

Planning and Environment Committee

Report

The 11th Meeting of the Planning and Environment Committee
June 4, 2019

PRESENT: Councillors A. Hopkins (Chair), M. Cassidy, P. Squire, S. Turner
ABSENT: J. Helmer, Mayor E. Holder
ALSO PRESENT: Councillor A. Kayabaga; A. Anderson, G. Barrett, M. Feldberg,
K. Gowan, P. Kokkoros, G. Kotsifas, H. Lysynski, J. MacKay, M.
Pease, L. Pompili, M. Ribera, C. Saunders, M. Tomazincic, S.
Wise and P. Yeoman

The meeting was called to order at 4:02 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: P. Squire

Seconded by: S. Turner

That Items 2.1 and 2.2, inclusive, BE APPROVED.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

2.1 5th Report of the Trees and Forests Advisory Committee

Moved by: P. Squire

Seconded by: S. Turner

That the 5th Report of the Trees and Forests Advisory Committee, from its meeting held on May 22, 2019 BE RECEIVED for information.

Motion Passed

2.2 Building Division Monthly Report for April 2019

Moved by: P. Squire

Seconded by: S. Turner

That the Building Division Monthly Report for the month of April, 2019 BE RECEIVED for information. (2019-A23)

Motion Passed

3. Scheduled Items

3.1 Delegation - S. Levin, Chair, Environmental and Ecological Planning
Advisory Committee - 6th Report of the Environmental and Ecological
Planning Advisory Committee

Moved by: M. Cassidy
Seconded by: P. Squire

That, the following actions be taken with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on May 16, 2019:

a) the Working Group comments appended to the 6th Report of the Environmental and Ecological Planning Advisory Committee, relating to the Parks and Recreation Master Plan BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee has submitted the comments to the Civic Administration in order to meet their deadline;

b) the following actions be taken with respect to the property located at 905 Sarnia Road:

i) the Civic Administration BE REQUESTED to consider continuing the monitoring of the relocated wetland;

ii) the Civic Administration BE ASKED to develop a cost estimate for the above-noted proposed continued monitoring and provide it to the Chair of the Environmental and Ecological Planning Advisory Committee who will approach possible donors to pay the City the cost of the ongoing monitoring; it being noted that this would be similar to the arrangements to pay the consulting costs of the Environmental Management Guidelines; and,

iii) the Chair and members of the Environmental and Ecological Planning Advisory Committee BE AUTHORIZED to seek donations to assist in funding an on-going monitoring;

c) the revised Working Group comments appended to the 6th Report of the Environmental and Ecological Planning Advisory Committee, relating to the properties located at 1176, 1200 and 1230 Hyde Park Road and a portion of 1150 Gainsborough Road BE FORWARDED to the Civic Administration for consideration;

d) the Working Group comments appended to the 6th Report of the Environmental and Ecological Planning Advisory Committee, relating to the properties located at 1938 and 1964 Commissioners Road East and a portion of 1645 Hamilton Road (Victoria on the River subdivision Phase 6), BE FORWARDED to the Civic Administration for consideration;

e) the Civic Administration BE REQUESTED to consider including funding for a Conservation Master Plan, for the East Lambeth Forest Environmentally Significant Area as part of the Lambeth Area Community Improvement Plan (CIP), in order to create trails consistent with City guidelines; it being noted that one of the goals of the CIP is "Enhancing & Conserving Natural Heritage: Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated.";

f) the following recommendations with respect to the Notice of Planning application dated May 6, 2019, relating to the property located at 9345 Elviage Drive, from L. Mottram, Senior Planner BE CONSIDERED prior to the removal of the holding provision:

- i) invasive species, including phragmites, be removed from the property;
- ii) the buffer be restored with native species;
- iii) the owner be asked to ensure the buffer is demarcated and maintained in its natural state, post-restoration; and,
- iv) in addition to the requirements listed in the report from BioLogic, no refueling take place in the Tree Protection Zone;

g) the following actions be taken with respect to the communication from Ontario Nature, "Save Ontario Species":

- i) the Municipal Council BE ADVISED that Schedule 5 of Bill 108, the proposed More Homes, More Choices Act: Amendments to the Planning Act, is contrary to London's Strategic Plan and the recently declared London Climate Change Emergency; and,
- ii) the Municipal Council BE REQUESTED to express these concerns to the provincial government;

h) the following actions be taken with respect to the Working Group draft relating to "A Wetland Conservation Strategy for London – A Discussion Paper on Best Practices":

- i) the above-noted draft document BE REFERRED to the Civic Administration for review as part of the forthcoming update to the Council approved Environmental Management Guidelines; and,
- ii) the Working Group BE COMMENDED and BE CONGRATULATED for their work on this project;

i) the following actions be taken with respect to the One River Environmental Assessment River Characterization Study and Hydraulic Modelling:

- i) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee supports the staff recommended preferred Option for the Springbank Dam; and,
- ii) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee has concerns with the impacts to the natural features and functions caused by the proposed pathway between McKillop Park and Springbank Park included in the River Management section; and,

j) clauses 1.1, 3.1 to 3.7, inclusive, 4.3, 5.2 and 6.2 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from S. Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC), with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.2 Public Participation Meeting - Application - 180 Villagewalk Boulevard - Draft Plan of Vacant Land Condominium and Zoning By-law Amendment - 39CD-19505/SPA 18-139

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Graystone Custom Homes Ltd., relating to the property located at 180 Villagewalk Boulevard:

a) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium by Graystone Custom Homes Ltd., relating to lands located at 180 Villagewalk Boulevard;

b) the Approval Authority BE ADVISED that no issues were raised at the public participation meeting with respect to the application for Site Plan Approval by Graystone Custom Homes Ltd., relating to lands located at 180 Villagewalk Boulevard; and,

c) the Approval Authority BE ADVISED that the Municipal Council has no issues with respect to the Site Plan Application and supports the Site Plan Application;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2019-D09/D07)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.3 Public Participation Meeting - Application - 1170 Wellington Road (Z-9013)

Moved by: S. Turner

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by WLR Capital Inc., c/o Zelinka Priamo Ltd., relating to the property located at 1170 Wellington Road, the proposed by-law appended to the staff report dated June 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Highway Service Commercial (HS1/HS4) Zone TO an Associated Shopping Area Commercial/Highway Service Commercial (ASA1/ASA2/ASA3/ASA4/HS1/HS4) Zone;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment conforms to the '89 Official Plan policies and the permitted uses policies of the Rapid Transit Corridor Place Type in The London Plan;
- the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the proposed multi-use building on the rear portion of the subject lands; and,
- the existing, proposed building and on-site parking are capable of supporting the requested commercial type uses without resulting in any negative impacts on the abutting lands. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: P. Squire
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Application - 3087 White Oak Road - 39T-18505 (Z-8980)

Moved by: P. Squire
Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Whiterock Village Inc., relating to the property located at 3087 White Oak Road (legally described as Adams St PL 643 London; Reserve PL 643 London; PT LT 31 CON 2 London; PT LT 5 PL 643 London; PT Reserve B PL 643 London PT 1, 2, 3, 4, 5, 6, 7, 33R3762; London:

a) the proposed by-law appended to the staff report dated June 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on June 11, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and a Residential R1 (R1-10) Zone TO a holding Residential R1 Special Provision (h*h100*h-161*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*h-__*R1-3(**)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*R1-3(**)) Zone; a holding Residential R6 Special Provision (h*h-71*h-100*h-161*h-__*R6-5(*)) Zone; a holding Residential R6 Special Provision/Residential R8 Special Provision Bonus (h*h-71*h-100*h-161*h-__*R6-5(**)/R8-4(**)*B-__) Zone; a holding Urban Reserve Special Provision (h-94*UR4(*)) Zone; and an Urban Reserve Special Provision (UR4(**)) Zone;

it being noted that the following holding provisions have also been applied:

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement and the provision of adequate securities;
- (h-71) holding provision – to encourage street oriented development;

- (h-94) holding provision – to ensure there is a consistent lotting pattern, the holding provision shall not be deleted until adjacent lands have been consolidated;
- (h-100) holding provision – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second access must be available, permitting a maximum of 80 residential units;
- (h-161) holding provision – to ensure the proposed stormwater management system is constructed and operational;
- (h-___) new holding provision – to ensure the existing sanitary forcemain traversing the site has been appropriately relocated;

the B-() Bonus Zone shall be implemented through one or more agreements to provide for a maximum apartment building height of 4 storeys or 16m (52.4ft) with an increased density of up to 79 units per hectare in return for the provision of the following facilities, services and matters:

- i) a high quality development which substantially implements the Site Plan, Concept Landscape Plan, and Elevations appended to the staff report dated June 4, 2019 as Schedule “1” to the amending by-law;
- b) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for draft plan of subdivision of Whiterock Village Inc., relating to a property located at 3087 White Oak Road:
 - i) traffic control measures to be implemented at the intersection of Southdale Road and the new cross road;
 - ii) traffic measures proposed for the extension of Bateman Trail where it intersects with White Oak Road;
 - iii) the potential removal of trees along the fence line;
 - iv) the speed limits along White Oak Road;
 - v) difficulty turning left onto White Oak Road; and,
 - vi) turning this area into a residential neighbourhood yet continuing to provide for an arterial road like roads adjacent to the neighbourhood;
 - vii) speeding cars not stopping for a stopped bus letting children off the bus;
 - viii) concerns with drainage if the proposed properties are built higher than the existing properties;
 - ix) requesting that any fencing be installed prior to construction commencing;
 - x) concern with the size of the proposed new lots as the City of London had previously promised existing homeowners that the new lots would be equal or greater in size than the existing lots;
 - xi) Canada Post advising existing homeowners that they are cancelling their mail delivery as it is dangerous to the postal workers; and,
 - xii) concern with the height of the proposed apartment building;

- c) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed residential plan of subdivision, submitted by Whiterock Village Inc., File No. 39T-18505, prepared by Development Engineering File No DEL16-038, October 24, 2018, as red-line amended, which shows a draft plan of subdivision consisting of 72 single detached dwelling lots, two (2) medium density residential blocks, and the extension of four (4) existing streets, SUBJECT TO the conditions contained in Appendix "B" appended to the staff report dated June 4, 2019;
- d) the Approval Authority BE REQUESTED to address the issues raised at the meeting and noted in b) above;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended draft plan and zoning amendments are consistent with the Provincial Policy Statement (PPS), 2014, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- the recommended draft plan and zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the 1989 Official Plan, the Southwest Area Secondary Plan and the North Longwoods Area Plan policies;
- the recommended Bonus Zone will allow for an increase to the height and density of a medium density block which provides for a commensurate increase in density and height in return for enhanced building and landscape design; and,

the draft plan design is appropriate for the site, compatible with abutting land uses and makes efficient use of the existing services and infrastructure available in this area. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: M. Cassidy
Seconded by: P. Squire

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

3.5 Public Participation Meeting - Repeal of Building By-law B-6 and Proposed Building By-law B-7

Moved by: M. Cassidy
Seconded by: P. Squire

That on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official, the proposed by-law appended to the staff report dated June 4, 2019, being "A By-law to provide for the construction, demolition, change of use, occupancy permits, transfer of permit and inspection and to repeal By-law B-6, as amended." BE INTRODUCED at the Municipal Council Meeting to be held on June 11, 2019;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated May 30, 2019, from M. Wallace, Executive Director, London Development Institute, with respect to this matter;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2019-C01A)

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: P. Squire
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

Moved by: M. Cassidy
Seconded by: P. Squire

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, P. Squire, and S. Turner

Absent: (2): J. Helmer, and E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 M. Rivard, Stantec - Application - 123 Queens Avenue - Demolition Request Extension

Moved by: P. Squire

Seconded by: S. Turner

That, the applicant BE ADVISED that pursuant to Section 42(4) of the *Ontario Heritage Act*, the Municipal Council approves the request for an extension until July 31, 2019, relating to the Demolition Permit application for the property located at 123 Queens Avenue to allow the Structural Engineering firm, VanBoxmeer & Stranges Engineering Limited, an opportunity to conduct a structural assessment of the subject property. (2019-P10D/R01)

Yeas: (3): A. Hopkins, P. Squire, and S. Turner

Absent: (3): J. Helmer, M. Cassidy, and E. Holder

Motion Passed (3 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: P. Squire

Seconded by: S. Turner

That the Managing Director, Planning and City Planner and the Managing Director, Development and Compliance Services & Chief Building Official BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Yeas: (3): A. Hopkins, P. Squire, and S. Turner

Absent: (3): J. Helmer, M. Cassidy, and E. Holder

Motion Passed (3 to 0)

6. Adjournment

The meeting adjourned at 5:57 PM.

Trees and Forests Advisory Committee

Report

5th Meeting of the Trees and Forests Advisory Committee
May 22, 2019
Committee Room #4

Attendance

PRESENT: R. Mannella (Chair), A. Meilutis, M. Szabo, S. Teichert; and P. Shack (Secretary)

ABSENT: C. Haindl, T. Khan, J. Kogelheide, C. Linton, G. Mitchell, A. Morrison and R. Walker

ALSO PRESENT: A. Beaton, J. Spence and B. Williamson

The meeting stood adjourned at 12:45 PM, due to lack of quorum



Development and Compliance Services Building Division

To: G. Kotsifas, P. Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

From: P. Kokkoros, P. Eng.
Deputy Chief Building Official

Date: May 21, 2019

RE: Monthly Report for April 2019

Attached are the Building Division's monthly report for April 2019 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of April, 1,315 permits had been issued with a construction value of \$534.7 million, representing 706 new dwelling units. Compared to last year, this represents a 1.9% increase in the number of permits, a 40.5% increase in the construction value and a 26.4% decrease in the number of dwelling units.

To the end of April, the number of single and semi-detached dwellings issued was 181, which was a 30.9% decrease over last year.

At the end of April, there were 574 applications in process, representing approximately \$584 million in construction value and an additional 1,175 dwelling units, compared with 782 applications having a construction value of \$511 million and an additional 919 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 19 applications a day for a total of 380 in 20 working days. There were 49 permit applications to build 49 new single detached dwellings, 13 townhouse applications to build 62 units, of which 2 were cluster single dwelling units.

There were 431 permits issued in April totalling \$413.5 million including 425 new dwelling units.

Inspections

BUILDING

Building Inspectors received 2,020 inspection requests and conducted 2,935 building related inspections. An additional 14 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 245 inspections were conducted this month per inspector.

Based on the 2,020 requested inspections for the month, 95% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 437 inspection requests and conducted 726 building related inspections. An additional 208 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 133 inspections were conducted this month per inspector.

Based on the 437 requested inspections for the month, 97% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 834 inspection requests and conducted 1,165 plumbing related inspections. An additional 1 inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 194 inspections were conducted this month per inspector.

Based on the 824 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

NOTE:

In some cases, several inspections will be conducted on a project where one call for a specific individual inspection has been made. One call could result in multiple inspections being conducted and reported. Also, in other instances, inspections were prematurely booked, artificially increasing the number of deferred inspections.

AD:cm
Attach.

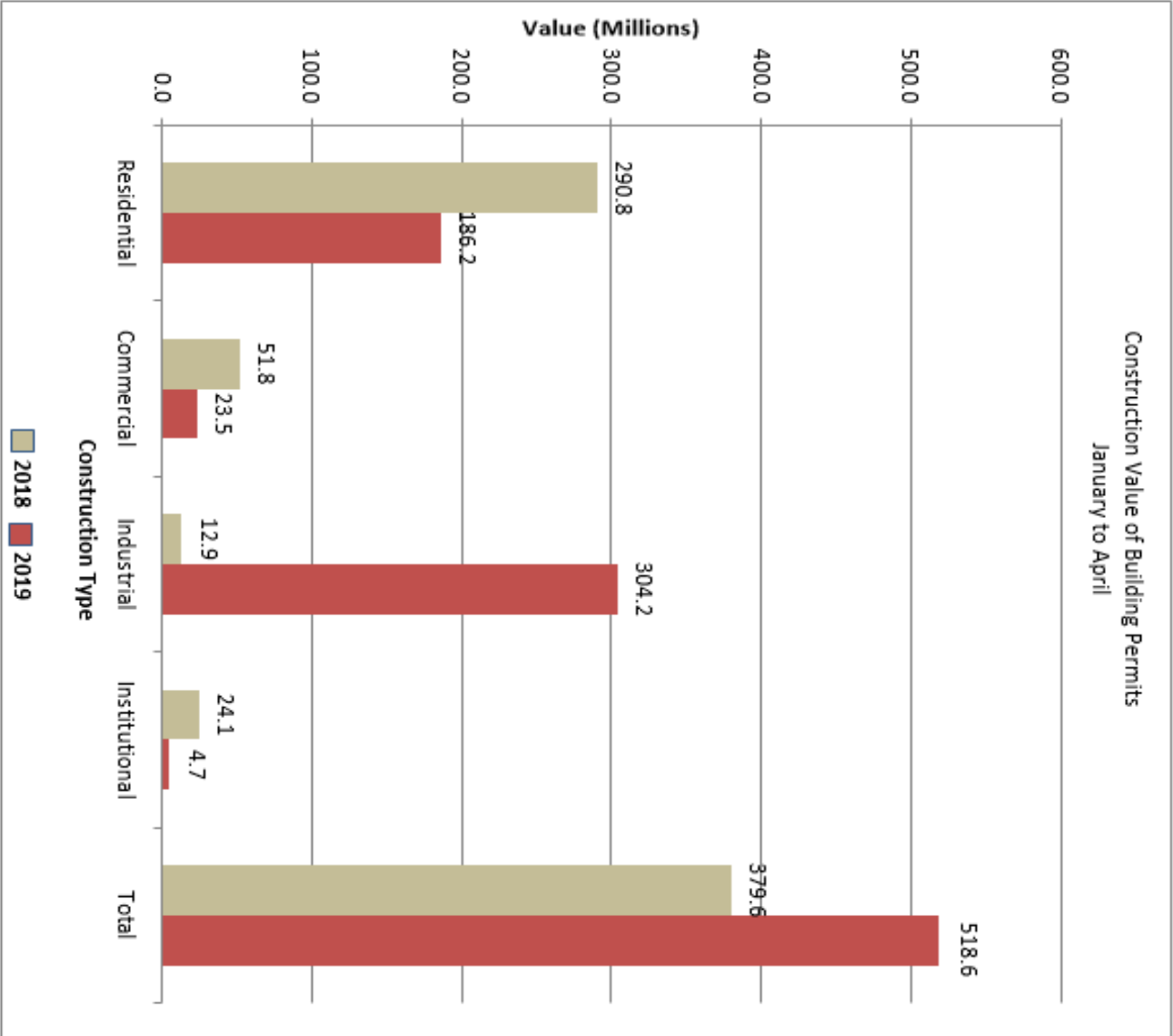
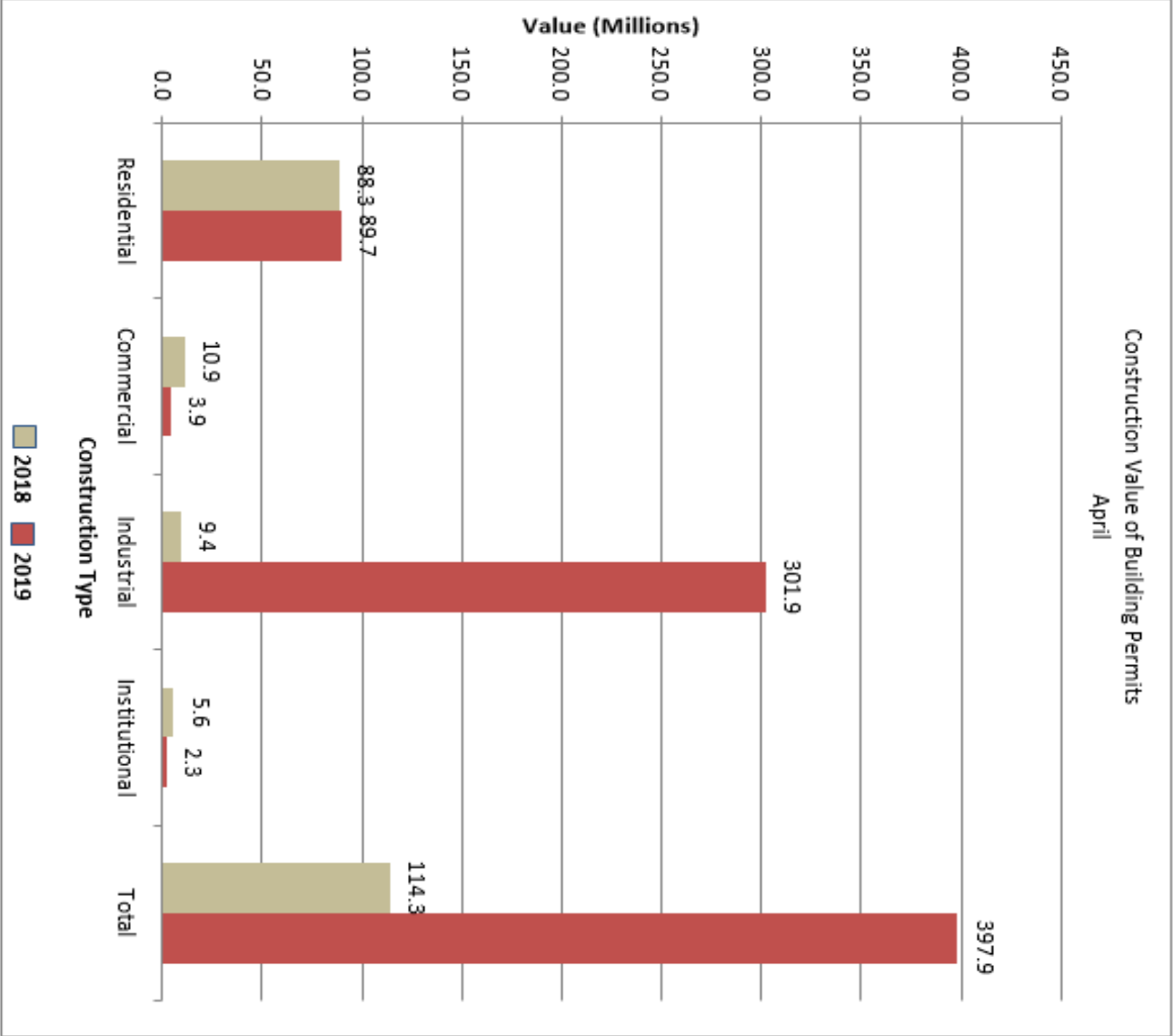
c.c.: A. DiCicco, T. Groeneweg, C. DeForest, O. Katolyk, D. Macar, M. Henderson, S. McHugh

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF April 2019

April 2019 to the end of April 2019											
CLASSIFICATION	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE
SINGLE DETACHED DWELLINGS	55	22,467,470	55	181	73,867,490	181	76	31,342,079	76	262	107,740,246
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0
TOWNHOUSES	23	23,531,700	114	59	51,313,390	245	18	12,902,367	45	64	41,532,794
DUPLEX, TRIPLEX, QUAD, APT BLDG	6	39,662,762	250	9	43,187,762	254	2	36,878,400	169	4	124,396,320
RES-ALTER & ADDITIONS	180	4,077,414	6	511	17,806,339	26	152	7,217,803	3	459	17,111,550
COMMERCIAL -ERECT	2	1,360,200	0	4	2,689,680	0	3	4,726,000	0	7	28,861,200
COMMERCIAL - ADDITION	0	0	0	2	2,800,000	0	3	600,718	0	5	1,540,718
COMMERCIAL - OTHER	54	2,572,900	0	193	18,045,370	0	36	5,619,300	0	141	21,445,717
INDUSTRIAL - ERECT	2	300,350,000	0	3	300,450,000	0	2	8,500,000	0	2	8,500,000
INDUSTRIAL - ADDITION	1	100,000	0	3	165,000	0	1	140,000	0	2	840,000
INDUSTRIAL - OTHER	11	1,455,000	0	31	3,571,900	0	5	750,000	0	21	3,585,248
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL - ADDITION	0	0	0	0	0	0	2	3,050,000	0	3	5,850,000
INSTITUTIONAL - OTHER	7	2,332,340	0	33	4,733,910	0	14	2,555,950	0	70	18,225,300
AGRICULTURE	1	15,000,000	0	2	15,010,000	0	1	50,000	0	1	50,000
SWIMMING POOL FENCES	26	512,000	0	39	967,732	0	18	356,038	0	38	717,610
ADMINISTRATIVE	11	42,300	0	36	98,300	0	14	68,500	0	38	161,500
DEMOLITION	3	0	2	29	0	17	4	0	1	19	0
SIGNS/CANOPY - CITY PROPERTY	3	0	0	12	0	0	1	0	0	3	0
SIGNS/CANOPY - PRIVATE PROPERTY	46	0	0	168	0	0	49	0	0	151	0
TOTALS	431	413,464,086	425	1,315	534,706,874	706	401	114,757,155	293	1,290	380,558,202

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
2) Mobile Signs are no longer reported.
3) Construction Values have been rounded up.



City of London - Building Division
Principal Permits Issued From April 01, 2019 to April 30, 2019

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
London Affordable Housing Foundation	1045 Dundas St	Erect-Apartment Building-Ra - Erect 5 Storey Affordable Housing Apartment B	41	5,560,200
Rembrandt Homes Rembrandt Homes	1061 Eagletrace Dr 25	Erect-Townhouse - Cluster Sdd-Erect - New Sdd, 1 Storey, 2 Car Garage, 4 Bedroom	1	299,000
Stormfisher Environmental Ltd Stormfisher Environmental Ltd	1087 Green Valley Rd	Install-Non-Residential Accessory Building-Cm - Install 3 Concrete Pads Foundation Permit	0	120,000
Italian Seniors Project	1090 Hamilton Rd	Erect-Apartment Building-Ra- Erect 4 Storey Apartment Building - 60 Units	60	9,721,800
The Board Of Of Western Ontario The Board Of Governors The University Of Western Ontario	1151 Richmond St	Alter-University-Instn - Alt - Second Floor East Of Chemistry Build	0	900,000
Hyde Park Square Inc	1175 Hyde Park Rd	Alter-Retail Plaza-Retail Plaza - Store Front Replacement, No Other W	0	150,000
Thames Valley District School Board Thames Valley District School Board	1250 Dundas St	Alter-Offices-Cm Alter - Replace Fire Alarm System Throughout En	0	392,600
Calloway Reit (London N) Inc Canadian Property Holdings	1320 Fanshawe Park Rd W	Alter-Bake Shop-Alter - Cm Cobs Bread - Tenant Fit, No Structural	0	176,000
Ironstone Building Company Inc.	1375 Whetherfield St A	Erect-Street Townhouse - Condo-Erect - New 5 Unit Townhouse Block "A" - 1 Storey,	5	1,021,100
Drewlo Holdings Inc.	1375 Whetherfield St F	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block F - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St G	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block G - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St H	Erect-Townhouse - Condo-Erect New 5 Unit Townhouse Block H - 1 Storey, 3 B	5	1,021,100
Drewlo Holdings Inc.	1375 Whetherfield St I	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block I - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St J	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block J - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St K	Erect-Townhouse - Condo-Erect New 6 Unit Townhouse Block K - 2 Storey, 3 B	6	1,309,900
Drewlo Holdings Inc.	1375 Whetherfield St L	Erect-Townhouse - Condo-Erect New 4 Unit Townhouse Block L - 2 Storey, 3 B	4	877,500
Drewlo Holdings Inc.	1375 Whetherfield St M	Erect-Townhouse - Condo-Erect New 5 Unit Townhouse Block M - 1 Storey, 3 B	5	1,021,100
Thames Valley District School Board Thames Valley District School Board	141 Bonaventure Dr	Alter-Schools Elementary, Kindergarten-Is- Interior Renovation To Create New Staff Room A	0	176,590
Jack Douglas 719299 Ontario Inc	1422 Fanshawe Park Rd W A	Alter-Restaurant <= 30 People-Cm Alter Interior, Tenant Fit Up For Pizza Hut - U	0	140,000
Kdm Corporation	1473 Dundas St	Erect-Offices-Cm - Erect Portable For Car Dealership Sales Build	0	160,200
London City	1577 Wllion Grove Rd	Erect-Food Processing Plant-Id - Erect New Food Processing Facility April 15,	0	300,000,000
Liberty Square (London) Inc	1599 Adelaide St N	Alter-Offices-Alter - Cm Offices, Tenant Fit-Up, No Structural C	0	150,000
Cf Realty Hldg Inc, C/O Cadillac Fairview Corp Cf Realty Hldg Inc, C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Tenant Fit-Up For Trade Secrets, Frr/Fpo	0	150,000
Peach-Sun Power Corp C/O Vantage Property Mgmt	1700 Dundas St	Alter-Offices-Cm - Interior Office Fitup For Linc	0	148,000
Dennis Dalton The Ridge At Byron Inc.	1710 Ironwood Rd 1	Erect-Townhouse - Cluster Sdd-Erect New Sdd, 1 Storey, 2 Car Garage, 4 Bedrooms,	1	320,400
Ben Cameron Consulting Inc.	180 Sherwood Forest Sq F	Erect-Apartment Building-Erect 4-Storey 32-Unit Apartment Building Frr/Fpo	32	8,082,000
Oxford West Gateway Inc. C/O York Developments	1850 Oxford St W 5	Erect-Restaurant -Erect Mcdonald's - Building 5, Shell Permit Only.	0	1,200,000
London & Middlesex Housing Corporation	202 McNay St	Alter-Apartment Building-Alter - Ra - Replace Rooftop Make Up Air Unit, Wit	0	135,700
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run E	Erect-Townhouse - Condo-Erect, 4 Units - 1 Storey - 1 Car Garage- 2 Bedro	4	662,400
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run F	Erect-Townhouse - Rental -Erect New Townhouse Building F, 5 Units, Dpr#s 38	5	641,200
Sifton Properties Limited Sifton Properties Limited	2020 Logans Run G	Erect-Townhouse - Rental -Erect New Townhouse Building G, 5 Units, Dpr#s 28	5	641,200
Savh Inc Savh Inc	2360 Main St	Alter-Offices-Commercial - Alter To Expand Vet Office Into Basem	0	150,000
Millstone Inc. Millstone Homes Inc.	2484 Tokala Trail	Erect-Duplex-2 Storey, 2 Car Garage, 5 Bedrooms, Secondary Dwel	2	447,600
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail H	Erect-Townhouse - Condo-Erect Townhouse Block H, 2 Storey, 3 Bedrooms, 1 C	6	1,286,000

City of London - Building Division
Principal Permits Issued From April 01, 2019 to April 30, 2019

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Auburn Inc. Auburn Developments Inc.	2491 Tokala Trail I	Erect-Townhouse - Condo-Erect Townhouse Block D, 2 Storey, 3 Bedrooms, 1 C	6	1,187,200
Bluestone Properties Inc.	250 Oakland Ave	Erect-Apartment Building-Ra - Erect 6 Storey Apartment Building. Frr Fpo	113	15,500,000
James Casburn The Original Cakerie	2825 Innovation Dr	Erect-Non-Residential Accessory Building-Id - Erect Wastewater Treatment Building	0	350,000
Foxwood (London) Inc. Foxwood Developments (London) Inc.	2910 Tokala Trail A	Erect-Street Townhouse - Condo-Erect - New 4 Unit Townhouse Block "A", 2 Storey,	4	801,600
Piret (Southwest) Holdings Inc	3820 Commerce Rd	Install-Warehousing-Install Spray Paint Booth And Mixing Room	0	128,000
41 Adelaide Holdings Limited C/O Brairlane Rental Prop Mgmt	41 Adelaide St N	Alter-Medical Offices-Interior Alter To Unit 45. Frr	0	150,000
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres E	Erect-Townhouse - Condo-Erect New Townhouse Condo, 7 Units, 2 Storey, 1 Ca	7	1,490,000
West Coronation Developments Inc West Coronation Developments Inc	499 Sophia Cres F	Erect-Townhouse - Condo-Erect New Townhouse Condo, 6 Units, 2 Storey, 1 Ca	6	1,422,900
London City	590 Oxford St E	Alter-Medical Offices-Comm - Alter For Medical Office In Unit D Frr	0	125,000
Auburn Inc. Auburn Homes Inc.	590 Oxford St W	Alter-Municipal Buildings-Alter - Fire Station #6 - Facade Alterations: New	0	550,000
Nizamis Investments Inc. Nizamis Investments Inc.	600 Guinness Way D	Erect-Townhouse - Condo-Rt. Erect 6 Units - Block D - DpntS 12, 14, 16, 1	6	1,277,300
Bealeave Inc	68 Woodward Ave	Add-Duplex-Add 2 Storey To Rear Of Existing House To Create D	1	136,800
	6867 Wellington Rd S	Alter-Greenhouse-Ag - Replacement Of Existing Cladding	0	15,000,000
	7091 Clayton Walk 10	Erect-Townhouse - Cluster Sdd-Erect, New Sdd, 2 Storey, 3 Car Garage, 4 Bedrooms	1	530,000
City Of London City Of London	7112 Beattie St	Alter-Municipal Buildings-Is - Life Cycle Hvac Replacement	0	602,550
Hyde Park Commercial Centre Inc Hyde Park Commercial Centre Inc	765 Hyde Park Rd	Alter-Retail Store-Alter - Cm Goodwill Donation Centre - Remove Offic	0	122,000
2425293 Ontario Inc. C/O Farhad Noori 2425293 Ontario Inc. C/O Farhad Noori	811 Sarnia Rd B	Erect-Street Townhouse - Condo-Erect 7 Unit Townhouse, Block B - 2 Storey, 1 Car	7	1,331,400
2425293 Ontario Inc. C/O Farhad Noori 2425293 Ontario Inc. C/O Farhad Noori	811 Sarnia Rd C	Erect-Street Townhouse - Condo-Erect 6 Unit Townhouse, Block C - 2 Storey, 1 Car	6	1,150,800
	85 Oxford St W	Erect-Duplex-Erect 2 Storey Duplex, 2 Units, 3 Bedrooms In Each	2	351,162
London & Middlesex Housing Corporation	85 Walnut St	Alter-Apartment Building-Alter - Ra - Replace 2 Rooftop Make Up Air Units,	0	205,000
Liquor Control Board Of Ontario Liquor Control Board Of Ontario	955 Wilton Grove Rd	Install-Warehousing-Install Addition To Hvac Cooling	0	854,000
Total Permits 57 Units 365 Value 385,694,902				

Includes all permits over \$100,000, except for single and semi-detached dwellings

Commercial building permits issued - subject to Development Charges under By-law C.P.-1496-244

Owner

Permits_Issued_Greater_100000_Construction value

City of London - Building Division					May 15 2019 9:56 AM
Principal Permits Issued From April 01, 2019 to April 30, 2019					
Owner	Project Location	Proposed Work	No. Of Units	Constr Value	
Kdm Corporation					
Oxford West Gateway Inc. C/O York Developments					
Commercial permits regardless of construction value.					

Environmental and Ecological Planning Advisory Committee

Report

The 6th Meeting of the Environmental and Ecological Planning Advisory Committee
May 16, 2019
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), R. Doyle, E. Duarte, C. Dyck, P. Ferguson, S. Hall, B. Krichker, K. Moser, S. Sivakumar and R. Trudeau

ABSENT: E. Arellano, A. Boyer, I. Mohamed and I. Whiteside

ALSO PRESENT: C. Creighton and J. MacKay

The meeting was called to order at 5:00 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that not pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 5th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 5th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on April 11, 2019, was received.

3.2 4th Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on April 24, 2019, was received.

3.3 Municipal Council Resolution - 4th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on April 23, 2019, with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.4 Municipal Council Resolution - 5th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on May 7, 2019, with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.5 Notice of Study Completion - Bostwick Road Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion for the Bostwick Road Municipal Class Environmental Assessment Study, from H. Huotari, Project Manager, Parsons Inc. and M. Elmadhoon, Project Manager, City of London, was received.

3.6 Notice of Study Completion - Southdale Road West Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion for the Southdale Road West Class Environmental Assessment Study, from B. Huston, Project Manager, Dillon Consulting Limited and T. Koza, Transportation Design Engineer, The Corporation of the City of London, was received.

3.7 Notice of Study Completion - Southdale Road West - Pine Valley Boulevard to Colonel Talbot Road Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion for the Southdale Road West Improvements, from Pine Valley Boulevard to Colonel Talbot Road, Municipal Class Environmental Assessment, from T. Koza, Transportation Design Engineer, The Corporation of the City of London and P. McAllister, Project Manager, AECOM Canada, was received.

4. Sub-Committees and Working Groups

4.1 Parks and Recreation Master Plan Comments

That the attached Working Group comments relating to the Parks and Recreation Master Plan BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee has submitted the comments to the Civic Administration in order to meet their deadline.

4.2 Stantec Annual Post-Construction Monitoring Report (2018) for 905 Sarnia Road

That the following actions be taken with respect to the property located at 905 Sarnia Road:

- a) the Civic Administration BE REQUESTED to consider continuing the monitoring of the relocated wetland;
- b) the Civic Administration BE ASKED to develop a cost estimate for the above-noted proposed continued monitoring and provide it to the Chair of the Environmental and Ecological Planning Advisory Committee who will approach possible donors to pay the City the cost of the ongoing monitoring; it being noted that this would be similar to the arrangements to pay the consulting costs of the Environmental Management Guidelines; and,
- c) the Chair and members of the Environmental and Ecological Planning Advisory Committee BE AUTHORIZED to seek donations to assist in funding an on-going monitoring.

4.3 You, Your Dog, and ESA's Brochure

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to the "You, Your Dog and Environmentally Significant Areas" brochure drafted by P. Ferguson; it being noted that this matter will be discussed further at the next meeting.

4.4 Environmental Impact Study - 1176, 1200 and 1230 Hyde Park Road and a Portion of 1150 Gainsborough Road

That the attached, revised, Working Group comments relating to the properties located at 1176, 1200 and 1230 Hyde Park Road and a portion of 1150 Gainsborough Road BE FORWARDED to the Civic Administration for consideration.

4.5 Victoria on the River, Phase 6 (1938 and 1964 Commissioners Road East and a Portion of 1645 Hamilton Road)

That the attached Working Group comments relating to the properties located at 1388 and 1964 Commissioners Road East and a portion of 1645 Hamilton Road (Victoria on the River subdivision Phase 6), BE FORWARDED to the Civic Administration for consideration.

5. Items for Discussion

5.1 Draft Lambeth Area Community Improvement Plan (CIP)

That the Civic Administration BE ADVISED that the draft Lambeth Community Improvement Plan (CIP) including funding a Conservation Master Plan for the East Lambeth Forest Environmentally Significant Area in order to create trails consistent with City guidelines; it being noted that one of the goals of the CIP is "Enhancing & Conserving Natural Heritage: Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated."

5.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 3334 and 3354 Wonderland Road South

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice of Planning Application dated April 17, 2019, relating to the properties located at 3334 and 3354 Wonderland Road South; it being further noted that the EEPAC may comment on future submissions.

5.3 Notice of Planning Application - Intent to Remove Holding Provision - 9345 Elviage Drive

That the following recommendations with respect to the Notice of Planning application dated May 6, 2019, relating to the property located at 9345 Elviage Drive, from L. Mottram, Senior Planner BE CONSIDERED:

- a) invasive species, including phragmites, be removed from the property;
- b) the buffer be restored with native species;
- c) the owner be asked to ensure the buffer is demarcated and maintained in its natural state, post-restoration; and,

d) in addition to the requirements listed in the report from BioLogic, no refueling take place in the Tree Protection Zone.

5.4 Save Ontario Species

That the following actions be taken with respect to the communication from Ontario Nature, "Save Ontario Species":

a) the Municipal Council BE ADVISED that Schedule 5 of Bill 108, the proposed More Homes, More Choices Act: Amendments to the Planning Act, is contrary to London's Strategic Plan and the recently declared London Climate Change Emergency; and,

b) the Municipal Council BE REQUESTED to express these concerns to the provincial government.

6. Deferred Matters/Additional Business

6.1 (ADDED) A Wetland Conservation Strategy for London - A Discussion Paper on Best Practices

That the following actions be taken with respect to the Working Group draft relating to "A Wetland Conservation Strategy for London – A Discussion Paper on Best Practices":

a) the above-noted draft document BE REFERRED to the Civic Administration for review as part of the forthcoming update to the Council approved Environmental Management Guidelines; and,

b) the Working Group BE COMMENDED and BE CONGRATULATED for their work on this project.

6.2 (ADDED) Huron Stormwater Management Facility Environmental Assessment - Notice of Completion

That it BE NOTED that the Notice of Completion for the Huron Stormwater Management Facility Environmental Assessment, was received.

6.3 (ADDED) One River Environmental Assessment - River Characterization Study and Hydraulic Modelling

That the following actions be taken with respect to the One River Environmental Assessment River Characterization Study and Hydraulic Modelling:

a) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee supports the staff recommended preferred Option for the Springbank Dam; and,

b) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee has concerns with the impacts to the natural features and functions caused by the proposed pathway between McKillop Park and Springbank Park included in the River Management section.

7. Adjournment

The meeting adjourned at 7:55 PM.

City of London Draft Parks and Recreation Master Plan Phase 3: Public Engagement on Draft Recommendations

Comments submitted by EEPAC working group: S. Hall, B. Krichker, S. Levin, R. Trudeau

Sent to S. Stafford and D. Baxter April 23, 2019 as per their request at EEPAC's April 11, 2019 meeting

Where park is used in the Plan, it refers to a definition that contains the word Park

Definitions (from Development Charges study definitions provided by staff on October 11, 2018 to the Development Charges Stakeholder Group)

Neighbourhood Parks are intended to serve as a focal point of a neighbourhood and are designed to serve the needs of the local neighbourhood by supporting both unorganized and organized activities and programs.

District Parks are intended to serve groups of neighbourhoods and are designed with an emphasis on facilities for organized sports and unorganized activities.

Open Space generally buffers and protects natural features and is often linear in nature following tributaries of the Thames River, upland corridors or utility easements.

Woodland Parks have typically been established and protected for their environmental significance and may have been identified by the City through a previous study or have a development-related Environmental Impact Study (EIS) with recommendations for their protection, management and enhancement.

Environmentally Significant Areas (ESAs) are identified as components of the Natural Heritage System and include lands that are to be maintained in their natural state through appropriate management for the purposes for which they have been recognized.

Sports Parks are designed to accommodate multiple high-end sport fields and service larger areas in the City.

Thames Valley Parkway (TVP) is the City's multi-use pathway system which generally follows the Thames River. Future extensions of the TVP will occur as lands along the branches of the Thames River come under urban development.

Urban Parks are relatively small spaces that provide a higher level of design quality and are intended to be focal points within neighbourhoods.

Civic Spaces are small parcels of municipally owned land in the Downtown core and along older main street areas that are designed to a high standard.

In this document, a pathway has a surface that is hardened with asphalt or other similar base. A trail does not.

In this document, passive recreation refers to recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection. (US EPA)

The Natural Heritage System refers to Policy 1298 of the London Plan and is shown on Map 5 of the London Plan.

ACTIVE LIVING

Goal: We will support and promote opportunities for active living. This will be achieved through unstructured and structured experiences that encourage regular physical activity and healthy aging.

Strategic Directions:

- a) Foster active living through structured and **unstructured activities** that improve physical, mental, and social wellbeing.
- b) Make parks and facilities walkable and accessible by residents through **active transportation** and connections to public transit.
- c) Support programming that encourages introductory skill development, interaction, and community building.

Physical Activity, Active Living, and Active Aging

- A. Programs provided by the City of London will continue to emphasize physical activity and physical literacy for residents of all ages and abilities through registered and drop-in opportunities.
- B. Expand the variety, frequency, location, and promotion of **drop-in programs** through the use of community centres, neighbourhood locations, parks, and **non-traditional sites**. Develop a strategy to identify, administer, and evaluate drop-in programming that responds to changing demographics and diversity.
- C. Offer more **family recreation opportunities** to meet the needs of newcomers and minority groups (including more intergenerational opportunities and options for children ages 0-2 years) and to help foster lifelong participation.
- D. Work with Child and Youth Network priority area leads to explore options for integrating **physical literacy and new physical activity elements** into our built environment, such as incorporating literacy decals, murals, etc. into community centres.
- E. Explore how to best meet the increasing demands and unique needs of **older adults**. Meet with partners such as the Huff N' Puff Seniors Fitness Association to explore needs/plans moving forward, including the exploration of a **therapeutic line of programming** with community partners.
- F. Continue to review **program participation data** to make informed decisions about program development by age group and location through the establishment of participation targets.
- G. **Work together with other service providers and stakeholders** to understand and address overall participation rates and gaps in parks, recreation, and sport pursuits in London.

Is there anything missing from the recommendations above that you want considered within the Master Plan? **A definition of passive and active recreation with examples.**

Please provide any additional comments that you may have **"non-traditional sites" is completely open ended. Examples would be helpful. Do unstructured activities fall under active recreation which would include a game of pick up soccer or ultimate Frisbee? Does active transportation include bikes including electric bikes? None of these activities should not be permitted in ESAs or Woodland Parks.**

INCLUSION & ACCESS

Goal: We will remove barriers to participation by adopting a model of “access for all”. This will be achieved by welcoming and including all residents.

Strategic Directions:

- a) Work collaboratively with populations that face constraints to participation – such as (but not limited to) Indigenous peoples, newcomers to Canada, residents with low income backgrounds, LGBT+ community, women and girls, and persons with disabilities – to reduce and remove barriers.
- b) Support diversity and inclusion by evaluating proposals, policies, and actions through an equity and gender identity lens.
- c) Provide, promote, and enhance subsidy programs that improve affordability for all.
- d) Increase the range of low- and no-cost programs within the city.
- e) Promote the use of parks and public spaces.
- f) Promote the use of trails and pathways in a way that protects unique species and habitats.
- g) Implement age-friendly design standards and planning strategies that improve accessibility for all.

Inclusion and Access

- A. As the City grows, continue to expand **low- and no-cost program initiatives** that advance the City’s service mandate. Continued research and engagement at the neighbourhood-level is necessary to identify areas that will benefit the most from these initiatives.
- B. Reach out to **Indigenous people and organizations** to:
 - i. Undertake regular and meaningful engagement on matters of importance related to parks, recreation programs, sport services and facilities;
 - ii. Explore new partnerships for including Indigenous programming in the Recreation Guide;
 - iii. Explore how to best ensure Indigenous peoples feel welcomed in programs and community centres;
 - iv. Target casual staff recruitment efforts through Indigenous organizations to increase the diversity in London’s leadership staff; and,
 - v. Identify how parks, recreation, and sport can support the recommendations from the Truth and Reconciliation Commission of Canada.
- C. Work with **under-represented populations** to: identify participation rates in parks, recreation, and sport; remove barriers to participation; and, establish appropriate participation targets.
- D. Expand our reach to **newcomer populations** by:
 - i. Focusing on staff recruitment efforts and leadership development to increase the diversity of the staff team;
 - ii. Increasing the variety of recreational opportunities that are appropriate for various ethnocultural groups; and
 - iii. Translating promotional materials into predominant languages.
- E. Expand programs and services for the **special needs population**, with a focus on increasing physical activity options for school-aged children with special needs.
- F. Expand **staff training** around accessibility, including sensitivity training in staff meetings or training sessions.
- G. Expand **gender diversity/LGBT+ inclusion** by utilizing consistent signage at all centres and using the Ontario Human Rights Code and experts in the region to inform the staff training programs.
- H. Evaluate the balance of **female participation** by age cohort in all direct, casual, community, and stakeholder-driven sport opportunities in London.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

We split trails and pathways from E and added a new F in the Strategic Directions section.

Please provide any additional comments that you may have

CONNECTING PEOPLE & NATURE

Goal: We will strengthen residents' connections with their neighbourhoods and nature. This will be achieved through public awareness, neighbourhood-driven activities and decision-making, and opportunities to animate and enjoy London's **outdoor spaces parks and places civic spaces**.

Strategic Directions:

- a) Enhance awareness of community initiatives and promote the personal and community benefits of parks, recreation, and sport.
- b) Support volunteerism and community engagement in the planning and delivery of services.
- c) Continue to emphasize initiatives focused on strengthening neighbourhoods, animation of public spaces, and unstructured activities.
- d) Collaborate with providers to exchange information and promote services and programs.
- e) Use recreation to help people connect with nature and be stewards of the natural environment.
- f) Apply effective designs and management strategies such as natural landscapes, native plants, and natural heritage education opportunities that support healthy and sustainable environments, **and sustain ecological features and functions**.
- g) Support efforts to expand active transportation networks, including trails and pathways within and connecting to parks and **open civic spaces**.

Connecting People and Neighbourhoods

- A. Continue to **support community development and local decision-making initiatives**, the Strengthening Neighbourhoods Strategy, Child and Youth Network, partnerships, and other means of achieving equity in park, facility, and service delivery.
- B. Continue to embed **public engagement as a required element** when making key decisions relating to parks, recreation, and sport services. Consider a variety of tactics (including community-led and community-designed engagement opportunities) that make it easy for people to participate, such as non-traditional locations and times.
- C. Continue to support **Neighbourhood Hubs** (Indoor and outdoor) by:
 - i. Ensuring our community centres and parks are safe places where people can gather and connect and promote this fact;
 - ii. Providing welcoming and inviting spaces (e.g., consistent wayfinding);
 - iii. Using our community centres and parks as access points for information about other City of London services; and,
 - iv. Using our community centres as warming/cooling centres during extreme weather.
- D. Continue to maximize **program delivery in existing places and spaces** by:
 - i. Identifying location gaps for different program areas and develop strategies to fill these gaps; and,
 - ii. Sourcing out new program locations through formalizing usage of school facilities (all Boards), coordinating with Family Centres, planning ahead such as for when new school space becomes available, and identifying under-utilized public library spaces.
- E. As part of a broader community engagement strategy, investigate the feasibility of developing an **online community portal and application** centred on parks, recreation, and sport in London.
- F. Increase **resident awareness and marketing** of parks, recreation, and sport opportunities and information through:
 - i. Leveraging new and emerging technologies that enhance the customer service experience (e.g., program registration and rentals);

- ii. Including more information about features available at each location, including those accessible to persons with disabilities;
 - iii. Educating the public about service level standards, such as parks maintenance and naturalization initiatives;
 - iv. Establishing strategies for communicating with specific audiences, including under-represented groups;
 - v. Expanding current initiatives such as the Play Your Way newsletter, Neighbourhood Decision-Making program, surveys, information centres, etc.;
 - vi. Developing generic neighbourhood-based information by working with Family Centres, libraries, and schools; and,
 - vii. Increasing cross-promotion on social media, utilizing relationships with neighbourhood groups, etc.
- G. Continue to explore opportunities to publish key promotional material and provide language supports for meeting participants in **multiple and predominant languages** with the goal of expanding the City's reach and increasing participation amongst newcomer groups.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. If the Goal and Strategic Direction G are changed from open spaces to civic spaces as shown above, it is therefore made clear that Environmentally Significant Areas and buffers to environmental features are excluded.

Connecting People with Nature / Thames River

- A. Place a greater emphasis on helping people **connect with nature through recreation** by:
 - i. Incorporating appreciation and exposure to nature through new program design;
 - ii. Improving the connection between community and seniors' centres and their outdoor spaces; and,
 - iii. Enhancing shoreline access and gathering spaces by providing more amenities for trails/pathways and water-based recreational pursuits (e.g., fishing, paddling, etc.) adjacent to the Thames River, in keeping with best environmental practices.
- B. To support education and nature appreciation, provide **interpretive signage** that highlights the significance of London's **natural areas** Natural Heritage System.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. It is unclear if this section does or does not include Environmentally Significant Areas. EEPAC has been told that the Plan does not include ESAs. If so, what is the meaning of "natural area" in B? We recommend using the term Natural Heritage System in B as this would include Woodland Parks, River and Stream Corridors and Environmentally Significant Areas.

