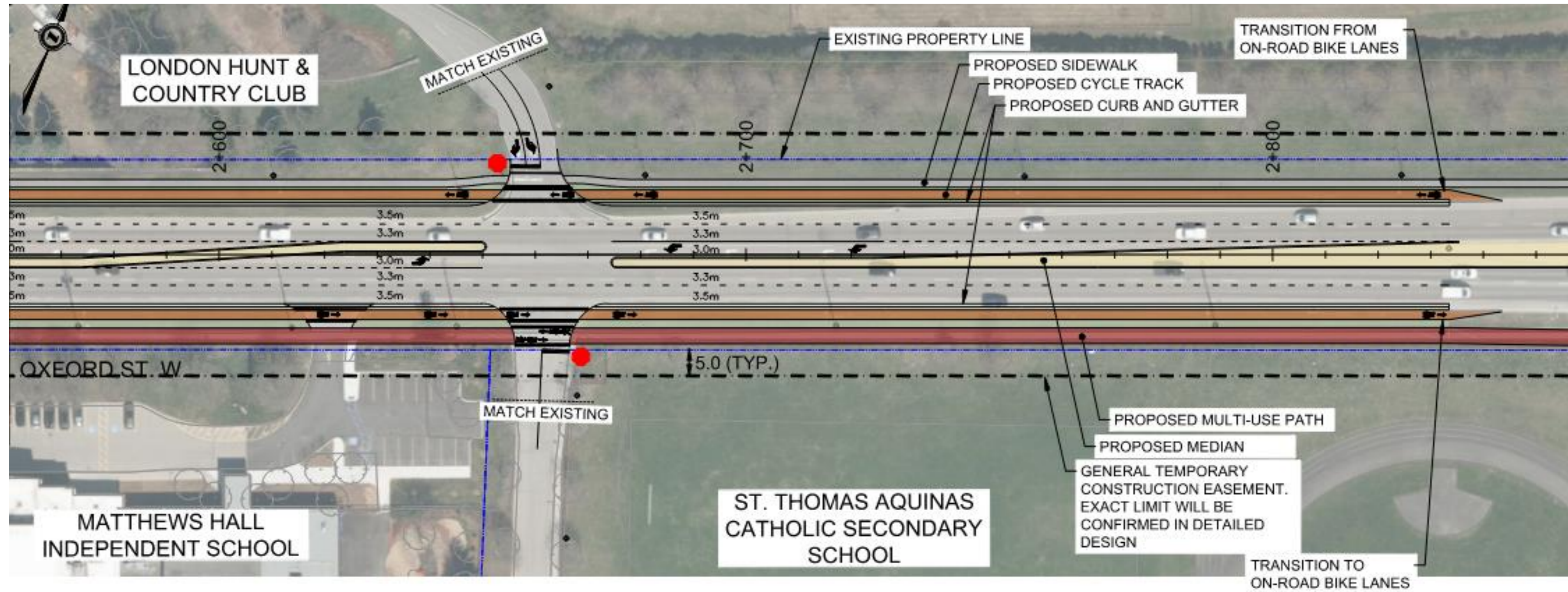


TYPICAL SECTION -  
 THAMES RIVER BRIDGE  
 ULTIMATE CONFIGURATION

# Recommended Plan – East of Thames River

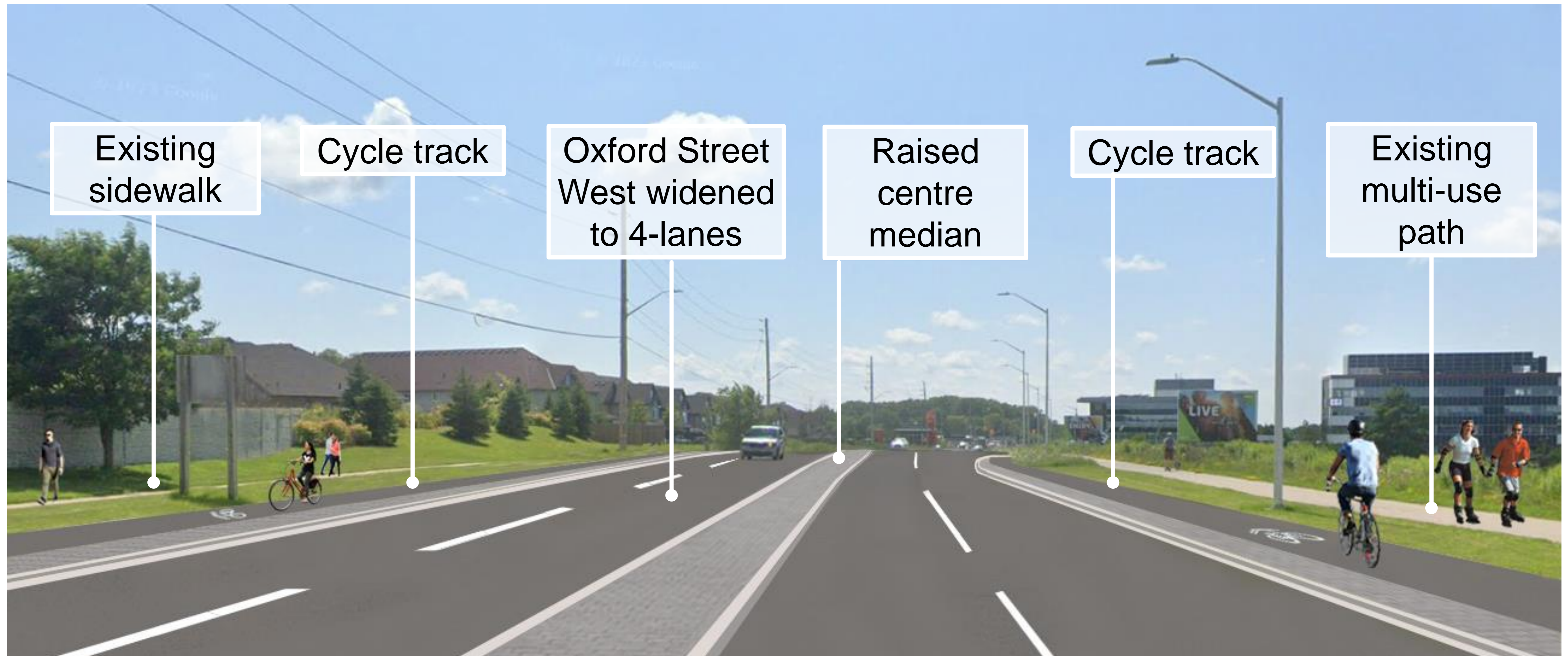


# Recommended Plan – Sanatorium Road



# What Could Oxford Street West Look Like?