Recreational Trails and Pathways outside of Environmentally Significant Areas

- A. Continue to provide Londoners with **trails** that provide opportunities to be immersed in, experience, respect, and value nature.
- B. Where ecologically appropriate, ensure that new trails are **AODA compliant**, so that all Londoners can experience nature.
- C. Continue efforts to address **gaps in the recreational trail and pathway networks** and extending the system into new growth areas. All trail and pathway development projects require site-specific analysis, including application of applicable policies and guidelines.
- D. Identify and consider opportunities to enhance the **safety and convenience** of the recreational pathway system through urban design, active transportation, and park renewal initiatives. Examples include (but are not limited to) connections where intensification and redevelopment occurs, installation of bike racks and amenities, signage clearly demarcating access points, community education, and awareness, separation of users in high traffic areas, and a **winter maintenance program** in select locations **where ecological features and functions are not put at risk**.
- E. Work with applicable approval agencies to develop a coordinated policy approach for **recreational trail and pathway development within natural areas Woodland Parks** and floodplains. **What is a natural area ?**
- F. **Before trails and pathways are created in Significant Woodlands shown on Map 5 of the London Plan, they must follow a woodland management plan based on an Environmental Impact Study.**
- G. Align implementation of the Parks and Recreation Master Plan with the City's **Cycling Master Plan** and promote and link with **Provincial Cycling Routes** (CycleON). Update technical standards to reflect provincial planning guidelines, as revised from time to time.

Is there anything missing from the recommendations above that you want considered within the Master Plan? **We have recommended a new F**

Please provide any additional comments that you may have **Trails and pathways must not be in ecological buffers as per the City's Environmental Management Guidelines.**

Environmental Health and Stewardship

- A. Identify resources to support the enhanced **management of municipal woodlands Woodland Parks** and work collaboratively with internal and external stakeholders to achieve the desired service level standards. **Not sure what enhanced management means. Invasive species? Dogs off leash control? Or does it mean naturalization? Clarity would be helpful.**
- B. Encourage **stakeholder and resident roles** in providing **stewardship** of parks, gardens, and other community resources. This may include encouraging the establishment of park foundations, conservancies, and other stewardship partnerships that enhance park sustainability.
- C. Seek opportunities to improve **awareness and understanding** about the importance of the City's Natural Heritage System and urban forest and their broader role within **Carolinian Canada**. Additional research should be conducted into best practices that build upon existing community partnerships and community education opportunities (e.g., programming and events, social media, educational signs, etc.).
- D. Continue to promote **naturalization of appropriate municipal lands and beautification and greening efforts** led or sponsored by the City (e.g., planting programs, "adopt-a" initiatives, community events, public art, and more) to meet multiple goals for habitats, pollinators, and tree coverage.

E. Continue to seek and implement strategies for the effective management of **urban wildlife** and **invasive species**.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have C. includes the City's ESAs as they are part of the Natural Heritage System. Not sure what this looks like in action and in outcomes. Why not simply say, "signage will be installed in locations where use of the city's natural heritage system and urban forest are greatest to help raise awareness and understanding"

Outdoor Play

- A. Develop an **Outdoor Activity Strategy** to encourage residents of all ages to stay outdoors longer, enjoy outdoor settings and enhance connections with nature.
- B. Investigate new **challenging play opportunities** to keep children and families outdoors and active for longer periods of time, such as natural play areas and adventure play features.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

SECTION 7: SUPPORTIVE ENVIRONMENTS

Goal: We will invest strategically in parks, recreation, and sport infrastructure to support the Master Plan goals. This will be achieved by responding to demonstrated community needs through the thoughtful design, provision, and management of parks, facilities, and spaces.

Strategic Directions:

- a) Ensure that ~~public~~ **Parks and Civic Places** are safe, welcoming, accessible, and maintained in a state of good repair through the implementation of contemporary design standards, AODA requirements, and effective asset management practices.
- b) Renew, expand, and develop ~~spaces~~, facilities, and amenities in appropriate locations to address existing gaps. **Spaces is undefined – places may be better if you are referring to buildings.**
- c) Strive to develop spaces, facilities, and amenities that are flexible, serve multiple users, function as neighbourhood hubs, and can be linked to broader strategies and initiatives.
- d) Respond to changing participation patterns, demographics, and emerging activities by adapting public spaces and programs to fit evolving needs and expectations.
- e) Employ effective and progressive maintenance and asset management practices.
- f) Support inward and upward growth through proactive planning and innovative models that support future growth and an increasingly urbanized city.
- g) Recognize the importance of placemaking through the provision of exceptional civic spaces and robust infrastructure.

- h) Utilize a variety of acquisition and non-acquisition-based options to enhance the supply of parks and **city owned parts of the Natural Heritage System.** ~~open spaces.~~

Planning for a Mature City

- A. Consider **new service and facility provision models** that reflect the realities of higher-density residential communities, while ensuring convenient public access to needed spaces (e.g., public recreation amenities in condominium podiums).
- B. In neighbourhoods planned for **residential intensification**, design new parks and evaluate existing parks, green spaces, and other municipal properties for their potential to accommodate urban park features, multi-functional spaces, and expanded social and recreational opportunities to serve diverse populations.
- C. Evaluate **surplus school and other acquisition opportunities** based on the principles and targets advanced in this Master Plan, with a focus on geographic gap areas.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have **Waiting until lands that are environmentally significant such as ESAs and Woodlands are taken thru the subdivision process means the city is taking on management well after people have created their own trails and access points to features. This risks the ecological feature and reduces the chance to make people aware at the beginning of the importance of the feature. Waiting to get land for free late in the land use planning process is not good ecological planning. In the next section, C raised the possibility of acquiring land in advance of development. Geez Louise, why not for Woodland Parks and other parts of the Natural Heritage System (ex. Lower Dingman)**

Guidelines for Planning and Priority-Setting

- A. Facilitate a **balanced distribution and network** of parks, recreation programs, sport services, and facilities recognizing that different locations may serve different needs. This includes planning for **new program locations** (municipal and partnered) in gap and growth areas.
- B. Utilize the planning and priority-setting guidelines identified in this Master Plan (Section 7.1) for evaluating requests and opportunities to provide **new or enhanced infrastructure** and when planning and designing infrastructure.
- C. Where possible, **acquire land well in advance** of development for higher order projects such as planned community centres. Consider options for co-locating community centres with District Park-level sports fields and amenities.
- D. Continue to make facilities and parks more accessible for persons with disabilities, in keeping with **AODA requirements**. Review the City's **accessibility design standards** to ensure that all relevant parks, recreation and sport facilities are included.
- E. Conduct **accessibility audits** on a regular basis to ensure that the City's accessibility standards are being met at all parks, recreation and sport facilities. Give consideration to assistive technologies and adaptive equipment that facilitate access for persons with physical or mental disabilities.
- F. Develop a **standardized framework to evaluate requests** for facilities presently not part of the City's core parks, recreation, and sport service mandate. At a minimum, the framework should consider the City's role (or lack thereof) in providing the service in relation to demonstrated demand, alternate providers, cost factors, and economic sustainability.
- G. Ensure that major retrofits and new construction projects adequately consider opportunities to address **climate change, environmental sustainability, and energy conservation**. At minimum, this should include

consideration of green technologies (e.g., green roofs, **EV charging stations**, battery-powered maintenance tools, refrigeration plants, etc.) and low-impact development practices (e.g., stormwater management, permeable surfaces, etc.) by building these items into City budgets.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Community Centres

- A. Develop a mid-size multi-use community centre in **Southeast London**, with an emphasis on securing an alternate site (considering the site selection criteria developed in 2010) in the short-term. Proposed components (to be confirmed through community and partner consultation) include twin ice pads (as a replacement for Farquharson Arena), large gymnasium, activity rooms, and multi-use space. Potential partnerships will be considered.
- B. Develop a mid-size multi-use community centre in **Northwest London** (following the Southeast London project). Proposed components (to be confirmed through community and potential partner consultation) include an indoor pool, large gymnasium, activity rooms, and multi-use space. Potential partnerships will be considered. Additional study is required to determine the preferred approach, which could influence location(s), timing, and/or potential partners.
- C. Expand the network of **neighbourhood community centres** by establishing a facility in North London and another in Central London between 2024 and 2029. Neighbourhood centres would generally include large gymnasiums, community kitchens, multi-purpose spaces, and/or specialty/partnered spaces based on demonstrated needs. In the longer-term, one to two additional neighbourhood centres should be considered to address gap areas in South London. Traditional models of providing community centres may evolve as the city intensifies within the Primary Transit Area.
- D. Build **gymnasiums and multi-use activity space** as part of each proposed multi-use and neighbourhood centre, for a total of six new gymnasiums by 2039. Consider opportunities to add gymnasiums to existing centres or repurposed facilities to assist in meeting this goal.
- E. Prepare a **Gymnasium Strategy** to review current access policies, other providers, needs, and provision strategies, with a goal of enhancing access to large gymnasiums for programs, events, and rentals.
- F. Establish a strategy to **expand the senior satellite model** in consultation with stakeholders, with a view toward coordinated service delivery at the neighbourhood-level. Considerations include:
 - i. Adding a new satellite site in the short-term;
 - ii. Program expansion, low-cost and/or unstructured options, sustainable multi-site membership model, and expanded hours at locations that are experiencing high attendance and unmet demand; and,
 - iii. Working with Parks Planning to identify outdoor spaces that can be used to complement programming at seniors centres and satellites.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Aquatics (Indoor & Outdoor)

- A. Work with local users to ensure that the **Canada Games Aquatic Centre** remains able to host competitions and meets, with consideration being given to pool depth, technical requirements, and support spaces.
- B. Develop a new indoor 25-metre 6-lane pool for community use in **Northwest London** in the short-term. Further study is required to determine if the pool is best provided as part of the proposed large multi-use community centre or through an expansion to the Canadian Games Aquatic Centre.
- C. Reassess longer-term demand for an **eighth municipal indoor pool location** through the next Master Plan update, possibly in partnership with an alternate provider in Central London.
- D. Develop five additional **spray pads** (for a total of 21) by 2039, with a focus on identified gap areas (Foxfield Park, Riverbend Park, one in North London, and two in Southwest London). New spray pads should be provided through park development projects or wading pool conversions, with an emphasis on district-level sites with existing washrooms, parking, and shade. Consideration may be given to different levels of spray pads provided (e.g., basic and enhanced), as well as options for recirculated/treated water systems.
- E. Assess usage trends at **outdoor swimming pools** and develop a strategy to guide future programming and reinvestment priorities, including consideration of the City's role in ensuring community access to non-profit community pools. No additional outdoor swimming pools are recommended.
- F. Continue to reduce the number of **wading pools** within City parks and develop criteria for wading pool decommissioning. Wading pools that are under-utilized, in poor condition, serving aging communities, in close proximity to alternative aquatic services and/or are not associated with outdoor pools are likely candidates for removal. They may be replaced with spray pads or other in-demand park amenities identified through community consultation.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Arenas

- A. Maintain public access to 22 indoor ice pads until 2031, at which point planning may begin for **one additional ice pad** (as a multi-pad replacement and/or partnered project). Long-term consideration may be given to **phasing out single pad arenas** in favour of multi-pad facilities with community space. To confirm these directions, facility usage and registration trends should be monitored, as should capacities and capital plans in adjacent municipalities.
- B. Continue to examine and assess the need for **dry pads for floor sports** and community activities. Where supported by demonstrated demand, consider opportunities to repurpose under-utilized spaces.
- C. Repurpose **Silverwood Arena** to alternate community uses. Initiate a Request for Proposal process (with identified objectives and outcomes) and feasibility study (with community input) to guide the project.
- D. Remove **Glen Cairn Arena** as a municipal capital asset as it is surplus to community needs.
- E. Include two ice pads as part of the proposed multi-use community centre in **Southeast London**. Upon opening, remove the ice pads at **Farquharson Arena** from the inventory. Continue discussions with the landowner (Thames Valley District School Board) regarding the future of this facility.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Sports Fields

- A. Develop up to 28 additional **rectangular sports fields** (unlit equivalents) over the next 20 years through new park development, improvements that create capacity (e.g., upgrades such as adding lights, expanding fields, etc.), and enhancing access to non-municipal fields. Where possible, priority should be placed on multi-field complexes with full-size, lit and irrigated fields (including artificial turf fields that extend the season and accommodate multiple sports).
- B. Develop up to 12.5 additional **ball diamonds** (unlit equivalents) over the next 20 years through new park development, improvements that create capacity (e.g., adding lights), and enhancing access to non-municipal diamonds. Most of these diamonds are required in the short-term to accommodate the recent increase in youth participation and loss of fields at the Southwest London Baseball Complex). Where possible, priority should be placed on multi-field complexes with full-size, lit diamonds.
- C. Develop a second full-size **cricket pitch** (potentially spanning two rectangular sports fields). Longer-term needs should be examined once the second pitch is fully operational and usage patterns can be assessed.
- D. Continue to undertake **upgrades and improvements** to existing sports fields, supported by demonstrated demand and in cooperation with sports organizations. Examples include field dimensions, lighting, grading, irrigation, drainage, turf, and infield improvements, fencing, benches, shelters, etc. Efforts should be made to add lights to fields prior to nearby residential construction taking place.
- E. Continue to work with local **school boards** to improve the quality of school fields as demand grows. By enhancing public access to quality non-municipal fields, the City will be able to add capacity and reduce development costs. Options for improving the quality and maintenance of school fields should also be explored.
- F. Update the **fieldhouse strategy** to confirm the preferred level of service and development and renewal needs.
- G. Develop a **sports field allocation policy** and integrate emerging sports into existing allocation policies.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Playgrounds

- A. Seek a balanced **distribution of playgrounds** by providing one play structure generally within an 800-metre radius of every residential area (without crossing a major arterial road or physical barrier).
- B. Design new and redeveloped playgrounds with **accessibility** in mind (including surfacing and components), as well as consideration of challenging/adventure and natural play areas. The standard for City-Wide and District Parks should be fully accessible playgrounds with rubber surfacing. Playgrounds in Neighbourhood Parks should generally have engineered woodchip surfacing with consideration to partially-accessible playground structures.
- C. Develop a process and criteria to prioritize **playground replacement, relocation, and/or removal** to deal with the gap in replacement funding.
- D. Consider adding **adult fitness equipment** to selected parks or trails on a case-by-case basis. These opportunities should be supported by the local community and be in proximity to indoor spaces with access to washrooms, as well as older adult and multi-cultural populations that have an interest in outdoor recreation.

Outdoor Courts

- A. Prepare a **Tennis / Multi-use Court Strategy** to: validate future needs (up to eleven additional courts in next 20 years); identify gaps and potential locations; establish priorities for upgrade, replacement, removal, or repurposing; and, identify a business case and funding strategy to support court construction and renewal.
- B. Evaluate **outdoor pickleball court** needs on a case-by-case basis, with a preference for locating them in areas with demonstrated demand. Opportunities to accommodate a pickleball complex of four or more courts (supported with amenities such as shade, washrooms, and nearby parking) should be explored further.
- C. Resolve gaps in **outdoor basketball court** provision (Central London, Oakridge, Medway, Westmount/Highland, and Byron) and consider basketball courts in parks within growing areas (a minimum of nine additional hoops will be required by 2039 to serve growth). Where appropriate, consideration should be given to multi-use court designs that can accommodate multiple sports and activities, such as basketball, ball hockey, ice skating, etc.
- D. Where feasible, continue to encourage the development and operation of **neighbourhood outdoor ice rinks** (natural ice) where supported by community requests and volunteer efforts. Consider opportunities on a case-by-case basis to develop **boarded multi-use pads** that can be used for ball hockey and other activities in the summer and natural ice skating in the winter.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Skate and Bike Parks

- A. Update the **Outdoor Skateboard Park Implementation Strategy** to reflect preferred skate park types, needs, design standards (including lighting of City-wide skate parks), site selection criteria, and potential locations.
- B. Identify suitable sites for the development of **two district-level skate parks** (Southwest London, Southeast London). Additional **neighbourhood-level skate parks** may be considered where there is demonstrated demand, a gap in service, and a suitable location that is locally supported. Locations and designs should be confirmed through consultation with youth, the skateboarding community, and local neighbourhoods.
- C. Initiate a feasibility study involving community engagement, site selection, and design processes to confirm the need expressed for a dedicated **BMX and/or mountain bike park** **outside the Natural Heritage System**.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have **No mountain bike parks should be anywhere near significant ecological features**

Other Outdoor Sites and Amenities

- A. Provide a balanced distribution of **off-leash dog parks**, including consideration of new parks in Northwest and Southwest London over the longer-term. Site-specific analysis, community consultation, and partnerships are required as securing suitable locations can be a challenge.
- B. Develop a **tiered model of dog park designs** to enable provision at the neighbourhood-level, particularly in areas of residential intensification. Opportunities to work with developers to provide amenity space for dog owners may also be considered.
- C. Continue to support the **community garden program** and related initiatives (e.g., pollinator habitat, community kitchens, etc.) through strategies that encourage broad participation, as identified in the City's Urban Agriculture Strategy and Community Gardens Strategic Plan, an emphasis should be placed on community garden development in neighbourhoods.
- D. Undertake a review of our **golf service delivery model and standards**, with a focus on the continued provision of affordable and inclusive golf opportunities. The review should consider the potential expansion of services that would encourage year-round use of clubhouse and/or courses.
- E. Continue to update and implement the **Storybook Gardens Business Plan** to meet the changing needs and expectations of visitors, with the goal of supporting a unique programming environment that provides opportunities for children to build developmental assets and for families to foster connections.
- F. Continue to refine practices and procedures that support the animation of parks and civic spaces through **special events**.
- G. Develop a service standard for the provision of **seating areas** to support the City's efforts related to park and civic space design, active transportation, and complete streets.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Parkland Acquisition

- A. When planning for new parks and **public Civic Spaces**, have regard to the policies for parkland classification, suitability, dedication, acquisition, and design contained in **the London Plan and Parkland Conveyance & Levy By-law**. Procedures and fee schedules should be reviewed on a regular basis.
- B. Continue to acquire **active parkland** at the maximum applicable rate as permitted by the Planning Act, via the City's implementing policy documents. Seek to maintain the current city-wide provision level of **2.2 hectares of municipal parkland per 1,000** residents. Provision levels will vary across the city; however, efforts should be made to balance the distribution of neighbourhood-level park types across all communities.
- C. Continue to evaluate the acquisition of **open space lands (e.g., woodlands, natural areas, etc.)** **Woodland Parks, Open Space and Environmentally Significant Areas** on a case-by-case basis using criteria in the City's guiding documents. Hazard, **Woodland Parks or Open Space** ~~open space~~ lands will only be accepted as part of parkland dedication requirements at the City's discretion (at a substantially reduced rate in keeping with the Parkland Conveyance & Levy By-law), with the goal of supporting their long-term protection and management.
- D. Employ a variety of **acquisition and non-acquisition-based strategies** to achieve the ~~parkland and open space~~ **objectives of this Plan** with a focus on growth areas and other areas of need.
- E. **Lands that are part of Environmentally Significant Areas currently in private hands should be considered for early acquisition and management by the City.**

Is there anything missing from the recommendations above that you want considered within the Master Plan? **You have open space lands (e.g. woodlands, natural areas, etc.) without any clear definition or distinctions. Suggest that when you mean woodlands, say woodlands, when you mean park, say park, when you mean ESA say ESA. Drop the use of natural area as it has no definition in policy. See our suggested definitions at the beginning of this document.**

Please provide any additional comments that you may have **EEPAC is not aware of any case by case evaluation (C. above) of acquiring natural heritage lands at any other point than late in the subdivision development process.**

Park and **Public Civic Space Design (this section excludes Woodland Parks)**

- A. Review and revise the City's **park design guidelines**, having regard to the design considerations identified in the Master Plan such as age-friendly applications. Update standards relating (but not limited) to on and off-street parking, general park lighting, washrooms, and gateway features provided by developers. Not all amenities will be appropriate for all park types.
- B. Allocate a portion of space in **appropriate** park types for **passive recreation** to encourage park use by residents of all ages. Design and manage the interface between **active and passive park areas** to allow for sufficient separation.

- C. Develop a strategy for the **renewal of Neighbourhood Parks** across the city, including funding amounts and sources. Emphasize projects that promote usage by people of all ages, such as the introduction of shade, seating, pathways, unprogrammed space, etc. (note: washrooms are not a viable service level in most Neighbourhood Parks).
- D. Recognize the space surrounding **stormwater management (SWM) ponds** as community assets, where appropriate. In areas with parkland deficiencies, design and maintain the areas surrounding SWM ponds to allow for greater community use.
- E. Continue to seek opportunities through the subdivision approval process to **accelerate park development**, including the use of developer-built parks (under the direction and to the satisfaction of the City).
- F. Continue to encourage community stakeholders and partners to invest in **“value-added” improvements** within the parks system. Projects must address neighbourhood and/or city-wide priorities and must conform to City standards.
- G. Create **well-designed parks and public Civic spaces** that are age-friendly and embed opportunities for residents and visitors to play, learn, and connect. ~~This includes (but is not limited to) the projects proposed by the One River Master Plan at the Forks of the Thames.~~
- H. Develop an implementation strategy for the establishment and management of **private-owned publicly accessible spaces (POPS)**. Created by the development industry within higher density urban areas, POPS offer an opportunity to enhance the public realm through effective design and programming. They are not considered a replacement for municipal parkland or dedication requirements.
- I. Engage in the **coordinated informed response** and other integrated responses and strategies aimed at improving the use, public safety, activities, and access of parks.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have ~~Not sure why One River is included here when the EA has not been completed. It is not clear what is considered an appropriate park type in B for passive recreation when passive recreation is not defined in this document. We recommend that this section clearly exclude Woodland Parks.~~

RECREATION CAPACITY

Goal: We will deliver exceptional parks, recreation, and sport services. This will be achieved through the use of effective and responsive practices, partnerships, innovation, leadership, and accountability at all levels.

Strategic Directions:

- a) Demonstrate leadership and service excellence in the management and provision of quality parks, **built** facilities, programs, and services.
- b) Adopt evidenced-based continuous improvement models in the delivery of service.
- c) Respond to a changing community through continued professional development and training.
- d) Seek out partnership and community relationship opportunities that maximize benefits to Londoners.
- e) Work with community partners to create a sustainable sport development model.
- f) Promote alignment between the Master Plan and other community strategies and initiatives.

Leading in Public Service

- A. To inform program and service provision, increase **collaborative efforts** with community groups and volunteers by:

- i. Continuing to collect feedback from neighbourhood groups about programs and services they want to see and use this feedback to inform program decisions;
 - ii. Working with new and partner organizations to fill gaps using a strength-based delivery approach (organizations that focus on different abilities, markets, etc.);
 - iii. Identifying populations and neighbourhoods not currently accessing services and forming new program delivery relationships to jointly address those needs (e.g., targeted Leader in Training options, Indigenous program opportunities, etc.);
 - iv. Building leadership capacity within the community to support local initiatives and create strong neighbourhoods;
 - v. Hosting regular forums with service providers and funders to identify and address potential improvements to customer service practices, the built environment, etc.; and,
 - vi. Regularly communicating the Master Plan priorities to internal and external partners to improve coordination, alignment, and implementation.
- B. Undertake a review of the effectiveness of the **Play Your Way financial assistance program** and **“Policy for waiving or reducing fees for use of city owned community centres and recreation facilities”**, including opportunities to simplify the process to register for programs and apply for subsidy.

Sport Services

- C. Host a forum with all sport providers and stakeholder groups to discuss the merits of developing a London Sport Agreement as a commitment to engage collectively to develop a **Sport Policy and Sport Plan** for the City of London.

Partnerships

- D. Expand and/or realign **strategic partnership opportunities** to further the directions of the Parks and Recreation Master Plan including (but not limited to) increasing physical activity, enhancing access for under-represented and diverse populations, increasing outdoor play duration, strengthening diversity and inclusion, and increasing capacity for older adults and youth. Be proactive in partnership development through regular communication and establishment of a **standard framework and criteria** to simplify partnership outcomes.
- E. Utilize the **sponsorship, advertising and naming rights programs** to capture an increased level of alternate funding to enhance parks, recreation, and sport facilities, programs, and services.
- F. Collaborate with **school boards** to identify opportunities to maximize community access to existing sites and future park/school campuses.
- G. Collaborate with **post-secondary institutions** to identify opportunities to maximize community access to existing and future sport facilities. Encourage opportunities to work together on the research and evaluation of community-based approaches to prevailing issues in service delivery.
- H. Support **regional, provincial, and national initiatives** that increase support for information sharing, research, and data collection.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

1176,1200 & 1230 Hyde Park Road, City of London

Environmental Impact Study (EIS)

Prepared for Farhi Holdings Corporation by Stantec Consulting Company, 2019 Feb. 24

Received at EEPAC at its April meeting (without the accompanying documentation that is on the City's web site)

Reviewed by: Susan Hall, Sandy Levin, Suba Sivakumar

2019 May 2

OVERVIEW

The parcel of land is located west of Hyde Park Road near the T-intersection with Sarnia Road and consists primarily of agricultural fields separated by an abandoned railway spur. To the west the Stanton Drain and the associated Kelly Stanton Environmentally Significant Area north flank the Subject lands. The south edge of the site is bounded by the railway.

The key environmental features are located off-site and include. the Stanton Drain flowing through the Kelly Stanton ESA (south) and the Kains Road River Valley (ANSI) to the south of the CN Railway.

The three areas of concern are:

- a. the width of the buffer, bordering the Kelly-Stanton ESA (south) and the plan for a multi-use pathway in the buffer;
- b. the stormwater management strategy. Where development occurs there will be a reduction of water infiltrating to the subsurface due to the impervious surfaces and;
- c. lack of detail regarding the management of invasive species and an the need for enhancement through the planting of native species

Buffer:

On the west side a "15 m Open Space block (Block 9) will be dedicated to the City - Future development to the east of Block 9 will respect a 30 m from the edge of the vegetation (8.1)-will this be taken from Block 6? Will native species be planted?

Recommendation 1: Clearly delineate the 30 m buffer adjacent to the Kelly Stanton ESA on drawings and plans.

Extend the Hyde Park Rotary Link multi-use trail along the eastern boundary of the Kelly Stanton ESA . . . in accordance with the approved but appealed map 4 - "Active Mobility Network" of the London Plan (7.2:) . It is further described that when decisions are made as to the pavement of pathways/trails that buffer zones as locations for trails should be considered as it provides for public connection to the natural environment amenity (8:1:)

Is a hardened trail surface planned? p.123 in "Environmental Management Guidelines", City of London, 2007 states that impervious surfaces are not permitted in a buffer.

Recommendation 2: Situate this portion of the Hyde Park multi-use trail outside of the 30 m buffer adjacent to the Kelly Stanton ESA.

Stormwater Management Strategy

Subject site located on an area that is part of the Stratford Till Plain upon the Area Moraine. This area functions as part of a groundwater recharge area; but is not considered to be a notable contributor to groundwater recharge in the region because of the soil type. Groundwater flows into the Stanton Drain from the surrounding landscape and contributes to the base flow in this watercourse (4.1). In terms of vegetation there is an area of “ Fresh-Moist Mixed Meadow identified in Block 1. Several possible LID measures are described; but the conclusion is reached that the key constraint in using several of the LID measures is the position of the seasonally high groundwater table (7.1). The “Geotechnical Report, on-line describes the post-development drainage pattern with most of the area being drained to ditch running along a berm separating the site from the rail line. Information isn’t provided on where the ditch ends and possible problems with erosion. The EIS suggests this will come at detail design.

Recommendation 3: Identify steps taken to prevent erosion from surface water runoff where it is discharged towards the ravine to the west of the site.

Recommendation 4: The proponent be required as a condition of development to demonstrate to the satisfaction of the City how it will control flow rates under storm conditions greater than the 2 year storm.

Recommendation 5: The City Hydrogeologist be asked to review the materials provided for in the Stormwater Management Strategy.

Environmental Management Plan

Table 4.1 identifies the growth of buckthorn on the west edge of the site (FODM4) extending up to the buffer. Also, there is no environmental management plan in the EIS nor suggested as part of the development agreement. There is no master plan or trail plan in place for this part of the Natural Heritage System,

Recommendation 6:

- a) As per London Plan Policy 1436_4, an Environmental Management Plan that includes restoration, mitigation and a monitoring plan be required as a condition of development.**
- b) The Environmental Management must include removal of invasive species in and around the buffer to be replaced with native plantings including shrubs that will discourage encroachment.**

Other Issues

The EIS indicates that there are western chorus frogs in the ESA to the west of the site as well as in the SWM facility at the southeast portion of the site. There is no consideration given to the connection between the two areas.

Recommendation 7: A vegetated corridor must be maintained between the SWM facility and the ESA.

Recommendation 8: As a condition of development, the proponent be required to provide informational signage to the satisfaction of the City explaining the significance of the ESA and the western chorus frog population

On Map 5 of the London Plan, the lands identified as ESA in the EIS are not named. It is unclear to EEPAC why the EIS calls the section of the Kains Woods ANSI to the south as Kelly Stanton ESA south when it is clearly shown on Map 5 as part of the ANSI. It is also unclear why the area in between the two rail lines is its own ESA.

Recommendation 9: The areas called Kelly Stanton ESA shown on Map 5 be included in the boundary of the Kains Woods ANSI.

MULTI-USE PATHWAY

Recommendation 10: As Council has declared a climate emergency, the materials used for the multi-use trail should be permeable.

Recommendation 11: Please indicate the “end” point (where the pathway is leading to) for the multi-use pathway.

MEMM4-FRESH-MOIST-MIXED- MEADOW ECOSITE

Recommendation 12: Characterize and provide further information such as history, size, seasonal water level pattern and any environmental services provided to the local niche. Tracking record of such small ecosite which are lost due to development may facilitate to make decision regarding collective effect.

Review of EIS by AECOM, dated May 18, 2018; EXP Hydrogeology Assessment and Water Balance report dated April 2018; and, EXP Geotechnical Investigation (Slope Assessment) report dated May 2018.

All received at EEPAC's March 2019 meeting

Reviewed by C. Dyck, S. Hall, B. Krichker, S. Levin, K. Moser, and I. Whiteside

Theme 1 – Buffer Surrounding the Ravine

The EIS refers to the development limit based on a 10-meter buffer from the Significant Woodland boundary on the west side, and a 12-meter buffer from the boundary of the Significant Woodland on the east side, whereas in other documents, the greater of the erosion hazard limit and the buffer from the Significant Woodland is the basis for the development limit. The EIS did not provide a map that indicated both the erosion hazard limit and the buffer from the Woodland, so it was difficult to determine which would be the basis for the ultimate buffer surrounding the ravine system.

Furthermore, EEPAC has concern regarding the basis for the erosion hazard limit. The Slope Stability report states that, at present, there is 'very little water' in the ravine, and when water is present, the 'watercourse is marshy in nature, with very low velocity water rather than a stream condition with higher water flow velocities'. These factors allowed EXP to conclude that a toe erosion allowance of 2m was appropriate. The Slope Stability report further recommends that 'uncontrolled surface water flows over the face of the slope should be minimized, to reduce the risk of surface erosion' and that any water collected '(must) be re-directed away from the (ravine) slope'.

In short, the basis for the erosion hazard limit appears to be a status quo regime with respect to water flows into the ravine. However, the stormwater management plan for the site suggests that flows into the ravine may in fact increase and could impact overall slope stability. Water from the stone infiltration galleries behind lots at the south of the development will be routed to stone infiltration galleries behind the multi-unit block on the west-side of the ravine (as indicated on Figure 3 of Appendix I of the Hydrogeology Assessment). These stone infiltration galleries to the west of the ravine will also collect runoff from the condo road. When the infiltration galleries at the west of the ravine are at capacity, overflow outlets will direct the overflow to the ravine system. The slope stability report does not appear to incorporate this potential for increased flow into the ravine system.

Recommendations:

1. Prepare a site plan that indicates both the erosion hazard limit and the buffer from the Significant Woodland to clearly delineate the limiting factor for the development limit. The limiting factor should be the wider of the two.
2. Incorporate post-development site conditions/ ravine flow regime into the slope stability report and re-evaluate whether the proposed erosion hazard limit is sufficient to address post development site conditions.
3. The Clean equipment protocol be followed during construction to reduce the possibility of phragmites and other invasive species spreading in an area close to the Significant Woodland and the Meadowlily Woods ESA.

Theme 2 – Development within the Buffer

The site development plan includes a proposed trail on the easterly perimeter of the ravine, a possible crossing (a bridge approximately 55 m long) of the ravine corridor near the north end of the site, and further trails along the west side of the ravine, to the north of the hydro corridor. These trails and the bridge will be located largely within the buffer surrounding the Significant Woodland and/or the erosion hazard limit. EEPAC's concern regarding these proposed trails are threefold:

- a. As the EIS notes, '...impacts from development on a natural feature or function can often be avoided or mitigated if an area of land is maintained in an undeveloped state'. The EIS goes on to state on page 48 that the pathway being proposed for construction in the buffer 'would result in the removal of the total available amount of space for vegetation plantings.' The proposed pathway within the buffer will have a negative impact on the overall ecological health of the Significant Woodland.
- b. The City's Environmental Management Guidelines state on page 122 that impervious surfaces are not permitted in the buffer.
- c. The slope stability report states that any permanent structures must be located outside of the erosion hazard limit. Portions of the pathway as well as footings for the bridge appear to be located within the erosion hazard limit.
- d. It appears the development to the east has a road with a sidewalk making the pathway extraneous.

Recommendations:

4. Relocate the proposed pathway outside of the buffer and use the roadway to the east as the connection to the TVP. Ensure that any footings for the proposed bridge are located outside of the buffer and the erosion hazard limit.

Theme 3 – Post Development Stormwater Management

Portions of the site will use LID measures as primary method of stormwater management (Area A2 and Area A3, with a combined area of ~4.6 ha), with overflow into the ravine. Furthermore, post development infiltration for the site as a whole will be 68% with the proposed LID measures (51% without), well below the minimum target of 80%. EEPAC has concerns that the stormwater management strategy is predicated on the long-term successful implementation of LID measures whose long term efficacy has not been demonstrated, and as such, run-off towards the ravine system may increase with time as infiltration decreases. Furthermore, the LID measures appear to be located on private property. The eventual home owners may lack the expertise to properly maintain the system.

Recommendations:

5. Redesign the stormwater management system such that it meets the minimum requirement of achieving an 80% post-development infiltration rate. This is also recommendation 5, page 48 of the EIS.
6. As recommended on page 48 of the EIS, an updated water balance be completed as part of the final design.
7. Should the revised stormwater management plan include LID systems, these systems be placed on public property, as the eventual homeowner may lack the desire or skill to maintain the LID measures and run-off may consequently increase over time as the efficacy of the LID measures wane.

Theme 4 – Butternut Tree Preservation

An endangered species, a butternut, was observed along the eastern edge of the Woodland. The EIS notes variously that the butternut is being retained (page 29, second paragraph), and then

subsequently, that it is a non-retainable specimen (page 32, section 3.2 second bullet point). The EIS did not provide a butternut health assessment but did indicate that the development would not affect the tree.

Recommendation:

8. Given the tree will be retained, ensure that the proposed buffer zone is at least 25m to protect the tree.

Theme 5 – Environmental Management Plan

Recommendation 9 on page 50 of the EIS recommends that an Environmental Management Program should be developed to monitor the success of the implementation of protection and mitigation measures. EEPAC agrees with this recommendation. It further recommends:

Recommendation:

9. An Environmental Management Program to the satisfaction of the City be included as a condition of development.

Theme 6 – Construction Impacts

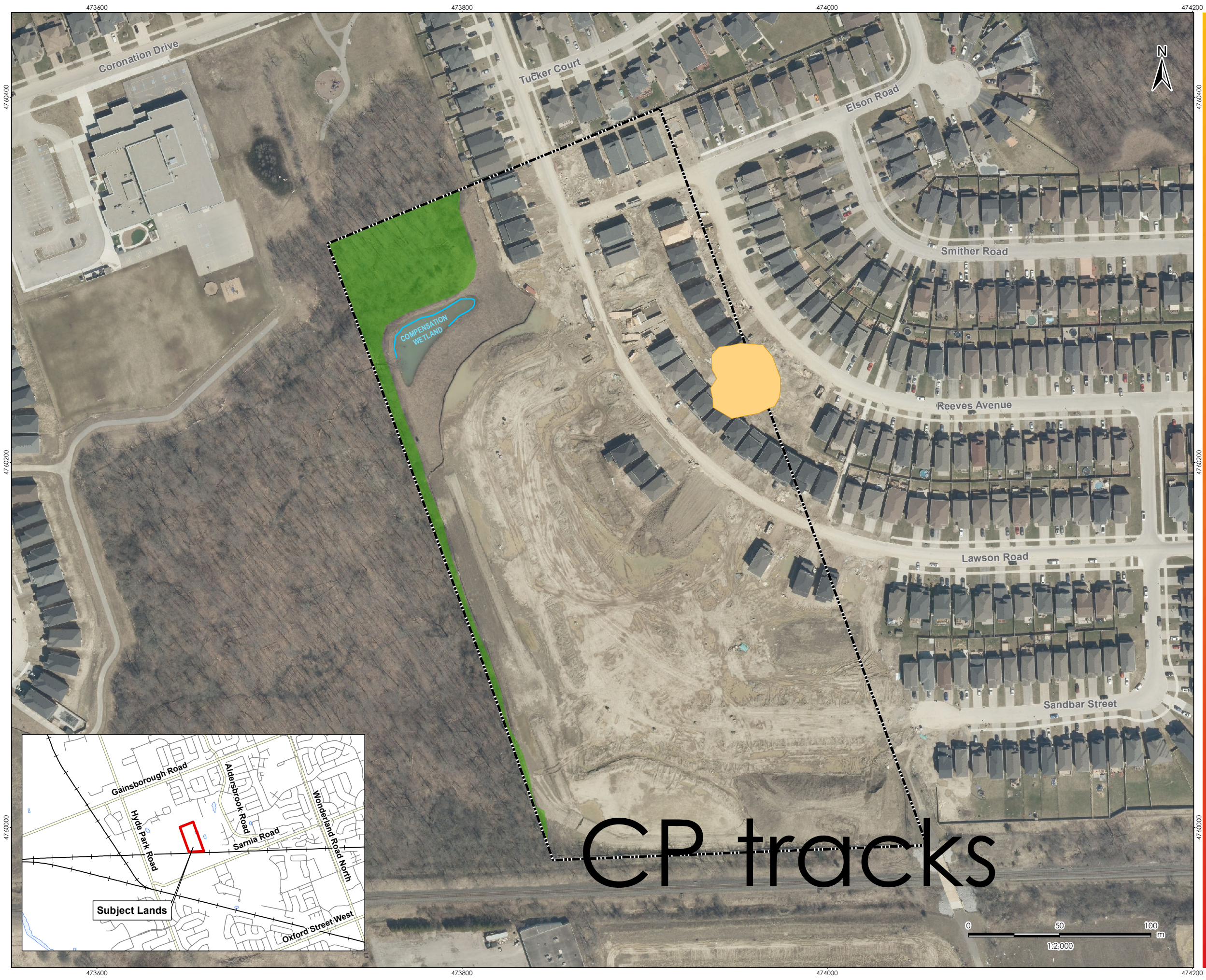
EEPAC is concerned that the EIS leaves open (p. 39) that construction will take place within the buffer. This should not occur even if it means redesigning the development.

Theme 7 – Post Construction Impacts

EEPAC agrees with the suggestions in the EIS that the use of commercial fertilizers and salts and other additives for the control of ice and snow be limited. However, the EIS is silent as to how this should be accomplished.

Recommendations:

10. The homeowner brochure recommended in the EIS include information on why homeowners should limit their use of fertilizers as well as salt and other additives for snow removal because they will disrupt the natural feature and its functions because water will run into the ravine because of the use of LID measures.
11. Signage be posted at both ends of the proposed bridge explaining the significance of the feature and the nearby Environmentally Significant Area. The text should be to the satisfaction of the City and the requirement be included in the development agreement
12. Prior to assumption, the proponent deliver to each residence a copy of the City's "Living with Natural Areas" brochure. This requirement is to be included in the development agreement.



- Legend**
- Subject Lands
 - Wetted Edge (July 16, 2018)
 - Wooded Area
 - Drained Wetland

ECOLOGICAL LAND CLASSIFICATION

SWD4-1- Willow Mineral Deciduous Swamp
MAS2- Mineral Shallow Marsh
CUT1-Mineral Cultural Thicket

Proposed Loss (Natural Areas):	
MAS2	0.13 ha
CUT1	0.09 ha
SWD4-1	0.15 ha
TOTAL	0.37 ha

Proposed Gain (Existing Agriculture):	
Park 1 - Block 115 (includes Compensation Pond)	0.79 ha
Park 2 - Block 114	0.08 ha
Park 3 - Approximate Boundary	0.08 ha
TOTAL	0.95 ha

Net Gain (Natural Areas)	0.58 ha
--------------------------	---------

- Notes**
- Coordinate System: NAD 1983 UTM Zone 17N
 - Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2013.
 - 2018 orthoimagery used under license with the City of London.
 - ELC considered preliminary and should be confirmed through appropriate site investigations.

April 2019
160900761

Client/Project
905 Sarnia Road

Figure No.
1

Title
**Wetland Habitat
Compensation Details**

ANNUAL POST-CONSTRUCTION MONITORING REPORT (2018) FOR 905 SARNIA ROAD, LONDON, ONTARIO

Introduction
April 24, 2019

- Eastern Newt (*Notophthalmus viridescens viridescens*)
- Midland Painted Turtle (*Chrysemys picta marginata*)
- Snapping Turtle (*Chelydra serpentina*)
- Dragonfly larvae (*Odonata* sp.)
- Water boatmen (*Corixidae* sp.)
- Predaceous diving beetles (*Dysticidae* sp.)
- Giant water bugs (*Belostomidae* sp.)

Table 1-1 presents a summary of the wildlife relocated to the replacement wetland by species (Stantec 2017).

Table 1-1: Summary of Wildlife Relocations

Species	Calico Crayfish	Green Frog	Northern Leopard Frog	Other Invertebrates	Brook Stickleback	Eastern Newt	Midland Painted Turtle	Snapping Turtle
No. of individuals	>18,000	>4,000	>1,000	>28,000	>11,000	21	10	3

This is the third annual monitoring report (the second report post-wildlife transfer) of a two-year monitoring program. Because this is the second report post-wildlife transfer, the monitoring commitment has been completed, and **monitoring will not continue in 2019**. The 2018 monitoring program included the following monitoring components:

- Vegetation surveys, including a vascular plant inventory and assessment of invasive species
- Amphibian use surveys
- Searches for crayfish chimneys
- Turtle basking surveys
- Incidental observations of wildlife
- Water level observations

Wildlife surveys were designed to document presence / absence of turtles, crayfish, fish, and amphibians.

The 2017 monitoring report (Stantec 2018) stated that “targeted surveys for breeding birds are not required in 2018 because breeding birds are not an indicator of successful transfer of aquatic wildlife such as turtles, crayfish, fish, or amphibians.” Breeding bird surveys were not conducted in 2018.





These are reasons why signage
must be a condition
of development in future

where is
fence with no gates?

mowing in the
buffer!

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Draft Plan of Vacant Land Condominium and Zoning By-law
Amendment On The Submission By Graystone Custom
Homes Ltd. For 180 Villagewalk Boulevard

Public Participation Meeting on: June 4, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Graystone Custom Homes Ltd., relating to the property located at 180 Villagewalk Boulevard:

- (a) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 180 Villagewalk Boulevard;
- (b) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 180 Villagewalk Boulevard; and,
- (c) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

There are two requests by Graystone Custom Homes Ltd; the first to consider a proposed Draft Plan of Vacant Land Condominium, and the second is to hold the required site plan public meeting necessary to address the requirement of the h-5 holding provision on the property. The proposed Plan of Vacant Land Condominium is a public participation process and is being reviewed concurrently with an application for Site Plan Approval. The plan consists of 12 residential townhouse units and common elements for internal driveways, walkways, and visitor parking; with access from Callaway Drive. The applicant's intent is to register the development as one Condominium Corporation. A subsequent removal of holding provision application and report will follow the public participation meeting.

Purpose and the Effect of Recommended Action

The purpose and effect is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium or the Site Plan Approval application.

Rationale of Recommended Action

1. The proposed Vacant Land Condominium and Site Plan are consistent with the Provincial Policy Statement, which directs new development to designated growth areas and areas adjacent to existing development;

2. The proposed Vacant Land Condominium and Site Plan conform to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
3. The proposed Vacant Land Condominium and Site Plan are in conformity with the policies of the Multi-Family, Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential development for the site;
4. The proposed Site Plan complies with the regulations of the Zoning By-law;
5. The site plan review has progressed to the stage where drawings are nearing acceptance and can be anticipated to be approved at next submission provided all comments from staff and any arising from this Site Plan public meeting are addressed; and,
6. A subsequent application to remove the holding provisions from the zoning will be brought forward under a separate report.

Analysis

1.0 Site at a Glance

1.1 Property Description

The property is located north of Sunningdale Road West and west of Villagewalk Boulevard. The proposal consists of one multi-family, medium density residential block within a registered plan of subdivision (Block 95 Registered Plan No. 33M-633). The site is a through lot with frontage on both Villagewalk Boulevard and Callaway Drive, though the public road access will be from Callaway Drive only, with no direct vehicular access to Villagewalk Boulevard. The site has full access to municipal services and is located in an area which is planned for future growth.

1.2 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Main Street and Neighbourhoods
- Official Plan Designation – Multi-Family, Medium Density Residential
- Existing Zoning – h-5-h-99-h-100-R6-5(24)*R7(11)*OF(1) Zone

1.3 Site Characteristics

- Current Land Use – Vacant
- Frontage – 33.6m Villagewalk Boulevard and 42m Callaway Road
- Depth – Varies
- Area – 0.351
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Park – Villagewalk Commons
- East – future Business District Commercial uses
- South – Office
- West – Residential

1.5 Intensification (12 units)

- The 12 townhouse units are located outside of the Built-Area Boundary and Primary Transit Area

1.6 LOCATION MAP



2.0 Description of Proposal

2.1 Development Proposal

The effect of the application request is to create 12 Vacant Land Condominium units to be developed in the form of cluster townhomes in two blocks. Landscaped areas, sidewalks, internal driveways, services, and visitor parking spaces will be located within a common element to be maintained and managed by one Condominium Corporation.

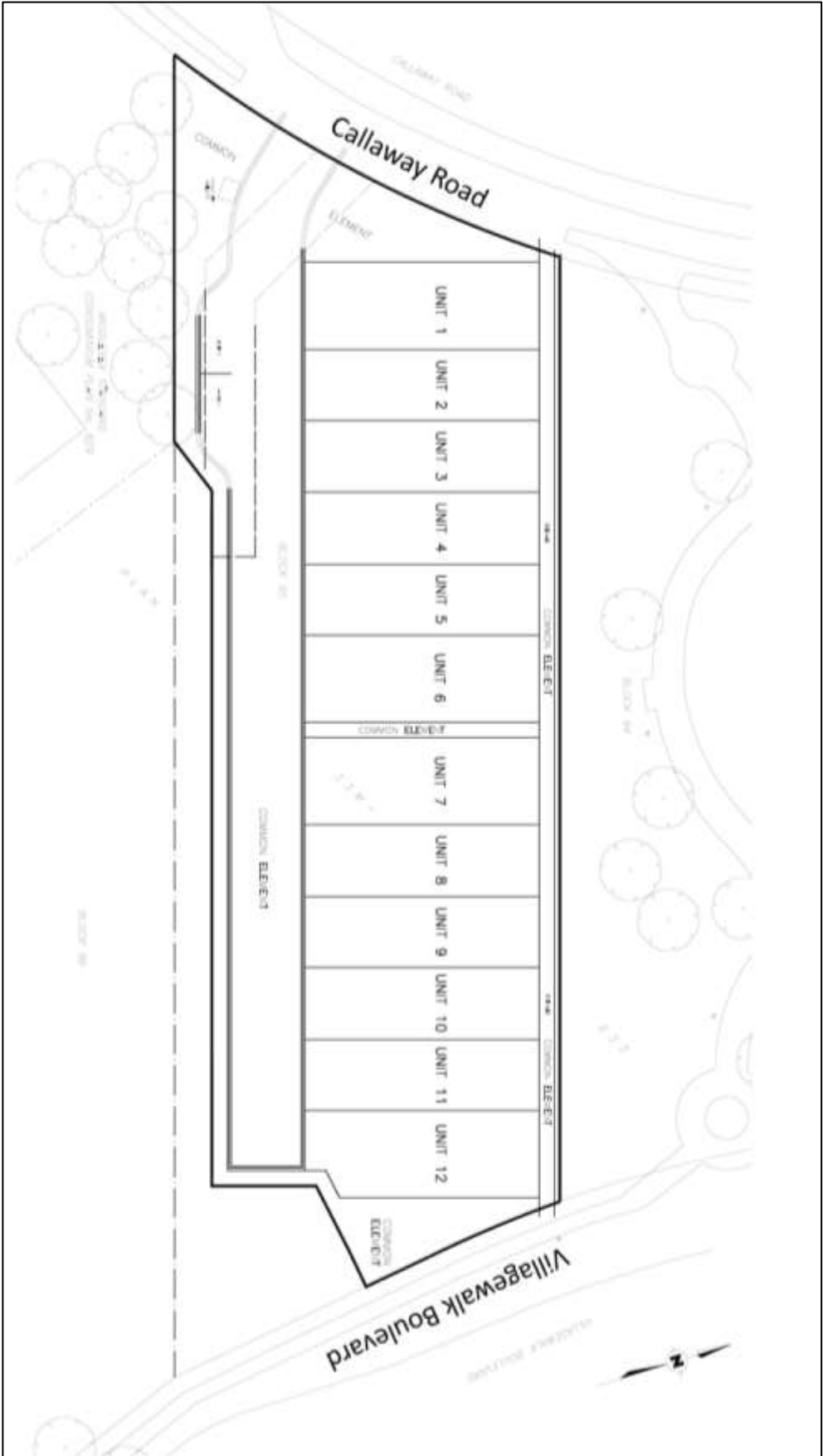


Figure 1: Proposed Vacant Land Condominium

An application for Site Plan Approval has been made in conjunction with the application for Draft Plan of Vacant Land Condominium. The site plan submission, including servicing, grading, landscaping, and building elevation plans, are approaching acceptance by the City. A subsequent application for the removal of holding provisions will be required prior to development, which will describe how any issues raised by the public or Municipal Council have been addressed.

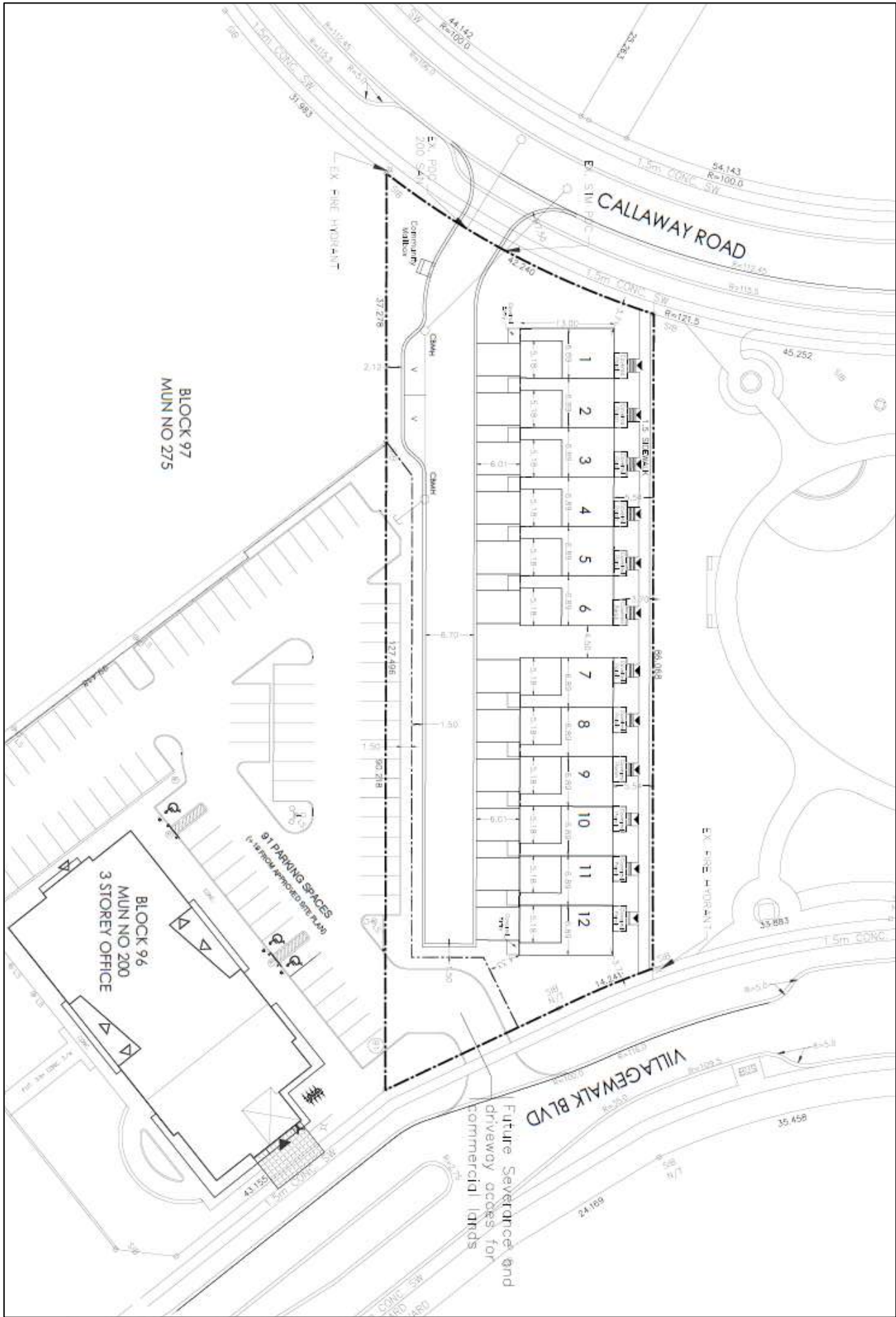


Figure 2: Proposed Site Plan

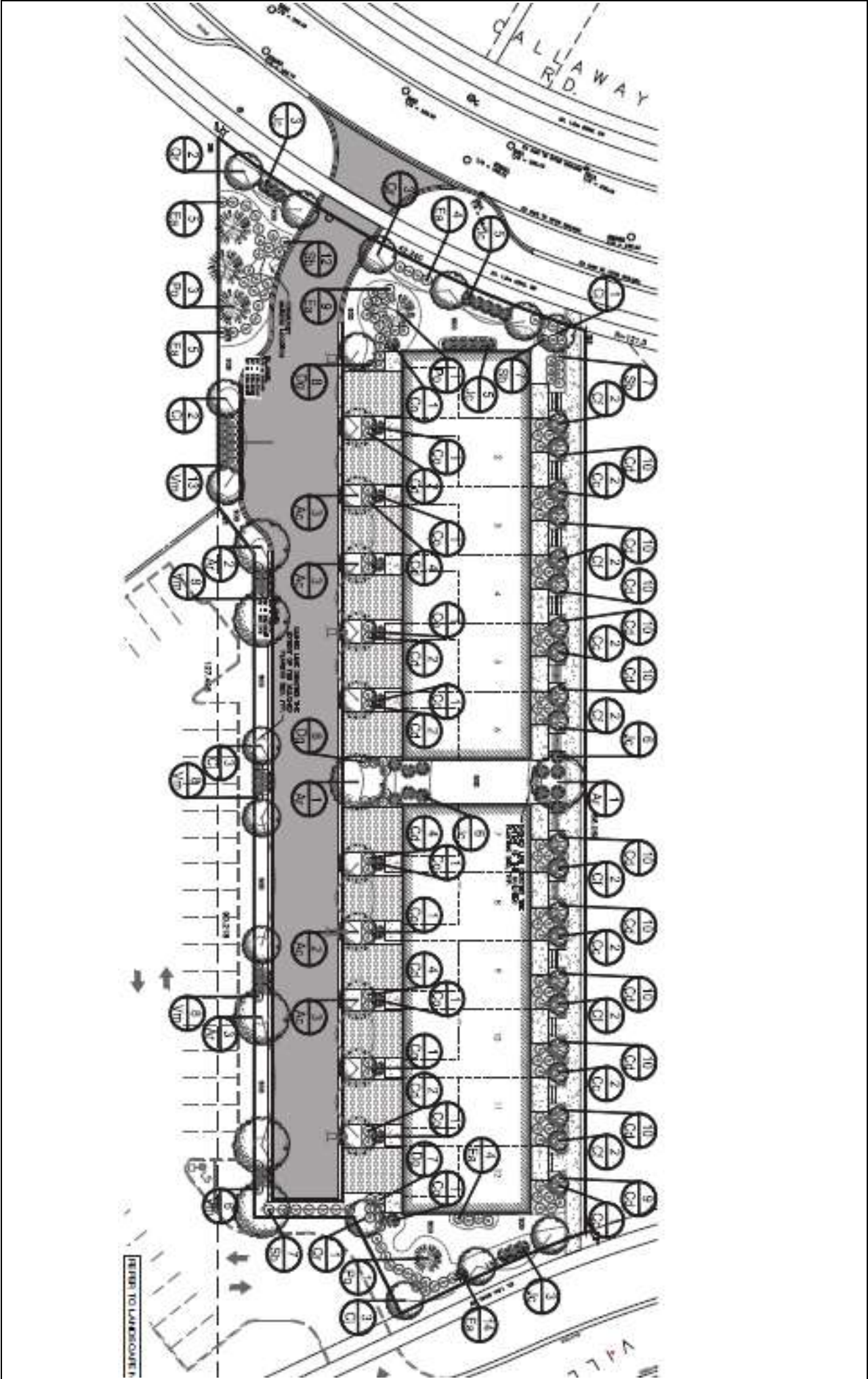


Figure 3: Proposed Landscape Plan



Figure 4: Proposed Elevation

3.0 Relevant Background

3.1 Planning History

The subject site is part of the Sunningdale North Area Plan which was adopted by City Council in 2006. The site was part of a larger draft plan of Subdivision and Zoning By-law Amendment application (39T-04513/Z-6842) for the lands at the northwest corner of Sunningdale Road and Richmond Street. The draft plan of subdivision was approved with conditions in 2008 and the subject site was zoned holding Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (h-5*h-99*h-100*R6-5(24)*R7(11)*OF(1)) to permit a variety of residential dwelling types and professional offices. The zoning applied at the time included holding provisions that required: a public site plan, that the Upper Richmond Village Urban Design Guidelines were implemented, and that water-looping requirements were satisfied. The subdivision was registered in September, 2011 as Plan 33M-633.

The site was subject to a Zoning By-law Amendment application in 2013, which also included properties at 200 and 275 Calloway Road and 200 Villagewalk Boulevard (Z-8130). This Zoning By-law Amendment pertained to the Special Provisions for the Residential R6 Zone, and deleted the minimum/maximum density requirement of 35 units per hectare and replaced it with a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. The maximum permitted height was also increased from 12 metres to 15 metres. The Zoning By-law Amendment was adopted by City Council in 2013, which only pertained to the Residential R6 Special Provision (R6-5(24)) Zone permissions for the subject site. The Residential R7 Special Provision (R7(11)) and Office Special Provision (OF(1)) Zone permissions remained unchanged.

A consent application (B.050/17) was submitted in 2017 for 180 and 200 Villagewalk Boulevard to sever approximately 489m² from 180 Villagewalk Boulevard to convey to 200 Villagewalk Boulevard for the purposes of future office uses in order to accommodate additional parking and change the vehicular access location for 200 Villagewalk Boulevard. In 2018, a Zoning By-law Amendment Application (Z-8867) was submitted to support the severance which included re-zoning a portion of 180 Villagewalk Boulevard to support the consent. The consent was subsequently approved, following the Zoning of the lands coming into full force and effect.

3.2 Community Engagement (see more detail in Appendix A)

At the time of preparation of this report no responses were received from the public in response to the Notice of Application and The Londoner Notice.

There were no significant comments in response to the Departmental/Agency circulation of the Notice of Application.

3.3 Policy Context

Provincial Policy Statement (PPS), 2014

The PPS encourages intensification and redevelopment where it can be accommodated, which takes into account the existing building stock and the suitability of existing or planned infrastructure (1.1.3 PPS). The proposal will develop a vacant site that has full access to municipal services within a planned neighbourhood. Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities that are planned or available and support active transportation (1.1.3.2.a) & 1.4.3.d)). The proposal efficiently utilizes public services within a developing residential neighbourhood. The subject lands are within a registered plan of subdivision and are designated and intended over the long term for medium density residential uses. There are no natural heritage features present, and the potential for archaeological resource assessment and cultural heritage has been addressed through the subdivision approval process. The proposed Draft Plan of Vacant Land Condominium is consistent with the Provincial Policy Statement.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk (*) throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

These lands are within the “Main Street” and “Neighbourhoods” Place Types. Townhouse dwellings up to 2.5 storeys in height are permitted on all Neighbourhood Streets under the Neighbourhoods Place Type policies of The London Plan. The proposed townhouse development includes 12 units proposed in two blocks with access from Callaway Road.

The City Building and Our Tools policies have also been applied in the review of this application. City Design policies regarding the site layout are supportive of the proposed development as the units abut park space to the north which provides an attractive and defined edge along the park, as well as passive surveillance from the residential dwellings with features such as proposed porches to the north (288*). The proposed development promotes connectivity and safe pedestrian movement in the neighbourhood with a sidewalk provided along the north side of the block connecting Villagewalk Boulevard to Callaway Drive (255*).

In the Our Tools section of The London Plan, Vacant Land Condominiums are considered based on the following (1709):

1. *The same considerations and requirements for the evaluation of draft plans of subdivision shall apply to draft plans of vacant land condominium;*

The proposed draft plan of vacant land condominium has been evaluated with regards to the review criteria for plans of subdivision. The proposed townhouse units conform to the Official Plan and The London Plan policies, and have access to municipal services. The access and residential uses proposed are appropriate for the site, and there are no natural features or hazards associated with the site. There is a park directly abutting the site to the north, and employment areas, community facilities and services are located in proximate distance in the

surrounding neighbourhood. Building elevation plans have been reviewed as part of the site plan submission. The size and style of dwellings are anticipated to meet the community demand for housing type, tenure and affordability. All grading and drainage issues will be addressed by the applicant's consulting engineer to the satisfaction of the City through the accepted engineering and servicing drawings, Subdivision Agreement and Site Plan Approval process.

2. *The applicant may be required to provide site development concepts and meet design requirement consistent with the Site Plan Control By-law as part of the consideration of a draft plan of vacant land condominium;*

The draft plan of Vacant Land Condominium is being concurrently considered with an active Site Plan Application. The various requirements of the Site Plan Control By-law will be considered and implemented through a Development Agreement for the lands.

3. *Proposals for vacant land condominiums which will result in units above or below any other unit will not be supported;*

The proposed townhouses units do not result in unit boundaries below or above other units.

4. *Only one dwelling will be permitted per unit;*

There is only one dwelling unit proposed per townhouse unit.

5. *At the time of registration, structures cannot cross unit boundaries;*

A signed Development Agreement will be required prior to the final approval of the Vacant Land Condominium that will confirm both the location of structures and unit boundaries.

6. *The registration of a proposed development as more than one vacant land condominium corporation may be permitted if the proposal is supportive of comprehensive development and planning goals. The minimum number of units to be included in each condominium corporation will be adequate to allow for the reasonable independent operation of the condominium corporation.*

The proposed townhouse development is to be developed as one condominium corporation.

1989 Official Plan

The subject lands are designated "Multi-family, Medium Density Residential" on Schedule 'A' of the City's Official Plan. The primary permitted uses include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes, and homes for the aged. The proposal to develop this parcel with 12 residential townhouse dwellings will result in an overall density of 34 units per hectare which is within the density limits in the Multi-family, Medium Density Residential designation. The surrounding area includes recently development and future development lands which are compatible land uses. Based on Staff's review, the proposed use, form and intensity of medium density forms of housing proposed within the draft plan of subdivision conformed to the City's London Plan and Official Plan policies.

Vacant Land Condominium Application

The City of London Condominium Guidelines have been considered for the proposed Vacant Land Condominium which is comprised of various units and common elements. The City may require applicants to satisfy reasonable conditions prior to Final Approval

and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the *Planning Act*. In order to ensure that this Vacant Land Condominium development functions properly, the following may be required as conditions of draft approval:

- That site plan approval has been given and a Development Agreement has been entered into;
- Completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- Confirmation of addressing information and door point numbers;
- Payment of outstanding taxes or local improvement charges, if any;
- Provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- The maintenance of any stormwater servicing works including on-site works;
- Arrangements be made dealing with rights of access to and use of joint facilities, and responsibility for and distribution of costs for maintenance of joint facilities; and,
- Ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, amenity areas, and any other structures in the common elements.

Z.-1 Zoning By-law

The existing zoning is a holding Residential R6 Special Provision/Residential R7 Special Provision/Office Special Provision (h-5*h-99*h-100*R6-5(24)*R7(11)*OF(1)) Zone which permits a range of dwelling types, including detached and attached forms of housing such as cluster single detached dwellings, townhouses and stacked townhouses, as well as offices uses. As noted earlier, an application to remove the holding provisions will be brought forward under a separate report. The proposed vacant land condominium and proposed site plan are consistent with the Zoning By-law.

More information and detail is available in Appendix A and B of this report.

5.0 Conclusion

The proposed Vacant Land Condominium is consistent with the Provincial Policy Statement, and in conformity with The London Plan, the 1989 Official Plan, and the Condominium Submission, Review and Approval Guidelines. The proposed residential townhouse use is appropriate for the site and permitted under the existing zoning. An Application for Site Plan Approval has also been submitted and reviewed in conjunction with the application for Vacant Land Condominium. The proposed Site Plan and elevations will result in an appropriate development that is compatible with the area and complies with the Site Plan Control By-law.

Prepared by:	Leif Maitland Site Development Planner, Development Services
Prepared by:	Sonia Wise, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

May 27, 2019

\\FILE1\users-x\pdda\Shared\ADMIN\1- PEC Reports\2019 PEC Reports\10- June 4\39CD-19505-SP18-139 180 Villagewalk Blvd SW-LM 1 of 1.docx

- cc: Lou Pompilii, Manager, Development Planning
- cc: Michael Pease, Manager, Development Planning
- cc: Matt Feldberg, Manager, Development Services
- cc: Ismail Abusheheda, Manager, Development Engineering
- cc: Heather McNeely, Manager, Development Services

Appendix A – Community Engagement

Public liaison: On April 10, 2019 Notice of Application was sent to 226 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 11, 2019. Two “Planning Application” signs were also posted on the site.

0 replies were received

Nature of Liaison: Consideration of a Draft Plan of Vacant Land Condominium consisting of 12 townhouse dwellings in two (2) blocks, and a common element for a private access road from Callaway Drive, to be registered as one Condominium Corporation.

Agency/Departmental Comments

Sun-Canadian Pipe Line – January 3, 2019 Memo Excerpt

No issue with this specific proposal.

Heritage Planning – January 22, 2019 Memo Excerpt

There are no heritage planning or archaeological issues associated with this file related to this property.

Thames Valley District School Board – April 11, 2019

Please be advised that the subject property and proposed Draft Plan of Vacant Land Condominium is currently located within the attendance area boundaries of Holding at Ryerson Public School (Elementary – Junior Kindergarten to Grade 8) and A.B. Lucas Secondary School (Secondary – Grade 9 to Grade 12).

With the above in consideration, TVDSB requests that the following clause be included as a condition of Draft Approval for the proposed development:

“The developer agrees to include in all of its agreements of purchase and sale with purchasers of residential lots and blocks, a provision advising such purchasers that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education and the Board of Trustees. The subject lands are currently located within a designated Holding Zone. Any students residing in such Holding Zone may be designated to attend a “Holding School” until a long-term accommodation solution is in place. There can be no assurance that a new elementary or secondary school may be built to accommodate students residing within the Holding Zone.”

Bell Canada – April 12, 2019

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

London Hydro – April 24, 2019

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. A blanket easement may be required. London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Stormwater Management Engineering – April 29, 2019

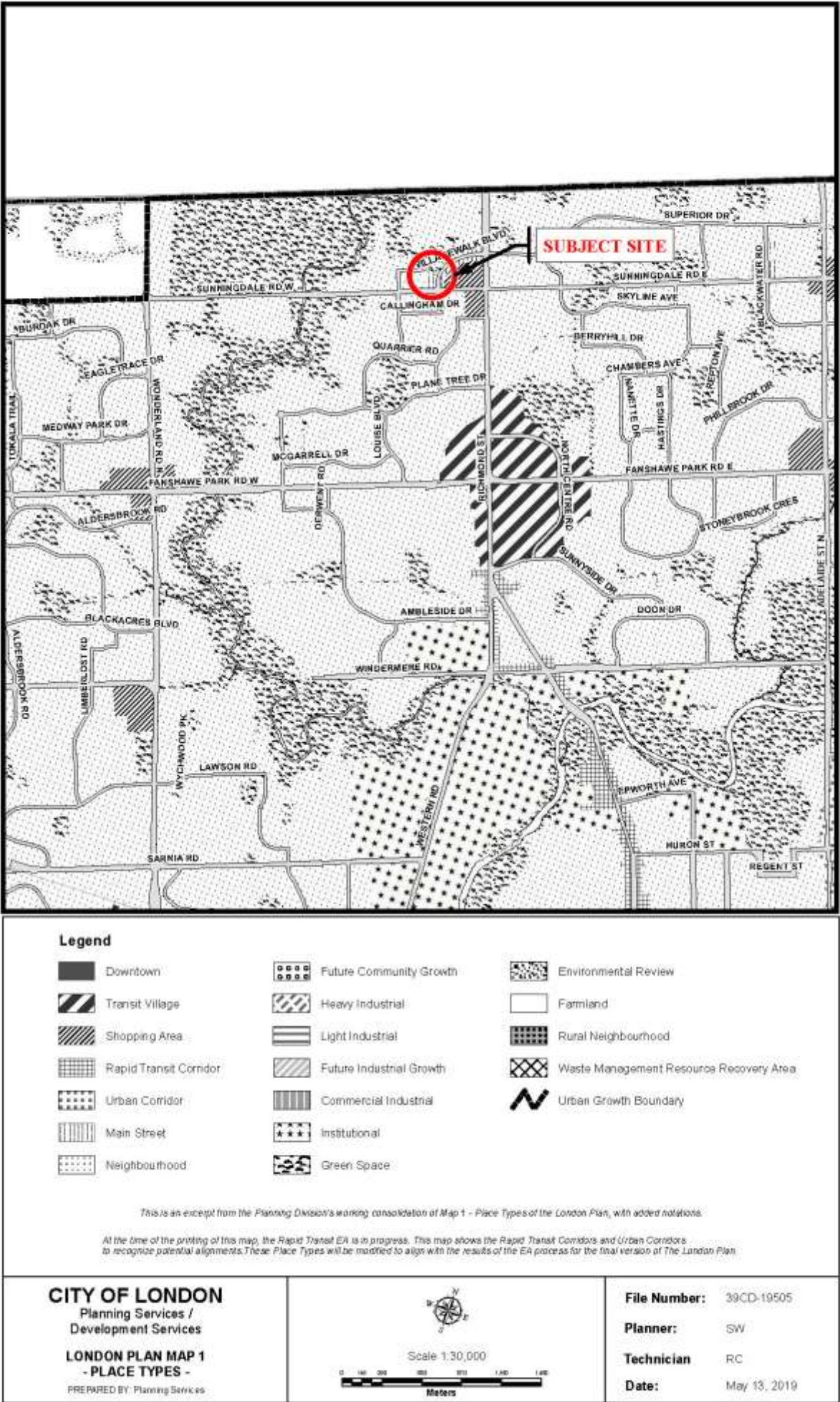
“The Owner acknowledges that the subject lands are part of a Site Plan application which has been accepted under the Site Plan Approvals Process (File # SPA18-139) and that the Owner agrees that the development of this site under Approval of Draft Plan of Vacant Land Condominium shall comply with all final approved Site Plan conditions and approved engineering drawings for the current development application. Therefore, any conditions identified in the Development Agreement registered on title and any Private Permanent System(s) (PPS) that includes storm/drainage, Low Impact Development (LID) and SWM servicing works must be maintained and operated by the Owner in accordance with current applicable law.”

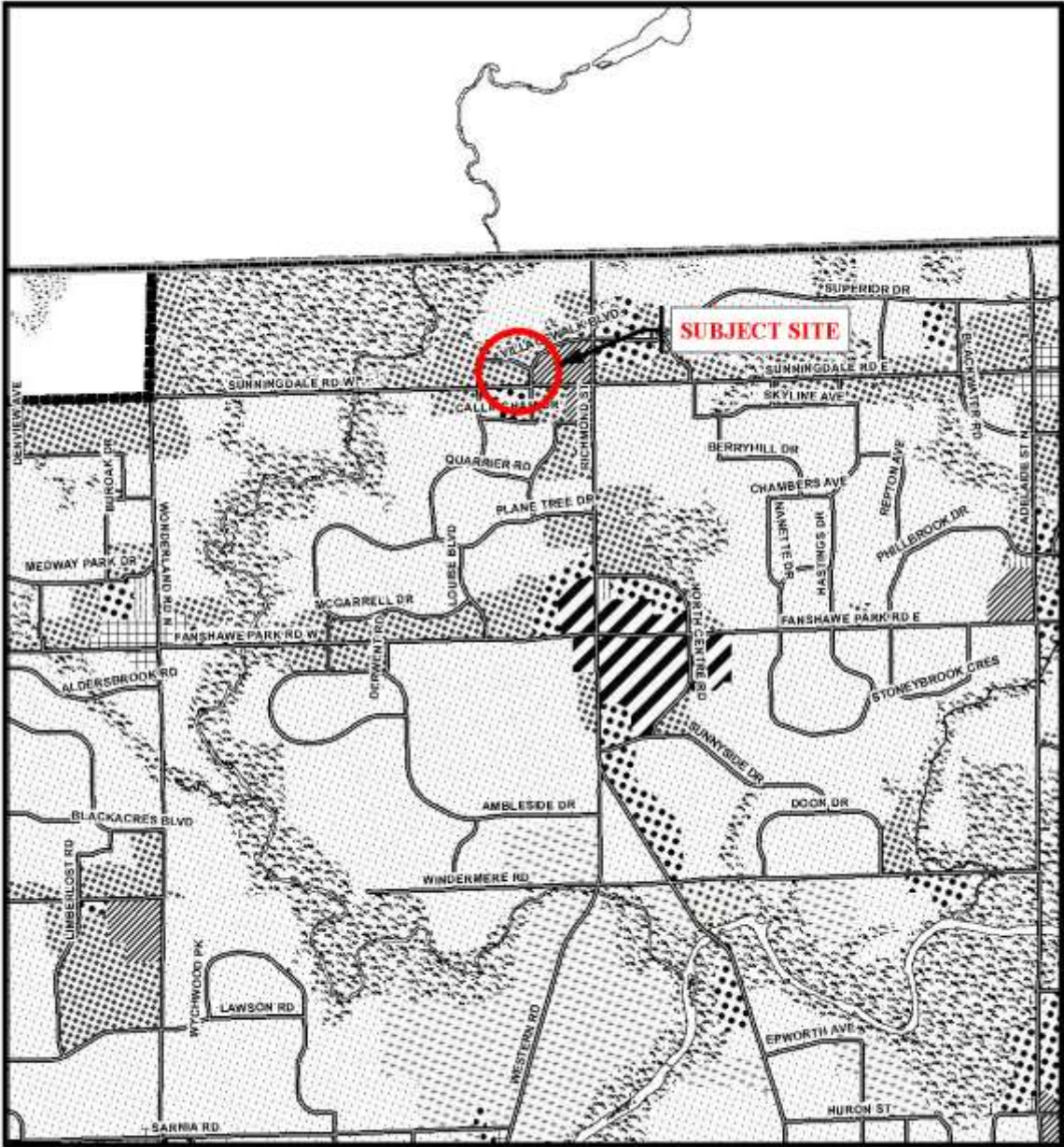
Upper Thames River Conservation Authority – May 1, 2019 Memo Excerpt

No Objections

Appendix B – Additional Maps







Legend

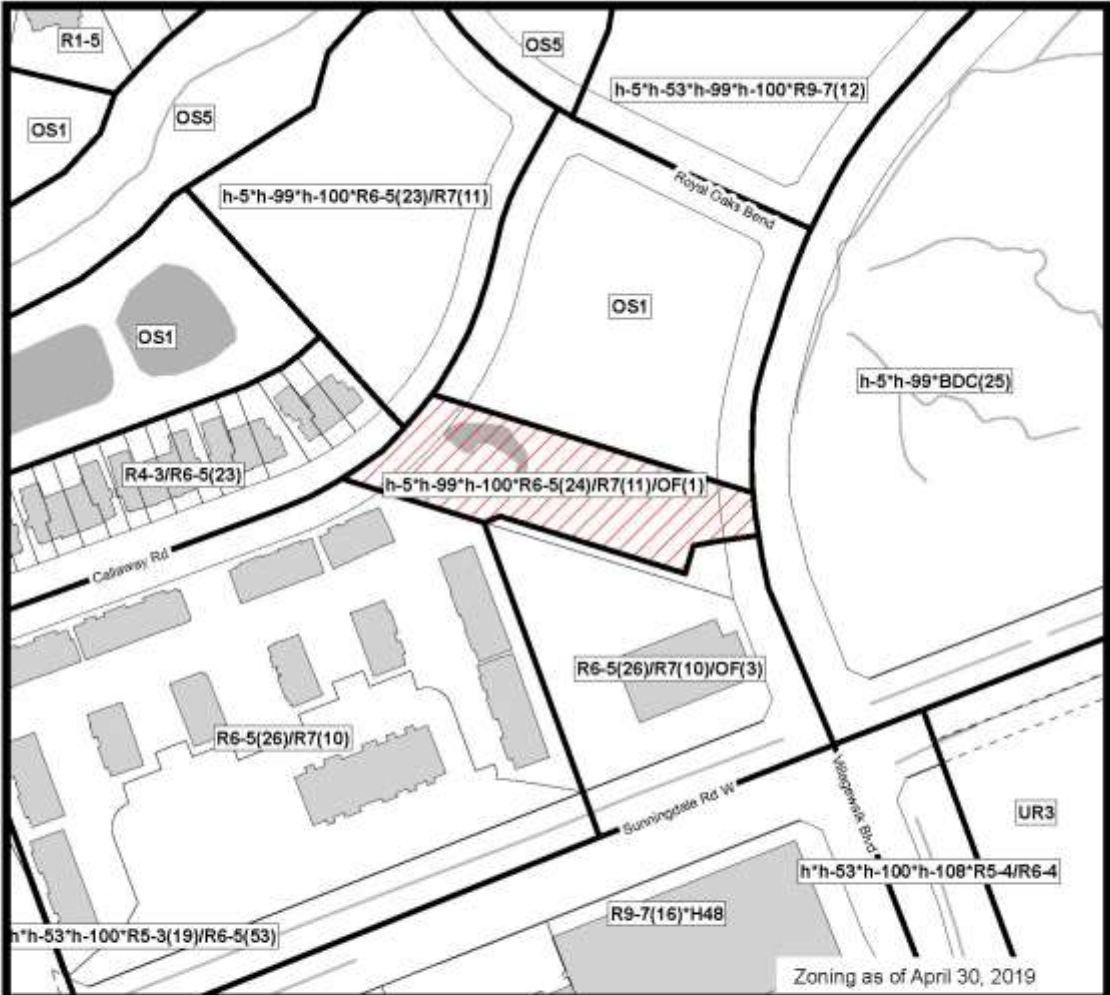
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

CITY OF LONDON
Planning Services /
Development Services
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000
0 200 400 600 800 1,000
Meters

FILE NUMBER: 39CD-19505
PLANNER: SW
TECHNICIAN: RC
DATE: 2019/05/13



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "N" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING
BY-LAW NO. Z-1
SCHEDULE A



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

39CD-19505

SW

MAP PREPARED:

2019/05/13

RC

1:2,000

0 10 20 40 60 80
Meters

PUBLIC PARTICIPATION MEETING COMMENTS

- 3.2 PUBLIC PARTICIPATION MEETING – Application – 180 Villagewalk Boulevard – Draft Plan of Vacant Land Condominium and Zoning By-law Amendment – 39CD-19505/SPA 18-139
- Casy Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant - expressing appreciation to staff, particularly, Ms. S. Wise, Senior Planner and Mr. L. Maitland, Site Development Planner, for their work on this file, the draft Plan of Condominium as well as the Site Plan Approval process; expressing agreement with the staff report as it is presented.

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: G. Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official
Subject: WLR Capital Inc. c/o Zelinka Priamo Ltd.
1170 Wellington Road
Public Participation Meeting on: June 4, 2019

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application of WLR Capital Inc. c/o Zelinka Priamo Ltd. relating to the property located at 1170 Wellington Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting June 11, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Highway Service Commercial (HS1/HS4) Zone **TO** an Associated Shopping Area Commercial/Highway Service Commercial (ASA1/ASA2/ASA3/ASA4/HS1/HS4) Zone.

Executive Summary

Summary of Request

The requested amendment would permit an increased range of retail, personal service, community facility and office uses for the subject lands.

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to expand the range of commercial uses permitted for the subject lands.

Rationale of Recommended Action

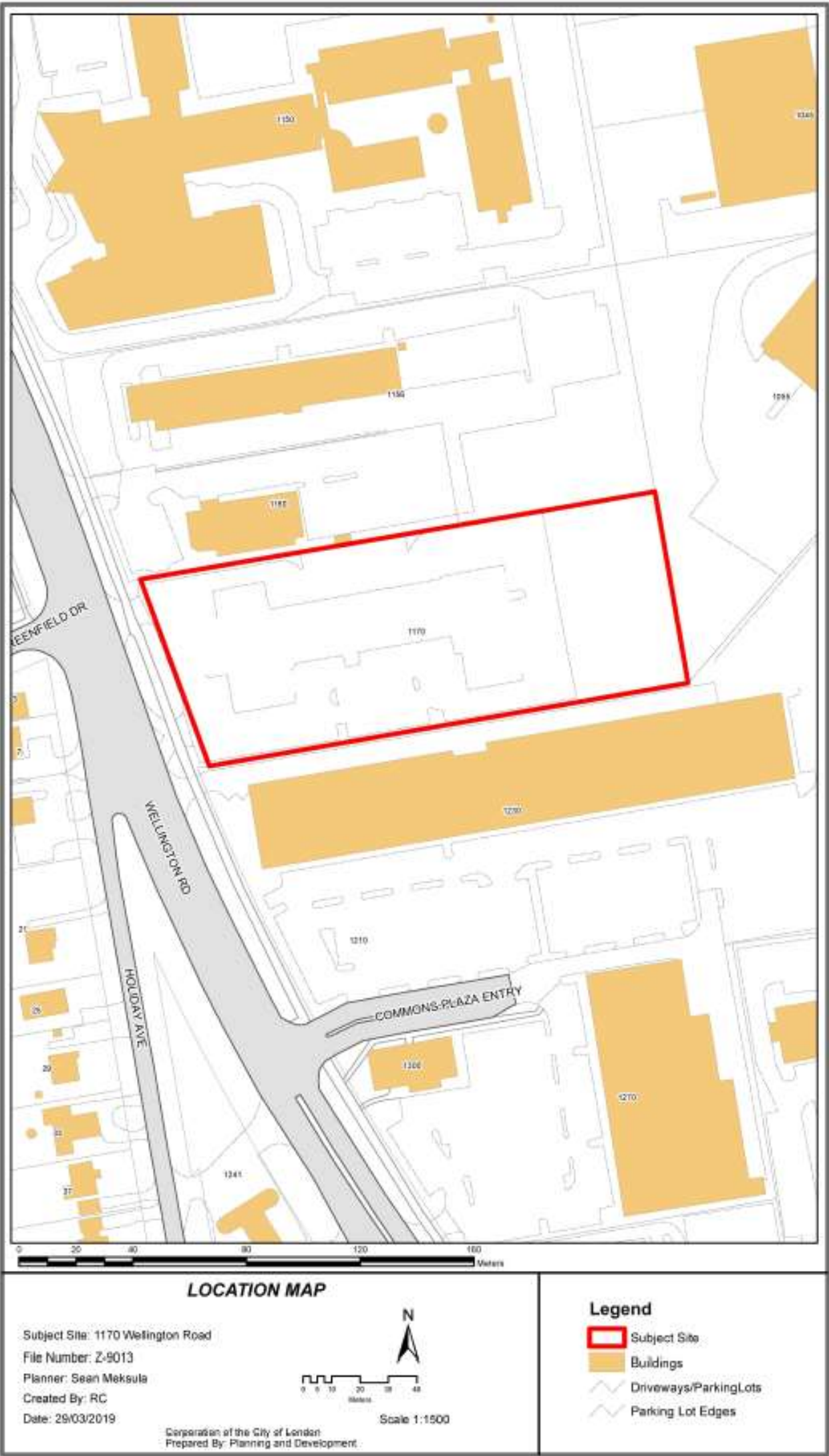
1. The recommended amendment is consistent with the Provincial Policy Statement 2014.
2. The recommended amendment conforms to the '89 Official Plan policies and the permitted uses policies of the Rapid Transit Corridor Place Type in The London Plan.
3. The recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the proposed multi-use building on the rear portion of the subject lands.
4. The existing, proposed building and on-site parking are capable of supporting the requested commercial type uses without resulting in any negative impacts on the abutting lands.

1.0 Site at a Glance

1.1 Property Description

The subject site is part of a long commercial corridor which spans the east side of Wellington Road (south of Exeter Road) with light industrial uses located behind the commercial properties and a mix of low density residential and commercial uses to the west of the site fronting the Wellington Road corridor . The subject site is located approximately 320 metres north of the Wellington Road and Exeter Road intersection.

1.2 Location Map



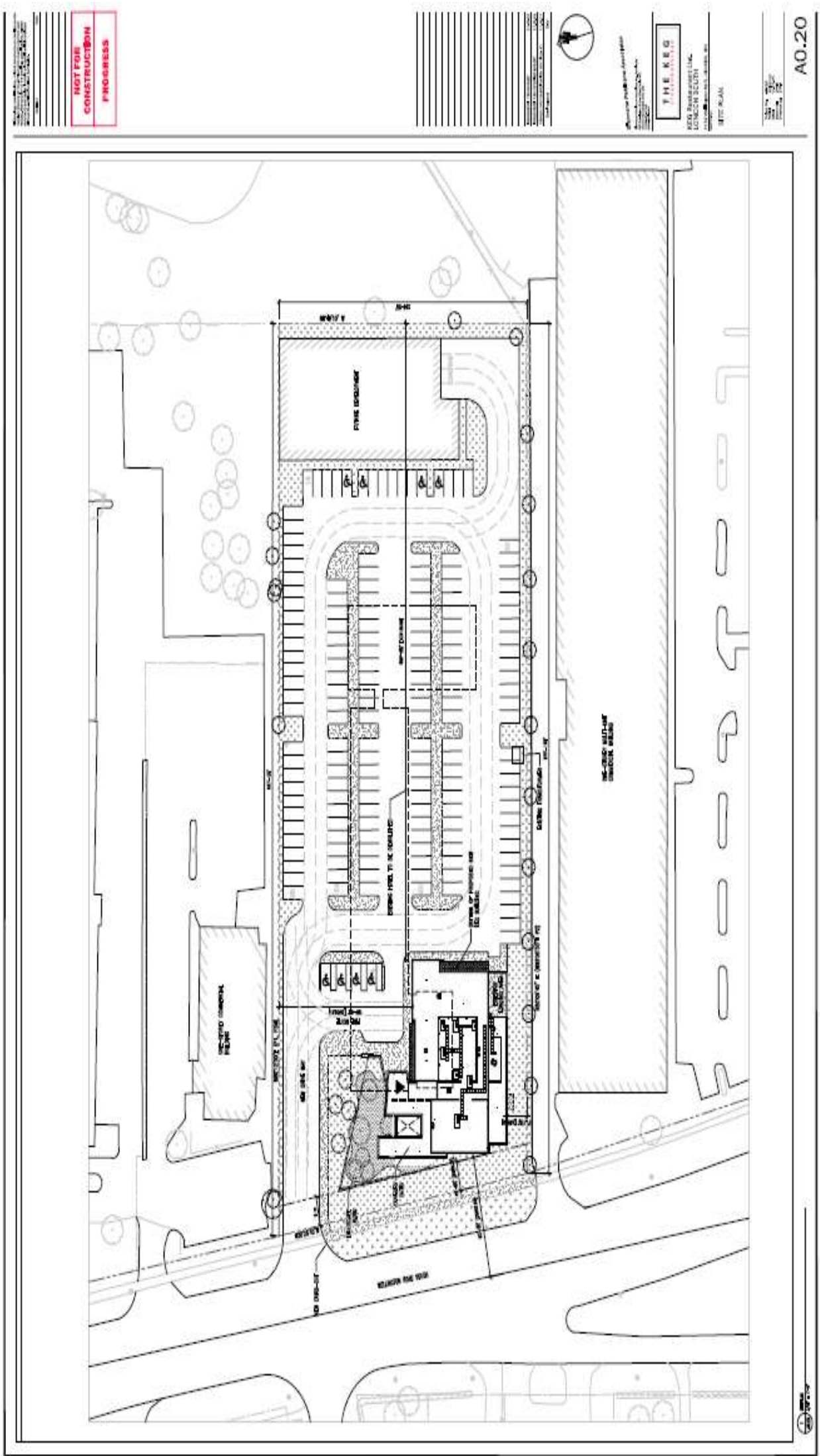


Figure 1: Existing site plan

1.3 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation - New Format Regional Commercial Node
- The London Plan Place Type – Shopping Area
- Existing Zoning – Highway Service Commercial (HS1/HS4) Zone

1.4 Site Characteristics

- Current Land Use – Vacant (future commercial plaza and restaurant)
- Frontage – 175 metres (574.15 feet)
- Depth – 354 metres (1161.42 feet)
- Area – 1.25ha
- Shape – Rectangular

1.5 Surrounding Land Uses

- North – Restaurant/Hotel
- East – Light Industrial
- South – Commercial
- West – Low Density Residential/Commercial

2.0 Description of Proposal

2.1 Development Proposal

The recommended amendment would result in an increased range of permitted commercial uses for the subject lands and the proposed multi-unit commercial building on the rear portion of the site.

3.0 Relevant Background

3.1 Planning History

The subject site was previously occupied by a hotel and restaurant use which closed in 2017, and has since been demolished. The lands are currently under development for a new restaurant use (The Keg) and associated parking area (Site Plan SPA18-005). Vehicular access will be provided by a single driveway via Wellington Road, opposite Greenfield Drive. A total of 181 parking spaces are to be provided on the subject lands. The subject site has not been the subject of a recent *Planning Act* application prior to the present zoning and site plan applications.

3.2 Requested Amendment

The requested amendment would permit an increased range of commercial uses on the subject site. The amendment will require a change to the Zoning By-law Z.-1 from an Highway Service Commercial (HS1/HS4) Zone to an Associated Shopping Area Commercial/Highway Service Commercial (ASA1/ASA2/ASA3/ASA4/HS1/HS4) Zone to permit the existing Highway Service Commercial uses as well as the following: dry cleaning and laundry plants, duplicating shops, financial institutions, grocery stores, retail stores, pharmacies, printing establishments, repair and rental establishments, service and repair establishments, studios, supermarkets, clinics, day care centres, laboratories, medical/dental offices, professional and service offices, assembly halls, commercial recreation establishments, funeral homes, private clubs and schools on the subject site.

3.3 Community Engagement (see more detail in Appendix B)

On February 26, 2019, Notice of Application was sent to all property owners within 120 metres of the subject lands. No responses were received at the time this report was prepared. Notice of Application was published in The Londoner on February 27, 2019.

3.4 Policy Context (see more detail in Appendix C)

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. Section 1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* of the PPS encourages healthy, livable and safe communities which are

sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It directs cities to make sufficient land available to accommodate this range and mix of land uses to meet projected needs for a time horizon of up to 20 years.

The PPS also directs planning authorities to promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. Compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities is encouraged to help facilitate the goals of the PPS (1.3 Employment, 1.1.2, 1.3.1). The PPS 2014 also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs while directing settlement areas [1.1.3 Settlement Areas] to be the main focus of growth and development and their vitality and regeneration shall be promoted.

The long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness (1.7.1).

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report and include many of the Shopping Area Place Type policies pertinent to this planning application. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The subject site is within the Shopping Area Place Type which permits broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. Mixed-use buildings will be encouraged. Where a Shopping Area Place Type abuts a Neighbourhoods Place Type the City Design policies of this Plan will be applied to ensure that a positive interface is created between commercial and residential uses (Permitted Uses *877_)

New developments should be designed to implement transit-oriented design principles. Buildings within the Shopping Area Place Type will not exceed four storeys in height. Type 2 Bonus Zoning beyond this limit, up to six storeys, may be permitted in conformity with the Our Tools policies of this Plan. Development within the Shopping Area Place Type will be sensitive to adjacent land uses and employ such methods as transitioning building heights and providing sufficient buffers to ensure compatibility. Lots will be of sufficient size and configuration to accommodate the proposed development and to help mitigate planning impacts on adjacent uses. Total aggregate office uses will not exceed 2,000m² within a Shopping Area Place Type (*878_).

The Shopping Area Place Type ensures that planning and development applications will conform to the City Design policies of this Plan. To allow for the future redevelopment of large commercial blocks, a grid of driveways that extend through the site, spaced appropriately across the width of the property, should be established through the site plan process. These driveways will be designed to include sidewalks and trees. The purpose of establishing this organizational structure is to:

- a. Provide a form of large-lot development that can be redeveloped more easily in phases at a future date.
- b. Allow the opportunity for redevelopment of the rear portion of commercial blocks in the future, ensuring that these connecting streets or driveways are not obstructed from these rear-lot areas by buildings.

- c. Allow for better connections through the site for pedestrians, transit users, and cyclists.
- d. Allow the possibility for future neighbourhood connections that would connect transit services, the street and the commercial block to the neighbourhood.

Large commercial blocks should be developed such that smaller-scale commercial uses are constructed on pads at the front of the lot to create, to the greatest extent possible, a pedestrian-oriented street wall. These buildings should be constructed with their front entrances oriented toward the primary street. Large commercial blocks should be designed to incorporate wide, tree-lined sidewalks that will allow pedestrians clear, safe, direct and comfortable access through parking lots, from the street to the main entrance of commercial buildings that are located at the rear of the lot. These sidewalks also allow for motorists to walk safely and comfortably from their parked cars to commercial buildings (*879).

1989 Official Plan

The subject site is designated New Format Regional Commercial Node. This designation promotes the orderly distribution and development of commercial uses to satisfy the shopping and service needs of residents and shoppers. The objectives of the designation include: minimize the impact of commercial development on adjacent land uses and on the traffic-carrying capacity of adjacent roads; provide sufficient land at appropriate locations to meet the need for new commercial development; and, encourage intensification and redevelopment in existing commercial areas within the built-up area of the City to meet commercial needs, to make better use of existing City infrastructure and to strengthen the vitality of these areas. (4.2.1. Planning Objectives). New Format Regional Commercial Node designation is intended to provide for a wide range of commercial uses which meet specialized service and comparison shopping needs.

Areas designated New Format Regional Commercial Nodes are primarily intended for retail and service commercial uses, and, to a lesser extent, small scale offices that are suited to a location with an integrated form of development that encourages multi-purpose shopping trips. Specific ranges of uses for the commercial nodes will be determined on the basis of their size, location and proximity to sensitive land uses. These uses will be identified in the Zoning By-law.

These nodes may have a higher concentration of retail uses than the Enclosed Regional Commercial Nodes. New Format Regional Commercial Nodes are also regarded as major activity centres by reason of their size and range of uses, and may have trade areas that also extend beyond the municipal boundary (4.3.6.1. Function).

Uses considered to be appropriate include all types of large and small-scale retail outlets; including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices. Within New Format Regional Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Transit facilities and commuter parking lots are also encouraged in this designation. Hotels may also be permitted through a zoning by-law amendment. Zoning on individual sites may be for less than the full range of permitted uses (4.3.6.2. Permitted Uses).

New Format Regional Commercial Nodes typically have a “big-box” or “new-format” form of development and fewer small-scale uses than the Enclosed Regional Commercial designation. There may or may not be public common areas. Free-standing structures along the street frontage should be developed to improve the design of the street edge, provide access to transit stops, encourage pedestrian connectivity with adjacent uses and reduce the visual impact of large open parking lots. While these areas generally serve the traveling public, they should be designed to incorporate public spaces and facilities at

central locations.

New Format Regional Commercial Node designations should comprise lands that are in a nodal configuration, including lands on other quadrants of major road intersections. However, some existing designations may be in a linear format. Infilling within the designation is permitted but extensions will be evaluated through an application for an Official Plan amendment (4.3.6.4.Form).

4.0 Key Issues and Considerations

Through the circulation process there were no substantial concerns or issues raised by internal departments or commenting agencies based on the proposal submitted, and there were no responses from the public regarding this application. The section below identifies key issues and considerations in detail.

4.1 Issue and Consideration # 1 - Use

Provincial Policy Statement, 2014 (PPS)

The PPS requires municipalities to accommodate an appropriate range and mix of uses and promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (1.1.1b, 1.3.1a). It also requires municipalities to provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (1.3.1b)

The recommended amendment is in keeping with the PPS 2014 as it provides additional uses on the subject site that contribute to an appropriate range and mix of employment uses helping meet long-term needs. The amendment increases the site’s ability to provide a diversified economic base, and remain suitable for employment uses taking into account the needs of existing and future businesses and provides a range of compatible employment uses helping support a liveable and resilient community while supporting the long-term economic prosperity by promoting community investment-readiness.

London Plan

The London Plan designates the site as a Shopping Area Place Type which permits a range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. Mixed-use buildings will also be encouraged (Permitted Uses *877_). The additional uses are in keeping with the permitted uses of the Shopping Area Place Type.

1989 Official Plan

The subject site is located within a New Format Regional Commercial Node which is most commonly implemented through an Associated Shopping Area Commercial (ASA) zone.

The recommended ASA1/ASA2/ASA3/ASA4 zones provide a range large and small-scale retail outlets; including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices. Office uses and places of entertainment will be permitted in limited amounts. Transit facilities and commuter parking lots are also encouraged in this designation. Hotels may also be permitted through a zoning by-law amendment. (4.3.6.3. Permitted Uses). These uses are intended to facilitate the grouping of service commercial uses into an integrated form with similar functional characteristics in conformity to the policies of the 1989 Official Plan.

The recommended additional commercial uses, together with the existing Highway Service Commercial (HS1/HS4) zone variations, provide a range of permitted uses that are in keeping with the Planning Objectives and Function of the 1989 Official Plan. The policies encourage intensification and redevelopment in existing commercial areas within the built-up area of the City to meet commercial needs, to make better use of existing city infrastructure and to strengthen the vitality of these areas (4.4.2.1. Planning Objectives). The policies also contemplate that these areas are intended to provide for a wide range of commercial uses which meet specialized service and comparison shopping needs. These nodes may have a higher concentration of retail uses than the Enclosed Regional Commercial Nodes. New Format Regional Commercial Nodes are also regarded as major activity centres by reason of their size and range of uses, and may have trade areas that also extend beyond the municipal boundary (4.4.6.1. Function). The recommended amendment fulfills this function.

Planning Impact Analysis

A Planning Impact Analysis is used to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses (4.5.1). Section 4.5.2. establishes proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change. The criteria that will be considered include:

i) the policies contained in the Section relating to the requested designation;

The Official Plan Designation of the subject lands is New Format Regional Commercial Node which is not being amended as part of this application.

ii) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;

The proposed new buildings on the subject lands are commercial uses which are similar to existing commercial uses on the abutting lands. No new impacts are anticipated as a result of the proposed commercial uses.

iii) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed uses;

The subject site is rectangular in shape and is of adequate size to support the proposed commercial uses, as demonstrated on the site plan in Figure 1 of this report. The site is of adequate size to accommodate the future building and on-site parking for the proposed uses without resulting in any negative impacts on the abutting lands.

iv) the supply of vacant land or vacant buildings in the area which is designated and/or zoned for the proposed uses;

There is no vacant land in the direct vicinity that is already zoned for the proposed use. Commercial shopping centres zoned to permit the use also exist in the area however appear to be fully tenanted.

v) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties;

The subject lands front on to Wellington Road, an arterial road as identified on Schedule C – Transportation Corridors, which sustains high traffic volumes. Since this is already a high volume road there will not be increased impacts of additional traffic, pedestrian and vehicular safety, or on surrounding properties than already exists. The proposed uses will maintain the existing traffic on Wellington Road by the proposed change.

vi) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;

The height, location, and spacing of the proposed buildings are consistent with that of neighbouring commercial uses. The form of the proposed building will be addressed

through the Site Plan Approval stage, therefore no impacts on surrounding land uses are anticipated.

vii) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;

The site is currently accessed off of Wellington Road. No new accesses to the site are proposed and no impacts to traffic, pedestrian and vehicle safety, and surrounding properties are anticipated. Any required refinement to the site access and parking area will be determined at the Site Plan Approval stage.

viii) where adjacent to sites under separate ownership, access and traffic circulation should be co-ordinated:

The property is not adjacent to sites under separate ownership, therefore access and traffic circulation does not have to co-ordinated with the adjacent site.

ix) the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area and its conformity with the City's commercial urban design guidelines;

The bulk, scale, and layout of the future building will be addressed through the Site Plan Approval stage with Urban Design. Therefore there are no concerns with respect to integration of the proposed use with present and future land uses.

x) the potential impact of the proposed development on surrounding natural features and heritage resources;

There are no natural features or heritage resources surrounding the site that will be impacted by the proposed development.

xi) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration, and rail safety may limit development;

There are no constraints posed by the environment on these lands.

xii) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law;

Staff are satisfied the proposed commercial uses are in conformity with the 1989 Official Plan and meets the general intent of the Zoning By-law. The Site Plan Control By-law will be implemented at the Site Plan Approval stage although no inconsistencies have been identified as part of the review of this Zoning By-law amendment.

xiii) compliance with Ministry of the Environment (MOE) noise guidelines; and,

Compliance with the Ministry of the Environment (MOE) noise guidelines will be addressed through the Site Plan Approval stage to see if a noise study is required for the site.

xiv) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

Opportunities for additional landscape buffers providing separation between the parking area and adjacent commercial properties will be determined at the Site Plan Approval stage. No other adverse impacts have been identified.

xv) impacts of the proposed change on the planned transportation system, including transit.