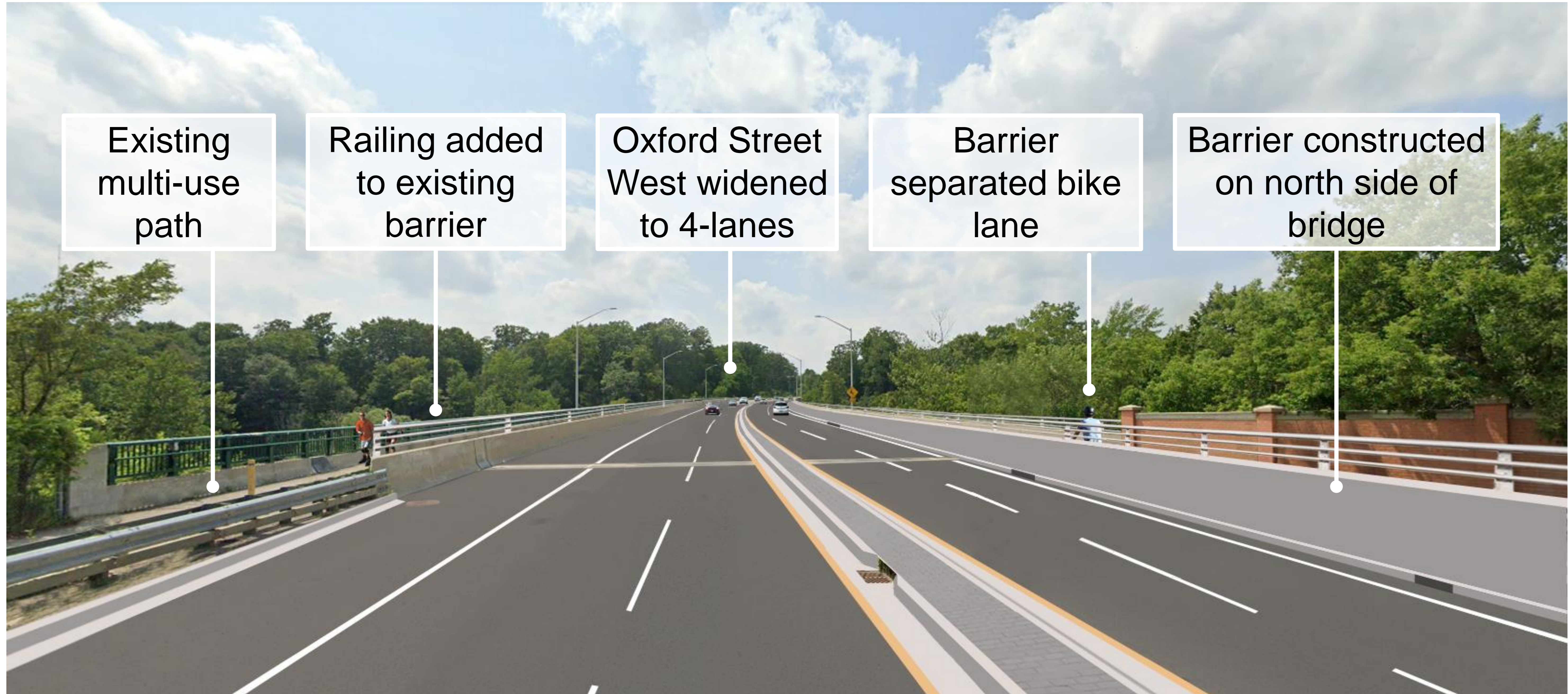
## Oxford Street West (Mid-Block Looking West)



Conceptual only. Details associated with the design elements (e.g., materials, color, etc.) will be confirmed in detailed design and will adhere to the current standard at that time.

# What Could Oxford Street West Look Like?

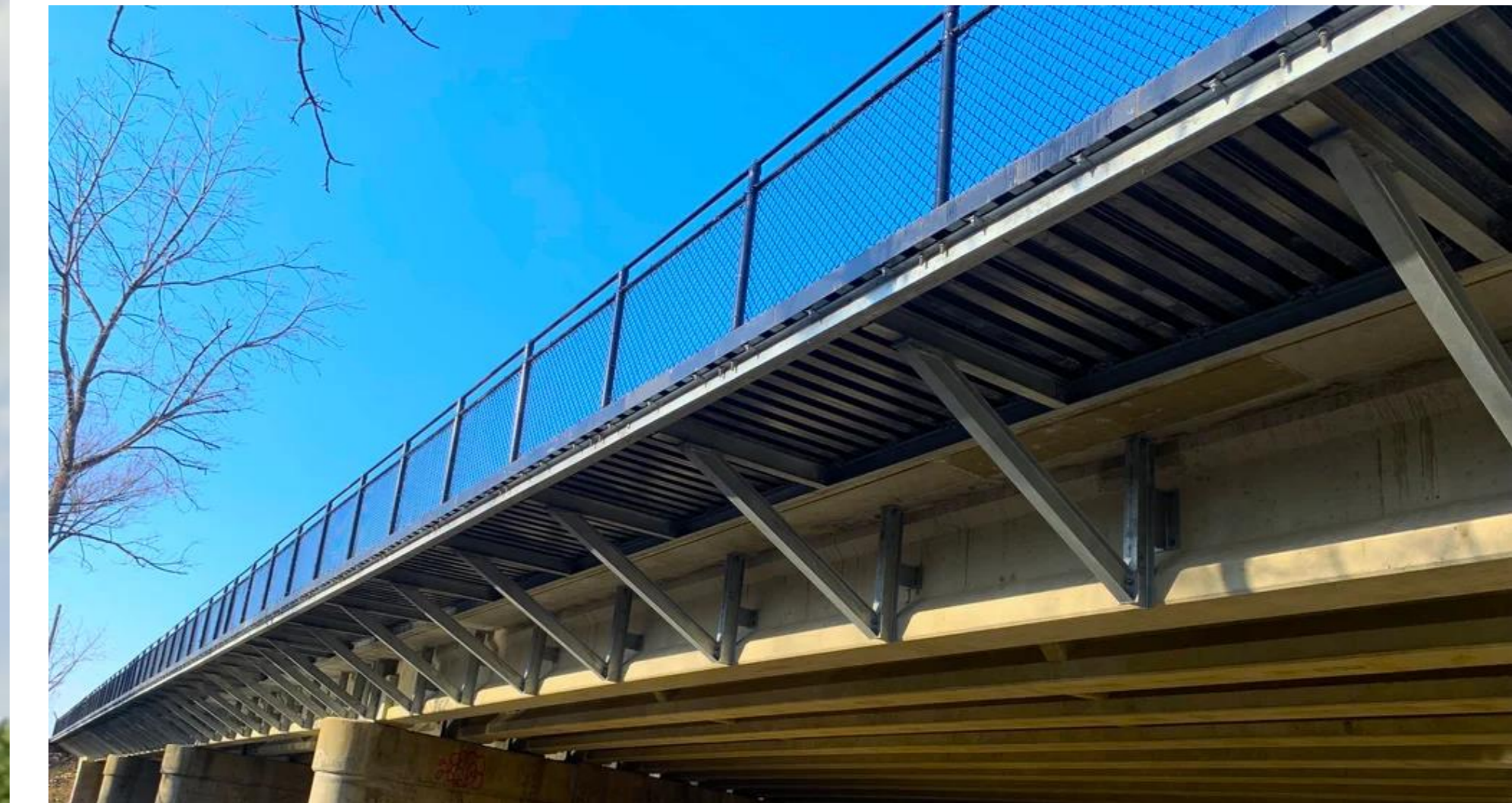
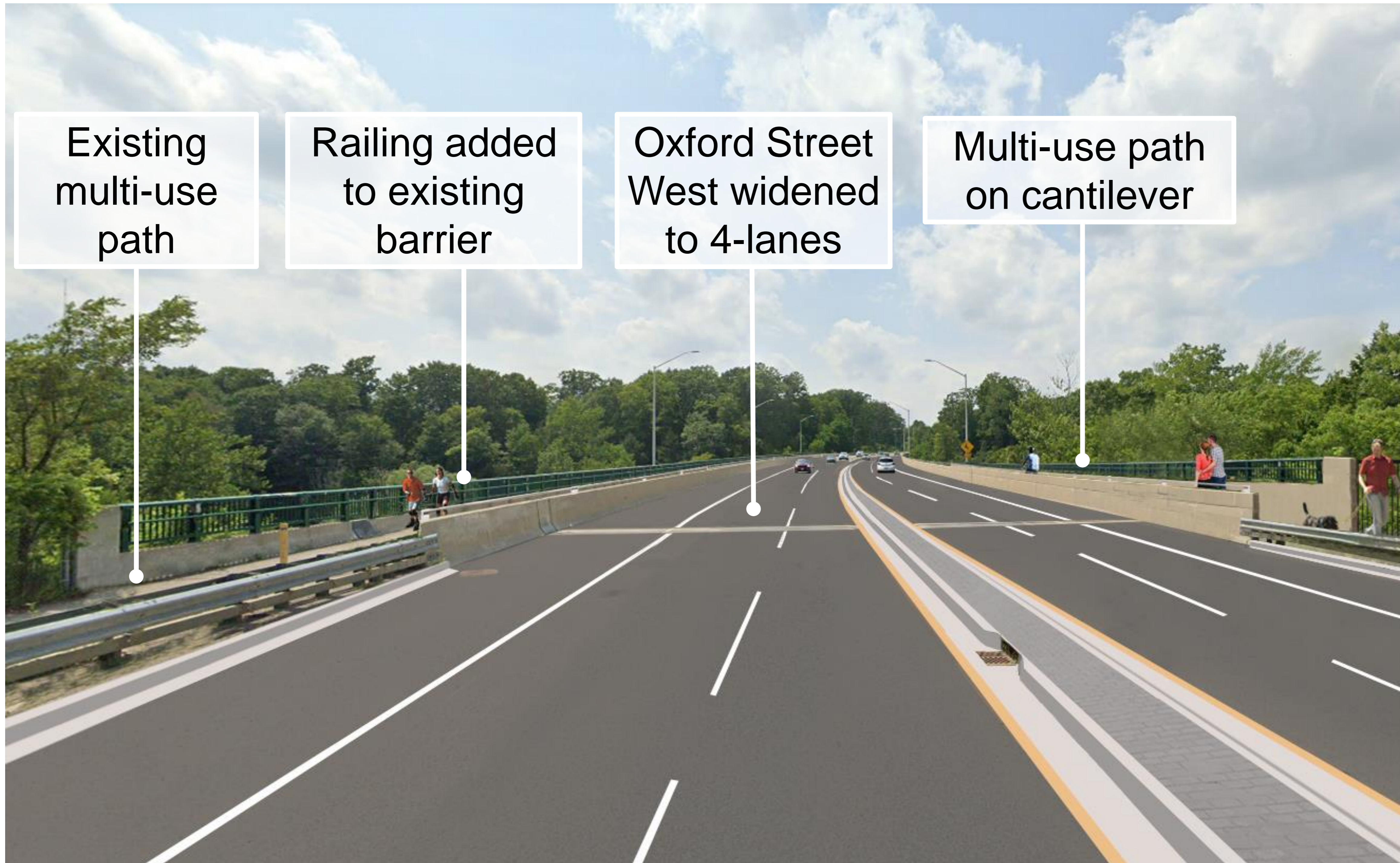
## Interim Solution at Thames River Bridge (Looking West)



Conceptual only. Details associated with the design elements (e.g., materials, color, railings, etc.) will be confirmed in detailed design and will adhere to the current standard at that time.

# What Could Oxford Street West Look Like?

## Ultimate Solution at Thames River Bridge (Looking West)



Example Cantilever

Conceptual only. Details associated with the design elements (e.g., materials, color, railings, etc.) will be confirmed in detailed design and will adhere to the current standard at that time.