No impacts on the transportation system, including transit, are anticipated as a result of the requested zoning. No additional site accesses are proposed.

Planning staff is satisfied the requested amendment is in conformity with the Form criteria of Section 4.3.6.4. as well as the relevant Planning Impact Analysis criteria of Section 4.5. As such, the requested amendment is in conformity with the 1989 Official Plan.

4.2 Issue and Consideration # 2 – Intensity

Provincial Policy Statement, 2014 (PPS)

The PPS promotes cost-effective development patterns and standards to minimize land consumption and servicing costs and encourages densities and a mix of land uses which will efficiently use the existing land and resources (1.1.1e, 1.1.3.2.a(1)).

The additional uses are of similar or less intensity than the existing range of permitted uses on the site and abutting uses resulting in no new additional impacts on the surrounding land uses. The new uses, in combination with the existing permitted uses, are in keeping with the goals of the PPS as they will continue to efficiently use the existing site and resources available.

The London Plan

The Shopping Area Place Type in The London Plan requires that development not exceed four storeys in height. Type 2 Bonus Zoning beyond this limit, up to six storeys, may be permitted in conformity with the Our Tools policies of the Plan. Development within the Shopping Area Place Type will be sensitive to adjacent land uses and employ such methods as transitioning building heights and providing sufficient buffers to ensure compatibility (*878_). The site is being redeveloped with a one storey building (The Keg) at the front of the property and a future one storey building at the rear of the lands, thereby maintaining the character of the area. The applicant's proposal would constitute the requested multi-unit commercial building as a 1-storey building at the rear of the property. This is consistent with the height requirement of The London Plan, and the subsequent Site Plan approval will ensure that the height proposed is consistent with the existing zoning. The City of London's Zoning By-law is currently in the process of being updated to reflect The London Plan. Any future development of the subject site would be required to implement the regulations that will apply at that time.

The existing building (The Keg) is 887m² in size and the lot is of sufficient size and configuration to accommodate this development and future additional uses. The Shopping Area Place Type limits individual buildings to no more than 2,000m² of office space. The requested ASA1/ASA2/ASA3/ASA4 zones include regulations to ensure that the intensity of future development on this site is appropriate.

1989 Official Plan

The Official Plan ensures that lands shall be of a suitable depth and size to accommodate the permitted uses and shall be on lands separated from existing or planned residential development by physical barriers, intervening land uses or buffer and setback provisions that are sufficient to offset potential nuisance impacts (4.4.2.5 Location)

As mentioned, the recommended amendment will facilitate the establishment of the new uses in the existing and future buildings and include restrictions that ensure that the appropriate development standards are maintained. The depth and size of the existing lot has proven capable of accommodating the existing future uses and provides sufficient buffering between the existing built forms and abutting commercial and industrial neighbourhoods. Since the new uses are considered as similar as or less intense than the abutting uses no new impacts are anticipated.

Similar to The London Plan, the 1989 Official Plan limits the scale of office buildings to 2000m² in size to help maintain a neighbourhood scale of development (4.4.2.6.7. Office Buildings). As previously mentioned the recommended ASA3 zone mirrors the policy of the Official Plan restricting office buildings to 2000m² ensuring this policy is met.

4.3 Issue and Consideration # 3 - Form

Provincial Policy Statement, 2014 (PPS)

The PPS encourages a compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities (1.3.1c). The recommended amendment will provide additional employment uses within the existing building and expand the range of use in the future buildings thereby ensuring a compact, mixed-use development is maintained as well as contributing to, and supporting, a livable and resilient community.

The London Plan

The London Plan provides a new vision for how Shopping should develop and how those forms of development should address the street, provide for transit-oriented design and integrate themselves with the public realm. The intent of these form policies is to facilitate pedestrian, cycling and transit-supportive design through building orientation, location of entrances, clearly marked pedestrian pathways, widened sidewalks, cycling infrastructure and general site layout that reinforces pedestrian safety and easy navigation (Form 879_2,4,5,7,8).

1989 Official Plan

The existing and future form of development is consistent with the 1989 Official Plan and existing New Format Regional Commercial Node policy context in regards to how these forms of development should occur. The existing and proposed form of development is still considered appropriate and in keeping with certain New Format Regional Commercial Node policies (4.3.2 Access) as it provides limited access along the arterial road, and maintains a low, single storey form of development in keeping with the intent of the New Format Regional Commercial Node designation that helps to ensure it is compatible within its surrounding context (4.3.3. Height).

More information and detail is available in Appendix B and C of this report.

5.0 Conclusion

The requested amendment to add an Associated Shopping Area ((ASA1/ASA2/ASA3/ASA4/HS1/HS4)) Zone to permit additional commercial uses to the subject site is considered appropriate as the recommended zoning is consistent with the PPS 2014 and conforms to the City of London 1989 Official Plan and future London Plan. The recommended zone provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the proposed new building. The future buildings and on-site parking are capable of supporting the requested uses without resulting in any negative impacts on the abutting lands.

Prepared by:	Sean Meksula, MCIP, RPP Planner II, Current Planning
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1170
Wellington Road.

WHEREAS WLR Capital Inc. c/o Zelinka Priamo Ltd. has applied to rezone
an area of land located at 1170 Wellington Road, as shown on the map attached to this
by-law, as set out below;

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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to
lands located at 1770 Wellington Road, as shown on the attached map comprising
part of Key Map No. A.112, from a Highway Service Commercial (HS1/HS4) Zone
to an Associated Shopping Area Commercial/Highway Service Commercial
(ASA1/ASA2/ASA3/ASA4/HS1/HS4) Zone.

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.

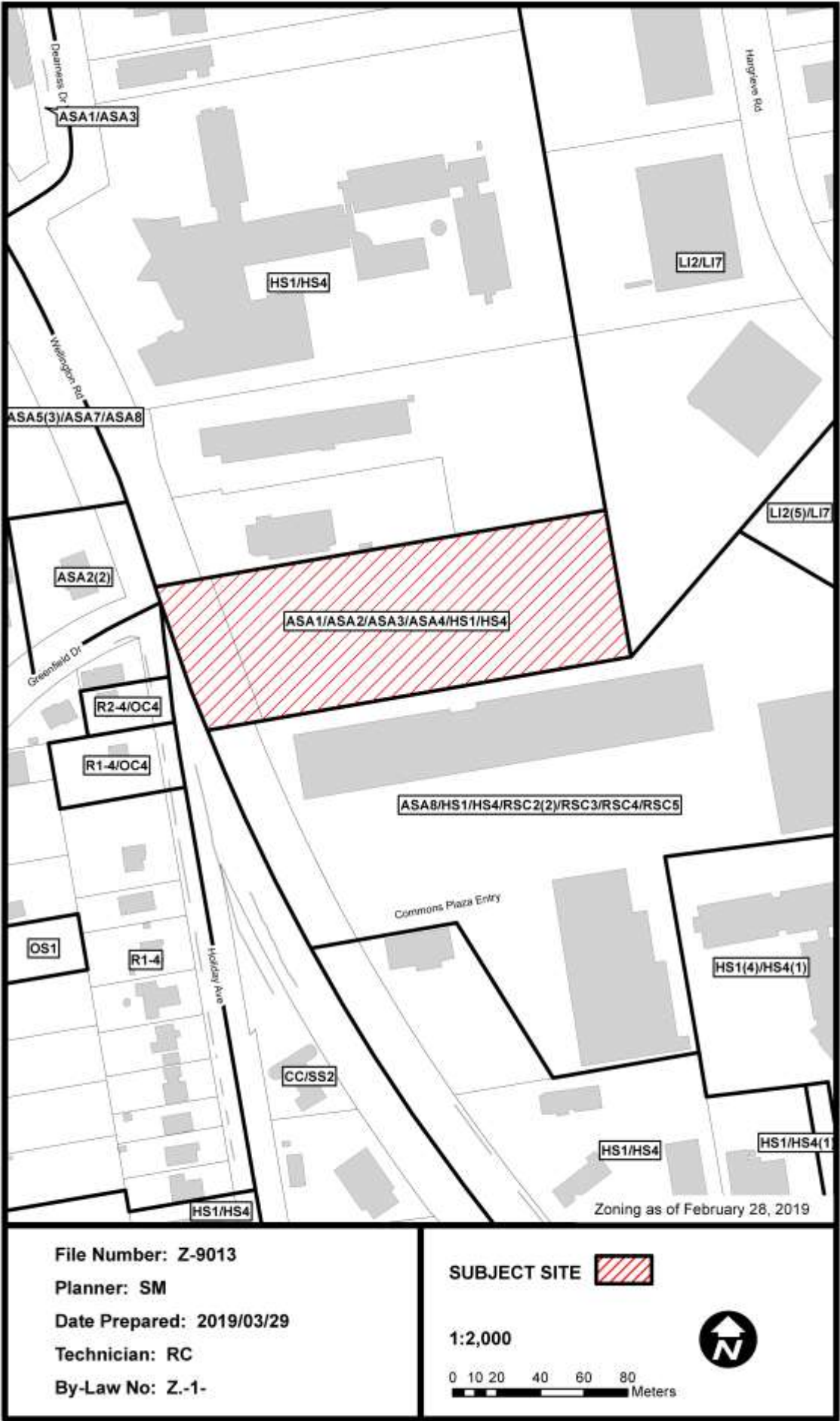
PASSED in Open Council on June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Appendix B – Public Engagement

Community Engagement

Public liaison: On February 26, 2019, Notice of Application was sent to 26 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 21, 2019. A “Planning Application” sign was also posted on the site.

Nature of Liaison: The purpose and effect of this zoning change is to permit an increased range of uses on the subject site. Possible change to Zoning By-law Z.-1 FROM a Highway Service Commercial (HS1/HS4) Zone, TO an Associated Shopping Area Commercial/Highway Service Commercial (ASA1/ASA2/ASA3/ASA4/HS1/HS4) Zone to permit additional commercial uses on the subject site and the proposed building.

Responses: 0 inquiries were received.

Agency/Departmental Comments

UTRCA - February 26, 2019

The UTRCA has no objections to this application.

London Hydro – March 5, 2019

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Development Services – February 26, 2019

Sanitary

- The sewer available for the subject lands is the 600mm municipal trunk sanitary sewer on Wellington Road.
- To reuse the existing 250mm san. p.d.c. the Applicant’s Engineer must field verify the size, location and condition of the sanitary private drain connection. See City Plan # 15917.
- Reuse of the existing p.d.c. will be dependent on approval by the City’s Customer Relations Division and the applicant will be required to provide a video of the p.d.c. for their review.
- A sanitary inspection manhole will be required and is to be on private property but as close to streetline as possible or in a location to the satisfaction of the City Engineer.
- If the existing sanitary manhole located on the streetline can be used as an inspection manhole, it can be relabelled on the site plan.

Stormwater

- A portion of this site is located within the Dignman Creek screening area. The applicant is encouraged to contact the UTRCA regarding future development requirements.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 a, b, c,

1.1.2

1.1.3 Settlement Areas

1.3 Employment

1.3.1

1.7 Long-Term Economic Prosperity

1.7.1

1989 Official Plan

4.2.1. Planning Objectives

4.3.6 Auto Oriented Commercial Corridor

4.3.6.1. Function

4.3.6.2. Permitted Uses

4.3.6.4. Form

London Plan

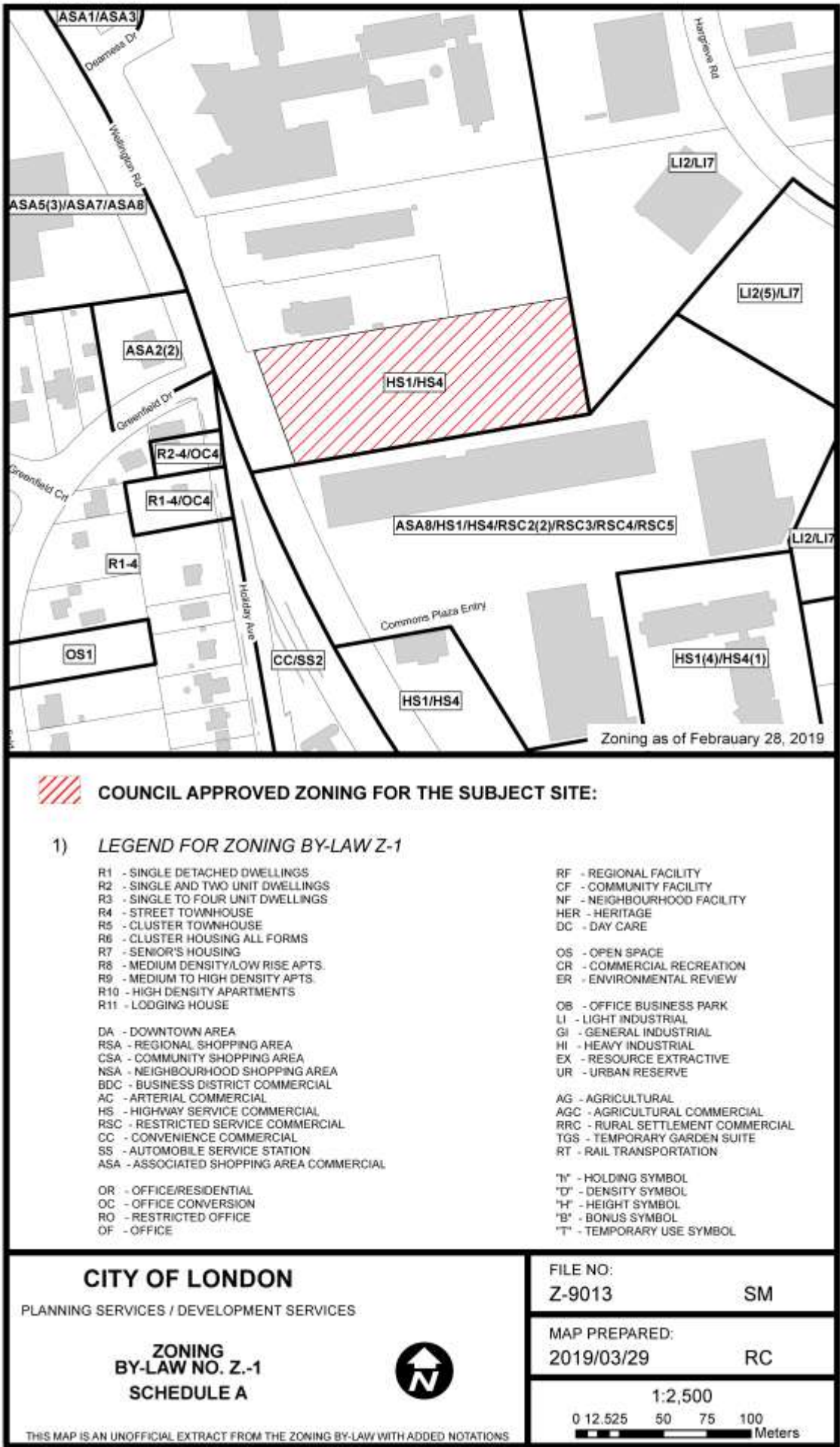
Shopping Area

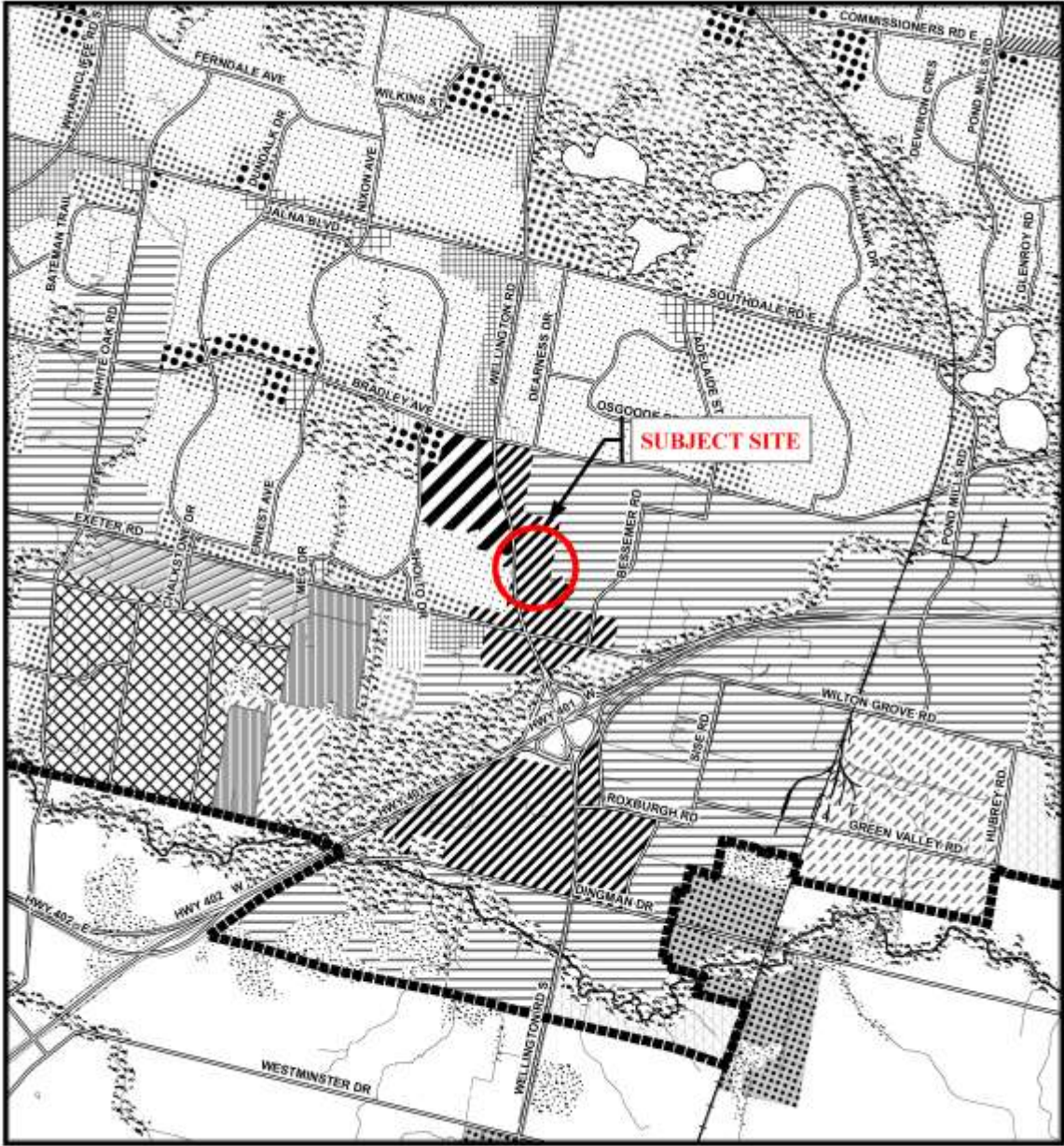
Use – 877_

Intensity – 878_

Form - 879_

Appendix D – Relevant Background
Additional Maps





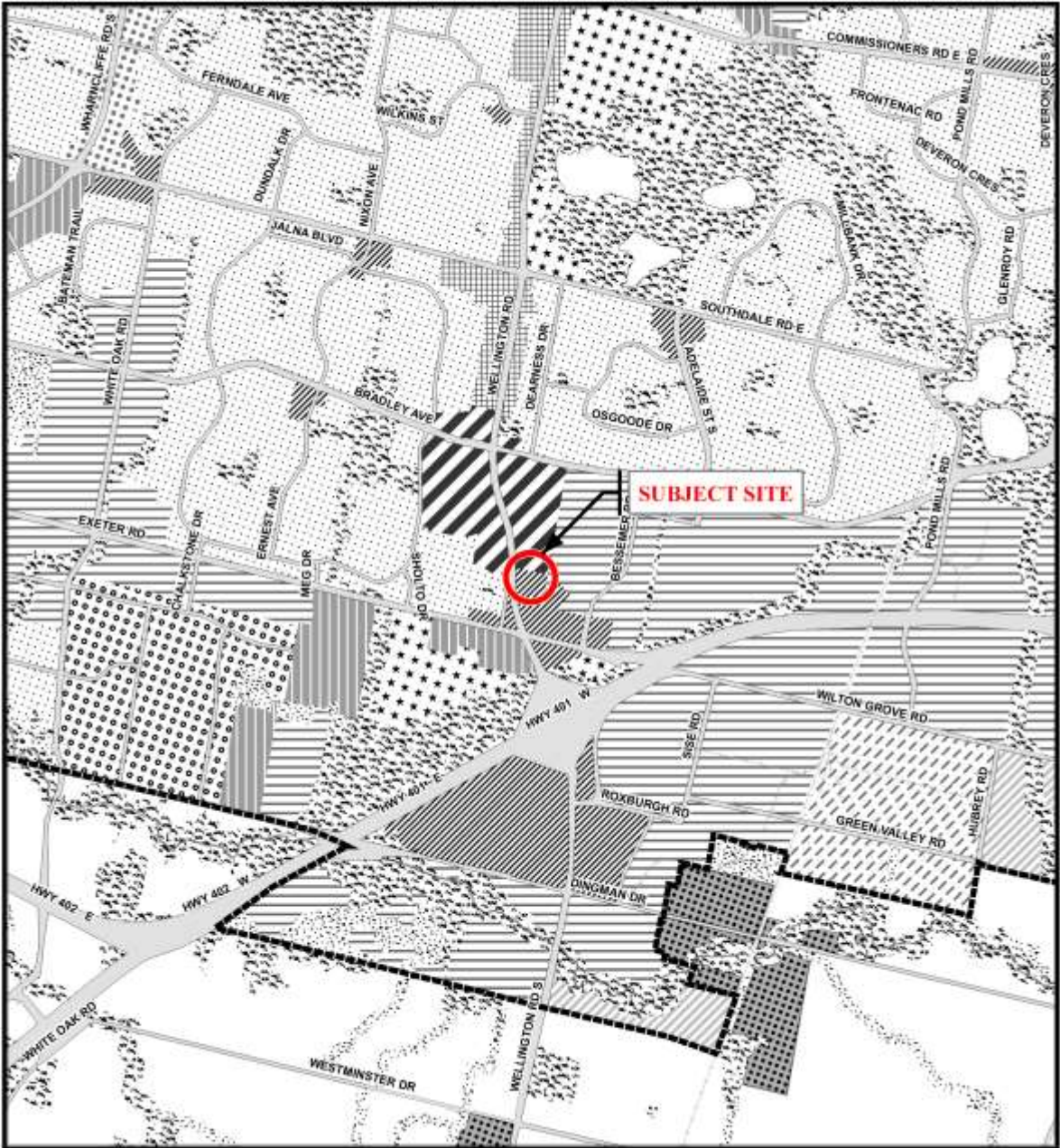
Legend

Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

CITY OF LONDON
Planning Services /
Development Services
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services

Scale 1:30,000
Meters

FILE NUMBER: Z-9013
PLANNER: SM
TECHNICIAN: RC
DATE: 2019/03/29



Legend

Downtown

Transit Village

Shopping Area

Rapid Transit Corridor

Urban Corridor

Main Street

Neighbourhood

Future Community Growth

Heavy Industrial

Light Industrial

Future Industrial Growth

Commercial Industrial

Institutional

Green Space

Environmental Review

Farmland

Rural Neighbourhood

Waste Management Resource Recovery Area

Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
Planning Services /
Development Services

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services

Scale 1:30,000

Meters

File Number: Z-9013
Planner: SM
Technician: RC
Date: March 29, 2019

Project Location: E:\Planning\Projects\p_officialplan\workconsolid00\excerpts_LondonPlan\mxd\Z-9013-EXCERPT_Map1_PlaceTypes_b&w_8x14.mxd

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 1170 Wellington Road (Z-9013)

- *(Councillor S. Turner indicating that Mr. M. Tomazincic, Manager, Current Planning stated that it will result in no new development; wondering what the point it, would there not be an auxiliary building or building types because he does not think that The Keg itself is going to support all of the other uses.); Mr. M. Tomazincic, Manager, Current Planning, indicating that that point did not come out as clear as he would have liked it to; stating that the existing zoning already permits commercial development in the commercial plaza and this will just broaden the range of uses that could already go into the future commercial plaza; this will not result in any new development that you could not already get but it just broadens the range of uses that could go in that development; (Councillor A. Hopkins understanding that the broadening of the uses is for retail use.); Mr. M. Tomazincic, Manager, Current Planning, responding a wider range of commercial uses, it could include restaurants as well and personal service establishments; (Councillor S. Turner thanking Mr. M. Tomazincic, Manager, Current Planning, that does help clarify; the report states that it is consistent with the purpose of the Rapid Transit Corridor, its neighbouring uses along that, are they all very similar in nature in terms of its zoning; the better question is, does it provide usages that are inconsistent with others in the area; thinking it is generally consistent, thinks these are generally the same, but is there something that jumps out as markedly different than that corridor.); Mr. M. Tomazincic, Manager, Current Planning, responding that there is a wide range of uses in this area but there are, especially the property to the south for example, where that wide range of retail already exists shares a very similar zoning, same range of uses, the properties to the north are more akin to the existing zoning which is why you have the motel type uses on those ones; it is not inconsistent with the uses in the area; (Councillor S. Turner expressing appreciation; thinking it replaced an old hotel or motel so it would have had those uses and now it just needs to update more.)*
- Casey Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant – thanking staff for the assistance on this report and the rezoning; expressing agreement with the staff report; providing more insight, this rezoning is for marketability, just to get that property out there, to make it more marketable with the expanded retail uses; noting that they have previously had potential tenants approach the landowner and the zoning was not in place for those tenants and it is just a matter of getting a hook into the marketplace with better zoning for this property.

Report to Planning and Environment Committee

**To: Chair and Members
Planning & Environment Committee**

**From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services and
Chief Building Official**

**Subject: Residential Plan of Subdivision and Zoning By-law
Amendment
Application By: Whiterock Village Inc.
3087 White Oak Road**

Public Participation Meeting on: June 4, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Whiterock Village Inc. relating to the property located at 3087 White Oak Road (legally described as Adams St PL 643 London; Reserve PL 643 London; PT LT 31 CON 2 London; PT LT 5 PL 643 London; PT Reserve B PL 643 London PT 1, 2, 3, 4, 5, 6, 7, 33R3762; London:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting June 11, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Urban Reserve (UR4) Zone, and a Residential R1 (R1-10) Zone, **TO** a holding Residential R1 Special Provision (h*h100*h-161*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*h-__*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*R1-3(**)) Zone; a holding Residential R6 Special Provision (h*h-71*h-100*h-161*h-__*R6-5(*)) Zone; a holding Residential R6 Special Provision/Residential R8 Special Provision Bonus (h*h-71*h-100*h-161*h-__*R6-5(**)/R8-4(**)*B-__) Zone; a holding Urban Reserve Special Provision (h-94*UR4(*)) Zone; and an Urban Reserve Special Provision (UR4(**)) Zone.

The following holding provisions have also been applied:

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement and the provision of adequate securities;
- (h-71) holding provision – to encourage street oriented development
- (h-94) holding provision – to ensure there is a consistent lotting pattern, the holding provision shall not be deleted until adjacent lands have been consolidated
- (h-100) holding provision – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second access must be available, permitting a maximum of 80 residential units
- (h-161) holding provision – to ensure the proposed stormwater management system is constructed and operational
- (h-__) new holding provision – to ensure the existing sanitary forcemain traversing the site has been appropriately relocated

The B-(__) Bonus Zone shall be implemented through one or more agreements to provide for a maximum apartment building height of 4 storeys or 16m (52.4ft) with an increased density of up to 79 units per hectare in return for the provision of the following facilities, services and matters:

- 1) A high quality development which substantially implements the Site Plan, Concept Landscape Plan, and Elevations as attached in Schedule "1" to the amending by-law.

- (b) The Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for draft plan of subdivision of Whiterock Village Inc. relating to a property located at 3087 White Oak Road; and
- (c) Council **SUPPORTS** the Approval Authority issuing draft approval of the proposed residential plan of subdivision, submitted by Whiterock Village Inc., File No. 39T-18505, prepared by Development Engineering File No DEL16-038, October 24, 2018, as red-line amended, which shows a draft plan of subdivision consisting of 72 single detached dwelling lots, two (2) medium density residential blocks, and the extension of four (4) existing streets, **SUBJECT TO** the conditions contained in the attached Appendix "B".

Executive Summary

Summary of Request

The request is to permit a draft plan of subdivision to create 72 single detached dwelling lots, two (2) medium density blocks including townhouse and low-rise apartment uses, the extension of four (4) existing streets, and a future development block.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is for Municipal Council to approve the recommended Zoning By-law Amendments, and recommend that the Approval Authority for the City of London issue draft approval of the proposed plan of subdivision, subject to conditions and red-line revisions.

Rationale of Recommended Action

- i) The recommended draft plan and zoning amendments are consistent with the *Provincial Policy Statement (PPS), 2014*, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- ii) The recommended draft plan and zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the 1989 Official Plan, the Southwest Area Secondary Plan and the North Longwoods Area Plan policies;
- iii) The recommended Bonus Zone will allow for an increase to the height and density of a medium density block which provides for a commensurate increase in density and height in return for enhanced building and landscape design; and
- iv) The draft plan design is appropriate for the site, compatible with abutting land uses and makes efficient use of the existing services and infrastructure available in this area.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site has a total area of approximately 6.41ha and is currently vacant with some existing vegetation consisting of trees, shrubs and grasses. Previously, the lands were used passively for agricultural and pastoral activities. The site has frontage on Southdale Road West and White Oak Road, though the majority of land is located in the interior of the established built areas fronting these two roads.

There is an established low density residential neighbourhood located to the west which was created through subdivision plans 33M-542, and 33M-576 in 2006 and 2007 respectively, as well as a medium density cluster townhouse block to the northwest of the site. The commercial corridor of Southdale Road is located to the north, consisting of vehicle sales and service establishments, restaurants and retail uses. A series of streets associated with the Copperfield subdivision currently terminate on the west side of the plan area. Temporary street connections in the north-south direction are located between Biddulph Street to the north portion of Bateman Trail.

To the east, there are existing single detached dwellings constructed circa the 1950's along White Oak Road and a newer residential subdivision, 33M-604 registered in 2008 located on the east side of White Oak Road at Devon Road. A range of commercial and industrial uses are located to the southeast further along White Oak Road, including a class III industry use that specializes in paint and solvent recycling. Remnant residential, vacant commercial lands, park and stormwater management facilities are all located to the south of the site.

1.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods and Shopping Area
- Official Plan Designation – Low Density Residential (LDR), Multi-Family, Medium Density Residential (MFMDR), and Auto-Oriented Commercial Corridor (AOCC)
- Existing Zoning – Urban Reserve (UR4) and Residential R1 (R1-10) Zone

1.3 Site Characteristics

- Current Land Use – vacant
- Frontage – 33m frontage along White Oak Road and 20m frontage along Southdale Road East
- Depth – varies
- Area – 6.41ha
- Shape – Irregular

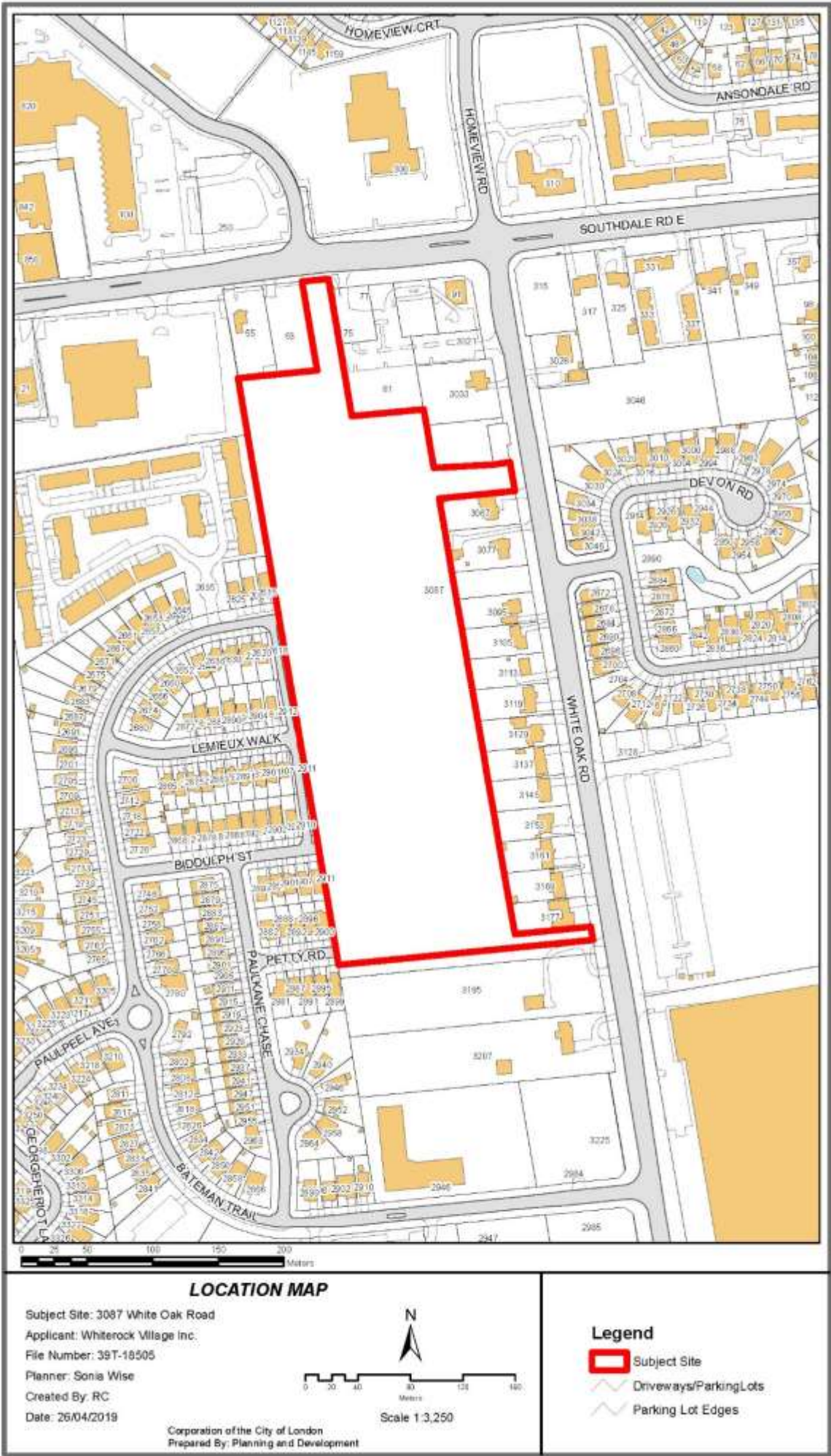
1.4 Surrounding Land Uses

- North – Commercial
- East – Residential
- South – Residential, Commercial and Industrial
- West – Residential

1.5 Intensification (identify proposed number of units)

- 181 units represents intensification outside of the Built-area Boundary
- A small portion of the site is located within the Primary Transit Area, though the majority of the site including the majority of the 181 units are located outside of the Primary Transit Area

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The proposed draft plan of subdivision consists of 72 single detached dwelling lots, and two (2) medium density residential blocks (block 100 and 101), in one phase. Bateman Trail, Petty Road, Biddulph Street and Lemieux Walk are all proposed to be extended to complete the road pattern established from earlier development in the west. Petty Road and Bateman Trail will provide access to Southdale Road East and White Oak Road respectively. Block 100 has been identified for development of townhouse dwellings, and Block 101 is proposed to be developed for a low-rise apartment building through a site specific bonus zone.



Figure 1: Simplified Plan of Subdivision

2.2 Recommended Plan and Amendments (red-line)

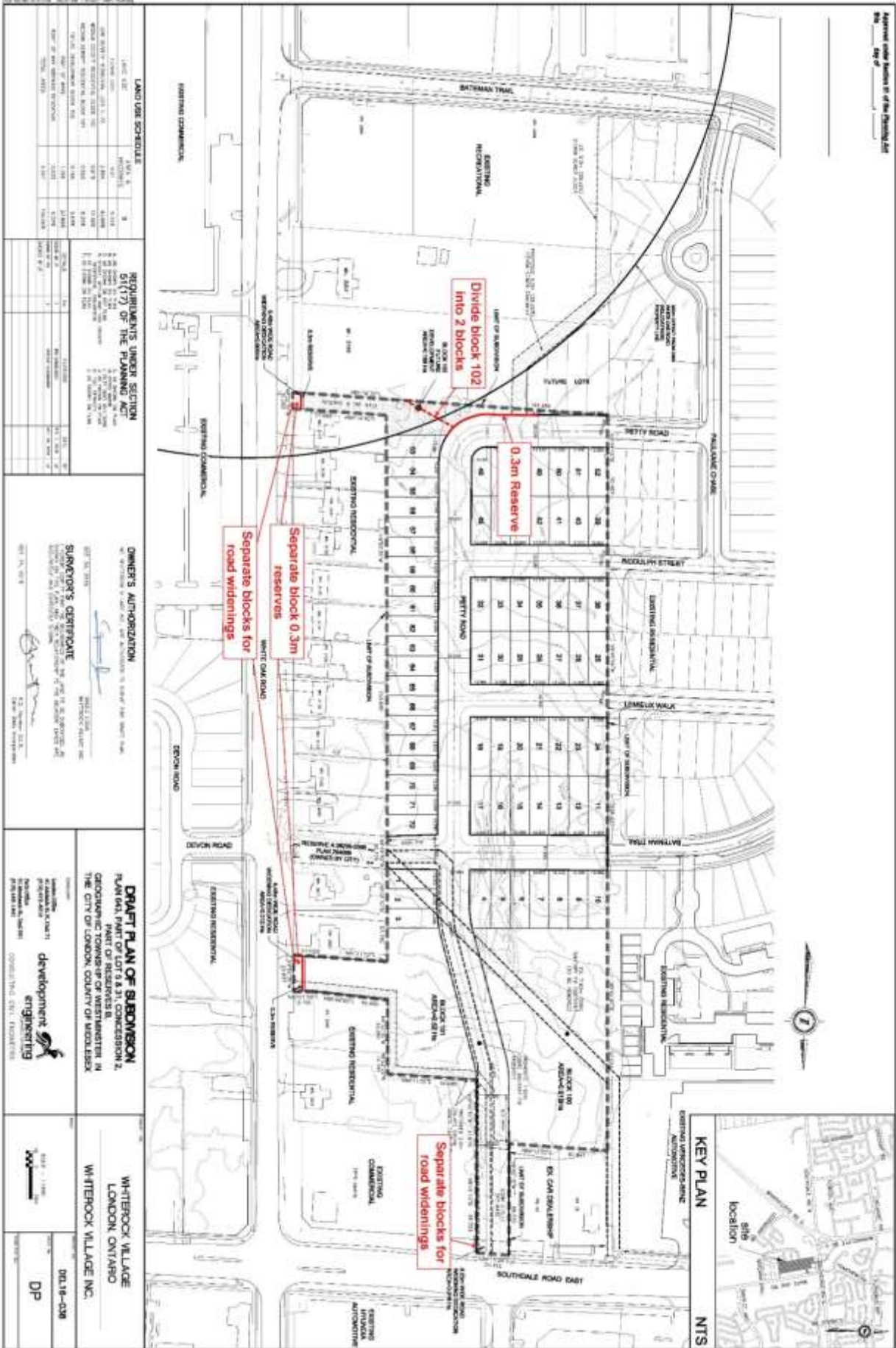


Figure 2: Red-line Revisions

Red-line Revisions

Several technical revisions are being recommended through input from Development Services and Transportation staff. The red line revisions to the draft plan are as outlined below.

- Provide road widening dedication as separate blocks
- Provide a 0.3m reserve along the frontage of the two White Oak Road properties

- Divide Block 102 into two blocks
- Provide a 0.3m reserve for the new Block 103 as the most westerly half of the former Block 102

Recommended Holding Provisions

It is recommended that the standard 'h' holding provision be applied to all proposed residential lots and blocks. The 'h' holding provision is applied in almost all subdivision approvals for the purpose of ensuring adequate provision of municipal services, that the required security has been provided, and that a subdivision agreement or development agreement has been entered into.

An 'h-71' holding provision to encourage street orientated development for the two medium density blocks is recommended to ensure the front façade of the dwelling units can be oriented to the abutting street, which will be executed by a future development agreement for blocks 100 and 101.

An 'h-100' holding provision to ensure there is adequate water service and appropriate access is recommended for all residential lots and blocks which exceed a total of 80 residential units.

An 'h-161' holding provision is proposed for all residential lots and blocks to ensure the proposed stormwater management system servicing this subdivision is constructed and operational. The proposed stormwater servicing is proposed to be connected via easement to Bateman Trail.

An 'h-94' holding provision is proposed for the new Block 103 to ensure there is a consistent lotting pattern in this area which requires the consolidation of adjacent lands.

A new site-specific 'h-__' holding provision is recommended for Blocks 100, 101 and lots 1-3 to ensure the existing sanitary forcemain is relocated within the future municipal right-of-ways.

Recommended Zoning

Residential R1 (R1-3(*)) Zone (All lots except 4, 17, 18, 31, 32 45 and 46) – the single detached dwelling lots are proposed to have a Residential R1 (R1-3) Zone variation, which requires a minimum lot frontage of 10m and a minimum lot area of 300m². A special provision is recommended that implements direction provided in SWAP to ensure that garages shall not project beyond the front façade or porch of the dwelling and not occupy more than 50% of the lot frontage.

Residential R1 (R1-3(**)) Zone (Lots 4, 17, 18, 31, 32 45 and 46) – the single detached dwelling lots are proposed to have a Residential R1 (R1-3) Zone variation, which requires a minimum lot frontage of 10m and a minimum lot area of 300m². A special provision is recommended that implements direction provided in SWAP to ensure that garages shall not project beyond the front façade or porch of the dwelling and not occupy more than 50% of the lot frontage, and that the primary entrance of the dwellings be oriented to Petty Road for these corner lots.

Residential R6 Special Provision (R6-5(*)) Zone (Block 100) – The medium density residential block proposed to be developed for cluster townhouse dwellings is recommended to have a Residential R6 Special Provision (R6-5(_)) Zone to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, townhouse and stacked townhouse dwellings. Special provisions are recommended to provide greater certainty for the eventual development form by removing the apartment building use, to allow for an increased maximum density of 75 units per hectare, and a reduced front yard setback of 3m.

Residential R6 Special Provision/R8 Bonus (R6-5(**)/R8-4(**)*B-) Zone (Block 101) – The medium density residential block proposed to be development for a low-rise

apartment building is recommended to have a Residential R6 Special Provision/R8 Bonus (R6-5(**)/R8-4(**)*B-___) Zone to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person’s apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities. Special provisions are recommended to the R6 and R8 zone variations to interpret Petty Road as the frontage, allow a reduced front yard setback of 3m, and allow for an increased maximum density of 75 units per hectare in the R6 zone. A Bonus Zone is recommended to allow for an increased height of 16m and density of 79 units per hectare for a maximum four (4) storey apartment building (16m) with 41 dwelling units and a reduced front setback of 3m.

Urban Reserve Special Provision (UR4(*)) Zone (Block 102) – This Zone is recommended for Block 102 to permit existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables. The special provision is to regulate for a minimum lot frontage of 10m on Petty Road and no minimum lot area.

Urban Reserve Special Provision (UR4(**)) Zone (Block 103) – This Zone is recommended for Block 103 to permit existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables. The special provision is to regulate for no minimum lot frontage and no minimum lot area.

3.0 Relevant Background

3.1 Planning History

In June of 2003, the North Longwoods Area Plan (NLAP) was prepared for 106 hectares (262 acres) of land bounded by Wharncliffe Road S, Southdale Road E, White Oaks Road and the future Bradley Avenue extension. The NLAP was created to respond to development demands in the area, and re-designated the lands from “Urban Reserve – Community Growth”.

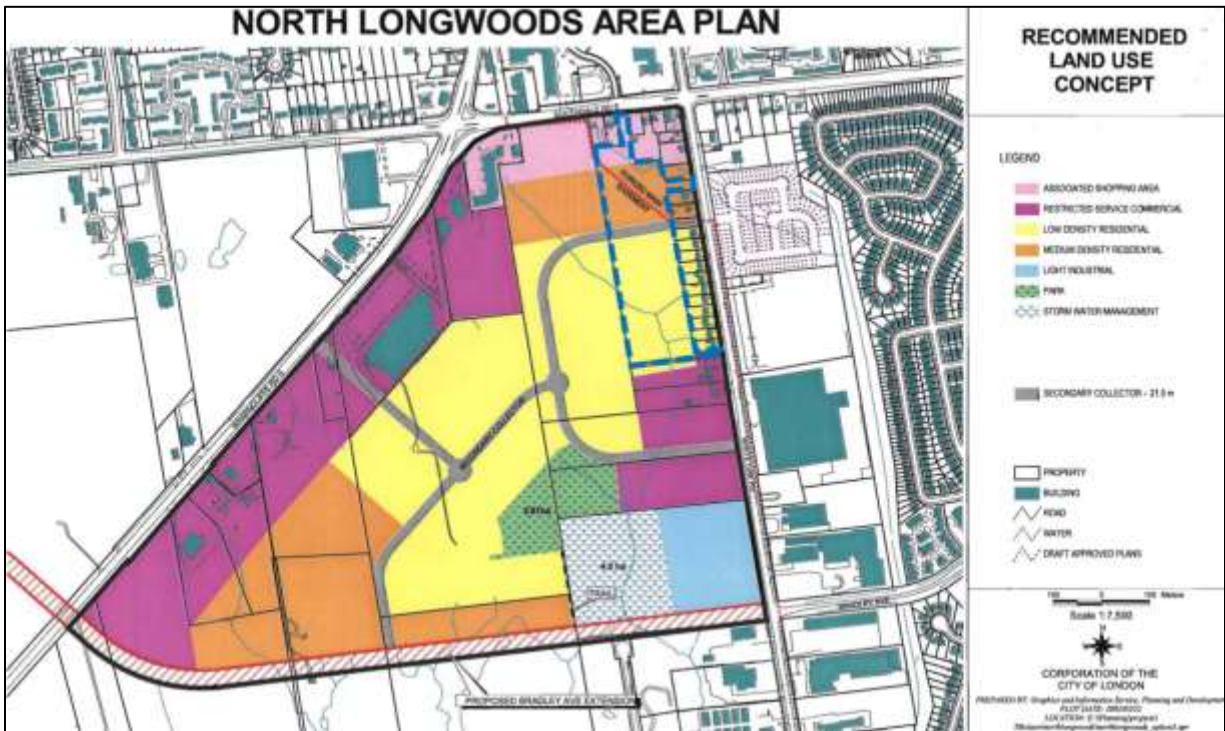


Figure 3: Recommended Land Use Concept – North Longwoods Area Plan

The NLAP was created to ensure a coordinated approach to future development in the area, and was based on a comprehensive review of various background studies such

as: Land Needs Requirement Study; Community Facilities Report; Archaeological Resources and Built Heritage; Natural Heritage Review; Municipal Services Study and Traffic and Transportation Report. The area plan resulted in direction for a mix of residential, commercial and industrial uses, as well as community infrastructure such as streets, a stormwater management facility and park uses.

The subject site is vacant and represents some of the last undeveloped land within the study area. The adopted land use concept for the subject site allows low density and medium density residential uses, and Restricted Service Commercial uses on Southdale Road East.

3.2 Community Engagement (see more detail in Appendix C)

The Notice of Application was circulated on December 20, 2018 to neighbours within 120m of the subject site and notice was published in the Londoner on December 20, 2019. There were 7 responses provided through the community consultation period, including interest and concerns for:

General

- Concern this site was set aside for run-off for a possible flood.
- Concern the area is too developed and building on this land will result in negative challenges to the area.
- New dwellings should be two storeys maximum and not have flat roofs.
- New dwellings should have high quality architecture and materiality.
- Construction activity and noise be limited to between the hours of 8am-6pm Monday to Friday.
- Concerned about increase in traffic in area, install lights at White Oak Road.
- No concern with the proposed development.
- Block 100 & 101 – Townhouses and Apartment Building.
- Interest if the apartment building would be geared to high or low income earners.
- Should not have anything over a two-storey house.
- Concern for impacts of privacy from the apartment building and townhouses.
- Apartment should be built closer to commercial uses to the west.
- Opposed to block 101 to be used and zoned as an apartment building, should only be for single detached dwellings.

Low Density Residential

- Oppose lot pattern and smaller lots proposed that abut the White Oak Road properties due to transition, compatibility and consistency with existing built form.
- Rear elevations should have variation to mitigate monotonous housing forms.
- Rear yard setbacks for lots along Petty Road should be a minimum of 7.5m or greater.
- Consistent privacy fence should be installed along the shared property boundary with the White Oak Road properties for privacy, mitigate headlights from vehicles etc..
- Mature landscaping be introduced along fence line.
- Unfair to have 23 new homes mirror the 13 existing along White Oak Road.
- Concern for impacts to property values.
- Homes behind White Oak Road should be larger lots with larger homes.

All public comments received have been considered, addressed or incorporated where possible in the proposed development and/or detailed further through this report.

4.0 Policy Context

Planning Act

Sections 2 and 51(24) of the *Planning Act* provide municipalities with criteria which must be considered to determine the effect on matters of provincial interest, and the appropriateness of the draft plan of subdivision. The Act requires consideration of the overall fit of the subdivision within the specific context of the surrounding area, whether it is premature or can be supported by existing services and infrastructure, what the impact will be on natural resources, housing, and transportation, and if the subdivision conforms to the Official Plan and is in the public interest.

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. The proposed development meets objectives of creating healthy, liveable, safe, and sustainable communities by promoting efficient and resilient development patterns, and accommodating an appropriate range and mix of low and medium density residential uses to meet long-term needs. These lands are adjacent to existing built-up areas to the north east, west and south, and located within the City's Urban Growth Boundary. Development will efficiently utilize full municipal services which are currently available, under construction, or will be available through future extension.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk (*) throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The subject site is located within the Neighbourhoods and Shopping Area place types within frontage on two civic boulevards. Neighbourhoods allow for a range of low to mid-rise residential uses and Shopping Areas allow for commercial and retail uses, as well as some mid-rise residential uses.

1989 Official Plan

The subject site is located within the Low Density Residential (LDR), Multi-Family, Medium Density Residential (MFMDR), and Auto-Oriented Commercial Corridor (AOCC) Designations in the 1989 Official Plan. The LDR and MFMDR designations permit a range of residential low to mid-rise residential uses, and the AOCC designation permits auto-oriented commercial uses along Southdale Road East. The site is also within the North Longwoods Community Specific Policy Area which addresses compatibility between sensitive and industrial uses in the southern portion of the plan area.

Southwest Area Secondary Plan

Both The London Plan and the 1989 Official Plan recognize the need and role of a Secondary Plan to provide more detailed policy guidance for a specific area that goes beyond the general policies. The Southwest Area Secondary Plan (SWAP) forms part of The London Plan and the 1989 Official Plan, and its policies prevail over the more general Official Plan policies if there is a conflict (1556 & 1558*). The subject site is within the North Longwoods Residential Neighbourhood, and within the Low Density Residential (LDR), Medium Density Residential (MDR) and Commercial designations. The Secondary Plan serves as a basis for the review of planning applications, which will be used in conjunction with the other policies of the Official Plan.