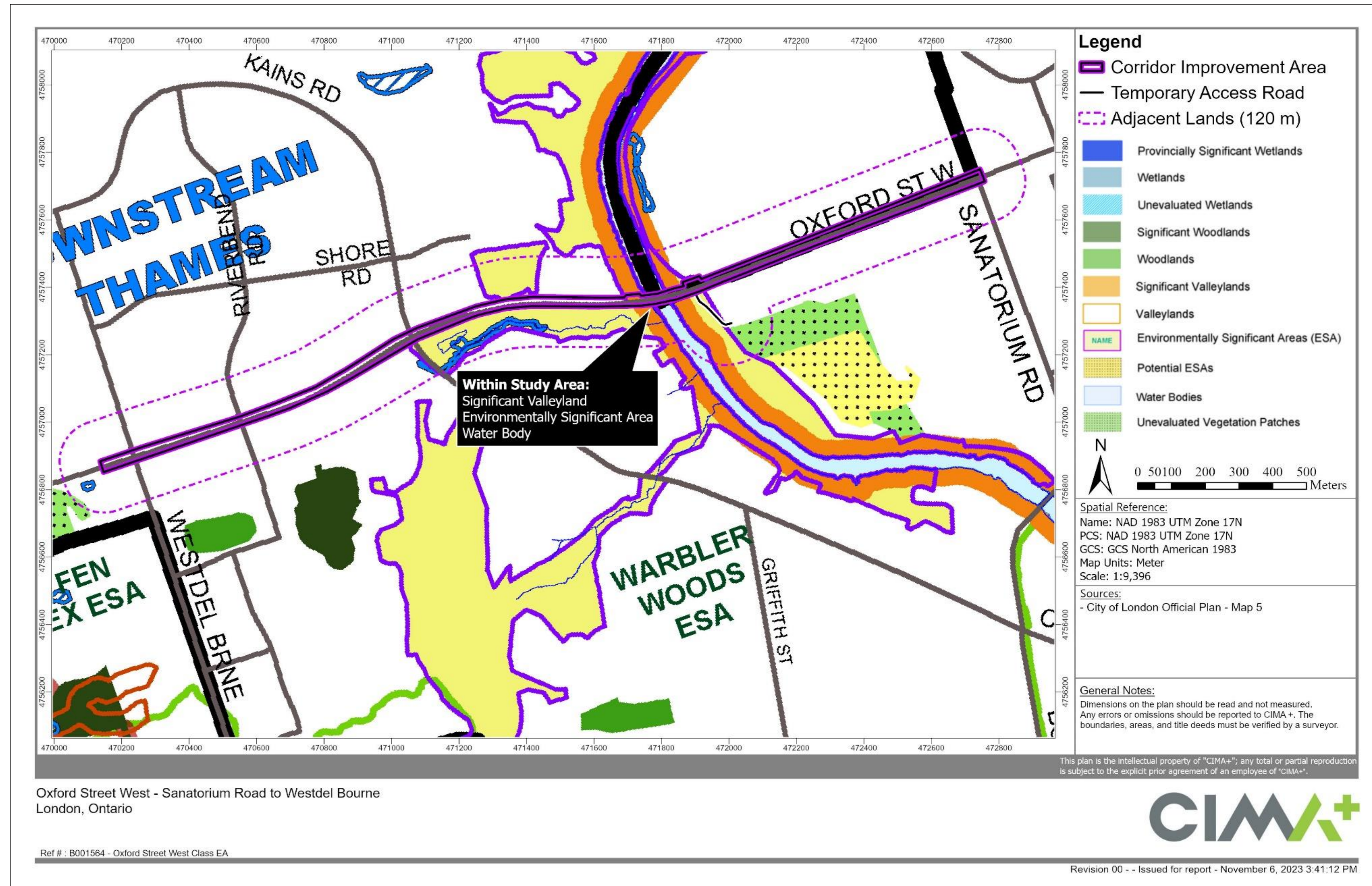
# Natural Heritage - Background

## Environmental Impact Study (EIS) Scoping Meeting

- Meeting held November 7, 2022
- Attendees: City of London, Upper Thames River Conservation Authority, Ecological Community Advisory Committee, CIMA+
- General approach:
  - Assume all natural areas to be high value especially the Thames River
  - Avoid / Minimize in-water work or work in the valley

## Background review identified the following:

- Significant Valleylands
- Environmentally Significant Area (ESA)
- Unevaluated Vegetation Patches
- Thames River
- Potential for other aquatic features (i.e., tributaries)
- Species at Risk
- 42 potential SAR listed in the various sources



## City of London Official Plan Map 5 – Natural Heritage (2023)

## Field Investigations

The following field investigations were completed in 2023 as part of the Oxford Street West EA:

- Assessment and description of **fish habitat**
- Characterizing **vegetation communities**
- Tree and Botanical Inventories, including Species at Risk (SAR)
- Screening for **significant wildlife habitat** and the **presence of SAR** or **SAR habitat**
- Identifying and assessing **significant woodlands**

## Results

- **Fish Habitat**
  - **Confirmed:** Thames River, two (2) tributaries at the bridge
  - **Assumed:** Tributary to Thames River, Tributary near Westdel Bourne
- **Candidate Significant Wildlife Habitat** (e.g. turtle wintering area, waterfowl stopover)
- **Confirmed or Potential Endangered or Threatened Species (and their Habitat):**
  - Mussels
  - Fish
  - Herpetofauna
  - Birds
  - Bats
- **Significant Woodlands:** Two stands confirmed to meet City of London Guidelines
- **Significant Valleyland:** Thames River Valley, identified on the Official Plan

# Natural Heritage - Results



Oxford Street West - Sanatorium Road to Westdel Bourne  
 London, Ontario

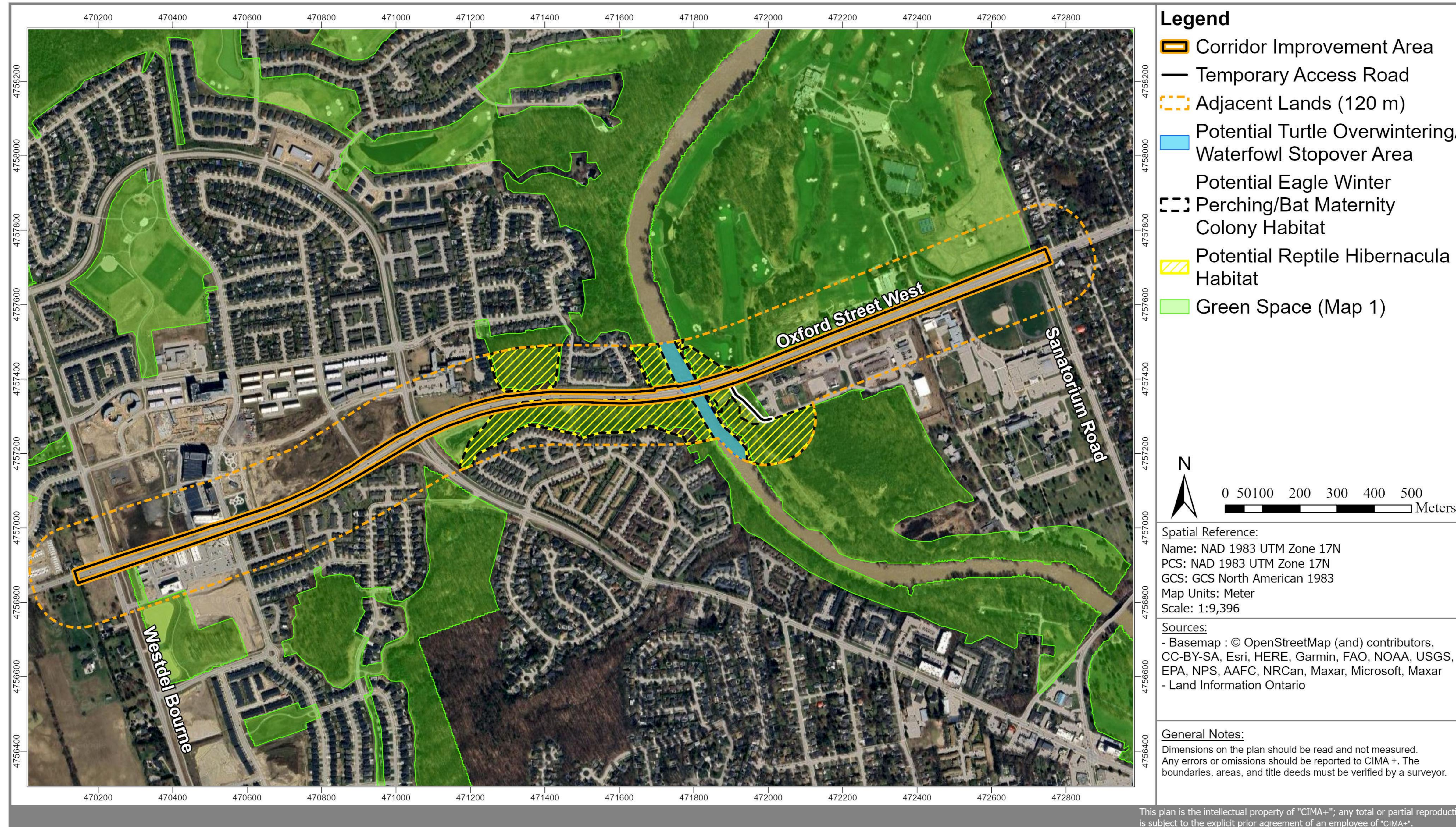
Ref #: B001564 - Oxford Street West Class EA



Revision 00 - Issued for report - Wednesday, March 6, 2024 12:00:28 PM

## Terrestrial

# Natural Heritage - Results



Oxford Street West - Sanatorium Road to Westdel Bourne  
 London, Ontario

Ref # : B001564 - Oxford Street West Class EA

Revision 00 - - Issued for report - Wednesday, March 6, 2024 12:10:25 PM



## Significant Wildlife Habitat

# Natural Heritage - Results



Oxford Street West - Sanatorium Road to Westdel Bourne  
 London, Ontario

Ref # : B001564 - Oxford Street West Class EA



Revision 00 -- Issued for report - Friday, November 3, 2023 3:02:24 PM

## Aquatic



# Natural Heritage – Summary of Impacts

- Most of the proposed work on Oxford Street West will be within the existing right-of-way
- It is anticipated that some of the vegetation will be impacted on the north side of the Thames River Bridge
- Thames River and four aquatic features
  - No in-water work
- Valleyland
  - Minimized to small amount of vegetation clearing
  - No impacts to slopes



# Natural Heritage – Commitments to Future Work and Mitigation Measures

## Consultations and Permitting

- Consultation with Ministry of Environment, Conservation and Park (all species) and Fisheries and Oceans Canada (fish and mussels) on Endangered and Threatened species required at final design.

## Additional Surveys During Detailed Design

- Review applicable legislations to confirm scope of surveys.

## Planning and General Measures

- Minimize the clearing of vegetation and disturbances to soil.
- Implement avoidance and mitigation measures for species at risk (i.e., timing windows, exclusion fencing, avoid protected habitats).
- Ensure that erosion and sediment control measures are designed to protect all aquatic features, and Valleylands.
- Minimize harm to all fauna through best management practices (i.e., application of timing windows, minimize sensory disturbances)
- Develop contractor awareness training.
- Implement measures to minimize the spread of invasive plants.
- Avoidance of alterations to drainage patterns, or changes to the water quantities/qualities reaching aquatic habitats and follow appropriate Code of Practices issued by Fisheries and Oceans Canada.

## Next Steps...

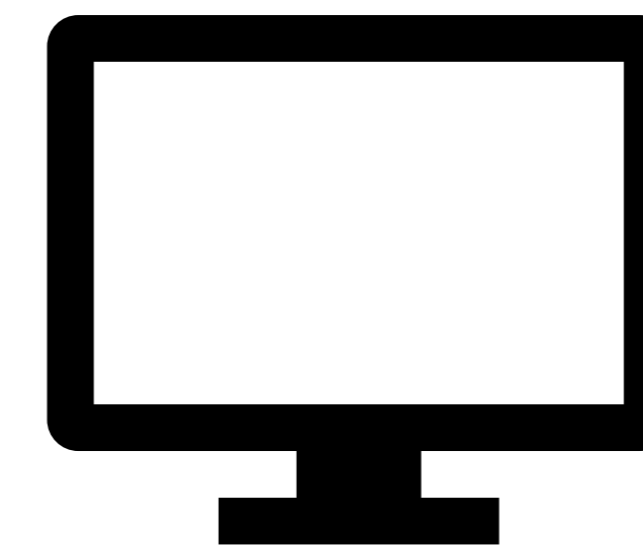
- Finalize Environmental Study Report (to document the study findings)
- Circulate the Environmental Study Report to agencies for review (MCEP & UTRCA)
- Present study to Council
- Pending Council endorsement, issue Notice of Study Completion to initiate a 30-day public review period for the Environmental Study Report

## How to Stay In Touch



**Contact City Project Manager,  
Erik Guil**

Reach out by email at  
[eguil@london.ca](mailto:eguil@london.ca)



**Review Study Materials at**  
[https://getinvolved.london.ca/  
oxfordwest](https://getinvolved.london.ca/oxfordwest)



# Ecological Community Advisory Committee

## Report

3rd Meeting of the Ecological Community Advisory Committee  
February 15, 2024

Attendance PRESENT: S. Levin (Chair), S. Evans, T. Hain, S. Hall, R. McGarry, K. Moser, G. Sankar, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)

ABSENT: B. Krichker and M. Lima

ALSO PRESENT: J. Adema, S. Butnari, K. Edwards, J. Raycroft, M. Shepley and E. Williamson

The meeting was called to order at 4:31 PM; it being noted that S. Evans, T. Hain, K. Moser, G. Sankar, S. Sivakumar and V. Tai 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 ReThink Zoning

That it BE NOTED that the attached presentation from J. Adema, Manager, Long Range Planning, related to ReThink Zoning, was received.

### 3. Consent

#### 3.1 2nd Report of the Ecological Community Advisory Committee

That it BE NOTED that the 2nd Report of the Ecological Community Advisory Committee, from its meeting held on January 18, 2024, was received.

#### 3.2 Planting Under or Around Powerlines and Electrical Equipment

That it BE NOTED that the "Planting Under or Around Powerlines and Electrical Equipment", as appended to the Ecological Community Advisory Committee Agenda was received.