The SWAP further recognizes that some areas within the secondary plan are also subject to existing area plans, such as the North Longwoods Area Plan, and in certain cases, that the area plan policies prevail in the event of a conflict.

North Longwoods Area Plan

The lands are within the North Longwoods Area Plan (NLAP) which designated the majority of the lands Low Density Residential and Medium Density Residential, with the northern extent of the lands where Petty Road will connect to Southdale Road designated for commercial uses. The NLAP envisioned that a mix of housing types and densities would meet community demand and needs in housing type, tenure and affordability. The NLAP reinforced the City's Official Plan policies and direction that promoted compact urban form and increased densities to maximize the use of land and investment in infrastructure and services.

5.0 Subdivision Design and Placemaking

5.1 Planning Act

The proposed plan of subdivision and zoning by-law amendment have been evaluated with respect to the requirements under Sections 2, 51(24) and 51(25) of the *Planning Act* and for matters of provincial interest and subdivision design. Based on Development Planning Staff's review of the criteria in the *Planning Act*, the proposed plan of subdivision has regard for the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the Municipality.

5.2 Provincial Policy Statement (PPS), 2014

The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs (1.1.1 b) PPS). The proposed low and medium density residential uses are appropriate for the site and contribute to a mix of uses in the surrounding communities. Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and support active transportation (1.1.3.2.a). The proposal will develop a vacant site within a settlement area which will utilize the existing public service facilities, create a walkable neighbourhood and support public transit and active transportation options. Further, the PPS directs that "land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation" (1.6.7.5). The draft plan of subdivision will include sidewalks to facilitate pedestrian comfort to nearby transit services as an alternative to vehicle trips.

The PPS encourages municipalities to provide for all forms of housing to meet projected requirements by permitting and facilitating all forms of residential intensification in locations where appropriate levels of infrastructure and public service facilities are or will be available (1.4.3 d) PPS). The proposal includes a variety of housing types including single detached, townhouse and apartment units which are appropriate for the site, add to local housing diversity, and are well located with access to nearby transit, services and amenities.

The PPS acknowledges that the long-term prosperity, environmental health and social well-being of Ontario depends, in part, on reducing the potential public cost and risk associated with natural or human-made hazards (3.0 PPS). The recommended draft plan of subdivision has been evaluated with regards to the potential impacts associated with nearby industry and does not pose any public health and safety concerns, or include any known human-made hazards.

5.3 The London Plan

The London Plan includes criteria for evaluating plans of subdivision through policy 1688* that requires consideration of:

1. Our Strategy
2. Our City
3. City Building policies
4. The policies of the place type in which the proposed subdivision is located
5. Our Tools
6. Relevant Secondary Plans and Specific Policies

Our Strategy

Direction #5 is to *Build a Mixed-use Compact City* by managing outward growth by supporting infill and intensification within the Urban Growth Boundary in meaningful ways (59_8).

The proposed subdivision is located within the Urban Growth Boundary and develops some of the last vacant greenfield land within the North Longwoods Plan Area. The site is surrounded by existing development and provides sensitive and integrated land uses that will complete the existing development pattern. The site has access to nearby shopping, services and transit and makes efficient use of the lands.

Direction #7 is to *Build Strong, Healthy and Attractive Neighbourhoods for Everyone* through designing complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, and allowing for affordability and ageing in place (61_2).

The proposed Draft Plan of Subdivision and Zoning By-law Amendment will facilitate a subdivision with a variety of housing forms including low density single detached dwellings, as well as medium density townhouse and apartment building uses. There is a compatible range of housing which creates a complete community of residential uses that provides opportunities for ageing in place, affordability and housing choice.

Direction #8 is to *Make Wise Planning Decisions* by ensuring that planning is in accordance with the *Accessibility for Ontarians with Disabilities Act*, so that all of the elements of the City are accessible for everyone (62_11).

The recommended draft subdivision will be required to incorporate sidewalks on both sides of all streets to ensure a walkable and connected community that promotes active health and accessibility.

Our City

The London Plan directs infill and intensification to the Primary Transit Area to achieve a target of accommodating 45% of all future residential growth in the Built-Area Boundary (91*). Additionally, a target of 75% of all intensification is to be achieved in the Primary Transit Area which includes the greatest amount and highest level of transit service in the city (92_2*). The Built-Area Boundary is generally located along Southdale Road West and the east side of White Oak Road, and does not include the subject site. The Primary Transit Area includes properties on both sides of Southdale and White Oak roads which captures a small portion of the site, though the majority of the site is located outside of the PTA.

The infill potential for such a site located at the edge of the targeted growth areas is more moderate than lands within the Built-Area Boundary or Primary Transit Area. The range of uses and intensities proposed are appropriate to optimize the site, without resulting in an over-intensification or level of intensity that would be better located in a more central and transit served location.

The Our City policies require that adequate municipal infrastructure services can be supplied prior to any development proceeding (172), and the site has access to existing

water, stormwater, sanitary servicing and transportation infrastructure that the proposed development can access.

City Building Policies

The City Building policies provide the over-arching direction for how the City will grow as over the next 20 years.

Active Mobility is supported by requiring sidewalks to be located on both sides of all streets (349*). The recommended draft plan conditions require the new streets to include sidewalks on both sides of the streets to reflect the direction of The London Plan as well as the Southwest Area Secondary Plan to plan for enhanced walkability and connectivity going forward, rather than reflecting the existing situation where area streets may have none or only one sidewalk existing.

Affordable Housing for land exceeding 5ha in secondary planned areas should be in forms other than single detached dwellings (518). The proposed plan of subdivision is comprised of 6.41ha of land, and includes two medium density blocks that provide for a variety of housing options through a difference in dwelling form. Townhouses and a low-rise apartment dwelling units provide for a choice in size, cost and function than entirely all single detached dwellings.

The *Street Network* will include streets planned for new neighbourhoods to be a grid or modified grid, with cul-de-sacs and other dead-ends to be minimized (212*). The proposed street layout is of a modified grid and does not include any terminating streets. The road pattern provides connections to Southdale Road and White Oak Road and will enhance the local access for future and existing residents.

Place Types

The northern portion of the site is located within the Shopping Area place type which generally reflects lands along the Southdale Road corridor and allows a broad range of retail, service, office and residential uses (877_1). Shopping Areas allow mid-rise residential development to promote activity on these sites and strengthen their role as neighbourhood centres (876_5). The proposal for the northern part of the plan is for medium density residential development which will support commercial activities along the corridor, instead of introducing commercial uses within the interior of the site. Heights of buildings within the Shopping Area place type are up to four storeys in height with the potential to bonus up to 6 storeys (878_2). The proposed apartment building on Block 101 will have a maximum 4 storey form or 16m height, which is consistent with the intent of the place type.

The southern portion of the site is located within the Neighbourhoods place type with lots fronting Neighbourhood Streets and a Neighbourhood Connector, which permits single detached, semi-detached, duplex, townhouse, triplex and small-scale community facilities (table 10*). The lands within the Neighbourhoods place type are proposed to be developed for single detached dwelling lots, which is a compatible land use to existing neighbourhoods to the east and west.

Residential intensification within Neighbourhoods includes the development of a property at a higher residential density than currently exists (938). Despite being a vacant and greenfield parcel, the site is located adjacent to existing residential developments and represents a form of infill development. The proposed uses, layout, intensities and scale of development represent a good fit with adjacent and nearby residential uses to the east and west.

Secondary Plans

The lands are within the Southwest Area Secondary Plan, as well as within the North Longwoods Area Plan boundary. Residential areas within SWAP will develop as traditional suburban neighbourhoods with characteristics similar to those found in the

older areas of the City, reflecting compact development, a diversity of building massing and types, and walkable amenities (20.5.4.1.ii). The secondary plan is organized on the basis of Neighbourhood Areas which have specific functions and characteristics, and the site is located within the North Longwoods Residential Neighbourhood (20.5.5).

The primary permitted uses within the North Longwoods Residential Neighbourhood for new developments within lands designated low and medium density residential include those as set out from the 1989 Official Plan, including single, semi-detached, and duplex dwellings in the low density; and multiple-attached dwellings such as row houses cluster houses, and low-rise apartment buildings in the medium density residential (20.5.11.1 ii & iii, and 20.5.17.3 3.2 & 3.3). The policies in the medium density residential designation allow for development generally up to 4 storeys in height and 75 units per hectare in density. Exceptions to exceed the density and height can be considered through a site-specific bonus request, and block 101 is requesting a density of 79 units per hectare to accommodate two additional residential units (20.5.17.3.3.3.ii.b).

5.4 Subdivision Design

The Southwest Area Plan directs that all development in residential areas “shall be designed in a form that is to be compact, pedestrian oriented and transit friendly” (20.5.3.9.i.a). The proposed subdivision represents efficient use of the land which will cater to pedestrians through provision of sidewalks on both sides of all streets, and facilitate connections to transit. The SWAP identifies that blocks should be short and regular in length to make walking efficient and allow for variation in routes (20.5.3.9.i.i). The proposed draft plan extends the existing blocks from the west and results in smaller blocks that create a pedestrian-friendly environment, as the length of the block contributes significantly to walkability and provides inherent traffic calming. Further, the SWAP requires that “plans of subdivision shall accommodate a diversity of building types”, which is achieved by the provision of low density single detached residential lots, and the two medium density blocks providing a mix of cluster townhouse and low-rise apartment building uses (20.5.4.1.iii.c).

Placemaking

Placemaking Guidelines were adopted by the City in 2007 to ensure new subdivision development results in livable communities that provide an identifiable character, sense of place, and a high quality of life. From a Placemaking perspective, the proposed subdivision provides a mix of complementary residential densities and building scales, provides for housing choice and options, is designed to create pleasant pedestrian environments, and reduces the visual impact of garages on the streetscape. The two medium density blocks will further utilize the Site Plan process to ensure that building massing provides a sense of enclosure to the street by avoiding large unnecessary front yard setbacks and utilizing landscaping to enhance the pedestrian environment.

Use

The northern portion of the site is within the Multi-Family, Medium Density Residential and Auto-Oriented Commercial Corridor Designations in the 1989 Official Plan, the Neighbourhoods and Shopping Area place type in The London Plan, the Medium Density Residential and Commercial designation in the Southwest Area Secondary Plan and the Medium Density Residential and Associated Shopping Area in the North Longwoods Area Plan. The southern portion of the site is within the Low Density Residential designation and Neighbourhoods place type.

The various commercial designations apply to the lands abutting the Southdale Road corridor, which generally only includes the northern extension of Petty Road as there is no developable land area directly fronting Southdale Road. The remainder of the northern portion of the lands are interpreted to be within the medium density residential designation, which has a generally consistent intent across all Official Plan policies, that allows for the consideration of mid-rise residential forms. Medium density residential

uses permit development that has a low-rise profile which typically consist of row houses, cluster houses, and low-rise apartment buildings.

Table 1: Summary of Land Use Designations

Official Plan	Designation/Place Type	
	Blocks 100 & 101	Residential Lots
Southwest Area Secondary Plan	Medium Density Residential & Commercial	Low Density Residential
North Longwoods Area Plan	Medium Density Residential & Associated Shopping Area	Low Density Residential
1989 Official Plan	Medium Density Residential & Auto-Oriented Commercial Corridor	Low Density Residential
The London Plan	Shopping Area	Neighbourhoods

The two medium density blocks (block 100 and block 101) are located on either side of the proposed extension of Petty Road at the north end of the subdivision. The medium density blocks take best advantage of the convenient access to the Southdale Road commercial amenities and transit, as well as act as a transition to the lower intensity residential uses that are towards the southern extent of the subdivision. The southern portion of the site is intended for low-rise, low density housing forms which includes the 72 single detached dwelling lots.

Form and Intensity

Block 100

Block 100 is proposed for a cluster townhouse development that is located adjacent to an existing cluster townhouse development to the west at 2635 Bateman Trail. The recommended zone will allow for a variety of housing forms including cluster single detached, semi-detached, triplex, fourplex, townhouse and stacked townhouses. A special provision will restrict the site from developing as a low-rise apartment building to ensure the positive mix of dwelling form is achieved. The zoning provides options for different housing forms up to a maximum height of 12m, which creates flexibility to facilitate a local mix of housing diversity and choice. Based on the lot area of 0.918ha and the requested density of 75 units per hectare, the total number of dwellings units could equate to a maximum of 68 units. A concept plan was provided for discussion, though the specific details of the proposed use, layout, orientation, function, height and internal circulation will be determined through a future Site Plan application process.



Figure 4: Block 100 concept plan

A special provision to allow for a reduced front yard setback of 3m was requested, which is appropriate and desirable to locate the built edge closer towards the street. A holding provision is also proposed to ensure street-orientation for the building design.

Block 101

A low-rise (4 storey) apartment building is proposed for Block 101 through a site specific Bonus Zone to allow for an increase in the density and height. The density maximum of 75 units per hectare is requested to be increased to 79 units per hectare, which reflects the size of the site after the road widening dedication of 0.013ha along White Oak Road is provided to the City. The height is requested to be increased from 13m maximum to 15.5m, and a special provision is requested to allow for a reduced front yard setback.

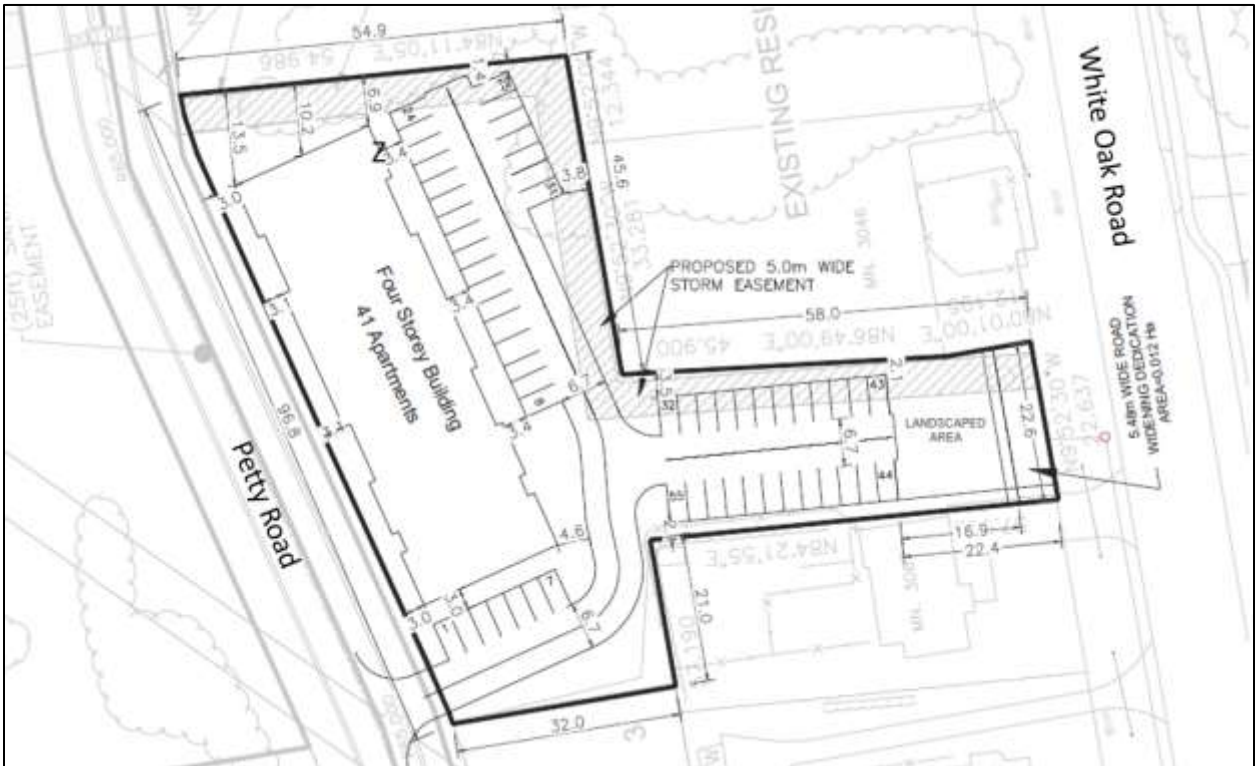


Figure 5: Block 101 – Site Plan

The development block currently has an area of 0.532ha which could equate to approximately 40 dwelling units under the maximum density of 75 units per hectare. The proposal is to allow for a total of 41 dwelling unit (78 units per hectare) and recognize the reduced size of the area post-road widening dedication, which increases to 79 units per hectare. The height of the apartment building will not exceed four storeys, and will allow for an increase from 13m maximum to 15.5m requested through an increase to 16m in the recommended zone. The Residential R8 zone allows for consideration of heights over 13m but in no case allows heights to exceed 16m.

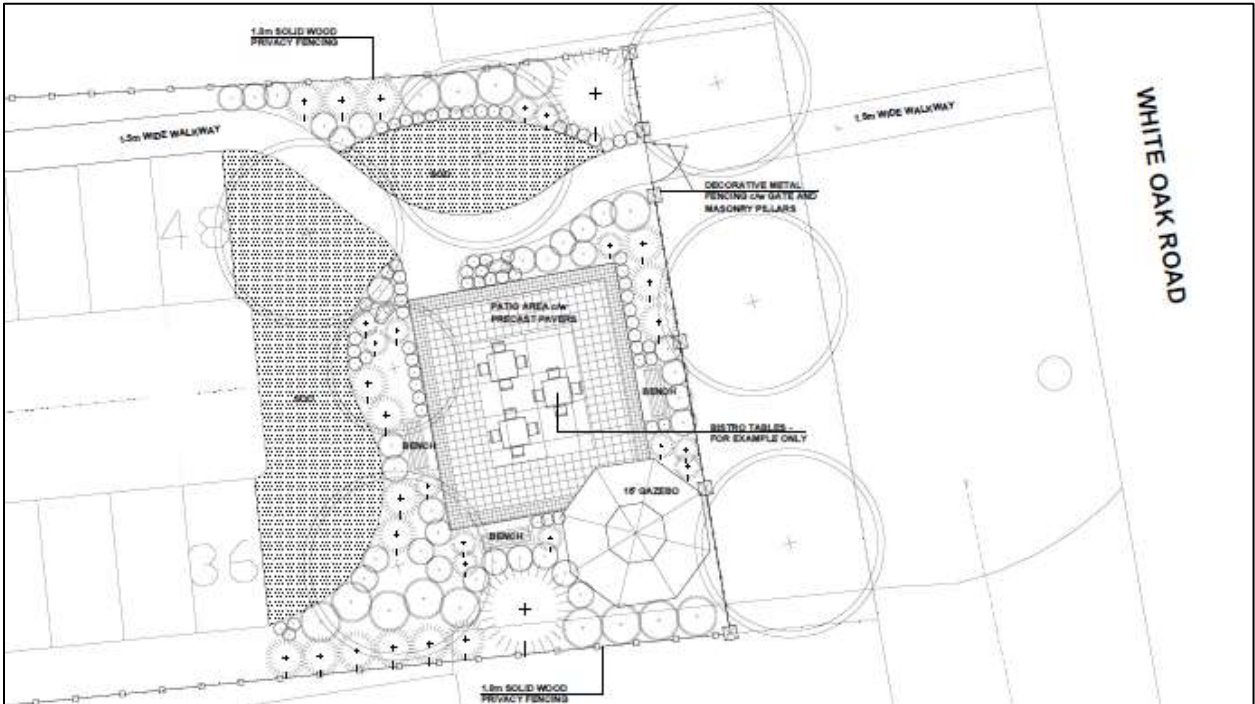


Figure 7: Landscape Plan – White Oak Road frontage

The apartment building is located to the south of commercial uses to the north and east, with the nearest existing residential zoned dwelling located at 3067 White Oak Road to the southeast. The apartment will be oriented to Petty Road, and provides sufficient setbacks to the single detached dwellings to ensure retention of privacy, buffering and screening is possible. The east portion of the site connects to White Oak Road and will have enhanced landscaping at the road interface to improve the view, support the bonus request and ensure there is not a blank wall or fence. A 0.3 m (1 ft.) reserve block is recommended along White Oak Road to ensure that no vehicular access is provided via White Oak Road to this site.



Figure 6: Block 101 Conceptual Rendering

The requested Bonus Zone equates to an additional 3m for the increased height (16m), and an additional 2 residential units for the density (79 units per hectare). The London Plan requires type 1 bonusing to achieve the upper threshold of the standard maximum height to provide certainty and ensure features required to mitigate impacts are provided (1645*). The elevations, landscaped plan, and site plan will be tied to the bonus zone to provide certainty that the proposed design will be implemented, and that the enhanced landscaping will be delivered to provide a positive interface along White Oak Road. The bonusing proposed is considered to be commensurate and satisfactory to the moderate requested increase in height and density through the 'locking in' of the proposed built form and the provision of enhanced landscaping along the north of the building and at the White Oak Road frontage.

Lots 1-72

The proposed subdivision includes 72 single detached dwelling lots within the low density residential designation and neighbourhoods place type, which are consistent with the lot pattern, size and zoning applied to the recently developed lands to the west. The R1-3 zone requires a minimum frontage of 10m, and a minimum lot area of 300m². Interior side yard setbacks are increased with the height of the structure which allows up to 9m maximum, and rear yard setbacks require a minimum depth of 6m. The single detached dwelling lots encompass a development area of approximately 2.89ha which equates to a net density of approximately 25 units per hectare.

Certain lots in the subdivision that terminate a view, or are located at corner lots have additional design considerations to reinforce their priority location such as the provision of porches or articulation on multiple road facades. Additionally, as the subject site is located within the SWAP, there is policy to govern the front façade of dwellings to ensure that garages do not dominate the streetscape. Special provisions are recommended to limit the size and location of garages for all single detached dwelling lots. This combined approach is considered to be appropriate in ensuring compatible dwelling design without resulting in overly prescriptive design requirements.



Figure 8: Proposed single detached dwellings

Transportation and Connectivity

The road pattern and arrangement of corresponding lots and blocks has largely been influenced by the existing subdivision to the west which established the location of roads and prevailing parcel fabric. Bateman Trail is identified as a neighbourhood connector on Map 3 of The London Plan, and as a secondary collector on Schedule C of the 1989 Official Plan, and will be extended with a total width of 21.5m to connect to White Oak Road in accordance with both plans. Petty Road is to be extended in a north-south direction to intersect with Southdale Road, which will enhance the local connectivity of existing communities to the west and south that are reliant on Legendary Drive or Bateman Trail to access to the nearby arterials. All other roads are proposed to be local/neighbourhood streets extended from the west to complete the road pattern. There is a logical and thoughtful extension of the roads proposed through the draft plan of subdivision which results in a modified grid pattern that better facilitates connectivity and ease of access. Implementation of the Complete Streets Design Manual will be required through a condition of draft approval to ensure that the principles and priorities of creating safe, pedestrian-friendly, active, and sustainable rights-of-way is achieved.

A transportation study was completed at the time of the preparation of the North Longwoods Area Plan, and the broader Southwest Area Secondary Plan. High turning movement volumes were noted at the Southdale Road intersection because of the indirect link between Wharncliffe Road South and White Oak Road. The study noted the future Bradley Avenue extension is expected to handle 70% of the traffic turning between White Oak Road and Bradley Avenue, which is currently scheduled for 2022 in the Growth Management Implementation Strategy (GMIS) for the phase 1 extension between Wharncliffe to Jalna.

Transit

Transit Services are located at the periphery of the subdivision with route 10 along Southdale providing services to the Natural Science Museum via Byron and White Oaks Mall, and nearby routes 12 along Wharncliffe Road with services to the Downtown, approximately 500m away, and route 26 along Jalna Boulevard with services to the Downtown and White Oaks Mall, approximately 1,000m away. The LTC provided comments that future transit routes are planned to operate on White Oak Road and Bradley Avenue once it is extended. The LTC recommended the provision of a pedestrian corridor connecting Petty Road to White Oak Road, which will be provided as public access in two places: as a sidewalk along the Bateman Trail extension, and as a pedestrian walkway at the southeast corner of the plan. An additional private walkway from Block 101 to White Oak Road will provide access for the residents of the apartment building to transit.

Sidewalks

Sidewalks promote healthy lifestyles, facilitate active transportation choices including connections to public transit and improve pedestrian safety. “Sidewalks shall generally be required on both sides of all streets” as directed by the Southwest Area Secondary Plan (20.5.3.9.ii.b) and The London Plan (349*). Some of the existing roads being extended by the plan of subdivision have only one side of the road serviced by a sidewalks (Petty Road) or neither in the case of Biddulph and Lemieux. The draft plan of subdivision is recommended to provide new sidewalks on both sides of all streets to promote active transportation and enhance pedestrian comfort. Providing even a portion of the street with sidewalks means that if there is a desire from existing or future residents to request sidewalks through either Local Improvement Charges or the Warranted Sidewalk Program, only half of the street would be need to be installed to complete the sidewalk instead of an entire new sidewalk.

The Warranted Sidewalk Program is part of a complete streets approach that aims to make London’s streets more welcoming to all users of all ages and abilities. The program introduces new sidewalks in existing areas that are requested by the public, and implements principles of The Ontario Human Rights Code and Accessibility for Ontarians with Disabilities Act, which requires municipalities to remove barriers and design inclusively.

Natural Heritage and Green Space

During the preparation of the North Longwoods Area Plan and the Southwest Area Secondary Plan, the natural environment of the site and area was examined in the context of the wider community planning studies and in particular under the Dingman Creek Subwatershed process. The planning area’s intermittent watercourses were also evaluated in the context of the environmental assessment for the stormwater management facility to protect water quality such that existing conditions, particularly downstream conditions, can be maintained.

A scoped Environmental Impact Study (EIS) was prepared by Natural Resource Solutions Inc. in August of 2018 and submitted to evaluate any natural features on site and determine the impacts of development. The EIS concluded there were no significant species, communities or significant wildlife habitat found on site. Approximately 6.5ha of cultural meadow and cultural thicket will be removed, with potential retention of trees along the backs of the existing residential lots along White Oak Road. A Tree Preservation Plan will also be required as part of the draft plan conditions, as well as the implementation of the EIS recommendations for future development on the site.

The subject site has a portion of lands within the Upper Thames River Conservation Authority regulated area and a section 28 permit will be required prior to development or site alteration activity.

Parks and Recreation

Parks and recreation are an essential component to the quality of life in a community. Neighbourhood parks are generally 0.5 to 4.0 hectares in size and service the local neighbourhood population and are designed to support unorganized recreation programs. Neighbourhood parks should be accessible by foot to more of the neighbourhood it serves and should be designed to have extensive frontage for visibility and safety. The new residential uses proposed will be served by the existing Paul Haggis Park located to the south of the site which includes a play structure, baseball diamond and soccer field, as well as being located next to additional open space lands at the stormwater management facility block. The park block represents 5% of the residential developable area and 2% of the commercial area for a total of 3.61ha (8.9ac).

The proposed neighbourhood at 3087 White Oak Road can access the park by foot and

is within the 800m radius target distance from the park without having to cross barriers such as major roads or watercourses (SWAP 20.5.3.4.ii.b). The average distance to the park based on the furthest portion located at 650m and the nearest portion at 215m, is approximately 430m which generally equates to a 5 minute walk from the middle of the subdivision. Recognizing that the area is well supported with existing parkland, the City is requiring a dedication of cash-in-lieu of parkland for the draft plan of subdivision.

Community Facilities, Schools and Services

The area is served by the new Bostwick Community Centre, South London Community Centre and Jalna Library branch which are located to the east and west within 3km from the site. The facilities include pool, arena, meeting rooms and other recreation and community facilities that will accommodate the new residents. The build-out of the North Longwoods Area plan did not result in a projected student population for the Thames Valley District School Board to warrant a school site. The Separate School Board similarly did not identify a requirement for a facility through the area plan and noted that future students will be accommodated at nearby schools. All four school boards were circulated notice of the application, and none requested lands for a school. It is not anticipated that any additional police, fire or ambulance facilities will be necessary for coverage. The nearest fire hall is station 9 located at the intersection of Wellington Road and Southdale Road, police services are provided out of headquarters on Dundas Street, and the nearest ambulance services are located at Adelaide Street South and the Highway 401.

The daily, high-frequency shopping requirements is readily accessible by commercial developments east on Bradley, east and west along Southdale Road and north on Wharncliffe Road North. Major retailers, offices and regional shopping centres are located nearby at Westmount Mall and White Oaks Mall within 5km.

Municipal Servicing and Infrastructure

At the time of the preparation of the North Longwoods Area Plan a servicing study for the lands was undertaken that determined the provision of services was readily accessible to the area, and adequate to service the lands.

Sanitary

The subject site and NLAP area are located within the “Southside” sewershed and Wonderland sub-watershed. During the Copperfields Subdivision, flows generated by the subject site were anticipated to outlet to the 200mm sanitary sewers on Batemain Trail and Lemieux Walk. Following the preliminary grading and servicing design for the subject property, it was determined that those areas would be better suited outletting east to follow the proposed storm sewer and road profiles, ultimately outletting to the 250mm sanitary sewer on White Oak Road.

Sanitary services for the development will contribute to the existing downstream infrastructure utilizing two existing potential sanitary outlets along White Oak Road which both ultimately discharge at the same location. The flows will travel south along White Oak road and southwest through the White Oak Subdivision towards the Dingman Creek Pump Station prior to flowing towards the Wonderland and Bostwick pumping stations and terminating at the Greenway Pollution Control Plant.

The forcemain that traverses the site is not currently in use, but the City has undertaken to replace the original 5km length of forcemain from the Dingman Creek Pump Station to Wharncliffe Road to provide redundancy in the municipal system.

Water

The draft plan of subdivision will be serviced by extending the existing 200mm and 250mm PVC watermain stubs located at Petty Road, Biddulph Street, Lemieux Walk,

and Bateman Trail from the Copperfields Subdivision to the west, and the existing 600mm diameter watermain on Southdale Road to create a closed loop.

The medium density blocks would be serviced with a single water connection to the network and sized to accommodate the required domestic and fire demands. No additional external works or special design considerations are anticipated as requiring upsizing, relocation, or extension for this development.

Stormwater

The subject area is within the Dingman Creek Sub-watershed study, prepared in 1995. All of the lands will ultimately drain to the White Oak storm channel, which is a tributary of Dingman Creek. Storm drainage requirements for the study area, including pond locations, sized and trunk storm sewer routing have been reviewed and identified in the White Oak Area Storm Drainage Remediation Study. The SWMF #2 is a permanent facility designed to provide SWM quality, erosion and some quantity control for the majority of the lands. Approximately 4.6ha of the 6.41ha total area (equivalent to 70%) of the site is tributary to the existing White Oaks Stormwater Management Facility (SWMF #2) for quality and quantity control up to the 100 year storm event. The primary storm connection for the proposed development will be through a proposed 900mm storm sewer within a 9m wide municipal storm sewer easement extended along the rear of 3195 & 3207 White Oak Road from Bateman Trail to Petty Road.

The remaining 30% of the site includes the multi-family medium density blocks, and includes onsite attenuation and quality treatment with an oil/grit separator, proposed to outlet to the proposed municipal storm sewer extending from the west side of Petty Road to White Oak Road. The storm sewer will also pick up surface drainage from the northerly portion of Petty Road and the existing used car dealership located to the north of Block 100. The outcome of the hydrogeological and water balance analysis will provide recommendations for LID technologies such as at-source conveyance controls which may provide opportunities to utilize various types of technologies and strategies including soakaway pits, perforated pipe systems, or infiltration galleries.

Water Balance

A Geotechnical Report was prepared by LDS which included hydrogeological considerations for the proposed development. The site is bordered by development to the east, north and west, and is not identified as being within a Significant Groundwater Recharge Area or a Highly Vulnerable Aquifer area.

The detailed Stormwater Management Strategy and implementation of Low Impact Development (LID) technologies will assist in determining the optimal water balance targets based on the subsurface conditions including the depth to the water table, infiltration rate of the native soils, recharge rates, and groundwater flow patterns. The preliminary test pits indicate that the site is compressed of silt till overlying silt and/or silty sand with the horizontal gradient of the groundwater appearing to flow towards the north end of the site. A preliminary water balance was completed for the site under current conditions, and a more detailed assessment will be completed to compare pre-development and post-development water balance parameters following acceptance of the SWM strategy for the proposed development.

6.0 Key Issues and Considerations

6.1 Class III Industry

The PPS requires that development and land use patterns which may cause environmental or public health and safety concerns be avoided (1.1.1.c). During the North Longwoods Area Plan and OPA 290 review, a land use compatibility issue was identified between an existing Class III industrial use (Oakside Chemicals Ltd and Kelcoatings Ltd) and the proposed future residential land uses on the west side of White Oak Road. The Ministry of Environment Industrial Categorization Criteria classifies the

manufacturing of paint and solvent recovery plants as a Class III Industrial use – categorized as the highest probability of fugitive emissions and frequent outputs of major annoyance. A distance of 300 metres from the paint manufacturing businesses at the source was identified as the potential influence area, consistent with the Ministry guidelines, to prohibit the establishment of new sensitive land uses.

A small portion of the southeast corner of the subject lands is located within the 300m radius where sensitive uses are prohibited, though does not include any residential or other sensitive uses within the potential area of influence.



Figure 9: Area of Influence – Class III Industry – 300m radius

An Air Quality Study was submitted by AECOM to assess and address the compatibility issue, and update the situation from the earlier 'Performance of an Air and Odour Study for Howden Lands White Oak Road' study, which was completed by URS in 2004. The study included the following conclusions:

- Interviews with local businesses on May 11, 2018 during a site visit where no odour complaints were noted;
- There were no registered complaints with the Ministry of Environment, Conservation and Parks within the last 10 years period;
- The meteorological data determined that the predominant wind direction is from the west, with winds originating from Kelcoatings/Oakside approximately 12% of the time; and,
- Based on emission rates taken from the most recent Emission Summary and Dispersion Modelling (ESDM) report no contaminants were shown to have exceeded their respective Point of Impingement (POI) criteria limits for the 10-minute, 1 hour or 24 averaging periods.

The study concluded that based on the findings, the operations of Kelcoatings Limited and Oakside Chemicals Limited are not expected to adversely impact the residences located within the proposed Whiterock Village Property boundaries, and supports the reduction from the 1,000m separation distance to 300m. Furthermore, in an abundance of caution, a warning clause is recommended to be added to the title of those dwellings located within proximity to the area of influence to caution future residents of the potential impact.

6.2 Sanitary Forcemain

There is an existing sanitary forcemain and easement of 7.62m (25ft) width that traverses the site from Southdale Road East to White Oak Road in a diagonal alignment. Through the subdivision process, new municipal road locations have been identified and the forcemain is proposed to be relocated to align with the future roads to remove the constraint from the site and allow for the development of block 100, and lots

1-3. A holding provision will ensure the infrastructure has been relocated prior to the development of the various residential uses.

6.3 Block 101 – Low-rise Apartment Building

Community concern was expressed with the proposed low-rise apartment building based on the perceived impact on the character of the area, property values, and impact of the intensity. The proposed low-rise apartment building represents an attractive and appropriate built form fronting on Petty Road that provides a complementary land use and alternative form of housing in the area; as built design is emphasized in the PPS by “encouraging a sense of place by promoting well-designed built form” (1.7.1 d) PPS). The apartment building is low-rise in nature with a maximum height of 4 storeys or 16m, and breaks up the massing with an articulated façade. The location of the low-rise apartment building takes advantage of being in proximate distance to the Southdale Road commercial services and transit, and provides a transition from the commercial corridor to the internal low density residential uses.

Incorporating the low-rise apartment building provides a positive mix of residential uses other than single detached residential dwellings in the neighbourhood, which is encouraged to provide for a housing variety, intrinsic affordability through the provision of smaller units, and providing local options for downsizing and ageing in place. The proposed building is appropriately setback from the property boundaries, and brought closer to Petty Road through a reduced front yard setback, which frames the street and strategically separates the apartment building and the nearby low density residential dwellings. In addition to the setbacks, there is also adequate space to provide screening or buffering, which minimizes the loss of privacy for nearby properties to the extent feasible (11.1.1 xiv).

6.4 Compatibility of proposed lot sizes

There was some community concern that the proposed dwellings on the west side of Petty Road were smaller in size than the existing dwellings that they would back onto which front White Oak Road. The dwellings along White Oak Road were constructed as larger lots circa the 1950's, and many were on private services at the time. The lots proposed along the east side of Petty Road have full municipal services, and promote a more compact urban form which better maximizes the use of land and investment in infrastructure and services. Additionally, the lots along Petty Road front a local street rather than an arterial road which generally warrants greater front yard setbacks for single detached dwellings.

The proposed lot pattern, shape and size of the single detached dwellings are considered to be well integrated with the existing developments to the east and west, and provides a compatible and harmonious land use and intensity with the existing dwellings that front on White Oak Road. It is important to note that the proposed lots do not need to be identical in size to what is existing in order to be considered a compatible or appropriate land use.

The regulations of the R1-3 zone will shape the setbacks, height and coverage for the single detached dwellings, and are considered to be appropriate to guide the design and massing of the future single detached dwellings. The zoning provisions regulate the building envelope and landscape open space areas, while also allowing for flexibility in dwelling style, design preference, market demand, marketability, and building innovation. A requested feature of the installation of privacy fencing along the rear of the new single detached dwellings will be incorporated as a requirement through a draft plan condition to address the privacy impacts and provide buffering.

More information and detail is available in the appendices of this report.

5.0 Conclusion

The proposed draft plan of subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement, and conform to The London Plan, 1989 Official Plan, the Southwest Area Secondary Plan, and the North Longwoods Area Plan. The proposed draft plan of subdivision provides an appropriate mix of residential uses and enhances connectivity through provision of a modified grid road pattern. The recommended draft plan and conditions of draft approval ensures a compatible form of development with the existing surrounding neighbourhoods and results in an efficient use of land. Overall, the draft plan of subdivision with associated conditions represents good land use planning and is an appropriate form of development.

Prepared by:	Sonia Wise, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

May 27, 2019
/sw

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White Oak SW 1 of 1.docx

cc: Lou Pompilii, Manager – Development Planning
cc: Matt Feldberg, Manager – Development Services
cc: Ismail Abushehada, Manager – Development Engineering

Appendix A

Bill No. (number to be inserted by Clerk's Office)
(2019)

By-law No. Z.-1-19 _____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 3087
White Oak Road.

WHEREAS Whiterock Village Inc. has applied to rezone an area of land located at 3087 White Oak Road, as shown on the map attached to this by-law, as set out below;

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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3087 White Oak Road, as shown on the attached map comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone, and a Residential R1 (R1-10) Zone, **TO** a holding Residential R1 Special Provision (h*h100*h-161*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*h-__*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*R1-3(**)) Zone; a holding Residential R6 Special Provision (h*h-71*h-100*h-161*h-__*R6-5(*)) Zone; a holding Residential R6 Special Provision/Residential R8 Special Provision Bonus (h*h-71*h-100*h-161*h-__*R6-5(**)/R8-4(**)*B-__) Zone; a holding Urban Reserve Special Provision (h-94*UR4(*)) Zone; and an Urban Reserve Special Provision (UR4(**)) Zone.
- 2) Section Number 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-__ Purpose: To ensure the orderly development of land and the adequate provision of municipal services, the "h-__" symbol shall not be deleted until the sanitary force main has been relocated to the future municipal right-of-ways, all to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing uses

- 3) Section 4.3. 4) (Bonus Zones/Site Specific Bonus Provisions) is amended by adding the following new bonus zone:

4.3.4() B() 3087 White Oak Road

This bonus zone is intended to facilitate a high quality development which substantively implements through the required development agreement(s), the Site Plan, Elevations and Concept Landscape Plan, attached as Schedule "1" to the amending by-law; and

- i) Enhanced landscaping along White Oak Road with wrought iron (or similar) fencing and provision of a pedestrian pathway from Petty Road to White Oak Road;

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

- a) Regulations:

- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
 - ii) Front Yard Depth (Minimum) 3m (9.8ft)
 - iii) Density (Maximum) 79 units per hectare
 - iv) Height (Maximum) four storeys 16m (52.5 ft)
- 4) Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:
 - c) R1-3 (*)
 - a) Regulation
 - i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
- 5) Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:
 - c) R1-3 (**)
 - a) Regulations
 - i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
 - ii) The primary entrance of the dwelling shall be oriented and accessed from Petty Road.
- 6) Section Number 6.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:
 - e) R6-5 (*)
 - a) Permitted Uses
 - i) All uses within the R6-5 zone variation with the exception of apartment buildings, or cluster apartment buildings
 - b) Regulations
 - i) Front Yard Depth (Minimum) 3m (9.8ft)
 - ii) Density (Maximum) 75 units per hectare
- 7) Section Number 6.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:
 - e) R6-5 (**)
 - a) Regulations
 - i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
 - ii) Front Yard Depth (Minimum) 3m (9.8ft)

- iii) Density (Maximum) 75 units per hectare

8) Section Number 8.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

d) R8-4 (**)

a) Regulations

- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
- ii) Front Yard Depth (Minimum) 3m (9.8ft)

9) Section Number 49.4 of the Urban Reserve (UR4) Zone is amended by adding the following Special Provision:

d) UR4 (*)

a) Regulations

- i) Lot Frontage on Petty Road (Minimum) 10m (32.8ft)
- ii) No Minimum Lot Area

10) Section Number 49.4 of the Urban Reserve (UR4) Zone is amended by adding the following Special Provision:

d) UR4 (**)

b) Regulations

- i) No Minimum Lot Frontage
- ii) No Minimum Lot Area

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 June 11, 2019.

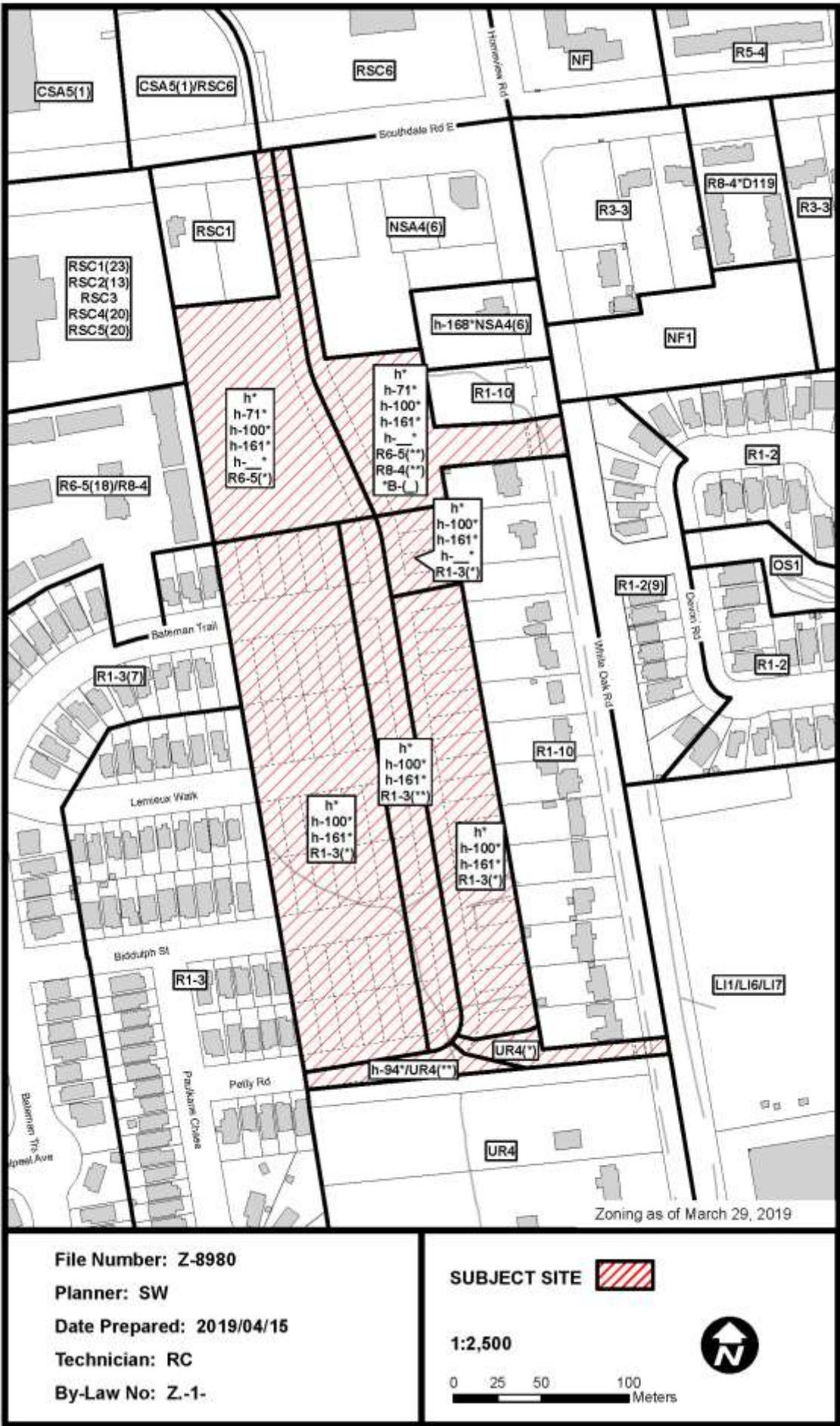
Ed Holder
Mayor

39T-18505/Z-8980
S. Wise

Catharine Saunders
City Clerk

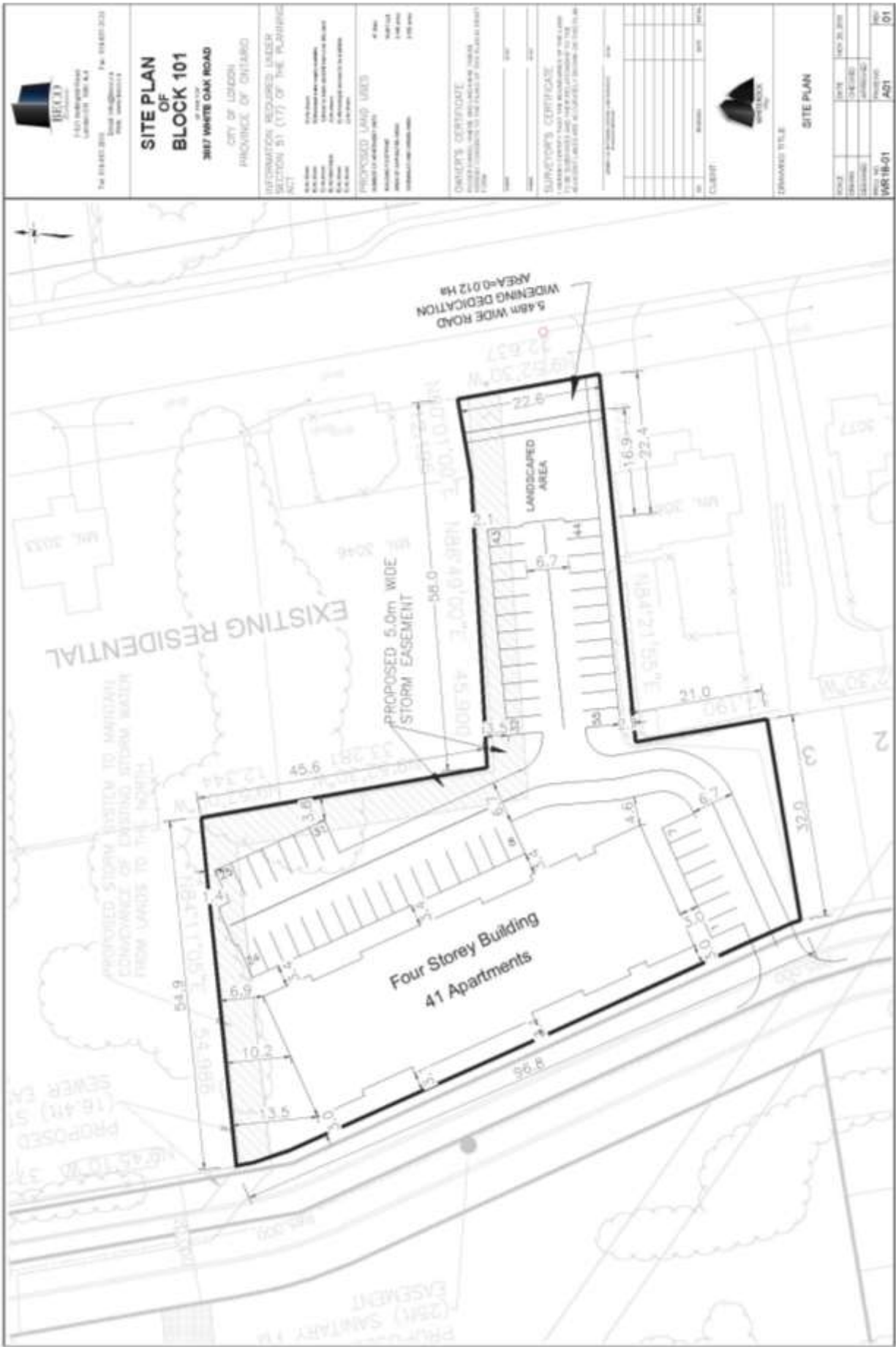
First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

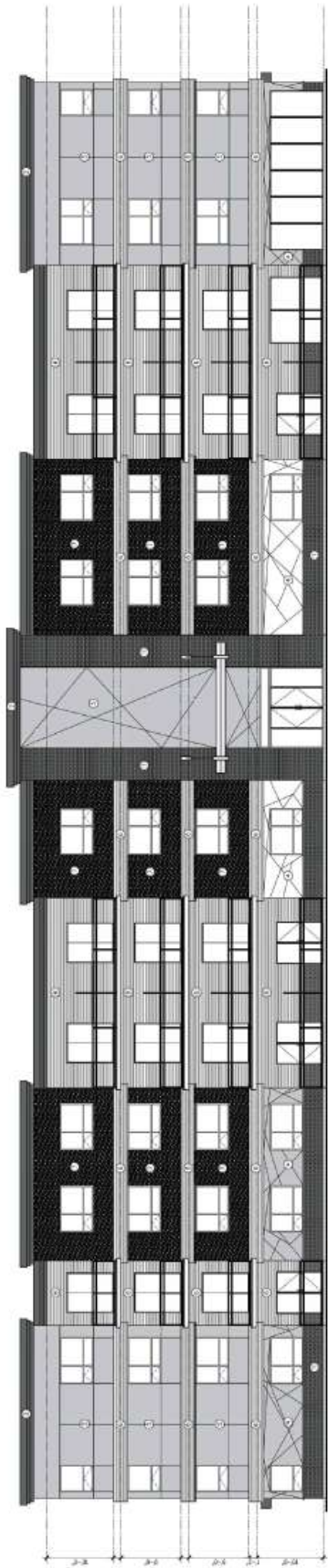
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



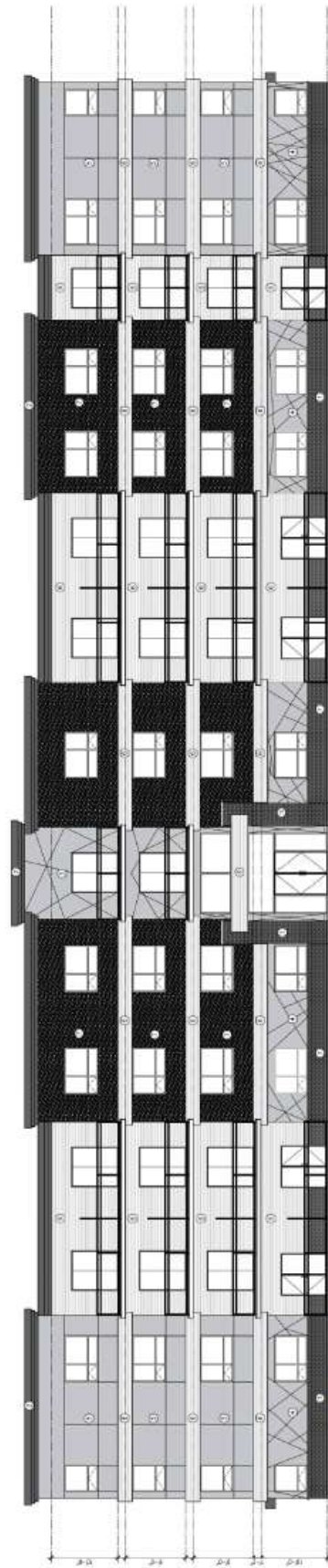
File Number: Z-8980
Planner: SW
Date Prepared: 2019/04/15
Technician: RC
By-Law No: Z.-1-

Schedule 1 – Bonus Zone





69 Southdale Road - Front Elevation



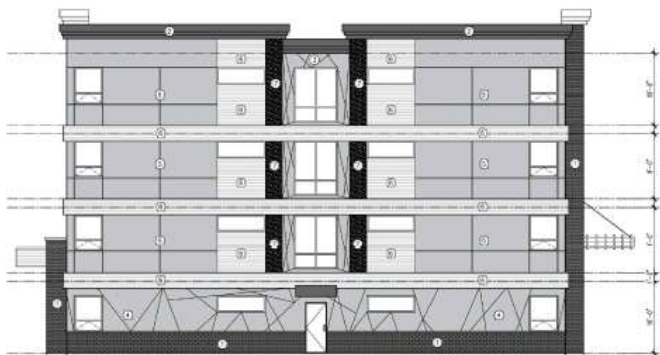
69 Southdale Road - Rear Elevation

MATERIAL LEGEND

- 1 BLACK BRICK
- 2 PREFINISHED ALUMINUM FASCIA- BLACK
- 3 STUCCO FINISH- WHITE
- 4 STUCCO FINISH- LIGHT GRAY
- 5 SMOOTH FINISH- PANELIZED STUCCO
- 6 ALUMINUM SIDING - WOOD FINISH
- 7 STUCCO FINISH - TERRA-NEO FINISH



69 Southdale Road - Right Side Elevation



69 Southdale Road - Left Side Elevation

MATERIAL LEGEND

- ① BLACK BRICK
- ② PREFINISHED ALUMINUM FASCIA- BLACK
- ③ STUCCO FINISH- WHITE
- ④ STUCCO FINISH- LIGHT GRAY
- ⑤ SMOOTH FINISH PANELIZED STUCCO
- ⑥ ALUMINUM SIDING - WOOD FINISH
- ⑦ STUCCO FINISH - TERRA-NEO FINISH

Appendix B – Draft Conditions

Conditions of Draft Approval

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO DRAFT APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-18505 ARE AS FOLLOWS:

NO. CONDITIONS

1. This approval applies to the draft plan, submitted by Whiterock Village Inc. (File No. 39T-18505), prepared by Development Engineering certified by P.G. Moreton, OLS, (dated October 24, 2018), as red-lined, which shows 72 single detached lots, 2 Medium Density Blocks, 1 future development block, serviced by the extension of four existing public streets (Petty Road, Bateman Trail, Lemieux Walk, and Biddulph Street).
2. This approval of the draft plan applies for a period of three (3) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown and dedicated as public highways.
4. The Owner shall request that street(s) shall be named to the satisfaction of the City.
5. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
6. The Owner, prior to final approval, shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. The Owner shall enter into the City's standard subdivision agreement (including any added special provisions) which shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
8. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
9. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
10. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with City a complete submission consisting of all required studies, reports, data, information or detailed engineering drawing, clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

11. Prior to final approval for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

DEVELOPMENT PLANNING

12. Block 102 shall be divided into two separate and distinct blocks as per the red-line plan which includes Block 102 as the eastern portion with a minimum 10m frontage on Petty Road, and Block 103 as the western portion.
13. The Owner agrees to withhold Block 103 from development until future development lots are available for consolidation that produce developable lands with direct frontage on a public road. The Owner also agrees to maintain the 'h-94' holding provision on this block until such time as a development agreement has been entered into which provides for appropriate development patterns and servicing.
14. In conjunction with the first submission engineering drawings, the owner shall submit a concept plan for Block 102 which includes an engineered pedestrian walkway connecting Petty Road to White Oak Road, to the satisfaction of the City.
15. The Owner shall construct 1.8m high wood, board on board privacy fencing or approved alternative, along the property limit interface of all existing private residential dwelling lots fronting White Oak Road. Fencing shall be completed to the satisfaction of the City, within one (1) year of the registration of the plan.
16. In conjunction with the first submission engineering drawings, the Owner shall submit for approval an on-street parking plan to the satisfaction of the City. An approved parking plan will form part of the subdivision agreement for the registered plan.
17. The Owner shall provide the purchasers of all lots in the subdivision with a zoning information package pertaining to residential driveway locations and widths. The Owner shall obtain and provide to the City written acknowledgement from the purchaser of each lot in this plan that their driveway will be installed and maintained in accordance with the requirements of the Zoning By-law. The information package and written acknowledgement shall be in a form satisfactory to the City.
18. The Owner shall include a statement in all offers of purchase and sale within 1,000 metres of the industrial property at 3300 White Oak Road, and in the subdivision agreement to include a suitable warning clause advising future purchasers that there are active industrial operations in the area and that nuisances may be encountered.
19. The Owner shall implement the recommendations of the Noise Feasibility Study Prepared by HGC Engineering, July 10, 2018 for the lands, to the satisfaction of the City.