### 4. Sub-Committees and Working Groups

#### 4.1 Environmental Management Guidelines Terms of Reference

That a Working Group BE ESTABLISHED consisting of S. Levin (Lead), T. Hain, S. Hall and V. Tai, to investigate the current practices of other municipalities with respect to the amount of buffer around natural features that the City of London could look to replicate;

it being noted that the following Working Group Members would undertake a search of the following cities:

S. Levin - Kitchener-Waterloo;

T. Hain - Hamilton;

S. Hall - Guelph, Halton, Credit Valley; and,  
V. Tai - Ottawa.

4.2 Draft Byron Gravel Pit Secondary Plan

That the Working Group comments related to the draft Byron Gravel Pit Secondary Plan BE FORWARDED to the Civic Administration for consideration.

**5. Items for Discussion**

5.1 Gloucester Deferred Trail Segment

That it BE NOTED that the Ecological Community Advisory Committee heard a verbal presentation from E. Williamson, Ecologist Planner and held a discussion with respect to the Gloucester Deferred Trail Segment.

5.2 32 Chesterfield Avenue

That a Working Group BE ESTABLISHED consisting of S. Levin (lead), K. Moser and G. Sankar to review and report back on the Environmental Impact Study appended to the Ecological Community Advisory Committee Agenda, relating to the property located at 32 Chesterfield Avenue.

5.3 Tree Protection By-law and Natural Features

That it BE NOTED that the Ecological Community Advisory Committee held a discussion with respect to Tree Protection Area and natural features.

**6. Adjournment**

The meeting adjourned at 6:03 PM

**32 Chesterfield. SLSR and EIS received at the February 2024 meeting of ECAC. Document prepared by NRSI and dated January 2024.**

Working group comments from S. Levin and K. Mosher

**AREA MAPPED AS H1**

The section marked H1 on the EIS maps is identified as direct fish habitat (EIS page 22). It is city property according to the City of London map site. Page 23 of the EIS states:

*“An assessment of the thermal regime of the drainage feature to the northwest of the subject property was not completed; however, as the drainage feature is entirely contained within the Significant Woodland associated with the FOD7-3 community the 30m buffer proposed from this feature will provide appropriate protection for the watercourse as well.”*

Temperatures were recorded at 12 degrees (pg. 17), which seems quite cool for June. This has implications for protection and drainage from construction and post construction impacts.

Despite this, page 19 / 20 of the EIS indicates H1 (which is where this drainage feature flows through) should not be considered as part of the Significant Woodland. This leads ECAC to ask, “So what’s the right answer?” From our site investigation, Page 12 of the EIS seems to mischaracterize H1 as a hedgerow (H1 is mapped in the EIS as being west of the subject site). The west side of the site slopes dramatically. The sides of the slopes are wooded. There are mature Black Cherry trees on the top of the slope just to the west of the current metal fence.

And while it is true (p.19) that “... the lands to the south of the subject property are urbanized... we are unclear why this leads to the EIS concluding the H1 feature does not provide a natural linkage to other areas of natural cover and should not be considered to be part of the significant woodland.

**ECAC RECOMMENDS that H1 be included as part of the Significant Woodland and the entire Significant Woodland be mapped accordingly on Map 1 and on Map 5 of the London Plan. These changes to the land use designations must be undertaken by City staff either as part of the staff recommendation on this application, the consent, or as part of upcoming “technical amendments” to capture changes as a result of this and preceding development applications.** (It remains unclear to ECAC why designation changes to the NHS included in an accepted EIS are not included along with other land use designation changes in staff reports on a development.

**CONSTRUCTION IMPACTS**

Section 6.1 page 26 points out that at this stage, the impacts of servicing on the tree protection plan and replanting is unknown. **RECOMMENDATION: The detail design of servicing must be done and approved before the compensation plan is finalized.**

p. 36, 7.2.1 says the buffer should be inspected during construction. There is no detail as to who, when and how often. **RECOMMENDATION: Details of the buffer inspection must be laid out in the development and consent agreements. And it should be a City ecologist who receives the reporting as well.**

p. 11 of the EIS states: “To the east of the residence drainage collects along the property boundary and collects within the forest within the lowland area.” There is no detailed information about how the servicing, which will direct water to the south rather than to the forest, will affect the health of the Significant Woodland.

**RECOMMENDATION: A water balance report be required as a condition of development.**

## **MONITORING**

### **a. COMPENSATION PLANTINGS**

It is noted on page 27 of the EIS that the compensation plan has not yet been prepared.

**RECOMMENDATION: Given the dedication of lands to the City, the monitoring of that land should be at the cost of the developer and the city must sign off on the success of the compensation planting before the land is conveyed to the City. 7.2.1 indicates a three year monitoring period.**

**RECOMMENDATION: As the trees being removed are large and represent significant carbon storage, tree compensation should be with larger trees and a high ratio of compensation to removal. This should be a condition of the consent and of any development agreement.**

**At the bare minimum,** compensation should at a minimum be consistent with London Plan policies and a condition of the consent and of any development agreement. (p. 30)

**RECOMMENDATION: Tree planting must be of native species. As pointed out in the EIS page 12, most trees being removed are native including 19 Bur Oak and 22 Northern Red Oak, all in good or fair condition.** ECAC did not have the Tree Protection Plan to review.

**RECOMMENDATION: A city ecologist’s sign off on the compensation plan be a condition of the consent and/or development agreement.**

- b. As noted on page 3 of the EIS, development of a comprehensive Environmental Management and Monitoring Plan (EMMP), that will include a Naturalization Planting Plan, and proposed monitoring plan for the subject property and plantings within the naturalization area is to be prepared. **These must be included in the conditions of approval, and as part of the consent agreement along with the other items listed on page 3 for inclusion prior to finalizing agreements.**

### **c. KENTUCKY COFFEE TREE (KCT)**

P. 32 points out that a 5-year record of the effects of the KCT move must be collected. Who has the responsibility for the recording **must be included** in the consent because it appears that the tree is to be transplanted onto lands either already city lands or to become city lands. It must be clear who is responsible for this monitoring and reporting. If it is the proponent, copies must be provided to the city including a City Ecologist. It is also unclear from the EIS how large this tree is. The only hint is that trees greater than or equal to 10 cm DBH were inventoried. It is assumed that the KCT met this threshold. If it is the tree ECAC thinks it is, there is sufficient space around it for a safe removal if it is done at an appropriate time of year for transplantation of a Carolinian species.