PARKS PLANNING

20. The Owner shall convey up to 5% of the lands included within this plan to the City of London for park purposes or 1 hectare per 300 units, whichever is greater for residential uses, or as cash in lieu, in accordance with By-law CP-9.

21. In conjunction with the first submission engineering drawings, the Owner shall prepare and submit a Tree Preservation Report and Plan for lands within the proposed draft plan of subdivision. The Tree Preservation Report and Plan shall be focused on the preservation of quality specimen trees within lots and blocks. The Tree Preservation Report and Plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
22. The Owner shall implement the recommendations of the Whiterock Village Environmental Impact Study prepared by Natural Resource Solutions Inc. dated August 2018 for the lands, to the satisfaction of the City. In conjunction with the Focused Design Studies submission, the Owner shall provide a schedule indicating how each of the accepted Environmental Impact Study recommendations will be implemented and satisfied as part of the subdivision approval process.

URBAN DESIGN

23. In conjunction with the first submission engineering drawings, the Owner shall provide conceptual block plans for the medium density blocks, detailing locations of buildings, parking areas, building orientation towards the public streets and open spaces, and other relevant information, to the satisfaction of City. Building orientation shall be directed to the highest order street as a priority, and all other streets/open spaces for secondary facades.
24. The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the dwellings to be designed and constructed on all corner lots in this plan are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior sideyard road frontage.
25. The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the dwellings on lots 4, 17, 18, 31, 32, and 45 are to have the principle entrance to the dwelling provided from Petty Road and limited chain link or decorative fencing along no more than 50% of the exterior side yard abutting Petty Road.

UTRCA

26. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from the Upper Thames River Conservation Authority.

SEWERS & WATERMAINS

Sanitary:

27. In conjunction with the first submission of engineering drawings submission, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Study to include the following design information:
 - i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental

- Assessment under the Class EA requirements for this sanitary trunk sewer;
- iii) Provide confirmation or provide a suitable routing and alignment of the municipal forcemain;
 - iv) Implementing all inflow and infiltration mitigation measures to meet allowable inflow and infiltration level as identified by OPSS 407 and OPSS 410 as well as any additional measures recommended in the hydrogeological report.
28. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 250 mm diameter sanitary sewer located on White Oak Road;
 - ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer and forcemain not located within the road allowance, to the satisfaction of the City;
 - iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
29. The Owner shall make arrangements with the City and the City's Engineering Consultant for the provision, construction and realignment as necessary of the municipal forcemain through this plan and shall provide satisfactory easements over the sewers and forcemain, as necessary, all to the specifications and satisfaction of the City Engineer.
30. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall confirm the sanitary forcemain through Block 100 and Lots 1, 2 and 3 has been rerouted/relocated to Petty Road to connected to Southdale Road, to the satisfaction of the City.
31. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer.
 - iii) Installing Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.
 - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and

- v) Implementing any additional measures recommended through the Design Studies stage.
32. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM)

33. In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identify the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identify major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Provide confirmation the proposed development limits can be accommodated within the existing White Oaks SWM Facility P2 for both minor and major flows;
 - iv) Provide a capacity analysis for the existing outlet sewers and identify if there are any functional design impacts to the existing White Oaks SWM Facility P2;
 - v) Provide a statement addressing the 250 year major overland flow conveyance;
 - vi) Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
 - vii) Provide sufficient information to confirm that the sewer easement, proposed by the Owner, through Block 101 and 102 and across 3195 and 3207 White Oak Road, are adequate and viable to comply with City standards;
 - viii) Provide permission from the adjacent property owners to the south to allow this storm sewer easement and sewer;
 - ix) Develop an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment, Conservation and Parks (MECP) standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and
 - x) Provide an erosion/sediment control plan associated with any proposed Low Impact Development features that will identify all erosion and sediment control measures to be used prior, during and after the Low Impact Development features are implemented. These measures shall be a component of the Functional Storm/Drainage Servicing Report along with any other identified erosion and sediment control measures for the site, all to the satisfaction of the City Engineer.
34. Should there be any proposed stormwater management design deviations for the major and minor storm outlets from the pertinent Functional SWM reports

listed below for the development of this Plan of Subdivision, in conjunction with the first submission of drawings, these proposed design changes shall be provided in a detailed functional SWM report for this plan of Subdivision identifying both major and minor flow proposals, and if required, the Owner shall make arrangements to revise any issued Environmental Compliance Approval's (ECA's) for the existing SWM facilities to reflect the proposed changes, at no cost to the City and to the satisfaction of the City.

35. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study Update (2005) and any addendums/amendments;
 - ii) The Dingman Creek Stormwater Servicing Strategy Schedule C Municipal Class EA;
 - iii) The approved functional design for the White Oaks SWM Facility P2 and the White Oak EA Addendum by AECOM dated September 23, 2014;
 - iv) The accepted functional SWM report for the Devon Place Subdivision, dated March 2006, by Earth Tech Canada Inc.;
 - v) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - vi) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;
 - vii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - viii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - ix) The Ministry of the Environment, Conservation and Parks (MECP) SWM Practices Planning and Design Manual (2003) as revised; and
 - x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
36. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Dingman Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1.85 m x 1.4 m box culvert located on White Oak Road at Block 101 and the 900 mm diameter storm sewer located within an easement on 2946 Bateman Trail;
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
 - iv) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - v) Address forthwith any deficiencies of the stormwater works and/or monitoring program.

37. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii) Make arrangements with the property owners of 3195 and 3207 White Oak Road from the extension of a storm sewer and associated easements for the servicing of this Plan.
 - iii) Confirm registration of the easement across external lands (2946 Bateman Trail) to be provided to the City is available for the storm outlet for this Plan;
 - iv) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - v) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City;
38. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
39. In conjunction with the first submission of engineering drawings submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine, including but not limited to, the following:
- i) The effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area;
 - ii) identify any abandoned wells in this plan;
 - iii) assess the impact on water balance in the plan;
 - iv) any fill required in the plan;
 - v) provide recommendations for foundation design should high groundwater be encountered;
 - vi) identify all required mitigation measures including Low Impact Development (LIDs) solutions;
 - vii) address any contamination impacts that may be anticipated or experienced as a result of the said construction;
 - viii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.;
 - ix) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken
- all to the satisfaction of the City.
40. In conjunction with the first submission of engineering drawings, the Owner shall conduct a hydrogeological assessment to identify a target infiltration rate in millimetres per hectare and implement Low Impact Development measures to achieve the water balance and meet groundwater recharge objectives, to the satisfaction of the City Engineer. Alternatively, the Owner shall implement Low Impact Development measures in accordance with the target infiltration rate and design criteria established by the Dingman Creek Stormwater Servicing Strategy Schedule C Municipal Class EA.

Any proposed Low Impact Development solutions shall be supported by a Geotechnical Report and/or Hydrogeological Investigation prepared with focus on the type of soil, its infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) shall include geotechnical and hydrogeological recommendations of any preferred/suitable Low Impact Development solution.

41. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
42. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.

Watermains

43. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the City Engineer:
 - i) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met residential A.D.D. shall be 255 litres per capita per day; maximum residual pressure 80 psi);
 - ii) Identify domestic and fire flows for the residential Lots and development Blocks from the low-level water distribution system;
 - iii) Address water quality and identify measures to maintain water quality within all watermains throughout the entire subdivision from zero build-out through full build-out of the subdivision;
 - iv) Include modeling for two fire flow scenarios as follows:
 - a. Max Day + Fire confirming velocities and pressures within the system at the design fire flows; and
 - b. Max Day + Fire confirming the available fire flows at fire hydrants at 20 PSI residual. Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - v) Include a staging and phasing report as applicable which addresses the requirement to maintain interim water quality;
 - vi) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - vii) Provide a servicing concept acceptable to the City Engineer for the proposed street townhouse (or narrow frontage) lots within Block 100 which demonstrates separation requirements for all services in being achieved;
 - viii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - ix) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - x) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - xi) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - xii) Include full-sized water distribution and area plan(s); and
 - xiii) Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented

(including automatic flushing devices), fire hydrant rate capacity and marker colour, and the design domestic and fire flow demands applied to development Blocks.

44. Prior to the issuance of any Certificates of Conditional Approval the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the City Engineer, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.
45. The Owner shall ensure implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible for the following:
 - i) To meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device at the time of their installation until removal;
 - ii) Any incidental and/or ongoing maintenance of the automatic flushing devices;
 - iii) Payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal;
 - iv) All works and the costs of removing the devices when no longer required; and
 - v) Ensure the automatic flushing devices are connected to an approved outlet.
46. The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging and phasing plan as set out in the accepted water servicing report and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging and phasing as set out in the accepted water servicing report, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.
47. Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
 - i) Construct watermains to serve this Plan and connect them to the existing low-level municipal system, namely the existing 600 mm diameter watermain on Southdale Road East, the 250 mm diameter watermain on Batemain Trail, the 200 mm diameter watermain on Lemieux Walk, the 200 diameter watermain on Biddulph Street and the 250 mm diameter watermain on Petty Road.
 - ii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units;
 - iii) Available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval; and
 - iv) Have their consulting engineer confirm to the City that the watermain system has been constructed and is operational;
48. The Owner shall obtain all necessary approvals from the City Engineer for the servicing of Blocks 100 and 101 in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.
49. With respect to the proposed blocks 100 and 101, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning

clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.

If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements.

50. The Owner shall connect the Blocks in this Plan to the internal water distribution system, to the satisfaction of the City.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

51. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
52. In conjunction with the first submission of engineering drawings submission, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
- i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, tangents, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) confirm that the asphalt portion of Bateman Trail is centred and aligned opposite Devon Road, to the satisfaction of the City Engineer.
 - iii) confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."
 - iv) identify how internal access to external parcels 3195 and 3207 White Oak Road can be accommodated;
 - v) confirm all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:
Road Allowance – 20.0m; S/L Radius – 9.0m;
 - vi) provide design and access details on street connection to Southdale Road;
53. At intersections, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City.
54. The Owner shall align the proposed Bateman Trail opposite to the existing Devon Road and perpendicular to White Oak Road, to the satisfaction of the City Engineer.
55. The Owner shall align the proposed Petty Road opposite to the existing driveway and perpendicular to Southdale Road East, to the satisfaction of the City Engineer.
56. The Owner shall align all roads in this plan connecting to roads in Plan 33M-542, all to the specifications and satisfaction of the City.

57. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
- i) Bateman Trail has a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.
 - ii) Petty Road, Biddulph Street and Lemieux Walk have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.
58. The Owner shall comply with the Complete Streets Design Manual, to the satisfaction of the City.

Sidewalks

59. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets, to the satisfaction of the City:
- i) Bateman Trail
 - ii) Petty Road
 - iii) Biddulph Street
 - iv) Lemieux Walk

Street Lights

60. In conjunction with the first submission of engineering drawings, the Owner shall provide a photometric analysis of the intersection of Petty Road and Southdale Road to confirm adequate illumination levels can be obtained, to the satisfaction of the City. Should additional lighting be required at this intersection, the Owner shall construct street lights at this intersection, prior to the issuance of any Certificate of Conditional Approval, to the satisfaction of the City, at no cost to the City.
61. Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the London Hydro for the City of London.

Boundary Road Works

62. In conjunction with first submission of engineering drawings, the Owner shall provide a pavement marking plan, to include all turn lanes, etc., to the satisfaction of the City Engineer.
63. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall modify the pavement markings on White Oak Road to provide for a left turn lane to Bateman Trail, to the satisfaction of the City Engineer, at no cost to the City.
64. In conjunction with first submission of engineering drawings, the Owner shall submit a concept of the access arrangement of Petty Road (Adam Street RP-643) at Southdale Road noting the access may need to be restricted to right in/right out and a driveway access will need to be provided for 91 Southdale Road East (SP 15-029478), to the satisfaction of the City Engineer.
65. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct the access arrangements for Petty Road and driveway access for 91 Southdale Road East, as accepted by the City Engineer, to the satisfaction of the City Engineer, at no cost to the City.

66. The Owner shall make minor boulevard improvements on White Oak Road and Southdale Road East adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
67. The Owner shall reconstruct or relocate any surface or subsurface works or vegetation necessary to connect Petty Road to Southdale Road East and Bateman Trail to White Oak Road, to the satisfaction of the City and at no cost to the City.

Road Widening

68. The Owner shall be required to dedicate sufficient land to widen White Oak Road to 18.0 metres from the centreline of the original road allowance.

Vehicular Access

69. The Owner shall ensure that no vehicular access will be permitted to Block 101 from White Oak Road. All vehicular access is to be via the internal subdivision streets.

Traffic Calming

70. In conjunction with the first submission of engineering drawings, the Owner shall have its professional engineer provide a conceptual design of the extension of the parking lay-by on Bateman Trail to Petty Road, to the satisfaction of the City.
71. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall extend the parking lay-by on Bateman Trail to Petty Road, to the satisfaction of the City.

Construction Access/Temporary/Second Access Roads

72. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize White Oak Road or other routes as designated by the City.
73. Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision.
74. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
75. At the time the roads in this draft plan are available to connect to Plan 33M-542, the Owner shall have its consulting engineer confirm to the City that the roads in this Plan have been constructed and operational to provide a public access to Plan 33M-542 such that the City shall make arrangements with the owner of Plan 33M-542 for the removal of the temporary road over Lots in Plan 33M-542.
76. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall remove the existing retaining wall at the east limit of Lemieux Walk in Plan 33M-542 to the west of this Plan and make all necessary arrangements to grade the adjacent lands outside the boundaries of this Plan to be compatible with the accepted grades in this Plan, to the satisfaction of the City, at no cost to the City.

77. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct the extension of Bateman Trail external to this plan (from this plan of subdivision to White Oak Road over Reserve A 08209-0098, Plan 264089), as a fully serviced road, with all underground servicing and a minimum of granular 'B' road consistent with the servicing of Bateman Trail within this plan as required herein, all to the specifications of the City Engineer, at no cost to the City.
78. The Owner shall maintain the extension of Bateman Trail external to this plan until construction is fully complete, all deficiencies cleared, a Certificate of Completion of Works covering the road construction has been issued to the City by the Owner's consulting professional engineer and the road is assumed by the City, all to the satisfaction of the City Engineer, at no cost to the City.
79. Prior to assumption, the Owner shall prepare and pay for the cost of registering and depositing the dedication by-law to create the portion of Bateman Trail external to this plan.
80. The Owner shall initiate with the City to rename Adam Street (RP 643) to Petty Road, to the satisfaction of the City.

GENERAL CONDITIONS

81. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
82. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
83. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
84. In conjunction with the first submission of engineering drawings, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:
 - i) servicing, grading and drainage of this subdivision
 - ii) road pavement structure
 - iii) dewatering
 - iv) foundation design
 - v) removal of existing fill (including but not limited to organic and deleterious materials)
 - vi) the placement of new engineering fill
 - vii) any necessary setbacks related to slope stability for lands within this plan
 - viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,
 - ix) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.

and any other requirements as needed by the City, all to the satisfaction of the City.

85. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
86. Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed relotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the City Engineer and at no cost to the City.
87. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
88. The Owner shall have the common property line of Southdale Road East and White Oak Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Southdale Road East and White Oak Road are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

89. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.
90. Prior to connection being made to an unassumed service, the following will apply:
 - i) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
 - ii) The Owner must provide a video inspection on all affected unassumed sewers;Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.
91. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:
 - i) commence upon completion of the Owner's service work, connections to the existing unassumed services; and
 - ii) continue until the time of assumption of the affected services by the City.
92. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

93. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

94. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change "Guidelines for Use at Contaminated Sites in Ontario" and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

95. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
96. In conjunction with the first submission of engineering drawings, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision

of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.

97. The Owner shall have its professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
98. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
99. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
100. In conjunction with the first submission of engineering drawings submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
101. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
102. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
103. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
104. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
105. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
106. The Owner shall submit confirmation that they have complied with the requirements of Bell Canada with regards to any easements required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
107. The Owner shall submit confirmation that they have complied with the requirements of Union Gas with regards to any necessary easements and/or

agreements required by Union Gas for the provision of gas services, in a form satisfactory to Union Gas.

108. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

109. In conjunction with engineering drawings submission, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
110. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make adjustments to the existing works and services on Petty Road, Biddulph Street, Lemieux Walk and Bateman Trail in Plan 33M-542, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the lots in this plan fronting this street (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, al to the satisfaction of the City Engineer, at no cost to the City.
111. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make adjustments to the existing works and services on White Oaks Road and Southdale Road East, adjacent to this plan to accommodate the proposed works and services on this street to accommodate this Plan (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, al to the satisfaction of the City Engineer, at no cost to the City.
112. At the time this plan is registered, the Owner shall register all appropriate easements for all existing and proposed private and municipal storm and sanitary works required in this plan, to service external lands, all to the satisfaction of the City Engineer, at no cost to the City.

Appendix C – Public Engagement

Community Engagement

Public liaison: On December 20, 2019, Notice of Application was sent to 253 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on December 20, 2019. Two “Planning Application” signs were also posted on the site.

7 replies were received

Nature of Liaison: The purpose and effect of these applications would be the creation of a plan of subdivision with 72 single detached dwellings and two (2) medium density blocks, served by extending Bateman Trail, Petty Road, Biddulph Street, and Lemieux Walk.

Consideration of a Draft Plan of Subdivision consisting of 72 single detached dwelling lots, two (2) multi-family, medium density blocks, and one (1) future development block, all served by extending one Neighbourhood Connector/Secondary Collector (Bateman Trail) and three (3) Neighbourhood/Local Streets, (Petty Road, Biddulph Street, and Lemieux Walk) connecting to Southdale and White Oak Road.

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4), and a Residential R1 (R1-10) Zone to: a) a Residential R1 (R1-3) Zone (Lots 1-72) to permit single detached dwellings with a minimum lot frontage of 10m and a minimum lot area of 300m²; b) a Residential R6 Special Provision/Residential R8 Special Provision (R6-5()/R8-4()) Zone (Block 100), to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person’s apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities. Special provisions are requested to allow for an increased maximum density of 75 units per hectare, and reduced front and exterior side yard setbacks of 3m; c) a Residential R6 Special Provision/R8 Bonus (R6-5()/R8-4*B-) Zone (Block 101), to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person’s apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities, with special provisions to allow for an increased maximum density of 75 units per hectare, and a bonus zone to allow for an increased height of 15.5m and density of 78 units per hectare for a four storey apartment building with 41 dwelling units and reduced front, exterior and rear yard depths of 3m; and d) a holding Urban Reserve Special Provision (h-()*UR4()) Zone (Block 102), to permit existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables, with a special provision for a minimum lot frontage of 10m and a minimum lot area of 0.166 ha.

The City is also considering the following amendments: special provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan; and holding provisions for the following: urban design, municipal servicing, phasing, and the orderly development of lands with proximity to a class III industry.

Responses: A summary of the various comments received include the following:
Concern for:

General

- Concern this site was set aside for run-off for a possible flood

- Concern the area is too developed and building on this land will result in negative challenges to the area
- New dwellings should be two storeys maximum and not have flat roofs
- New dwellings should have high quality architecture and materiality
- Construction activity and noise be limited to between the hours of 8am-6pm Monday to Friday
- Concerned about increase in traffic in area, install lights at White Oak Road
- No concern with the proposed development

Block 100 & 101 – Townhouses and Apartment Building

- Interest if the apartment building would be geared to high or low income earners
- Should not have anything over a two-storey house
- Concern for impacts of privacy from the apartment building and townhouses
- Apartment should be built closer to commercial uses to the west
- Opposed to block 101 to be used and zoned as an apartment building, should only be for single detached dwellings

Low Density Residential

- Oppose lot pattern and smaller lots proposed that abut the White Oak Road properties due to transition, compatibility and consistency with existing built form
- Rear elevations should have variation to mitigate monotonous housing forms
- Rear yard setbacks for lots along Petty Road should be a minimum of 7.5m or greater
- Consistent privacy fence should be installed along the shared property boundary with the White Oak Road properties for privacy, mitigate headlights from vehicles etc.
- Mature landscaping be introduced along fence line
- Unfair to have 23 new homes mirror the 13 existing along White Oak Road
- Concern for impacts to property values
- Homes behind White Oak Road should be larger lots with larger homes

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone	Written
Kamal 3067 White Oak Road London ON N6E 1L7	Chris Ellison 2635 Bateman Trail, Suite 28 London ON N6L 0C1
Larry Brady 109-2635 Bateman Trail London ON N6L 0C1	David and Wendy Anderson 2951 Palkane Chase London ON N6L 0A7
	Henry Guetter 3153 White Oak Road London ON N6E 1L7
	Julie & Frank Minifie 3077 White Oak Road London ON N6E 1L7
	Rola and Farouq Rawashdeh 3030 Devon Road London ON N6E 0A4

From: dr.anderson dr.anderson [mailto:]
Sent: Monday, January 7, 2019 12:11 PM
To: Wise, Sonia <swise@london.ca>
Cc: Pelosa, Elizabeth <epelosa@london.ca>
Subject: File: 39T-18505/Z-8980

Hi Sonia. We live at 2951 Paulkane Chase and are affected by this amendment. We have no problem with the 72 single detached lots, cluster townhouse dwellings and the Public road access. But we have a few questions with regards to the 2 medium density blocks for low rise apartments.

1. Are these going to be luxury apartments or low income use.
2. From the conceptual drawings are they only going to be 3 story high.

Look forward to your reply.

David and Wendy Anderson

From: [mailto:]
Sent: Wednesday, January 9, 2019 6:01 PM
To: Wise, Sonia <swise@london.ca>; Pelosa, Elizabeth <epelosa@london.ca>
Subject: Draft Plan of Subdivision and Zoning By-law Amendments - 3087 White Oak Road

January 9, 2018

Sonia Wise
Development Services, City of London

Elizabeth Pelosa
Ward Councillor, Ward 12

Hello Sonia & Elizabeth:

Re: Draft Plan of Subdivision and Zoning By-law Amendments - 3087 White Oak Road

We, Julie & Frank Minifie are homeowners at 3077 White Oak Road. We have lived at this location for approximately 20 years. A lot has changed in this neighbourhood over those years. We love where our house is located and as much as we are thrilled about the development happening around us, we do have a few concerns.

First:

Lots 1-3 and 53-72 which are directly behind the existing residential, the concern is with the size of the lots that are proposed. It's not fair to have 23 new homes mirrored with 13 existing homes. If we are surrounded by small homes on small lots, our property value will decrease significantly. We have a large home with a large pool on an approximately half acre lot. When it's time to sell, we will not get the real value for it. I did not purchase this home 20 years ago to turn around and sell it when I'm ready to retire to receive significantly less than its worth. The homes that will be directly behind the existing residential homes should have larger lots and larger homes on it. We have spoken to a number of home owners on this street and they feel the same way.

Second:

Block 101 should not be an apartment building, it should have residential homes and continue north after Lot 3 and continue to have single family homes mirroring the existing residential homes.

Third:

Our subdivision should not have any apartment buildings due to current zoning. We bought this property as a low density residential and we would not approve of having anything over a two-storey house.

Forth:

Page 2 – Application Details
Requested Zoning

WE DO NOT APPROVE THE FOLLOWING -

Residential R6 Special Provision/R8 Bonus (R6-5()/R8-4*B-) Zone (Block 101) – to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person's apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities, with special provisions to allow for an increased maximum density of 75 units per hectare, and a bonus zone to allow for an increased height of 15.5m and density of 78 units per hectare for a four storey apartment building with 41 dwelling units and reduced front, exterior and rear yard setbacks for 3m.

If you would like to discuss this further, please reach out to us. Also, please keep us advised of any scheduled meetings to further discuss this situation.

Thank you for you time,

Julie & Frank Minifie
3077 White Oak Road
London, ON N6E 1L7
[REDACTED]

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]]
Sent: Thursday, January 17, 2019 6:01 PM
To: Wise, Sonia <swise@london.ca>
Subject: 3087 White Oak Road proposed development

Dear Sonia,

I am contacting you about the notice of planning application that is geared to 3087 White Oak Road. I live near this location. I am opposed to this development for a few reasons. I believe that the property was set as run off space for possible flood. I think it should be kept undeveloped and in its current condition or further developed with a run off pond that has been developed around the city. There is a similar one on the south west corner of White Oaks rd. and Bateman Trail. I also think this area is too developed and building on this land will result in a number of negative challenges to the area.

Thank you for the opportunity to provide my feedback.

Chris Ellison

Ellison Counselling Services
2635 Bateman Trail, Suite 28
London, Ontario N6L 0C1
Tel: [REDACTED]
Email: [REDACTED]
www.EllisonCounselling.com

From: Henry Guetter [mailto:[REDACTED]]
Sent: Tuesday, January 22, 2019 9:52 AM
To: Wise, Sonia <swise@london.ca>
Cc: Peloza, Elizabeth <epeloza@london.ca>
Subject: 39T-1850 5/Z-8980 Draft plan of Subdivision

To: Development Services, City of London
Elizabeth Peloza, Councillor, Ward 12

Re: 39T-1850 5/Z-8980

This correspondence is being provided in relation to the above referenced City Files and pertains to development applications for a residential subdivision that abuts my property. Thank you for sending me the notice of Planning Application referenced above. Based on the notice information received, I would appreciate receiving a more legible copy of the proposed plan of subdivision and a full copy of the draft zoning bylaw amendment. If these could be emailed to me at [REDACTED] I would be very grateful.

I own the property at 3153 White Oak Road, which backs on to the proposed subdivision and is proposed to share rear lot lines with proposed Lots 57-59, which are at the terminus of the extension of Biddulph Street. I have lived here since 1989, and have no plans to move given the appeals of the property to my well being and livelihood. One of the appeals of my property and its location has been the large lot size (1/3 acre) and the open space behind my fence line. Historically, these lands have been vacant and although the development of the open space has been inevitable, there are important comments that I would ask Staff and Council consider carefully in the evaluation of this application. While I realise the development of these lands are contemplated by the City's Official Plan, their careful planning should ensure compatibility and proper transition in built form to my lot and my neighbours' lots in order to allow for the co-existence of the old and existing with the new.

Based on my review of the information received, I have specific concerns and comments and herein request specific modifications to the plan as well as specific conditions to ensure that these comments are implemented.

1. Lot Frontage, Lot Area and Compatibility - Given the important interface between my lot and those adjacent along proposed Petty Road, I recognize the need for an intensified lot pattern; however, I do not support the proposed Zoning By-law minimum of 10.0 metre frontage, and I do not support the proposed 12.2 metre frontage as proposed on the plan of subdivision concept. I am concerned that the proposed lot frontage is incompatible with the lot fabric to the east, which is my rear lot condition. I would request the lots along the east side of Petty Road be increased in frontage to 45' or 50' lot widths and that their corresponding minimum lot area be increased commensurate with the increased lot frontage. These adjustments would result in lots that are still considerably narrower and smaller than the lots on White Oak Road, but would represent a better transition in lotting from the east to the west. This would also result in better compatibility and a fewer number of dwellings viewed from my rear yard. Given that the proposed lots are also considerably smaller in area and much shallower than the lots along White Oak Road, the lot frontage and area adjustments are key factors in the achievement of compatibility.

2. Massing, Building Height and Architecture – Given that I will be in direct view of the rear elevations of the new dwellings and in order to ensure the reasonable use and enjoyment of my rear yard, I request assurance from the City and Builder that the homes will be maximum 2 stories high and will not have flat roofs. I also would like assurances that the homes are to be constructed with high quality architecture and materiality, so as to represent quality built form

and architecture composition to be added to the neighbourhood. I would prefer some variation in the rear elevations and in the unit models in order to mitigate monotonous housing forms and uniformity in the rear elevations.

3. Rear Yard Setback – Given the desire for compatibility and transition in scale as well as the need for proper transition in rear yard conditions, I would request that the rear yard setback for the lots along Petty Road be a minimum of 7.5 metres or greater, which would ensure that the buildings are adequately setback to ensure spatial separation between buildings along White Oak Road and the new lots contiguous thereto.

4. Fencing and Privacy – Given that there will be more than one new detached lot adjacent to my common lot line, I request that a consistent privacy fence be installed along the shared property line in order to ensure consistent privacy. Furthermore, given that Lots 57-59 will be at the easterly terminus of Biddulph Street, a privacy fence is necessary to ensure that vehicle lighting for eastbound traffic will not impact my rear yard and interior privacy. In addition to the installation of privacy fencing, I would suggest mature landscaping could also be introduced to assist in providing a transition between the new lots and existing lots along White Oak Road.

5. Construction and Noise - I request assurance from the City and Builder that construction activity and noise be limited to between the hours of 8 am – 6 pm Monday to Friday.

I would request that the above comments and this letter be provided to the Builder and be circulated to City Council for their information. I am hopeful that Staff and the Builder are receptive to the above comments and can make the appropriate modifications to the plan accordingly. Should there be modifications to the plan, I would appreciate being provided with the same and I would ask to be notified of any further meetings or recommendations concerning these applications.

In addition, I reserve the right to provide additional comments, as appropriate, and I thank you for the opportunity to participate in the evaluation of these applications.

Thank you.

Henry Guetter
3153 White Oak Road
Phone: [REDACTED]

-----Original Message-----
From: rola rawashdeh [mailto:[REDACTED]]
Sent: Sunday, February 3, 2019 11:45 AM
To: Wise, Sonia <swise@london.ca>
Subject: 3087 white oak road new subdivision

Hello Sonia,
My name is Rola, i am a resident of 3030 Devon rd. Just cross the street from the new 3087 white oak road subdivision.
Me and my husband are planning to appeal regarding the planning of the apartments and townhouses, the way they designed will provoke my privacy since they will be directly facing my back yard.
Keeping in mind that if those apartments to be build in the other side of the area they will be facing a commercial and business area which is I believe a better option.
How can i proceed with my appeal?
Would really appreciate your help in this matter

Thank you
Rola and Farouq

Agency/Departmental Comments

Hydro One – December 21, 2018

No comments or concerns

Bell Canada – December 21, 2018

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

Union Gas – January 2, 2019

It is Union Gas Limited's ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union Gas.

Sun-Canadian Pipeline – January 2, 2019

We have received notification of a plan of subdivision and zoning amendment for the above address. Sun-Canadian Pipe Line Company does not have any facilities in the area. We have no objection to the proposed development.

London Transit Service – January 31, 2019

London Transit has reviewed the draft plan of subdivision for the above noted development and would offer the following comments:

London Transit's maximum walking distance standard to a transit stop is 400m. This roughly equates to a five minute walk and is in line with industry standards.

Currently, Route 10 operates on Southdale Rd E. and Route 12 operates on Wharncliffe Rd S. adjacent to the site in question. Future transit routes are planned to operate on White Oak Rd. and Bradley Ave. once it is completed between Wharncliffe Rd S. and White Oak Rd. No other routes are planned or would possibly provide efficient transit services in this area.

With the above configuration, the proposed Draft Plan of Subdivision for 3087 White Oak Road would leave the majority of the current neighbourhood to the west, outside of 400m to a transit stop.

Recommendation

1. Provide a pedestrian corridor connecting Petty Rd. and White Oak Rd.

We trust that you will find this to be in order. If you have any questions please or comments, please do not hesitate to contact the undersigned.

Development Services: Heritage – February 19, 2019

Please be advised that heritage planning staff has reviewed the Archaeological Assessment (Stage 1-2) submitted as part of the application for the above file, and recognizes the conclusion of the report that states, “as no archaeological resources were found on the subject property, no further archaeological assessment of the property is required” (p15).

Upper Thames River Conservation Authority – February 19, 2019 Excerpt

As indicated, the subject lands are regulated by the UTRCA and are located within the Dingman Subwatershed Screening Area. A Section 28 Permit will be required. UTRCA permitting requirements will include a favourable review of Grading Plan and Stormwater Management Plan (including any proposed L.I.D. features) for the subject lands.

Parks Planning and Design – February 20, 2019

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater for residential uses. Parkland dedication calculations for the proposed development are listed in the table below.
- It is the expectation of E&PP that the required parkland dedication will be satisfied through a cash-in-lieu payment through By-law CP-9.
- Proposed Block 102 has been identified as a sewer easement to White Oak Road. Consideration should be given to incorporate these lands as an engineered pedestrian walkway.
- The table below summarizes the information as per the submitted plan of subdivision.

Land Use	Area (ha)	Density (units)		Expected Dedication (ha)
Low Density Residential		(73)	1/30 0	0.243
Medium Density Residential (townhouse)	0.918	75 uph (68)	1/30 0	0.227
Medium Density Residential (low rise apartment)	0.52	78 uph (41)	1/30 0	0.137
Total Dedication required				0.607
Total Dedication on Plan				0.0
Outstanding Balance				0.607

- As part of the first engineering submission, the owner shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.

Ministry of Natural Resources and Forestry – February 21, 2019

Ministry of Natural Resources and Forestry (MNRF), Aylmer District staff have reviewed the EIS provided on February 12th. The EIS states that only one single male Eastern Meadowlark was observed during breeding bird surveys and the assessment of the cavity tree for potential bat habitat found that it was not suitable. Additionally, tree removal is being proposed during appropriate timing windows.

MNRF does not have species at risk concerns with this proposal.

Development Services: Ecology: April 8, 2019

As per our previous discussions, the SLSR completed by NRSI did not identify any Natural Heritage Features that would be designated/ protected under provincial policy or municipal policy. So there are no concerns with this project moving forward.

Development Services: Urban Design – February 27, 2019

- Explore opportunities to rotate the lots currently flanking the N-S portion of Petty Road in order for the homes to face the street similar to the houses on the east side of this portion of Petty Road.
- Ensure all multi-family blocks are oriented towards their fronting street, consistent with the policies of the SWASP. This can be achieved by applying a holding provision to for street orientation.
- Corner lots should be treated with enhanced side facades and limited fencing along the right-of-way in order to be consistent with the policies of the SWASP. This can be achieved with the following conditions,
 - a. Both front and side elevations shall be of equal quality in terms of their architectural components, number and proportions of openings, materials and attention to detail.
 - b. Fencing along the exterior property line will be limited to a maximum of 50% of the length of the property line
- Consistent with the policies of the SWASP, ensure garages occupy no more than 50% of the lot widths and are set back behind the main building facades. This can be achieved by including zoning that ensures garages are set back and no more than 50% of the frontage.

Appendix D – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Planning Act, R.S.O. 1990

Section 2 – matters of Provincial interest

Section 51(24) – subdivision of land

Section 51(25) – conditions of subdivision

Section 37 – bonusing

Provincial Policy Statement, 2014

1.0 – building strong communities

1.1.1 b – appropriate mix of uses

1.1.3.a – mix and range of residential uses

1.1.3.1 – settlement areas

1.1.3.2 – efficient use of land

1.4 – housing

1.4.3.d – appropriate intensification

1.6.7.5 – Land use pattern and vehicle trips

1.7.1.d – sense of place

3.1 – natural hazards

3.2 – human-made hazards

1989 Official Plan

Chapter 2: Strategic Plan

Chapter 3: Residential Land Use Designations

Chapter 10 cxlix: North Longwoods Area Plan

Chapter 11: Urban Design

10.1.3.ci – North Longwoods Community Special Policy

Chapter 19: Implementation

The London Plan

59_8 – compact, mixed-use city

61_2 – healthy neighbourhoods for all

62_11 – planning for accessibility

91* – built-area boundary targets

92_2* – primary transit area targets

172 – adequate servicing

212* – street network

349* – active mobility

518 – affordable housing

877_1 – shopping area place type

876_5 – mid-rise in shopping areas

878_2 – intensity of mid-rise

Table 10* – neighbourhoods place type

938 – residential intensification

1138 – D-6 Guidelines

1556 – Secondary Plans

1638* – bonusing

1645* – type 1 bonusing

Southwest Area Secondary Plan

20.5.3.9.i.a – pedestrian and transit oriented design

20.5.3.9.i.i – short blocks

20.5.4.1.ii – residential character

20.5.4.1.iii.c – diversity of building types

20.5.5 – North Longwoods Residential Neighbourhood

20.5.11.1 i & ii – Intent and Permitted uses

20.5.11.1 iii – built form and intensity

20.5.17.3.3.2 – low density residential policies from 1989 official plan
20.5.17.3.3.3 – medium density residential policies from 1989 official plan
20.5.17.3.3.3.ii.b – bonusing in medium density residential
20.5.17.10.1.3.ci – North Longwoods Community Special Policy

Z.-1 Zoning By-law

Section 3: Zones and Symbols
Section 4: General Provisions
Section 5: Residential R1 Zone
Section 6: Residential R6 Zone
Section 8: Residential R8 Zone
Section 49: Urban Reserve Zone

Accessibility for Ontarians with Disabilities Act, 2005

City of London – London Complete Streets Design Manual – August 2018

City of London – Small Lot Study Subdivision Guidelines – November 2001

City of London - Dingman Creek Sub-watershed study update, 2005

City of London - North Longwoods Area Plan, 2003.

MHBC – Final Proposal Report – October, 2018

MHBC – Urban Design Brief – November, 2018

AECOM – Air Quality Study – July, 2018

LDS – Geotechnical Investigation – May, 2018

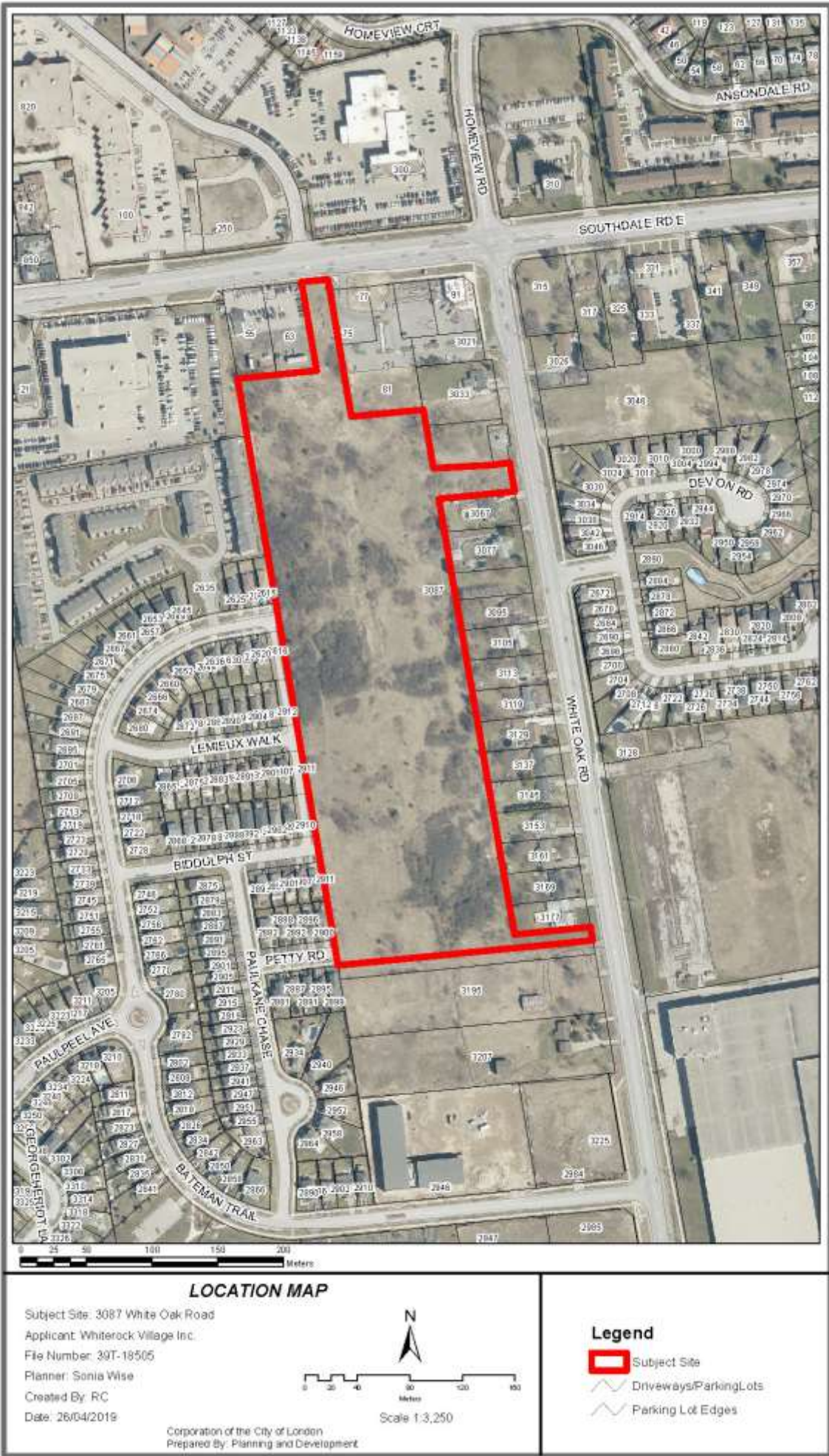
HGC Engineering – Noise Feasibility Study – July, 2018

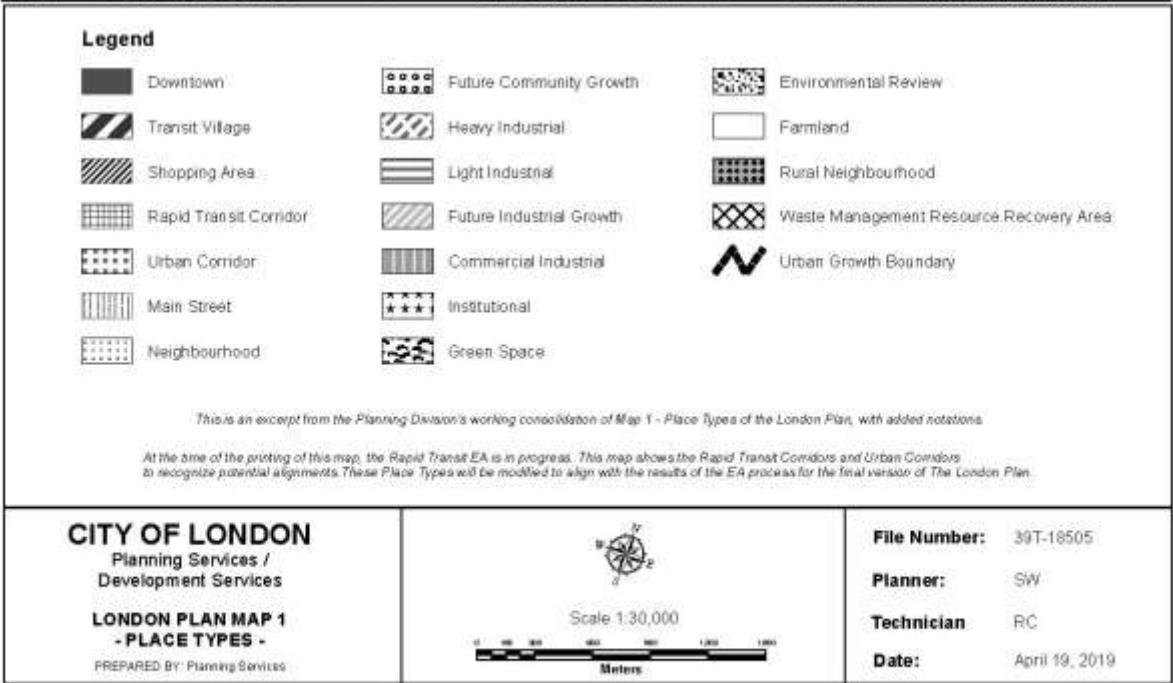
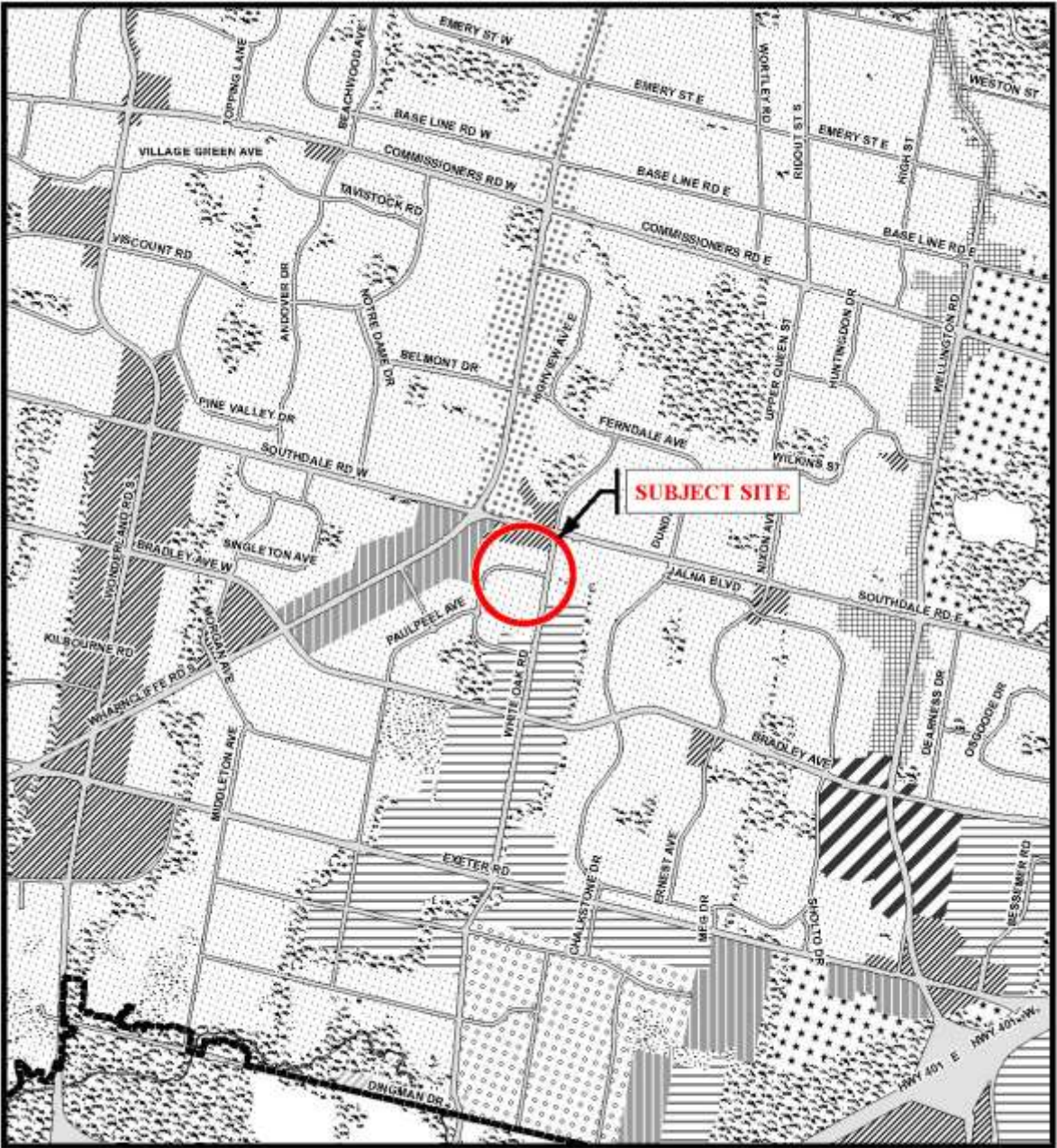
Lincoln Environmental Consulting – Stage 1-2 Archaeological Study – April, 2018

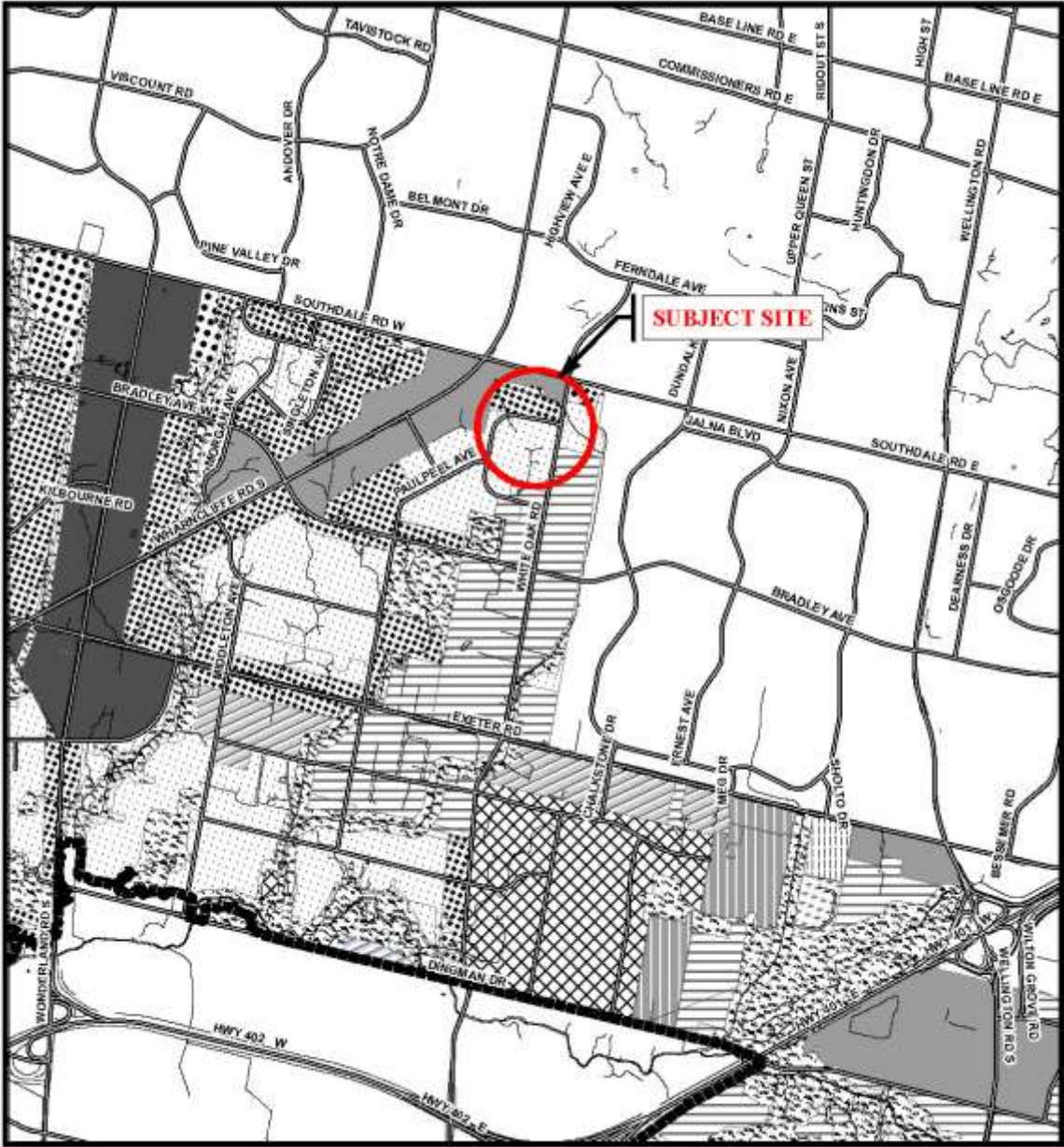
Natural Resource Solutions Inc – Environmental Impact Study – August, 2018

Appendix E – Relevant Background

Additional Maps







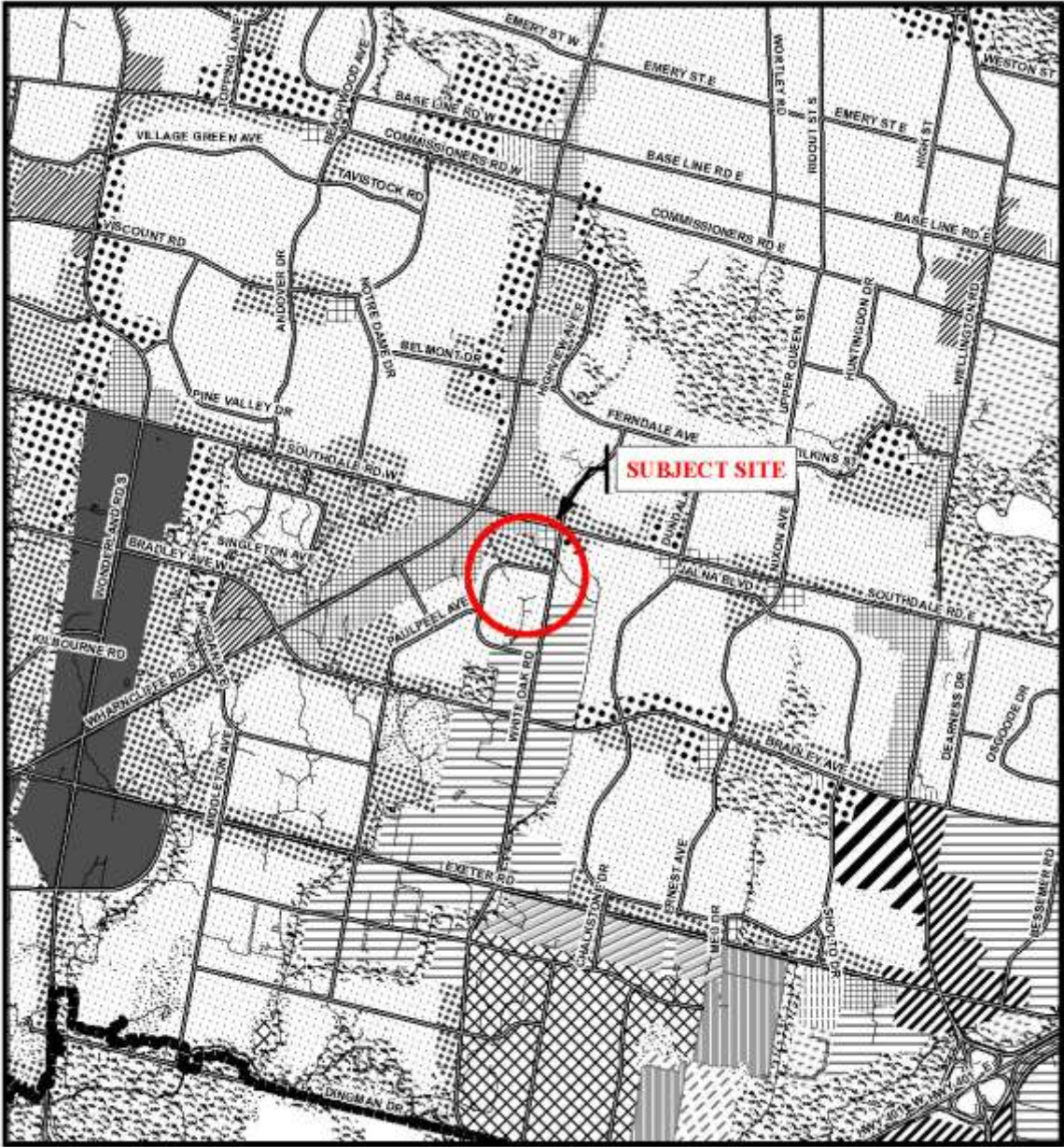
Legend

High Density Residential	Open Space
Medium Density Residential	Institutional
Low Density Residential	Industrial
Commercial	Commercial Industrial
Office	Transitional Industrial
Wonderland Road Community Enterprise Corridor	Urban Reserve Community Growth
Main Street Lambeth North	Urban Reserve Industrial Growth
Main Street Lambeth South	Rural Settlement
	Urban Growth Boundary

CITY OF LONDON
Planning Services /
Development Services
SOUTHWEST AREA STUDY SECONDARY PLAN
- LANDUSE -
PREPARED BY: Graphics and Information Services

Scale 1:30,000
0 100 200 300 400 500 600
Meters

FILE NUMBER: 39T-18505
PLANNER: SW
TECHNICIAN: RC
DATE: 2019/04/29



Legend

Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

CITY OF LONDON
Planning Services /
Development Services
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services

Scale 1:30,000

Meters

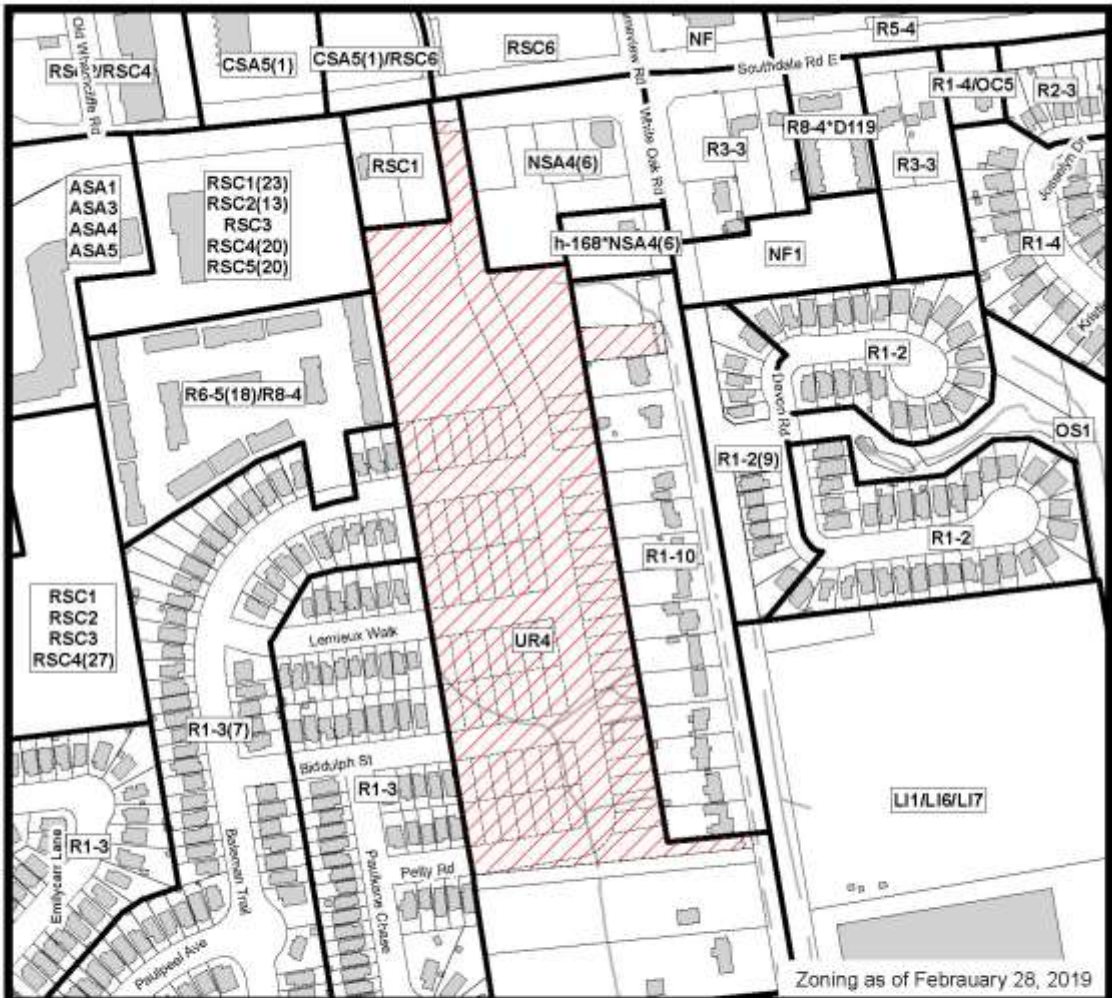
FILE NUMBER: 39T-18505

PLANNER: SW

TECHNICIAN: RC

DATE: 2019/04/29

PROJECT LOCATION: e:\planning\projects\p_official\plan\work\ons\00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- R1 - SINGLE DETACHED DWELLINGS
R2 - SINGLE AND TWO UNIT DWELLINGS
R3 - SINGLE TO FOUR UNIT DWELLINGS
R4 - STREET TOWNHOUSE
R5 - CLUSTER TOWNHOUSE
R6 - CLUSTER HOUSING ALL FORMS
R7 - SENIOR'S HOUSING
R8 - MEDIUM DENSITY/LOW RISE APTS.
R9 - MEDIUM TO HIGH DENSITY APTS.
R10 - HIGH DENSITY APARTMENTS
R11 - LODGING HOUSE

DA - DOWNTOWN AREA
RSA - REGIONAL SHOPPING AREA
CSA - COMMUNITY SHOPPING AREA
NSA - NEIGHBOURHOOD SHOPPING AREA
BDC - BUSINESS DISTRICT COMMERCIAL
AC - ARTERIAL COMMERCIAL
HS - HIGHWAY SERVICE COMMERCIAL
RSC - RESTRICTED SERVICE COMMERCIAL
CC - CONVENIENCE COMMERCIAL
SS - AUTOMOBILE SERVICE STATION
ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

OR - OFFICE/RESIDENTIAL
OC - OFFICE CONVERSION
RO - RESTRICTED OFFICE
OF - OFFICE

- RF - REGIONAL FACILITY
CF - COMMUNITY FACILITY
NF - NEIGHBOURHOOD FACILITY
HER - HERITAGE
DC - DAY CARE

OS - OPEN SPACE
CR - COMMERCIAL RECREATION
ER - ENVIRONMENTAL REVIEW

OB - OFFICE BUSINESS PARK
LI - LIGHT INDUSTRIAL
GI - GENERAL INDUSTRIAL
HI - HEAVY INDUSTRIAL
EX - RESOURCE EXTRACTIVE
UR - URBAN RESERVE

AG - AGRICULTURAL
AGC - AGRICULTURAL COMMERCIAL
RRC - RURAL SETTLEMENT COMMERCIAL
TGS - TEMPORARY GARDEN SUITE
RT - RAIL TRANSPORTATION

"N" - HOLDING SYMBOL
"D" - DENSITY SYMBOL
"H" - HEIGHT SYMBOL
"B" - BONUS SYMBOL
"T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

ZONING
BY-LAW NO. Z.-1-192740
SCHEDULE A



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
39T-18505 SW

MAP PREPARED:
2019/04/29 RC

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0 20 40 80 120 160
Meters

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 3087 White Oak Road – 39T-18505 (Z-8980)

- *(Councillor A. Hopkins asking for clarification with respect to the access to this development; she sees one access is to Southdale Road and according to the maps that they have on their Agenda, she wants to understand the access to White Oak Road, is it Block 102 according to their map.);* Ms. S. Wise, Senior Planner, responding that the access to White Oak Road will be provided through the extension of Bateman Trail which is terminating just opposite of Devon Crescent to the east, the southern extent of Block 102 at the bottom would only provide a pedestrian walkway to White Oak Road, not vehicular access; *(Councillor A. Hopkins indicating that it is further down, it is not part of this development, so there is one access right now off of Southdale Road.);* Ms. S. Wise, Senior Planner, responding that there is an existing Bateman and White Oak intersection and there will be a second one proposed through this application; noting that it is not quite clearly shown on the plan but the Bateman Trail will be extended through this plan of subdivision.
- Scott Allen, MHBC Planning, on behalf of the applicant – expressing support for the recommendations and draft plan conditions set out in the planning staff report as presented by Ms. S. Wise, Senior Planner; thanking Ms. S. Wise, Senior Planner, and the Development Services Department for their attention to this application.
- Ed Richards, Resident on Biddulph Street – enquiring about traffic control measures that would be proposed for the intersection of Southdale Road and whatever the new road is called, believing it was called Petty; wondering what is happening at that intersection because it is already quite chaotic with a Tim Horton's that is there and some proposed future commercial development; wanting to know the traffic measures proposed for the extension of Bateman Trail where it intersects with White Oak Road, again, very chaotic because you have a warehouse facility across the street with transport trucks struggling to get in and out of there on a daily basis; wondering what the plan is for traffic lights or stop signs; wondering what the duration of the projects, all phases, total, from start to finish, what is the proposed duration of the various phases of construction, the entire horizon; *(Councillor A. Hopkins indicating that she has made note of those questions and they will go through the comments from the public and then the Committee will come back to answering those questions.)*
- Trevor Pierce, 3113 White Oak Road – advising that he does not have a problem with the development; expressing concern with the fence line for the houses on White Oak Road backing onto the new houses on the development, a lot of the lots, including his lot, his lot has a tree line right on the property line with a fence intertwined into it; stating that if the development fence was six inches into the development, not on the property line, he would save this tree line and there would be no damage; talking to different people on the street, on their end of things that is their main concern, there should be some details in the engineering of this fence with a little bit of feedback to the residents where they could say ok, Trevor's house on White Oak Road, he has this tree line and we are going to engineer and draw in, they will have the surveyors draw that fence in, six inches into the development that way they are not worried that they will come home one day and they will have no more trees; expressing concerns with White Oak Road is crazy, the warehouse, they put more traffic lights on Wonderland Road between Southdale Road and Exeter Road so all that heavy traffic now uses White Oak Road so there are no more transports on Wonderland Road, they all and it is a 60 km/h and 70 km/h on White Oak Road; advising that at the previous speaker's development, it turns into a 70 km/h for the entrance into the previous speakers development on White Oak Road; advising that they have transport trucks going 80 km/h, 90 km/h down their road so of course that also creates a

concern, how are people turning left out of the development onto White Oak Road; noting that he cannot make a left, he goes right, he does not cut through the previous speakers development because it is not right so he goes all the way down to Exeter Road, all the way over to Wonderland Road and all the way back up when he has to go north; believing the developer should do something to help control that; expressing concern with having one block of 70 km/h, why not have two blocks of 60 km/h, you have one block that is 70 km/h and vehicles heading south from Southdale, heading south on White Oak Road they are speeding up to 90 km/h, get rid of the 70 km/h and make it a 60 km/h and then people will go 75 km/h or something; reiterating that he does not mind the development, it looks nice; reiterating his concern is with his fence line.

- Sharon Veldstra, 3161 White Oak Road – realizing the area is going to get developed, it is to be expected; advising that it is currently an area that is inhabited by deer, rabbits, it has been a wildlife area; noting that she has been living there for fifteen years; indicating that she was there before Copperfield got built in; advising that they used to have a clear view right across to where Home Depot was a long, long time ago; stating that the area is becoming more and more developed which is to be expected but the problem is that the road is 70 km/h and then it changes to 60 km/h; believing they are turning this into a residential neighbourhood but they are treating this road like it is an artery; pointing out that traffic is getting rerouted onto their road more and more, her kids bus rarely stops for a day to pick them up without somebody speeding by it and the horn going off because people are not stopping; hoping that the Committee would consider turning it into a 50 km/h zone so that it is a residential zone like any other residential zone and it is not somewhere that there is going to constantly be as much traffic, it will become part of that neighbourhood as opposed to an artery; expressing concern with the land in behind; stating that her property, and most of the properties along White Oak Road, slope down towards the back and she is concerned what the drainage is going to be once that area is developed, if it gets built up higher, is it going to start draining back into her backyard because that is going to be an issue for her as well; talking about the noise wall that is being developed, if they are going to put up fencing can they put them up ahead of time otherwise they are looking at dust, they are looking at construction noise; pointing out that the lots are very small but it is consistent with Copperfield and with the other subdivisions and she guesses that is part of the concept of having everything very compact; indicating that the houses existing on White Oak Road the lots are a lot bigger, you can almost cram three of those in their lot and that is part of why they bought their house where they did, that was the neighbourhood and it was almost a left over part of the Old South neighbourhood where you did have the bigger lots; wondering if they are going to cram so many houses in there, can they do something that is going to alleviate the traffic and make it less of an adjustment for the existing houses that were there fifteen years ago; *(Councillor S. Turner enquiring, when she referred to turning it into a 50 km/h zone, which street was she talking about.)*; Ms. S. Veldstra responding that she was talking about White Oak Road from Southdale Road to Bradley Avenue where the residential area is because there are going to be a lot more cars coming onto it; right now she has to pull into the middle section of White Oak Road from her driveway and wait for a gap to get in if she is trying to go left.
- Frank Minifie, 3077 White Oak Road – expressing concern with the proposed plan; pointing out that the smaller lots like some of his neighbours have suggested here, when Copperfield was one of these before it was put in, they were promised by the City of London, by you people down in the gallery, that the lots adjoining their backyard would be equal or greater than the size that they have currently; stating that if this goes ahead he will have three neighbours facing his backyard instead of one; understanding that we need housing, smaller and larger, but they have been there for almost twenty years now and they have invested almost over a quarter of a million dollars on their last renovation

because of the City of London promising to make the lots behind them equal or better and the City has not done that; stating that you are tentatively putting \$350,000 house behind a \$1,000,000 property; asking that the zoning stay the same as it is right now as well as the street; advising that they have a letter from the London Post Office cancelling their mail, they deem it as too dangerous to have their mail carriers deliver the mail on their street; speaking to the apartment, he does not see the need to go through rezoning for one more floor; this has happened before, as soon as zoning is passed, like it says on the bottom of the page he has, this is a proposal instead of four floors they are going to get fourteen.

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON JUNE 4, 2019
FROM:	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	REPEAL OF BUILDING BY-LAW B-6 AND PROPOSED BUILDING BY-LAW B-7 PUBLIC PARTICIPATION MEETING

RECOMMENDATION

That on the recommendation of the Managing Director, Development & Compliance Services & Chief Building Official, the proposed attached by-law being a by-law “A By-law to provide for the construction, demolition, change of use, occupancy permits, transfer of permit and inspection and to repeal By-law B-6, as amended.” BE INTRODUCED at the Municipal Council Meeting to be held on June 11, 2018.

PREVIOUS REPORTS

Repeal of Building By-law B-6 and Proposed Building By-law B-7 – April 15, 2019; Planning & Environment Committee

Building By-law Amendments – August 20, 2012; Planning & Environment Committee

EXECUTIVE SUMMARY

The current Building By-law came into force and effect on November 1, 2012. A recent comprehensive review of the By-law resulted in an opportunity to make revisions that will result in a more efficient service delivery model. New definitions are proposed, new fee categories have been introduced and existing fee categories have been consolidated making the new By-law more simple to administer. A permit fee increase, as a result of a fee analysis, and annual permit fee indexing are also proposed. As a result, the current Building By-law B-6 will be repealed and replaced with a new Building By-law. The proposed by-law was ‘tabled’ at the April 15, 2019 meeting of Planning & Environment Committee (“PEC”). The Civic Administration will consider comments received at the Public Participation Meeting.

BACKGROUND

The Building By-law is passed by Municipal Council pursuant to section (7) of the *Building Code Act*, 1992 as amended. Historically, the Building By-law has been reviewed approximately every five years to ensure it properly reflects changes to the *Building Code Act* and the Ontario Building Code. The review has always Included the permit fees charged as well.

The purpose of this report is to submit the proposed draft Building By-law for consideration and to receive comments from the public regarding the proposed By-law.

BUILDING DIVISION COSTS

The Building Division (“Division”) costs, are considered to be fixed costs that cannot be easily or immediately adjusted to reflect changes in the levels of construction activity. A significant portion is directly associated with employee salaries. The Division employs a total of 62 full time employees, including Administrative Staff, Customer Service Representatives, Plans Examiners, Building and Plumbing Inspectors, and Building Support Clerks. With respect to permit application reviews, the Division employs 15 full time Plans Examiners and in the permit inspection unit, 11 full time Building Inspectors and 6 Plumbing Inspectors. *The Building Code Act (“Act”)* requires Municipal Council to appoint staff as necessary for the enforcement of the Act.

In the Fall of 2017, the Division assumed the responsibility of the Building Code Fire Protection elements in buildings; something that was previously conducted by Fire Prevention Officers employed by London Fire Services. As a result, two professional engineers were hired for the related plan reviews and inspections.

Under current provincial legislation, building permit applications must be reviewed within prescribed timeframes. After establishing whether a permit application is complete, the Chief Building Official is given a prescribed number of business days to either issue a building permit or provide all reasons as to why the issuance of a permit has been refused. These legislated timeframes are shown in Appendix ‘A’.

As mentioned, the majority of the Division’s costs are attributed to staff salaries. It should be noted that the core staff complement has remained approximately the same for the past 20 years, in an effort to mitigate costs. This however, resulted in permit processing timeframes not being met. As reported by Deloitte¹ during their audit, approximately 20% of the permits sampled were not being processed within the prescribed timeframes in 2017. “*Not processed within the prescribed timeframes*” can also include permits issued one day up to five days or more after their due date. A chart depicting the total permits issued as well as staffing levels from 2008 to 2018 is provided in Figure 1 in Appendix ‘C’

In 2016, 2017 and 2018 the Division processed a significant amount of permit applications with all-time record total construction values that consecutively exceeded \$1 billion each year.

The current staffing levels have been reviewed and it has been determined that additional staff hirings are required due to the increase in the review complexity of building designs and corresponding Building Code demands, as well as the inability to meet the provincially prescribed timeframes for the processing of permit applications.

As shown in the chart in Figure 3 in Appendix ‘C’, the legislated timeframes to process building permits are not being met.

The proposed building permit fee model contemplates for the hiring of two managers, one full-time Customer Service Representative, one full time Architectural Plans Examiner and two Plan/Building Inspectors. The costs incurred will be offset by the additional revenues generated as a result of the proposed permit fee increase. It is anticipated that the additional staff hiring will result in a significant improvement in service delivery ensuring compliance with the provincially legislated requirements.

1. Deloitte; Building Permit Review Internal Audit Report – Audit Committee February 7, 2018

It should also be noted that there is a significant backlog of dormant permits (issued prior to 2016) that require follow up in terms of both inspection and administration processes. Of these, 5,959 are building permits while 1,036 are plumbing permits. These permits need to be closed, requiring additional staff efforts.

Despite ongoing changes to the Building Code regulations, requiring even more items to be reviewed during the plans examination process and inspected in the field, the provincially prescribed timeframes allotted have remained unchanged since the time they were first introduced in January 2006. This places further constraints on the ability to provide efficient service delivery.

The Division, despite a growth in building permits issued, combined with an increase in the complexity of reviews, in the last three years experienced significant challenges in the ability to recruit qualified candidates. This is not an issue pertaining to London and is experienced province-wide. Additional costs are anticipated for training as well, as the staff that are recent hires to fill vacancies are not fully qualified to conduct reviews and/or inspections related to all building types.

BUILDING DIVISION REVENUES

The source of revenues for the Building Division arises from the permit fees charged to review permit applications, issue building permits, inspect construction related to the permits issued and in general for the administration & enforcement of the Building Code.

It has been generally accepted, that the intent of the *Building Code Act* ("Act") is to require permit fees to be established in a manner so that they:

- reflect the benefit of service to the user;
- not exceed the operating cost of the service;
- are not be designed to create profit;
- do not act as a deterrent to use.

A historical overview with respect to Building Division Revenues associated with the administration and enforcement of the Building Code is provided in a chart in Figure 2 in Appendix 'C'. The costs are also shown on this chart for comparison purposes.

In London, building permit fees have remained unchanged since November 2012. Permit fees are currently not indexed, whereas this is the case for other municipalities such as Burlington, Clarington, Guelph, and Brampton, for example. The proposed By-law includes the annual indexing of permit fees moving forward.

The majority of permit fees are solely based on a service index that is applied on a per floor area basis of the proposed work (per m²). A permit fee rate comparison with the Large Municipalities Chief Building Officials (LMCBO) cities was conducted and is consistent with the approach other London municipal departments follow. Charts depicting 2018 permit fee rates amongst some LMCBO cities, based on building types are provided in Appendix 'B'.

A review of the current permit fee rates, clearly shows the rates for London are well below the average levels, when compared with other cities.

Since 2000, BMA Consulting Inc., on a yearly basis, surveys just over 100 municipalities and amongst other information, provides building permit fees for a typical 167 sq.m. single detached dwelling. Based on their 2017 data, in London, the permit fee for this dwelling was \$1,470; well below the average (\$2,248). The median permit fee for this type of dwelling was \$2,174. The proposed rate increase would result in a permit fee of \$1,920. The proposed permit fee would be less than what surrounding towns such as Ingersoll, Strathroy-Caradoc, Chatham-Kent, and Middlesex Centre charge. A

comparison chart, adapted from BMA consulting Inc., depicting the 2017 permit fees applicable to this dwelling, is provided in Appendix 'D' of this report.

In November 2012, permit fees were increased, on average, by 20%. Despite this increase, due to the decreasing volume of permits issued from 2012 to 2015, the additional revenues were not able to cover the costs incurred. The current permit fee analysis conducted indicated, that in order to allow for the anticipated costs, as stipulated by the *Building Code Act*, and to allow for sufficient building permit stabilization reserve fund balance, a permit fee increase is warranted.

The increased revenues will not be realised until Building By-law B-7 comes into force and effect (August 2019). Additional staff will be hired in 2019 giving rise to an 'early' increase in costs as full cost recovery is not anticipated until 2020.

It should be noted that with respect to changes in permit fees, the *Building Code Act*, s.7(6) requires a public meeting be held.

"Change in fees

(6) If a principal authority proposes to change any fee imposed under clause (1) (c), the principal authority shall,

(a) give notice of the proposed changes in fees to such persons as may be prescribed; and

(b) hold a public meeting concerning the proposed changes. 2002, c. 9, s. 11 (2); 2006, c. 22, s. 112 (6)."

BUILDING PERMIT STABILIZATION RESERVE FUND (BPSRF)

In accordance with the *Building Code Act*, section 7(4), the Chief Building Official must produce an annual report on the fees and costs associated with the administration and enforcement of the Building Code. This report, also addresses the status of the BPSRF. The purpose of this reserve, established by several other municipalities as well, is to account for both capital expenditures and to cover any deficits incurred during economic downturns where building permit activity is at a decline. It is also in place to account for the time lag between when revenues are collected and costs are incurred. An example of the latter would pertain to building permit applications received (revenues) towards the end of one year, whereas plans reviews and inspections (costs) would occur in the subsequent year.

In 2006, the BPSRF target was set at 40% of costs to administer and enforce the *Building Code Act* and its regulations, following discussions with the London Home Builders' Association; one of our key industry stakeholders. A lower and upper limit of 30% and 50% respectively was also set.

The BPSRF ("Fund") range of 30% to 50% of costs is the lowest in comparison with other municipalities that belong to the Large Municipalities Chief Building Officials group where the range of their reserve is set from 100% to 250% of costs, thus having a significant reserve balance available at year end.

Since inception in 2005, \$4,205,244 has been contributed to the BPSRF, \$2,576,652 has been withdrawn from the Fund to cover operating deficits and \$1,823,219 of operating deficits have been covered by corporate surpluses to mitigate draws from the BPSRF.

The current 2018 year-end BPSRF balance sits at \$1,578,593 (25.6% of operating costs)

Staff is recommending the BPSRF be set at 100% of the aforementioned costs to allow for situations due to economic downturns and to avoid future Corporate subsidies. It is anticipated that this will be achieved with the proposed permit fee increase as well as the subsequent annual fee indexing. Based on the analysis conducted, staff is projecting a 100% reserve balance within 5 to 10 years, which was deemed acceptable by industry stakeholders. It should be noted that staff will review the reserve balance each year and should it exceed 100%, the permit fees will be re-assessed.

BUILDING PERMIT FEE INDEXING

Historically, the City of London's Building Division has not included annual indexed building permit fee adjustments. Permit fees were reviewed approximately every five years and increased accordingly.

Following discussion with industry stakeholders, the Building Division explored the possibility of annually indexing the building permit fees. Staff recommended effective March 1, 2020, all Building permit fees included in the Building By-law and in Schedule 'A' of the By-law, be subject to an annual adjustment using the Statistics Canada Non-residential building construction price index (Toronto). However, after consultation with the London Development Institute, one of our key stakeholders, and upon further internal review, staff is in agreement with the use of the Consumer Price Index-All Items (Ontario).

Staff surveyed other cities that index their building permit fees and found that various indices were used, including a fixed 3% annual increase (Clarington), the property tax rate (Guelph), a fixed 2.5% annual increase (Richmond Hill), or the Consumer Price Index (Burlington).

CHANGES MADE SINCE THE APRIL 15, 2019 PEC MEETING

The following changes have been made from the Fee Schedule since April 15, 2019:

1. Deleted the "Drainlayer's Examination Fee" from Schedule 'A' as it is listed in the Fees & Charges By-law.
2. Added "*Excluding Apartment Buildings*" in Section 3.2 of Schedule 'A' under Group C Alterations, Renovations and Repairs fee section.
3. Under Alterations, Renovations and Repairs fee section replaced \$4.60 with \$5.00 for 'All Other Occupancies'
4. Deleted the definition of *Index* as the Statistics Canada Non-residential building construction price index (Toronto) and replaced it with the Statistics Canada Consumer Price Index (Ontario).
5. Deleted section 7.2 of the By-law depicting the Fee indexing formula utilizing the Statistics Canada Non-residential building construction price index (Toronto) and replaced it with a formula utilizing the Statistics Canada Consumer Price Index-All Items (Ontario).

PROPOSED BY-LAW SUMMARY

All proposed changes from the current By-law, that will be incorporated in the new By-law are tabulated and provided in Appendix 'E' of this report.

1. Definitions

A new 'Not Ready' definition is being proposed to address situations where a building or plumbing inspection has been requested and upon attendance the inspector determines that the worksite is not ready for inspection. In addition to the definition, a fee is proposed

to be applied in this situation. Building inspectors have come across situations where sites are not ready to be inspected resulting in a reduced service level (lost time) and inefficient service delivery to permit holders whose sites are ready to be inspected. During meetings with stakeholders, the industry (which includes London Development Institute and London Home Builders' Association) is in agreement that an inspection cancellation can be requested to avoid a 'Not Ready' status and the imposition of the fee. To facilitate a 'soft transition', the fee will not be imposed until 60 calendar days from the passing of the new By-law.

Cities such as Hamilton, Guelph, Whitby, Burlington, Brantford, Waterloo and others have provisions for a 'Not Ready' or re-inspection fee.

It should also be noted that the City's Sign By-law includes a 'Not Ready' inspection fee as well.

2. Construction Fences

The Building Division periodically receives complaints related to construction sites not fenced-in and unprotected open excavations.

Waterloo, Guelph, Hamilton, Kingston, and Cambridge to name a few, have provisions in their By-laws related to construction fences.

It is proposed that this section be added to the Building By-law where the Chief Building Official can request the provision of construction fencing if he/she determines that the site warrants it. The proposal is geared towards sites where there is a significant amount of work carried out; primarily at Institutional, Commercial, Industrial and Row Townhouse /Apartment building construction sites.

The above proposal is also in alignment with s.7(1) of the *Building Code Act*, where municipal council may pass by-laws:

- “(i) requiring the person to whom a permit is issued to erect and maintain fences to enclose the site of the construction or demolition within such areas of the municipality as may be prescribed;*
- (j) prescribing the height and description of the fences required under clause (i). 1992, c. 23, s. 7; 1997, c. 30, Sched. B, s. 6; 1999, c. 12, Sched. M, s. 3; 2002, c. 9, s. 11 (1); 2002, c. 17, Sched. F, Table; 2006, c. 19, Sched. O, s. 1 (5); 2006, c. 22, s. 112 (3-5); 2017, c. 34, Sched. 2, s. 4 (1).”*

3. Containment of Construction or Demolition Debris

As a result of complaints received from adjacent land owners and the general public, it is being proposed to include a clause that would prohibit debris, resulting from either construction or demolition, to be deposited on adjacent lands. This is geared towards solid material and would not involve dust resulting from the aforementioned activities, as dust control is regulated by the Ministry of the Environment, Conservation and Parks and the Ministry of Labour.

4. Administrative and housekeeping items

- **Fee class consolidation** – Various fees, related to individual and minor scope of work in existing buildings, are proposed to be consolidated under the 'alteration' fee category. For example, the "ceiling replacement" fee category will be eliminated and considered under the 'alteration' permit category. This will eliminate fee categories that were extremely underutilized.

- **Notices for cancellation in writing** – A housekeeping item to clarify that all permit application cancellation notices are to be received in written format.
- **Removal of forms from Schedules** – Provincially prescribed forms are updated periodically and in order to avoid amending the By-law each time this occurs, and ensuring the most current form is used, it is proposed to remove the actual forms from the By-law Schedules and instead simply refer to them in terms of where they are available. This will reduce the overall size of the By-law as well.
- **Submission of permit applications at year-end** – A clause is proposed to clarify that permit applications submitted during the year-end holiday closure will be deemed as accepted in the new year. This will eliminate instances of confusion that existed in the past and is also consistent with a similar clause that exists in the Development Charges By-law.
- **Minimum fee changes** - The minimum fee category is proposed to be charged based on the two main categories of buildings as classified in the Building Code. Currently the minimum permit fee applies across all building types. Further review warranted an increase in minimum permit fees slightly higher for ‘commercial’ buildings that require more involved reviews, compared to smaller ‘residential’ buildings with a limited scope of work.

PUBLIC NOTICE

As aforementioned, the Building Code Act requires the principal authority to provide public notice when changes to fees are proposed. The notice was published in the *Londoner* on May 16, 2019. As of the time of writing of this report, no comments have been received by the general public.

CONCLUSION

The current Building By-law came into force and effect on November 1, 2012. The proposed Building By-law will repeal and replace the existing Building By-law B-6. In the proposed by-law, the introduction of a ‘*not ready*’ definition is proposed in order to improve service delivery associated with building inspections. A requirement for construction fencing is also introduced. Fee categories have been consolidated to provide clarity with respect to the By-law’s administration. A permit fee analysis was conducted and a permit fee increase has been proposed. Annual increases are proposed using the StatCan -Consumer Price Index.

PREPARED BY:	RECOMMENDED BY:
PETER KOKKOROS, P.ENG. DEPUTY CHIEF BUILDING OFFICIAL, DEVELOPMENT AND COMPLIANCE SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

c.c. Aynsley Anderson, Solicitor II, Legal & Corporate Services
 Laurie Green, Financial Business Administrator, Finance & Corporate Services

Bill No. _____
2019

By-law No. B - 7

A By-law to provide for CONSTRUCTION,
DEMOLITION, CHANGE OF USE,
OCCUPANCY PERMITS, TRANSFER OF
PERMITS AND INSPECTIONS.

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WHEREAS section 7 of the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

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

SHORT TITLE BUILDING BY-LAW

Part 1 DEFINITIONS

1.1 Definitions

In this By-law:

Act – defined

"Act" means the *Building Code Act, 1992*, S.O. 1992, c.23, as amended.

Applicant – defined

"applicant" means the *owner* of a building or property who applies for a *permit* or any person authorized by the *owner* to apply for a *permit* on the *owner's* behalf, or any person or *corporation* empowered by statute to cause the construction or demolition of a building or buildings and anyone acting under the authority of such person or *corporation*.

Architect – defined

"architect" means the holder of a licence, certificate of practice or a temporary licence issued under the Architects Act as defined in the *Building Code*.

Building Code – defined

"Building Code" means the regulations made under section 34 of the *Act*.

Chief Building Official – defined

"Chief Building Official" means a *Chief Building Official* appointed by by-law by the Corporation of the City of London for the purposes of enforcement of the *Act*.

Construct – defined

"construct" means construct as defined in subsection 1(1) of the *Act*.

Corporation – defined

"Corporation" means The Corporation of the City of London.

Corporation Engineer – defined

"Corporation engineer" means the **City Engineer** for the *Corporation*.

Demolish – defined

"demolish" means demolish as defined in subsection 1(1) of the *Act*.

Holiday – defined

"holiday" means:

- (a) Any Saturday or Sunday;
- (b) Family Day;
- (c) Good Friday;
- (d) Easter Monday;
- (e) Victoria Day;
- (f) Canada Day;
- (g) Civic Holiday;
- (h) Labour Day;
- (i) Thanksgiving Day;

- (j) Christmas Day-New Year's Day: the period generally between December 24 and December 31 each year when City Hall is closed; and
- (k) where Canada Day falls on a Saturday or Sunday, the following Monday is a Holiday.

Statistics Canada Index – defined

“Statistics Canada Index” means the December Statistics Canada Consumer Price Index (all items) Ontario- Table 18-10-0004-01, as amended.

Inspector – defined

“*inspector*” means an inspector appointed by By-law by the Corporation of the City of London for the purposes of enforcement of the *Act*.

Not Ready – defined

“*not ready*” means a work site condition identified by an *inspector* upon attendance, as a result of receipt of written notice of readiness for inspection, unless written notice of cancellation of inspection is provided no later than 10:00 a.m. (EST) on the day the inspector is to physically attend, where the inspection is not able to be conducted, and includes inspection for any item related to a prior deficiency wherein the same deficiency remains outstanding and not remedied.

Owner – defined

“*owner*” means the registered owner of the property and includes a lessee, mortgagee in possession, and the authorized agent in lawful control of the property.

Permit – defined

“*permit*” means permission or authorization given in writing from the *Chief Building Official* to perform work, to change the use of a building or part thereof, or to occupy a building or part thereof, as regulated by the *Act* and *Building Code*.

Permit holder – defined

“*permit holder*” means the *owner* to whom a *permit* has been issued or where a *permit* has been transferred, the new *owner* to whom the *permit* has been transferred.

Permit Issued based on Previously Approved Permit-defined

“*permit issued based on previously approved permit*” means a building *permit* that has been issued based on a previous building *permit* issued, for the construction of an exact same building, including exact same drawings or other related documentation, under the provisions of the same *Building Code*. This type of *permit* is strictly limited to the construction of new single detached and semi-detached dwelling unit buildings classified under Part 9 of the *Building Code*.

Professional Engineer – defined

“*professional engineer*” or “*engineer*” means a person who holds a licence or temporary licence under the *Professional Engineers Act*, R.S.O. 1990, c. P.28, as defined in the *Building Code*.

Registered Code Agency – defined

“*registered code agency*” means a registered code agency as defined in subsection 1(1) of the *Act*.

Sewage system – defined

“*sewage system*” means a sewage system as defined in subsection 1(1) of the *Act*.

Temporary building – defined

“*temporary building*” means a building or structure that is intended to be occupied or otherwise used for a duration of not more than one continuous calendar year.

Three day permit – defined

“*three day permit*” means a *permit* issued within three (3) business days from the date of submission of a complete application, for the construction, addition or alteration of a residential, commercial, industrial or institutional building not requiring site plan control approval or a zero lot line housing with an approved site plan. *Permits* issued in association with an online application shall not be issued as a *three day permit*.

Work – defined

“*work*” means construction, alteration, addition, or demolition of a building or part thereof, as the case may be.

1.2 Word – term – not defined – meaning

Any word or term not defined in this By-law, that is defined in the *Act* or *Building Code* shall have the meaning ascribed to it in the *Act* or the *Building Code*. Should a word or term not be defined in the *Act* or the *Building Code*, it shall have the meaning that is commonly assigned to it in the context in which it is used, taking into account the specialized use of terms by the various trades and professions to which the terminology applies.

1.3 Words – italicized

Any word italicized in this By-law may refer to a definition as per subsection 1.1.

Part 2 COMPUTATION OF TIME

2.1 Computation of Time – clarification

In the computation of time under this By-law,

- (a) where there is a reference to a number of days between two events, they shall be counted by excluding the day on which the first event happens and including the day on which the second event happens;
- (b) where a period of seven days or less is prescribed, holidays shall not be counted;
- (c) where the time for doing something expires on a Holiday, the act may be done on the next day that is not a Holiday;
- (d) service of a document, including an application made after 4:30 p.m. (EST) or at any time on a Holiday shall be deemed to have been made the next day that is not a Holiday.

2.2 Year-End closure

Where a building *permit* application is submitted to the *Chief Building Official* after the close of business prior to the holiday break being the period generally between December 24 and December 31 each year, then the *permit* application shall be deemed to be received in the new year.

2.3 Unsafe or emergency conditions

Nothing in 2.1 or 2.2 above shall prevent the *Chief Building Official* from providing notice and requiring action during a Holiday if the action is to address an unsafe or emergency condition.

Part 3 CLASSES OF PERMITS

3.1 Classes of Permits Set out – Schedule “A”

The classes of permits set out in Schedule “A” of this By-law are hereby established.

Part 4 PERMITS

4.1 File application – on forms – prescribed

To obtain a *permit*, the *owner* or an agent authorized in writing by the *owner* shall file an application in writing, or where applicable, electronically in the case of an online application, by completing the Provincially-prescribed form, as amended, available from the *Chief Building Official* or from the Ministry of Municipal Affairs website www.mah.gov.on.ca and supply any other information as required by the *Chief Building Official* related to the permit application.

4.2 Information – submitted – to *Chief Building Official*

Every application for a *permit* shall be submitted to the *Chief Building Official*, and shall contain the following information, in accordance with Part 5 of this By-law, in order for said application to be considered as complete:

- (1) Where application is made for a *construction permit* under subsection 8(1) the Act, the *applicant* shall:

- (a) use the Provincially-prescribed form, as amended, “Application for a Permit to Construct or Demolish”, available from the *Chief Building Official* or from the Ministry of Municipal Affairs website www.mah.gov.on.ca;
- (b) include complete plans and specifications, documents and other information as required by Article 1.3.1.3(5)-Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*;
- (c) for new single detached, duplex or semi-detached dwellings submit:
 - (i) in the case of land in respect of which an accepted area or subdivision grading plan has been filed with the *Corporation engineer*, a lot grading plan bearing the signature and seal of the subdivider’s *Professional Engineer* who is responsible for the overall subdivision grading certifying thereon that the lot grading plan conforms with the accepted area or subdivision grading plan filed with the *Corporation engineer*;
 - (ii) in the case of land in respect of which no accepted area or subdivision grading plan has been filed with the *Corporation engineer*, a lot grading plan bearing the signature and seal of a *Professional Engineer*, or a Landscape Architect (a member of the Ontario Association of Landscape Architects) or an Ontario Land Surveyor who certifies thereon that the drainage scheme depicted by the plan will be compatible with the existing drainage patterns; or,
 - (iii) in the case of land to be developed and where Section 51 of the Planning Act applies, or where Site Plan Control approval would otherwise be required, a geotechnical report, signed and sealed by a *Professional Engineer*, confirming areas of imported (non-native) soils and the presence of methane, if any;
- (d) for single detached, duplex, triplex, semi-detached, or row townhouse buildings intended to be continuously occupied during the winter season, include a completed Energy Efficiency Design Summary form available from the *Chief Building Official*;
- (e) include plans and specifications in compliance with the requirements as set out in Schedule “B” when the work involves water provisions for firefighting purposes where a municipal supply of water is not available on site; and
- (f) include any supporting documentation or approvals as may be required under applicable law as defined in the *Building Code*.

(2) Where application is made for a *demolition permit* under subsection 8(1) of the Act, the *applicant* shall:

- (a) use the Provincially-prescribed form, as amended, “Application for a Permit to Construct or Demolish”, available from the *Chief Building Official* or from the Ministry of Municipal Affairs *Building Code* website www.mah.gov.on.ca;
- (b) include complete plans and specifications, documents and other information as required by Articles 1.3.1.3(5) and 1.3.1.1.(3) - Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*;
- (c) include a completed Commitment to General Reviews By Architect And Engineer form available from the *Chief Building Official*, when Subsection 1.2.2. –Division C of the *Building Code* applies;
- (d) submit a copy of the “Required Clearances for Demolition Permit” form available from the *Chief Building Official*, completed by the *applicant*, Heritage Planner,

and utility representatives for any applicable utilities servicing the building to be demolished;

- (e) when applying as an authorized agent of the *owner* for a demolition *permit* , submit the “Authorization to Demolish” form.
 - (f) at the discretion of the *Chief Building Official*, in situations where adjacent structures or property may be compromised, submit a demolition control plan, prepared by a professional engineer, for the demolition work where existing conditions, including proximity to adjacent property or buildings, justify such a requirement; and
 - (g) include any supporting documentation or approvals as may be required under applicable law as defined in the *Building Code*.
- (3) Where a request is received for a *conditional permit* under subsection 8(3) of the Act, the *applicant* shall:
- (a) include complete plans and specifications, documents and other information as required by Article 1.3.1.3(5)-Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*;
 - (b) state, in writing to the *Chief Building Official*, or to the *Registered Code Agency* where one is appointed, the reasons why the *applicant* believes that unreasonable delays in construction would occur if a conditional *permit* is not granted;
 - (c) state the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
 - (d) state the time in which plans and specifications of the complete building will be filed with the *Chief Building Official*, if a complete *permit* application has not already been made;
 - (e) shall enter into a conditional *permit* agreement with the *Corporation* utilizing the agreement available from the *Chief Building Official*. In the event that the conditions are not satisfied in accordance with the agreement, a *permit holder* may request an extension of time for completion of conditions, prior to the expiry of the compliance date as stipulated in the agreement. In the event that an extension is required, the conditional fee shall be paid at the time the extension request is made. No building inspections shall be conducted if there are outstanding conditional *permit* fees;
 - (f) pay the Conditional *Permit* fee as provided in Schedule “A”, in addition to any other fees;
 - (g) in the case of conditional *permit* issuance for a Single Detached Dwelling unit, Semi-Detached Dwelling Unit, Duplex, or Row Townhouse, provide a \$10,000.00 security deposit in form of a certified cheque, money order, or letter of credit. The security shall be used in the event the building may need to be removed and the site restored to its original condition. The security amount shall be refunded upon the issuance of a full *permit*;
 - (h) shall ensure that the documentation and items as listed on the “Model Home-Conditional *Permits*” checklist as provided in Schedule “C” have been submitted to the *Chief Building Official* , or a *Registered Code Agency* where one is appointed, prior to the issuance of a conditional *permit* request as per clause (g); and
 - (i) note the *Chief Building Official* is authorized to execute, on behalf of The Corporation of the City of London, conditional *permits* as provided for in the *Building Code Act*. The issuance of conditional *permits* is at the sole discretion of the *Chief Building Official*.