**RECOMMENDATION: The transplanting plan for the KCT must be included as part of the consent agreement and subject to the approval of a City ecologist or City forester. It must also specify responsibilities for who does what for the five-year record keeping.**

#### **INVASIVE SPECIES**

Invasive species must be removed and post construction removal must take place on the lands to be conveyed to the city. It would be helpful if those invasives on adjacent city lands within 30 m would be removed concurrently. **RECOMMENDATION: The Monitoring Plan should be done for at least 3 years and include reporting on the success of invasive plant species removal.**

#### **BOUNDARY FENCING/SIGNAGE**

There is no information about either fencing or signage in the EIS. There should be fencing at the back of the retained property to prevent new accesses down the steep slope. Signage about the site and the ecological significance would be a better choice than a homeowner brochure.

The site has a mild slope to the north beyond where the present above ground pool is. This slope is not indicated on the mapping or on page 11 of the EIS. ECAC assumes the retained property boundary is roughly in line with the north end of the pool. We assume the pool will be removed as part of the site development which provides the opportunity for boundary fencing.

**RECOMMENDATION: The existing boundary fencing must be either repaired or replaced as it is not in particularly good shape anywhere on the site. This is particularly true on the east side where it slopes downward into a “gully” between this site and the private properties to the east.**

#### **EXISTING HOUSE**

It appears that in addition to the interior renovations mentioned on page 26 of the EIS, it appears there are exterior renovations required. Although outside the scope of ECAC’s expertise, why the house is to be retained is a bit of a mystery. If the house is to be removed, additional information should be required about mitigating impacts of demolition. Removal might provide a better site layout than retention.

#### **ERRORS**

Page 29, the watercourse is to the west of the site. H2 is the **eastern** “hedgerow” mapped in the EIS. ECAC notes that this area has several mature trees which are to the immediate east and below the grade of the subject property (which slopes gradually to the east at the rear of the house). Topographic mapping would have been very beneficial to our review.

## OTHER

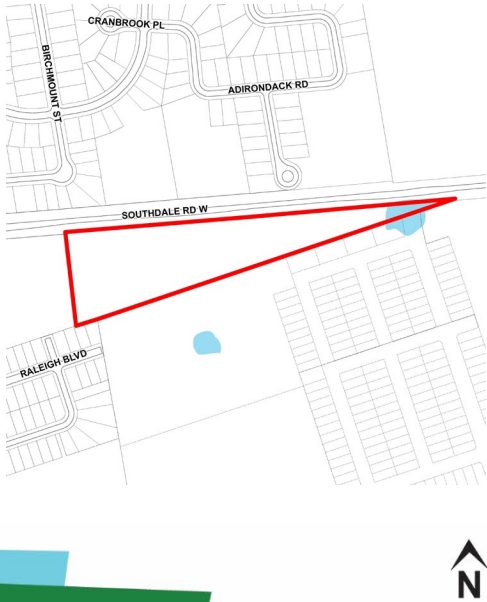
- a. Page 28 references off site trees. Are these the neighbours' to the east or the city trees to the south in the boulevard? Regardless, it is unclear how they will be protected and if removed, the compensation requirements.
- b. An unmanaged trail exists from the City Park to the east and runs west along the river. It would be beneficial if a paved connection is created between the park and the lands to be acquired. This could reduce impacts on the riverbank by giving people an alternative to get to Chesterfield. There is already a clearly used access from the end of Chesterfield down the slope of H1 on city lands. If the city does continue the paved path from Thompson Park to the east thru the nearly acquired lands, it could provide an access point up to Chesterfield that could be a beneficial feature.
- c. P. 17 notes that there is a trail along the drainage feature that has a small wooden bridge approximately halfway down towards the confluence with the Thames River. This encroachment into City property has been shared with by law enforcement by a member of the public without response/action. **RECOMMENDATION: This encroachment should be addressed sooner rather than later.**
- d. Bird surveys were not done in winter – ECAC observed two raptors during its site visit – one likely a red tail hawk and one maybe a peregrine falcon. Have citizen science (e.g., eBird) sites been checked to ensure no raptors of concern in the area reported?  
**RECOMMENDATION: At a minimum check eBird etc. for raptor sightings in the area.**



# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

### 735 Southdale Road West



**File: 39T-22504/OZ-9567**

**Applicant: Royal Premier Homes**

#### What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- One (1) Residential Block consisting of four (4) apartment buildings containing 878 units;
- One (1) Open Space Block;
- One (1) Road Widening Block; and,
- One (1) new street.

Please note, the Applicant has proposed upgrading 460 meters of assumed sanitary sewers on Crown Grant Road to obtain sewer capacity that would support 231 unit per hectare.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 3, 2024**

Alison Curtis

[acurtis@london.ca](mailto:acurtis@london.ca)

519-661-CITY (2489) ext. 4497

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-22504 & OZ-9567

[london.ca/planapps](https://london.ca/planapps)

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

Anna Hopkins

[ahopkins@london.ca](mailto:ahopkins@london.ca)

519-661-CITY (2489) ext. 4009

**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: March 13, 2024

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density residential block, one (1) open space block; and, one (1) road widening block serviced by one road (Street A).

## Requested Amendment to *The London Plan* (New Official Plan)

Consideration of a possible amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* (Section 20.5.4.1.iv a) i)) to add a special policy to permit a density of 175 units per hectare, whereas 100 units per hectare is permitted, and a height of twelve (12) storeys, where as nine (9) is permitted.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R5, R6, and R8 Zone (h-2\*h-30\*h-53\*h-75\*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(\*) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

## Requested Zoning (Please refer to attached map)

**Zone(s):** Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(\*)

- Residential R5 (R5-2) Zone - to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 30 meters.
- Residential R6 (R6-4) Zone – to permit single-detached, semi-detached, and duplex dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 22 meters.
- Residential R8 Special Provision Zone (R8-4( ) – to permit apartment buildings, handicapped person’s apartment buildings, lodging houses class 2, stacked townhousing, senior citizens apartment buildings, emergency care establishments and continuum-of-care facilities on a minimum lot area of 1000 square meters with a minimum lot frontage of 30 meters. Special Provisions are requested to permit: a density of 231 units per hectare, whereas 75 is permitted; reduced front yard, interior side yard and rear yard setbacks; and, to permit a height of twelve (12) storeys.

The City may also consider applying holding provisions in the zoning.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## 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 residential uses in the form of single-detached, semi-detached, townhouse dwellings, triplexes, fourplexes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences and low-rise apartment buildings.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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](http://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 Draft Plan of Subdivision, and 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. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

## **What Are Your Legal Rights?**

### **Notification of Council and Approval Authority's Decision**

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [plandev@london.ca](mailto:plandev@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed official plan 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](mailto: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 does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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**

Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Requested Draft Plan of Subdivision

KEY PLAN



**DRAFT PLAN  
OF  
SUBDIVISION**

CON ETR N PT LOT 78  
RP 33R4239 PARTS 1,2 &3

CITY OF LONDON  
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER  
SECTION 51 (17) OF THE PLANNING  
ACT

PROPOSED LAND USES AND AREAS

CONSERVED BLOCKS  
ROAD WIDENING  
MUNICIPAL SERVICES

TOTAL 13.8 ha

OWNER'S CERTIFICATE

Royal Premier Homes  
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT  
FORM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND  
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE  
ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN

NO.	REVISION	DATE	INITIAL

ROYAL PREMIER HOMES



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A Professional Planning Practice

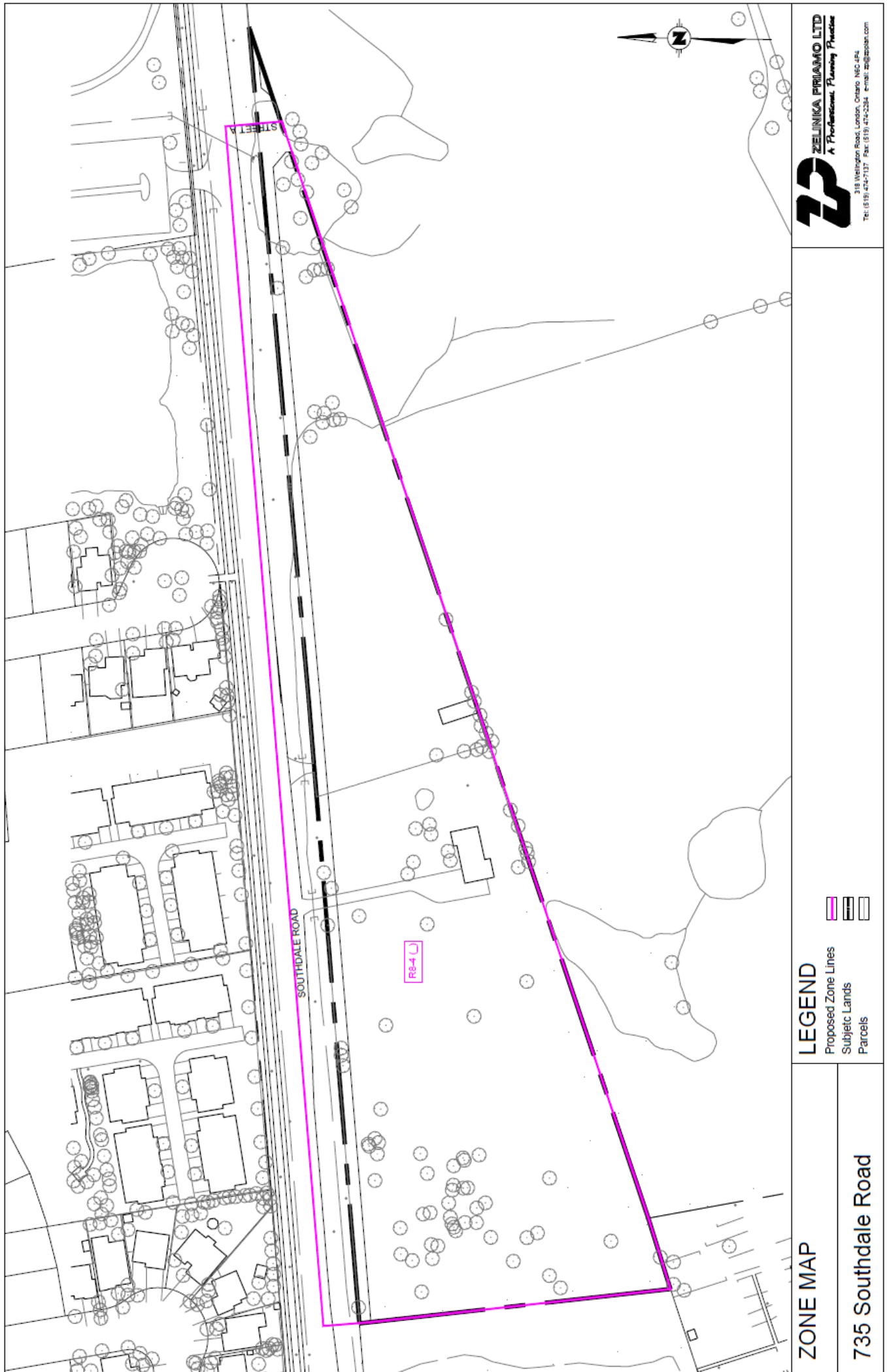
7th Floor, 40 Abchurch Lane, London, EC4A 3DF  
Tel: 0204 6141237 Fax: 0204 6142288 Email: zplanning.com

DRAWN BY: KC PROJECT NO: RP/1/LO/20-01  
DATE: JUNE 2022 SCALE: 1:500



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

# Requested Zoning



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



# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

### City Wide - Amendments to the Environmental Policies of The London Plan



## THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

File: O-9693

Applicant: City of London

#### What is Proposed?

A housekeeping amendment to the London Plan is proposed to:

- Update the Environmental Policies chapter to reflect changes to legislation, provincial ministries, and roles and responsibilities; and
- Update Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources of the London Plan to incorporate environmental features defined and approved through previous development applications.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 22, 2024**

Sarah Baldwin

[sbaldwin@london.ca](mailto:sbaldwin@london.ca)

519-661-CITY (2489) ext. 5861

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

[london.ca/planapps](https://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor. Information on how to contact your Ward Councillor can be found at <https://london.ca/government/council-civic-administration/city-council>

**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: March 21, 2024

# Application Details

## Requested Amendment to The London Plan (New Official Plan)

The purpose and effect of this amendment to the London Plan is to improve clarity and consistency on the environmental policies and mapping throughout the Plan. This amendment is of a housekeeping nature to correct errors and omissions in the Plan (minor changes to certain policies, figures, and maps to refine wording and formatting), remove references to older terminologies to reflect changes to provincial ministries, policy documents and recent legislation (Bill 23 (More Homes Built Faster Act)), and changes to Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources to reflect changes as a result of development applications approved by Council since 2017.

## How Can You Participate in the Planning Process?

You have received this Notice because the City of London has proposed to change the Official Plan policies and mapping. 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](http://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 amendments 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 policy clarity, errors and barriers for implementation. We would like to hear your comments on these matters.

These amendments represent changes to the Environmental Policies (Chapter 7 of the London Plan). Proposed changes to Map 5 – Natural Heritage reflect updates resulting from City lead and applicant lead Environmental Impact Studies. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider comments from internal departments and external agencies. 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 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. 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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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 Local Planning Appeal 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.

### 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.

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