- (4) Where application is made for a *change of use permit* issued under subsection 10(1) of the Act, the *applicant* shall:
- (a) submit the form “change of use, transfer of permits and partial occupancy permits” available from the *Chief Building Official*;
 - (b) identify and describe in detail the current and proposed occupancies of the building or part of a building for which the application is made; and
 - (c) include complete plans and specifications showing the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the *Building Code*, including: floor plans; details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing elements, and details of the existing *sewage system*, if any.
- (5) Where application is made for a *sewage permit* issued under subsection 8(1) of the Act, the *applicant* shall:
- (a) use the Provincially-prescribed form, as amended, “Application for a Permit to Construct or Demolish”, and the “Schedule 2: Sewage System Designer Information Form”, available from the *Chief Building Official* or from the Ministry of Municipal Affairs *Building Code* website www.mah.gov.on.ca;
 - (b) include complete plans and specifications, documents and other information as required under Article 1.3.1.3(5)-Division C of the *Building Code* and as described in this By-law for the *work* to be covered by the *permit*; and
 - (c) include a site evaluation report , prepared by a qualified person as identified in Section 3.3 -Division C of the *Building Code*, which shall include all of the following items, unless otherwise specified by the *Chief Building Official*:
 - (i) the date the evaluation was done;
 - (ii) the name, address, telephone number and signature of the person who prepared the evaluation; and
 - (iii) a scaled map of the site showing:
 - (I) the legal description, lot size, property dimensions, existing rights-of-way, easements or municipal / utility corridors;
 - (II) dimensional clearances of items listed in 8.2.1.5 and 8.2.1.6 Division B of the *Building Code*;
 - (III) the location of the proposed *sewage system*;
 - (IV) the location of any unsuitable, disturbed or compacted areas;
 - (V) proposed access routes for system maintenance;
 - (VI) depth to bedrock;
 - (VII) depth to zones of soil saturation;
 - (VIII) soil properties, including soil permeability; and
 - (IX) soil conditions, including the potential for flooding.
- (6) Where application is made for a *transfer of permit* because of a change of ownership of the land, as permitted under clause 7.(1) (h) of the Act, the *applicant* shall:

- (a) submit the application form for “change of use, transfer of permits and partial occupancy permits” available from the *Chief Building Official*;
 - (b) provide the names and addresses of the previous and new owner;
 - (c) provide the date that the ownership change took place;
 - (d) provide a description of the *permit* that is being transferred ; and
 - (e) submit legal documentation confirming proof of new ownership, to the satisfaction of the *Chief Building Official*.
- (7) Where application is made for *occupancy of an unfinished building* as provided for in Subsection 1.3.3 -Division C of the *Building Code*, the *applicant* shall:
- (a) submit the application form for “change of use, transfer of permits and partial occupancy permits” available from the *Chief Building Official*;
 - (b) provide a description of the part of the building for which occupancy is requested ; and
 - (c) submit plans showing portion(s) of the floor area(s) to be occupied complete with location(s) of temporary exits as applicable.

4.3 Incomplete application

The *Chief Building Official* may, in their discretion and at the request of the *applicant*, begin to process an application prior to it being deemed complete, however, incomplete applications shall not subject to the processing timeframes as prescribed in 1.3.1.3-Division C of the *Building Code*.

4.4 Partial *permit* – requirements

When, in order to expedite *work*, approval of a portion of the building or project is desired prior to the issuance of a *permit* for the complete building or project, a partial *permit* may be requested and the *applicant* shall:

- (a) pay all applicable fees for the complete project; and
- (b) file with the *Chief Building Official* complete plans and specifications covering the portion of the *work* for which immediate approval is desired.
- (c) file with the *Chief Building Official* professional consultants’ field review letters pertaining to the portion of the *work* for which immediate approval is desired

Where a partial *permit* is requested, the application is deemed to be incomplete as described in Section 4.3 of this By-law. Partial *permits* shall not be issued for single detached, semi-detached dwelling units, duplexes, triplexes, or row townhouses.

4.5 Partial *permit* - limitations

Where a *permit* is issued for part of a building or project this shall not be construed to authorize construction beyond the plans for which approval was given nor shall this indicate that approval will necessarily be granted for the entire building or project. Construction beyond the partial *permit* limitations shall be considered commencement of construction without a *permit* and an additional fee, in accordance with Section 7.5 of this By-law shall be due.

4.6 Inactive *Permit* Application

Where, at the discretion of the *Chief Building Official*, any of the following conditions apply, an application is deemed to be abandoned, notice of same will be provided by the Corporation to the *applicant*, and any further construction/demolition will require the filing of a new application:

- six (6) months have elapsed from the time an application was received and the application remains incomplete; or,

- six (6) months have elapsed from the time of notification that additional information is required to be provided by the *applicant*, and such information has not been provided.

Prior notice may be served to the permit applicant advising of abandonment, and following a 30 day period from the prior notice, the permit application will be deemed to be abandoned, without any further notice.

4.7 Inactive Permit Application to occupy unfinished building

Notwithstanding section 4.6 above, where an application for a *permit* to occupy an unfinished building remains incomplete or inactive for twenty business days after it is made, the application, at the discretion of the *Chief Building Official*, may be deemed to have been abandoned and notice thereof shall be given to the *applicant*. If an application is deemed to be abandoned, a new application must be filed to occupy an unfinished building. An inactive *permit* application may also include an application where information required to be submitted by the *applicant* is outstanding, twenty business days or more after it is made, in such a manner that the *permit* cannot be issued.

4.8 Request to cancel Permit Application

Where an *applicant* wishes to cancel a *Permit* Application, said request shall be made in writing, by the *applicant*, to the attention of the Chief Building Official, and acknowledgment of request to cancel shall be provided by the Corporation to the *applicant*. Notwithstanding the above, nothing in this section shall prevent the Chief Building Official from issuing or enforcing any orders in accordance with the Building Code Act.

Part 5 PLANS AND SPECIFICATIONS

5.1 Information – sufficient – to determine conformity

Sufficient information shall be submitted with each application for a *permit* to enable the *Chief Building Official* to determine whether or not the proposed construction, demolition, change of use or transfer of *permit*, will conform with the *Act*, the *Building Code*, and any other applicable law.

5.2 Two complete sets – required – unless specified

Each application shall, unless otherwise specified by the *Chief Building Official*, be accompanied by two complete sets of the plans and specifications as described in this By-law and Schedule “B” of this By-law in order for an application to be deemed as complete.

5.3 Plans – drawn to scale – on durable material – legible

Plans shall be drawn to a scale on paper (max. 24”x36”; D size), electronic media approved by the *Corporation*, or other durable material approved by the *Corporation*, and shall be legible. Free hand drawings are not permitted to be submitted.

5.4 Site plans – referenced to plan of survey

Site plans shall be referenced to an up-to-date survey and, when required to demonstrate compliance with the *Act*, the *Building Code* or other applicable law, a copy of the survey shall be submitted to the *Chief Building Official*. Site plans shall show:

- (a) lot size and the dimensions of property lines and setbacks to any existing or proposed buildings;
- (b) existing and finished ground levels or grades; and
- (c) existing rights-of-way, easements and municipal services.

5.5 As-constructed plans

On completion of the construction of a building, the *Chief Building Official* may require a set of as-constructed plans, including a plan of survey showing the location of the building(s).

5.6 Plans property of Corporation

Plans and specifications furnished according to this By-law or otherwise required by the *Act*, become the property of the *Corporation* and will be disposed of or retained in accordance with the *Corporation’s* Record Retention By-law, or other applicable legislation.

5.7 Revisions on plans, documents

Revisions submitted to the *Chief Building Official*, either before or after a *permit* has been issued, shall be clearly delineated on all documents submitted.

Part 6 REGISTERED CODE AGENCIES

6.1 Registered Code Agency – hired – by Chief Building Official

Where the *Corporation* enters into an agreement with a Registered Code Agency, the *Chief Building Official* is authorized to appoint Registered Code Agencies to perform specified functions in respect of the construction of a building or a class of buildings from time to time in order to maintain the prescribed time periods for *permit* issuance as prescribed in Article 1.3.1.3-Division C of the *Building Code*.

6.2 Functions of Registered Code Agency

The *Registered Code Agency* may be appointed to perform one or more of the specified functions described in section 15.15 of the *Act*.

Part 7 FEES AND REFUNDS

7.1 Due – payable – Schedule “A”

The *Chief Building Official* shall determine the required fees for the *work* proposed calculated in accordance with Schedule “A” of this By-law, and the *applicant* shall pay such fees upon submission of an application for a *permit*, except for applications submitted electronically through the *Corporation’s* e- services at www.london.ca for online applications to erect single detached, semi-detached dwellings and townhouse dwellings for which the required *permit* fee must be paid within 5 business days from the date the *applicant* is notified by the *Chief Building Official* by way of email that the *permit* application has been accepted, failing which the electronically submitted application shall be cancelled without further notice.

In the event where fees are due as a result of revisions, after a *permit* has been issued, no building inspections associated with said revisions shall be carried out until such time the outstanding fees have been paid in full.

Any fees applicable in accordance with this or other Municipal By-laws, related to the work proposed, must be paid prior to the issuance of the building permit.

7.2 Fees – indexing

On March 1, 2020 and the first day of March in each year thereafter, the fees indicated in Schedule ‘A’ and anywhere in this By-law, shall be adjusted in accordance with the following formula:

$$A \times (1 + C) = D$$

Where:

A = the fees in effect for the preceding year;

C = the *Statistics Canada Index* percentage change expressed as an exact decimal, between the preceding year’s index, and the index for the year before the preceding year; and

D = the fees for the subject year, effective March 1.

In the event the percentage change mentioned above is negative, the permit fees for the subject year will remain unchanged.

Notwithstanding the above, the *Chief Building Official* may at any time, change the fees in accordance with the prescribed requirements in the *Act*, if the costs to administer and enforce the *Act* exceed fees charged.

7.3 Three day permits

Any person or *corporation* proposing to *construct*, add to or alter a residential, commercial, industrial or institutional building not requiring site plan control approval or a zero lot line housing with an approved site plan, may request a three-day fast track permit. Any such request must be accompanied by full and complete submission of all requirements for *permit* applications in accordance with Parts 4 and 5 of this By-law, and payment in full must be made of the *permit* fee as set out in Schedule “A” plus an additional fee of 50% of the regular *permit* fee, or the flat fee in Schedule “A”, whichever is higher. Requests for three-day fast track permits will be granted at the sole discretion of the *Chief Building Official* and take into account available staff resources.

7.4 Permit Issued based on Previously Approved Permit-Revisions

Should design revisions be submitted with respect to a *permit* issued based on a previously approved *permit*, additional *permit* fees, shall be due as follows:

- (a) fees based on a fee rate applicable to a regular *permit* (not the reduced rate for a *permit* to be issued based on a previously approved *permit*), for any additional floor area(s), in addition to,
- (b) fees as set out in 4 (a)(i) of Schedule “A”, unless the design revisions entail a model change or changes to over 50% of the original floor areas, in the case of single detached dwellings, duplexes, semi-detached dwellings, or row townhouses, whereas in such case the additional fee shall be assessed based on the regular *permit* fee rate (not the reduced rate for a *permit* to be issued based on a previously approved *permit*) for the entire revised floor area.

Pursuant to subsection 7.1, no building inspections associated with these revisions shall be carried out if outstanding fees are due.

7.5 Work without permit

Any person or *corporation* who commences construction, demolition or changes the use of a building before submitting an application for a *permit* or commences any *work* that would otherwise require a building *permit* in accordance with the *Act* unless the *permit* has already been issued, shall in addition to any other penalty imposed by a court of competent jurisdiction under the *Act*, *Building Code*, this By-law, or any other applicable legislation, pay an additional fee equal to 100% of the amount calculated as the regular *permit* fee but in no case shall the additional fee exceed the amount shown in Schedule “A”, in order to compensate the *Corporation* for the additional expenses incurred by such early start of *work*.

7.6 Refunds

In the case of withdrawal of an application or the abandonment of all or a portion of the *work*, or refusal of a *permit*, or the non-commencement of any project, the *Chief Building Official* shall determine the amount of paid *permit* fees that may be refunded to the *applicant*, if any, in accordance with Schedule “A” of this By-law.

- (a) At the discretion of the *Chief Building Official*, no refund shall be issued in the case where a request to cancel a *permit* application is made more than one year after the date it was received.
- (b) No refund shall be issued when an application for *occupancy of an unfinished building*, as provided for in Subsection 1.3.3 -Division C of the *Building Code*, is cancelled.
- (c) No refund shall be issued for any fees associated with the issuance of Orders under the *Act*.

7.7 Not Ready - fee

In the event that upon attendance by an *inspector* pursuant to Part 10 of this By-law, the *inspector* deems that an inspection is not able to be conducted due to a *not ready* condition, a fee as prescribed in Schedule ‘A’ shall be payable prior to the last mandatory inspection required, or the issuance of an occupancy permit, where applicable.

The fee, where applicable, shall not be imposed until 60 calendar days from the day this By-law comes into force and effect.

Part 8 TRANSFER OF PERMITS

8.1 Application – completed – by new owner

A *permit* may be transferred in the name of a new *owner*, if the new *owner* completes the *permit* application form in accordance with the requirements of Part 4 of this By-law.

8.2 Fee – Schedule “A”

A fee shall be payable on an application for a transfer of *permit* as set out in Schedule “A” of this By-law.

8.3 New owner – permit holder – upon transfer

The new *owner* shall, upon a transfer of a *permit*, be the *permit holder* for the purpose of the *Act* and the *Building Code*.

Part 9 REVOCATION OF PERMITS

9.1 Revocation- Powers of Chief Building Official

Pursuant to subsection 8(10) of the *Act*, the *Chief Building Official* may revoke a *permit* if after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the *Chief Building Official*, been seriously commenced. The *Chief Building Official* may also revoke a *permit* due to additional reasons as stipulated in subsection 8(10) of the *Act*.

9.2 Notice of Revocation

Prior to revoking a *permit* under subsection 8(10) of the *Act*, the *Chief Building Official* may serve a notice by personal service or registered mail at the last known address to the *permit holder*, and, following a 30 day period from the date of service, the *Chief Building Official* may revoke the *permit* if grounds to revoke still exist, without any further notice.

9.3 Deferral of Revocation

A *permit holder* may within 30 days from the date of service of a notice under this Part, request in writing that the *Chief Building Official* defer the revocation by stating reasons why the *permit* should not be revoked. The *Chief Building Official* having regard to any changes to the *Act*, *Building Code* or other applicable law may allow the one-time deferral, applicable to a period of no later than twelve (12) months from the date the *permit* was issued, in writing. In the event where a *permit* was issued as a result of an Order issued under the *Building Code Act*, no deferral of revocation shall be granted.

9.4 Fee for Deferral

A request for deferral shall be accompanied by the non-refundable fee set out in Schedule “A” of this By-law.

Part 10 NOTICE REQUIREMENTS FOR INSPECTIONS

10.1 Notice prior – each stage – to Chief Building Official

The *permit holder* shall notify the *Chief Building Official* or a *Registered Code Agency* where one is appointed, of each stage of construction for which a mandatory notice is required under Article 1.3.5.1 -Division C of the *Building Code*. In addition to the notice of completion as prescribed by Section 11 of the *Act*, the *permit holder* shall provide another mandatory notice after the completion of demolition *work* to ensure the completion of site grading and other *works* described in Section 4.2 (2)(d) of this By-law.

10.1a Notice prior – occupancy permit request – to Chief Building Official

The *permit holder* shall notify the *Chief Building Official* or a *Registered Code Agency* where one is appointed, requesting an occupancy *permit* be issued, for certain buildings in accordance with Articles 1.3.3.4 and 1.3.3.5 -Division C of the *Building Code*.

10.2 Effective – when received – by Chief Building Official

A notice pursuant to this Part of the By-law is not effective until notice is actually received by the *Chief Building Official* or the *Registered Code Agency* and the *permit holder* receives a confirmation number issued by the *Corporation* or the *Registered Code Agency*.

10.3 Time Periods – Inspection

Upon receipt of proper notice, the *inspector* or a *Registered Code Agency*, if one is appointed, shall, no later than two days as per article 1.3.5.3-Division C of the *Building Code*, after receipt of the notice, undertake a site inspection for notices to which articles 1.3.5.1. and 1.3.5.2. – Division C of the *Building Code* apply, except where the notice relates to matters described in clauses 1.3.5.1.(2)(k) or (l), the site inspection shall be conducted no later than 5 days after the receipt of notice.

10.4 Grading Certificates

For new single detached, duplex or semi-detached dwellings, the *permit holder* shall:

- (a) prior to giving notice to inspect the construction of the foundations, provide to the *Chief Building Official*, or a *Registered Code Agency* where one is appointed, an interim grading certificate bearing the signature and seal of a *Professional Engineer*, or a *Landscape Architect* (a member of the Ontario Association of *Landscape Architects*) or an Ontario Land Surveyor certifying that the elevation of the top of the foundations will conform with the lot grading plan specified in clauses 4.2 (1) (c) (i) and (ii) of this By-law ; and
- (b) provide to the *Chief Building Official*, or a *Registered Code Agency* where one is appointed, within seven (7) months from the date an occupancy *permit* has been issued, a final grading certificate:
 - (i) bearing the signature and seal of the subdivider's *Professional Engineer* certifying that the finished elevations and grading of the land generally conforms with the accepted area or subdivision grading plans and the lot grading plan specified in clauses 4.2 (1) (c) (i) and (ii) of this By-law; or
 - (ii) where no accepted area or subdivision grading plan exists, bearing the signature and seal of a *Professional Engineer*, or a *Landscape Architect* (a member of the Ontario Association of *Landscape Architects*), or an Ontario Land Surveyor certifying that the finished elevations and grading of the land generally conforms to the lot grading plan specified in clauses 4.2 (1) (c) (i) and (ii) of this By-law.

Part 11 CONSTRUCTION /DEMOLITION SITES

11.1 Fencing of Construction or Demolition Sites

- (a) Where, at the discretionary opinion of the *Chief Building Official*, a construction or demolition site presents a hazard to the public, the *Chief Building Official* may require the *owner* to erect such fence types as the *Chief Building Official* deems appropriate to the circumstances to prevent unauthorized entry to the site.
- (b) When required by the *Chief Building Official*, a fence shall be erected and maintained enclosing the construction/demolition in accordance with the provisions of this By-law until the hazards are eliminated to the satisfaction of the *Chief Building Official*.
- (c) Every fence required under this section shall be located on the perimeter of the construction/demolition site as determined by the *Chief Building Official* and shall be constructed as follows:
 - (i) have a minimum height of 1.2 m and a maximum height of 2.4 m, measured from grade along any point along the fence's perimeter, unless directed otherwise by the *Chief Building Official*;

- (ii) if the fence is of chain link construction, the chain link shall be securely fastened to a 25mm diameter metal bar which is securely fastened to metal posts spaced no more than 3.0 m on centre and embedded into the ground in such a manner as to provide a rigid support;
 - (iii) if the fence is of wood construction, the sheathing surface facing away from the construction or demolition shall be constructed of 16mm exterior grade plywood, particle board or equivalent material that will not provide footholds for climbing. The sheathing shall be supported by 89mm x 89mm wood posts spaced no more than 2.4 m on centre and embedded into the ground in such a manner as to provide a rigid support;
 - (iv) if the fence is of the snow fence or plastic mesh type, the fencing shall be securely fastened to metal T-bar posts spaced no more than 1.8 m on center and embedded into the ground in such a manner as to provide a rigid support.
 - (v) if the fence is constructed of any material other than that prescribed in sentences (i) through to (iv), it shall meet the intent of this section and may be approved at the discretion of the *Chief Building Official*.
 - (vi) the fence may provide for openings sufficient to accommodate construction vehicles, machines and any other equipment providing services to the construction or demolition site provided that these openings are closed when the site is unattended.
- (d) Where the *Chief Building Official* has requested a fence be erected under this section, the *owner* shall request a site inspection for the confirmation of fence erection, within 24 hours from the time the fence installation request has been made; and
- (e) When the fence is erected on public lands, it shall be done so in accordance with the *Corporation's* Streets By-law.

11.2 Containment of Construction or Demolition Debris

Debris, such as but not limited to solid airborne particles resulting from construction or demolition work shall be contained within the limits of the property to which the building permit has been issued for.

Part 12 ALTERNATIVE SOLUTIONS

12.1 Alternative Solutions – Submissions

Where application is made for a *permit* that contains materials, systems or building designs which authorization is required under Section 2.1-Division C of the Building Code, the *applicant* shall:

- (a) use the form prescribed by the *Chief Building Official*;
- (b) submit supporting documentation demonstrating that the proposed materials, systems or building designs will provide the required level of performance according to Article 1.2.1.1. -Division A of the *Building Code*;
- (c) submit supporting documentation and test methods providing information according to Section 2.1 –Division C of the Building Code;
- (d) note that the *Chief Building Official* or *Registered Code Agency* may accept or reject any proposed equivalents or may impose conditions or limitations on their use; and
- (e) note that any equivalents which are accepted under this Section shall be applicable only to the location to which the approval is given and are not transferable to any other construction *permit*.

(f) submit a separate form described in (a), for each item whereupon conformance with Division B of the *Building Code* cannot be achieved; and

(g) note that the fee paid for alternative solution review shall not be refundable.

Part 13 VALIDITY

13.1 Severability

In the event that any provision of this By-law is declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remaining provisions of this By-law.

Part 14 CONTRAVENTION OF BY-LAW – ENFORCEMENT

14.1 Offence

Every person who contravenes any provision of this By-law is guilty of an offence and on conviction is liable to a fine as provided in section 36 of the *Building Code Act, 1992*, S.O. 1992, c.23, as amended.

14.2 Enforcement

Where any person is directed or required by this By-law to do any matter or thing, such matter or thing may be done in default of its being done by the person directed or required to do it, at that person's expense, and such expense may be recovered by action or as municipal taxes in the manner prescribed by the Municipal Act and the *Building Code Act*.

Part 15 REPEAL – ENACTMENT

15.1 By-law previous

By-law B-6 and all of its amendments are hereby repealed.

15.2 Short Title

This By-law may be referred to as the Building By-law.

15.3 Effective date

This By-law comes into force and effect on August 01, 2019.

Passed in Open Council on XXXX, XX, 2019.

Ed Holder
Mayor

Catherine Saunders
Corporation Clerk

First Reading -
Second Reading -
Third Reading -

SCHEDULE“A”

BY-LAW B-7

CLASSES OF PERMITS AND FEES

1. CALCULATION OF PERMIT FEES

Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule:

Permit Fee (rounded to the nearest dollar) = SI x A

where SI = Service Index for Classification of the work proposed and,
A = floor area in m² of work involved

In all cases, more than one fee category may apply unless noted otherwise.

2. MINIMUM PERMIT FEE

A minimum fee of \$175.00, unless otherwise indicated, shall be charged for any work in buildings classified under the Building Code as a Part 9 building. For Part 3 buildings, under the Building Code, a minimum fee of \$375.00 shall be charged, unless otherwise indicated herein or listed as a flat fee.

3. CLASSES OF PERMITS AND FEES

3.1 CONSTRUCTION (new finished floor area unless noted otherwise)

BUILDING CLASSIFICATION (per Building Code) SERVICE INDEX (SI)
\$/m², unless otherwise indicated

Group A [Assembly Occupancies]	
All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants (Finished), Theatres, Arenas, Gymnasiums, Indoor Pools	18.75
Restaurants (Shell)	14.20
Outdoor Public Swimming Pools or Public Spas	10.00
All other Group A Buildings	21.00
Group B [Institutional Occupancies]	
Institutional, Hospitals, Nursing Homes, and other Group B Buildings	24.30
Group C [Residential Occupancies]	
Single Detached Dwellings, Semis, Duplexes	11.50
• with private septic system (additional fee)	900.00 flat fee
• with geothermal system (additional fee)	420.00 flat fee
Live/Work Units, Previously approved (single detached, semis), Townhouses	9.40
• with private septic system (additional fee)	900.00 flat fee
• with geothermal system (additional fee)	420.00 flat fee
Apartment Buildings	7.50
• with geothermal system (additional fee)	\$540.00 flat fee
Motels (greater than 2 stories) and Hotels	18.00
All other residential Occupancies	14.00

Group D [Business and Personal Service Occupancies]	
Group D Buildings (Shell)	14.00
Group D Buildings (Finished)	17.00
Group E [Mercantile Occupancies]	
Group E Mercantile Occupancies (Shell)	8.80
Group E Mercantile Occupancies (Finished)	12.00
Group F [Industrial Occupancies]	
Industrial Buildings, Warehouses(Shell)	7.00
Industrial Buildings, Warehouses(Finished)	8.50
Gas Stations, Car Washes	8.60
Parking Garages (Underground, Open Air)	4.60
All Other Group F Buildings including self storage buildings	9.10

3.2 ALTERATIONS, RENOVATIONS, and REPAIRS (to existing floor areas)

Group C - Dwelling units (excluding Apartment Building units)	3.00
Group A and B occupancies	5.75
All other Occupancies	5.00
Balcony Repairs or Guard Replacement	\$17.00/\$1,000 construction value
Parking Garage Repairs	\$17.00/\$1,000 construction value
Fire alarms	\$375.00 flat fee
Fire alarm annunciator panel replacement (stand alone)	\$300.00 flat fee
Electromagnetic Locks	\$35.00 each (max. fee \$420.00)
Sprinklers (based on sprinkler coverage area)	0.50

3.3 DEMOLITION

Single Detached Dwellings, Semis, Duplexes	\$350.00 flat fee
All other buildings:	
• with gross floor area equal to or less than 600 m ²	0.45
• with gross floor area greater than 600 m ²	1.00

3.4 DESIGNATED STRUCTURES (OBC Div. A-1.3.1.1)

Communication Tower supported by a building,	\$380.00/Tower
Crane Runway	\$380.00 flat fee
Exterior Tank and Support (not on slab on grade)	\$380.00 /Tank
Pedestrian Bridge (when applied as a separate <i>permit</i>)	\$380.00 /Structure
Retaining Wall	\$11.20/linear m.
Stand alone structure supporting a wind turbine generator having a rated output of more than 3kW	\$380.00 flat fee

3.5 STAND ALONE AND MISCELLANEOUS WORK

Air Supported Structures	4.75
Canopy (with no signage/lettering)	\$175.00/canopy
Farm Buildings, Agricultural Greenhouses	3.50
Manure storage facility	\$450 flat fee
Portable Classrooms	\$200.00 each
Residential Decks, Porches,	
• uncovered	\$175.00 each
• covered (supporting roof loads)	\$300.00 each
Shoring of excavations (stand alone <i>permit</i> application)	\$ 11.00/lineal m.

Single Detached Dwelling Garages, Carports, Accessory structures:	
• equal to or less than 55 sq.m.	\$175.00 each
• over 55 sq.m.	\$275.00 each
• additional fee of \$175.00 if plumbing is involved	

Temporary Structures	
Tents (individual or each group)	
• from 60 sq.m to 225 sq.m.	\$175.00 each
• exceeding 225 sq.m.	\$250.00 each
<i>Temporary buildings</i>	\$175.00 each
Underpinning (stand alone permit)	\$15.00/lineal m.

Solar Panels installed on:	
• Single detached/semi-detached buildings	\$180.00 per building
• All other buildings	\$17.00 /\$1,000 of construction value of works excluding solar panel costs
Underground structures (excluding fuel tanks)	\$400.00/ structure
Rack storage systems	2.50 (minimum \$500.00)

3.6 STAND ALONE MECHANICAL WORK (HVAC & PLUMBING)
 More than one fee category may apply per building/work proposed.

3.6.1 Heating, Ventilating and Air Conditioning (HVAC)

Group A, B, D, E, F	2.00
Group C – single/detached/semi-detached dwelling units	\$175.00 flat fee
– other Group C Buildings	2.00
Plus an additional flat fee of \$175.00 if work proposed includes Make-up Air Units, or Rooftop Units.	
Commercial Kitchen Exhausts, Spray Booths, Dust Collectors, etc. (applies to installations on existing buildings when no other mechanical/plumbing work is proposed)	\$350.00 flat fee

3.6.2 Plumbing and Drainage Systems-Fixtures-Equipment-Systems

Piping Single Detached or Semi Detached Dwellings:	\$175.00 flat fee
• Water services, Sanitary and Storm buried piping, repairs, replacements and additions of buried plumbing and drainage piping, pool drains	
Piping (All Other Buildings)	\$3.00 /lineal m.
• Inside Sanitary and Storm Piping, Outside Water Services, Sanitary and Storm Piping	
Manholes, Catchbasins, Interceptors, and Sumps complete with pumps, roof drains	\$ 12.10 each
Backflow prevention devices (requiring testing)	\$175.00 each
Backwater valves (sanitary) including weeping tile disconnection	\$175.00 each
Private Sewage system (new or replace):	
• Holding Tank	\$620.00 flat fee
• Septic System (complete)	\$850.00 flat fee
• Septic Bed	\$620.00 flat fee
• Septic System Tank only	\$360.00 flat fee
Geothermal system for single/semi-detached/duplex	\$420.00 flat fee
Geothermal system for all other buildings	\$620.00 flat fee

4. ADMINISTRATIVE FEES

- a) Additional Plan review fees (in addition to *permit* fees charged due to any increase in floor area) as a result of changes made to the original *permit* application submission.
- (i) After all reviews have been completed prior to *permit* issuance or after the *permit* has been issued (excludes new model submission for single detached dwellings, duplexes, semi-detached dwellings, or row townhouses, review of proprietary products/systems/equipment/components) \$130.00 per hour
(min. fee \$175.00)
 - (ii) New Model submission (single detached dwellings, semi-detached dwellings, duplexes, or row townhouses) made more than five business days after original *permit* application was submitted or post *permit* issuance 50% of the original permit fee
- b) Partial Occupancy *permit* \$560.00 flat fee
- c) Conditional *Permit* (as per Section 8.(3) of *Building Code Act*) in addition to fee in section 3 above,
 - (i) single detached dwellings, duplexes, semi-detached dwellings, or row townhouses \$275.00 per *permit*
 - (ii) all other uses \$600.00 per *permit*
- d) Inspection to Clear Deficient *Permit* \$500.00 flat fee
- e) Inspection conducted after Order issued under the *Building Code Act* where Order has not been complied with \$175.00 per visit
- f) Permission to defer permit revocation \$300.00 per *permit*
- g) *Permit* for Change of Use (no construction) \$175.00 flat fee
- h) Special Inspection, excluding fire protection inspection (outside office hours-max. 3 hours-upon request-based on staff availability) \$400.00 flat fee
- i) Special inspection for fire protection items (outside hours-max. 3 hours-upon request-based on staff availability) \$500.00 flat fee
- j) Special inspection on holidays and weekends (max. 3 hours-upon request-based on staff availability) Special inspection fee plus 50% of the special inspection fee
- k) Transfer of *Permit* (Ownership) \$175.00 flat fee
- l) Special Research Requests of Building Division \$175.00 per hour or part thereof
- m) Certification of an additional set of drawings on the basis of which a *permit* was issued by the *Chief Building Official* \$175.00 per set

n)	Spatial separation (Limiting distance) agreements	\$400.00 per agreement
o)	Alternative solutions review	\$400.00 per alternative solution form submission
p)	<i>Three day permit</i> • Residential use (excluding apartment buildings) • All other uses	additional fee equal to 50% of the original <i>permit</i> fee (min. \$275.00) additional fee equal to 50% of the original <i>permit</i> fee (min. \$550.00)
q)	Occupancy <i>permit</i> (in accordance with Ontario <i>Building Code</i> Div. C -1.3.3.4 & 1.3.3.5)	(included in <i>permit</i> fee)
	• Additional copy of occupancy <i>permit</i>	\$150.00 flat fee
r)	Liquor Licence Clearance Letter	
	• Not Associated with a Building <i>Permit</i> or Business License	\$480.00 flat fee
	• Associated with a Building <i>Permit</i> or Business License	\$275.00 flat fee
s)	Review of proprietary systems/equipment/ components for Ontario <i>Building Code</i> conformance (including Compliance letter issuance)	\$300.00 flat fee per item reviewed
t)	Review of proprietary systems/equipment/ components for Ontario <i>Building Code</i> conformance associated with a specific building permit or permit application	\$200.00 flat fee per item reviewed
u)	'Not Ready' re-inspection	\$175.00 flat fee
v)	Construction Fence inspection	\$175.00 flat fee per inspection
w)	Order issued pursuant to the <i>Act</i> , except for Stop Work Order (Payment of these fees does not relieve any person or corporation from complying with the <i>Act</i> , the Building Code or any applicable law.)	\$200.00 flat fee
x)	Stop Work Order issued pursuant to section 14 of the <i>Act</i> . (Payment of these fees does not relieve any person or corporation from complying with the <i>Act</i> , the Building Code or any applicable law.)	\$275.00 flat fee
y)	Work without permit	100% of original permit fee (max. \$7,500.00)

5.
MISCELLANEOUS - CHARGES

For classes of *permits* not described or included in this schedule, a reasonable *permit* fee shall be determined by the *Chief Building Official*.
6.
REFUNDS

Pursuant to Part 7 of this By-law, the fees that may be refunded shall be a percentage of the fees payable under this By-law, calculated by the *Chief Building Official* as follows:

(a)
90 percent if administrative functions only have commenced;

(b)
80 percent if administrative and zoning functions only have commenced;

- (c) 60 percent if administrative, zoning and plan examination functions have commenced;
- (d) 50 percent if the *permit* has been issued and no field inspections have been conducted subsequent to *permit* issuance;
- (e) a \$175.00 fee for each field inspection that has been conducted after the *permit* has been issued will be deducted from all refunds.
- (f) If the calculated refund is equal to or less than the minimum fee applicable to the *work*, no refund shall be made of the fees paid.
- (g) The additional 50% fee paid in the case of a *permit* application for a *three day permit* shall not be refunded in any case.
- (h) The additional fee equal to 100% of the amount calculated as the regular *permit* fee but not more than \$7,500 paid in the case of *work* without a *permit* pursuant to Section 6.4 of this By-law, shall not be refundable in any case.
- (i) no refund shall be payable in the case where a *permit* has been revoked.
- (j) any fee paid for alternative solution review shall not be refundable.

7. NOTES

The following explanatory notes are to be observed in the calculation of *permit* fees:

- The Building Classification above shall be the classification for the use as determined by the *Building Code* and Appendix A of the *Building Code*.
- Floor area of the proposed *work* is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (excluding attached residential garages).
- In the case of interior alterations or renovations, area of proposed *work* is the actual space receiving the *work* (i.e. tenant space).
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).
- Unfinished basements for single detached dwellings (including semis, duplexes, and townhouses) are not included in the floor area.
- Attached garages are included in the *permit* fee for single detached dwellings and semi-detached dwellings.
- Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.
- Where new construction or extensive interior alterations also include the addition of items identified under Stand Alone Mechanical Work (HVAC & Plumbing) the *permit* fee shall be solely based on the service index applicable to the building's classification.
- Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovation *permit*, no additional *permit* fee is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.
- The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario *Building Code*. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.
- Fees and charges imposed by the Corporation constitute a debt to the municipality and may be added to the tax roll in accordance with s. 398 of the Municipal Act.

SCHEDULE “B”

BY-LAW B-

PLANS AND SPECIFICATIONS

<u>Type of Building</u>	<u>*Required Plans and Specifications</u>
Detached house, semi detached house, townhouse or row house containing not more than two dwelling units in each house and the building systems, works, fixtures and service systems appurtenant to these buildings including ancillary buildings that serve the main building.	Architectural, structural, HVAC, site services and electrical as determined by the scope of the work involved, noting that for alterations or repairs the Chief Building Official may accept less.
All other buildings including their ancillary buildings.	Architectural, structural, mechanical (including HVAC and plumbing), site services and electrical as determined by the scope of the work involved noting that for alterations and repairs the Chief Building Official may accept less.
*This required information is in addition to any information specified in Parts 4 and 5 of this By-law.	

SCHEDULE “C”

BY-LAW B-

Model Home-Conditional Permits Checklist

MODEL HOME CONDITIONAL PERMITS

SUBDIVISION: _____ Lot(s): _____

<u>Items Required to Comply with Council Policy</u>	<u>Date Rec'd.</u>
1. Copy of the executed subdivision agreement by owner.	_____
2. Letter from owner acknowledging items in agreement they are responsible for, example: a. Grading Engineer for subdivision; b. Pollution Plant Capacity restriction in agreement; c. Model Home No Occupancy; d. Plan indicating the lots model homes request is for and proposed lot numbers; e. Security; f. Roads are to be maintained; g. Street signs are installed.	_____
3. Letter from subdivision engineer confirming all prior to construction and “prior to” building permit items in subdivision agreement, if they affect requested lots, are complied with.	_____
4. Letter from subdivision engineer concerning: a) Water supply for firefighting within 300’ of each requested lot; b) Services are available for each lot; c) Access roads for firefighting to each lot at least granular ”B” condition; d) Estimate of construct of works remaining to completion for these lots (paving, sodding, etc.); e) Tree preservation requirements if applicable/noise vibration. f) Sediment and erosion control measures	_____
5. Geotechnical report for building foundations from soils and methane consultant.	_____
6. Owner to provide security in amount indicted in 4d above (letter of credit or certified cheque).	_____
7. Conditional permit agreement by owner.	_____
8. Conditional permit agreement by contractor.	_____
9. \$10,000 security for each dwelling unit (letter of credit or certified cheque) by owner or contractor.	_____
10. Conditional permit fee paid for each permit application.	
11. Applicant to indicate on application under ‘Description’ : “Model Home”.	

SCHEDULE "D"

BY-LAW B-

City of London

Requirements for Drafting Port Connections

The information provided is for buildings without sprinkler or standpipe systems, unless other provisions have been designed.

- 1) An engineer registered with the Professional Engineers Ontario (PEO) shall design and certify all drafting systems used for water supply in areas where municipal water is not available.
- 2) Drafting systems, as described in Section 1 above, shall:
 - a) for Firefighter safety, ideally locate drafting port(s) on north or northwest side of structure, if possible, to account for the prevailing winds;
 - b) be designed so that drafting ports are a minimum of 120 feet (36.5 m) and a maximum of 300 feet (91.5 m) away from the structure on the property (see Appendix A);
 - c) include a number of drafting ports to meet the flow rates as required by Division B, Part 3, Article 3.2.5.7* of the Ontario Building Code (OBC);
Note: The OBC required on site water supply may only be sufficient enough to allow for evacuation and be inadequate to extinguish the fire.
 - d) where more than one (1) drafting outlet/port is required to achieve the required flow, provide an individual drafting pipe for each outlet/port (not on a manifold system);
 - e) be designed and constructed so that each individual drafting port can maintain a minimum draft flow of 1,000 imp. gpm (4,546 lpm); and
Note: Consider the impact of the design of strainers installed on the intake(s) as they can significantly reduce the flow
 - f) where more than one (1) drafting port is required to achieve the OBC required flow rates, provide a minimum of spacing between the drafting ports of 60 feet (18.3 m) to allow fire engines sufficient space to hook up to the other drafting connection (see Appendix A).
- 3) Each drafting port area (see Figure 4) provided shall:
 - a) because of varying ground conditions associated seasonal changes, include a hard all-weather surface, preferably asphalt or concrete, immediately beside the drafting port from which the fire engine will draft, noting that the fire trucks that will operate from this location are two (2) axle vehicles weighing 40,000 lbs (18,143 kg) or three (3) axle vehicles weighing 60,000 lbs (27,216 kgs);
 - b) be demarcated with a sign with reflective material indicating the location;
 - c) incorporate bollards to protect the drafting port and vent assembly;
 - d) noting that each London Fire Department's drafting hoses are 10 feet (3 m) long, be so located such that the drafting port is not more than 10 feet (3 m) from location where fire engine will be positioned during drafting operations; and
 - e) designed such that the grade of the asphalt or concrete surface on which the fire engine is positioned (on a fire access route as defined by Division B, Article 3.2.5.6 of the OBC) is at same height as the point where drafting port piping comes out of ground.
 - f) Consider the drafting port design as follows (see Figures 1 through Figure 4 for examples):
 - i) the drafting piping from the water source shall:
 - (1) be a minimum of 6 inches (152 mm) in diameter;
 - (2) use a piping sized to provide the required OBC flow and account for friction losses and/or flow losses attributable to the pipe size, pipe fittings, strainers, etc.; and
 - (3) piping shall meet OBC Division C, Part 7 requirements (Article 7.2.11.) for water service pipes and fire service mains.
 - ii) the design of the drafting pipe assembly (including the elbow) shall be as follows:
 - (1) the distance from the end of the intake pickup to the centreline of the drafting port outlet shall be ideally 10 feet (3 m) to a maximum of 12 feet (3.7 m); and

(2) the centreline of the outlet shall be approximately 24 inches (0.6 m) above grade.

iii) the drafting pipe outlet design shall be as follows:

(1) the pipe coming from the ground shall have a 90 degree elbow attached to the end (see Figure 1);

Figure 1: Drafting Port Side View - 90 Deg Elbow



(2) the terminating end of the 90 degree elbow shall be equipped with a 5 inch (127 mm) NH female swivel (see Figure 2);

Figure 2: Swivel Fitting w/ 5" NH Female Swivel



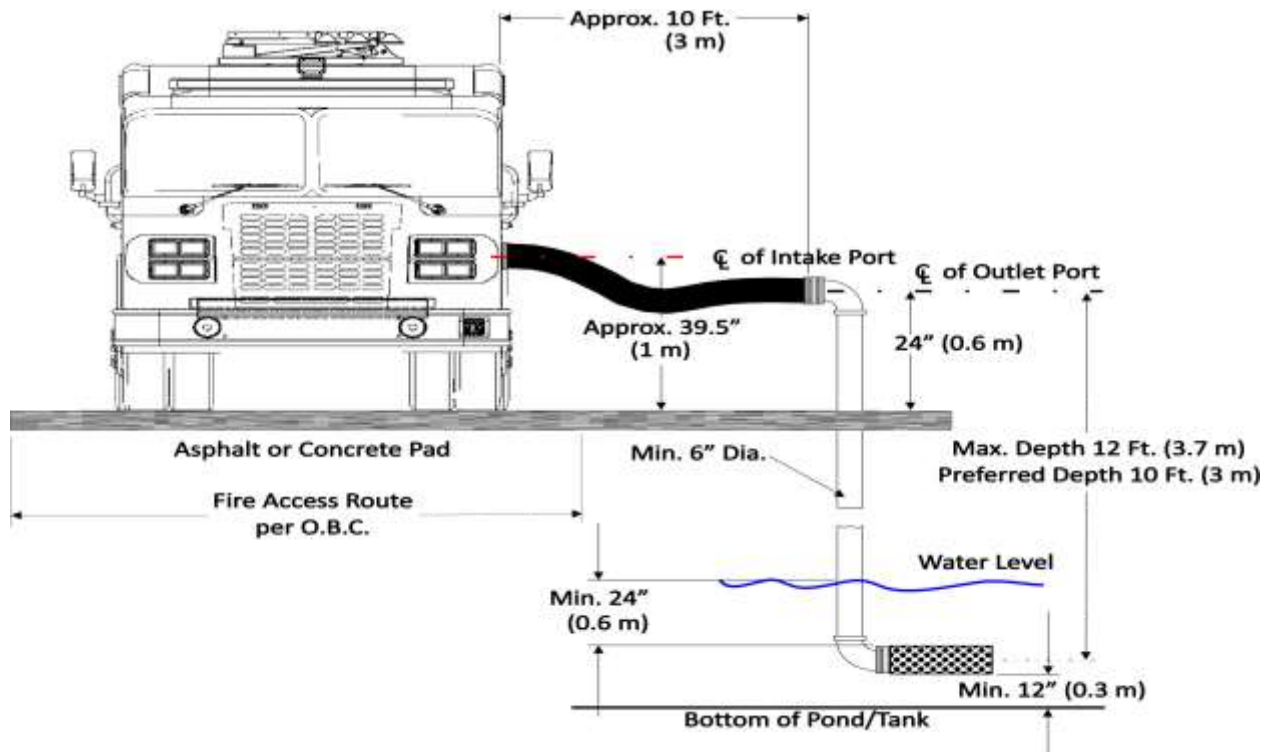
(3) to prevent debris being thrown into the drafting port, the 5 inch (127mm)NH female swivel shall be closed with a 5 inch(127 mm) NH thread male cap or plug (see Figure 3); and

Figure 3: 5" NH Male Cap



(4) the aforementioned threaded connection must be perpendicular to the side of the fire truck when positioned (see Figure 4).

Figure 4: Drafting Port Setup



- g) 4 inch (100 mm) STORZ connections are only designed for high pressure connections by the London Fire Department, like connecting to a hydrant, etc. and are not to be used for drafting ports, etc.
 - h) 5 inch (127 mm) NH female connections are used for ALL drafting connections by the London Fire Department, like drafting port connections, etc.
- 4) The provided water supply(ies) shall:
- a) include an easily identifiable mechanism to confirm minimum water level (the total volume required by OBC);
 - b) be designed so that freezing temperatures or the 50 year anticipated lowest water level will not affect total OBC required volume or ability to draft from the connections provided;
 - c) be designed based on *OBC water supply requirements and Ontario Fire Marshal Guidelines (OFM-TG-03-1999) for rural water supply;
 - d) If underground tanks are used, include vent pipes and internal access for maintenance (see Figure 5);

Figure 5: Underground Tank with Vent and Access

Note: permanent water storage containers should be the preferred water supply since ponds and streams are subject to environmental conditions such as freezing and drought.



- e) where the water supply is an external pond, ensure the following is incorporated into the design:
 - i) the intake should NOT be located closer than 12 inches (0.3 m) from the bottom of the pond to prevent sediment being drawn into the intake; and
 - ii) for OBC* requirements, the overall volume of the same shall take into consideration that the lowest level cannot drop below 24 inches (0.6 m) during the drafting operation (see Figure 4) or a vortex may result in pump cavitation;

Example: An asphalt or concrete pad enabling water trucks to backup and dump directly into the pond or into the underground tanks (may require a chute).

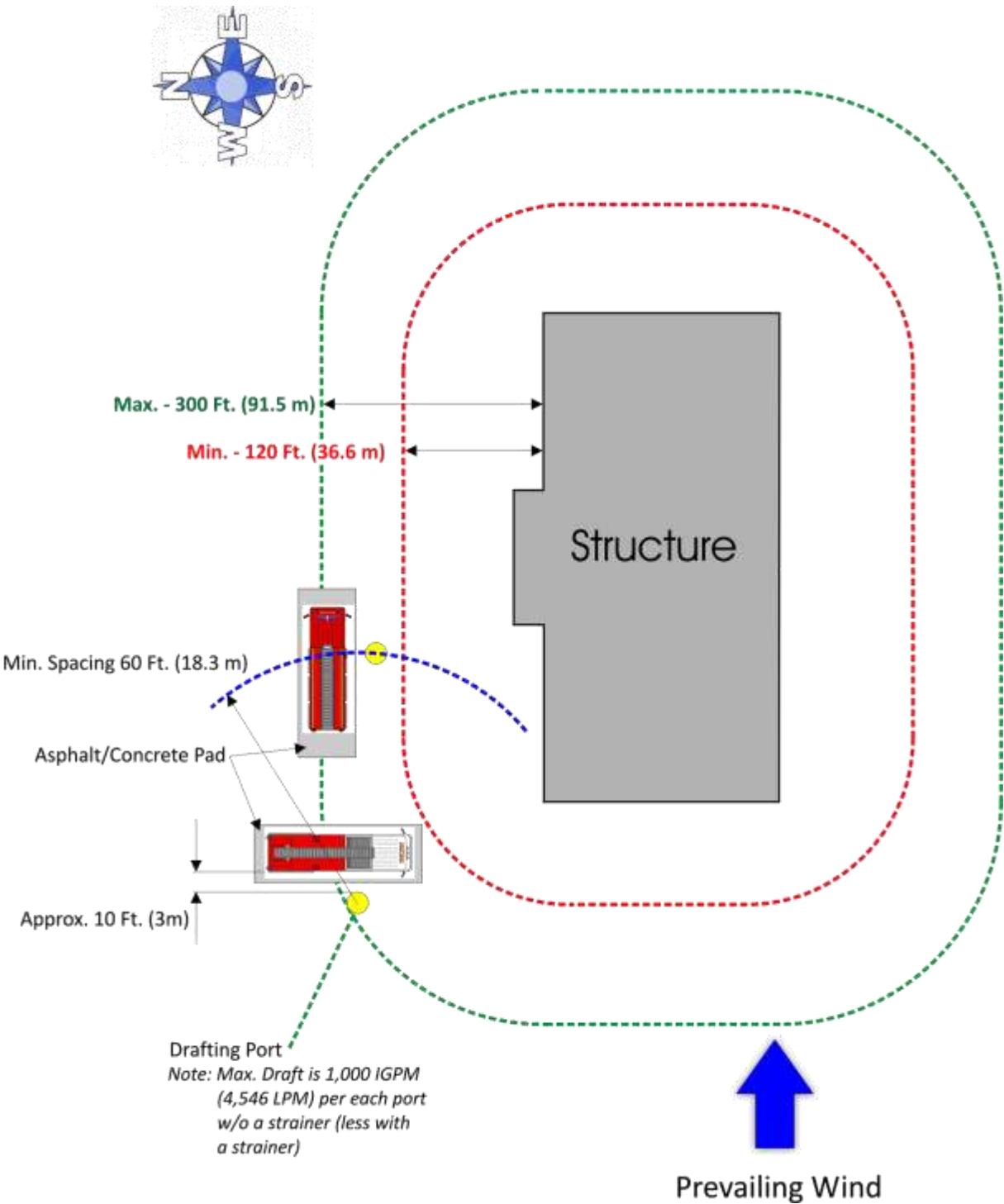
- f) Establish a means to replenish required water supply by way of contracted supplier, keeping in mind off loading capabilities;
 - g) A permanent water level marker, which indicates the minimum water level per design, is to be installed adjacent to the intake.
- 5) Prior to obtaining final approval from the Chief Building Official, an engineer registered with the Professional Engineers Ontario shall certify the drafting pipe assembly showing:
- a) the drafting pipe assembly(ies) is free of vacuum leaks; and
 - b) the actual water flow achieved at each drafting port meets or exceeds the *OBC design requirements.
- 6) An approved (by the Fire Department) fire safety plan will be required for any occupancy that has a private water supply and beyond the standard requirements shall include the following:
- a) detailed information concerning the water supply design;
 - b) documented process describing general maintenance;
 - c) where the water supply is a pond, what actions will be taken to prevent sludge from clogging the intake, as well as the prevention of the growth of seaweed like growth that may clog the intake;
 - d) where the water supply is a pond that is not fed by a water source, outline the contingency plan describing actions to be taken should the water supply fall below *OBC required levels. Variable environmental condition such as drought shall be taken into consideration;
 - e) The approved plan shall be readily available on site; and
 - f) Access to the drafting ports shall be maintained at all times.

* An “adequate water supply” as reference in Division B, Part 3, Article 3.2.5.7 of the Ontario Building Code (OBC) shall be determined by good engineering practice. (See OBC Volume 2, Appendix A, A-3.2.5.7 and NFPA 1142- *Standard on Water Supply for Suburban and Rural Firefighting*)

References:

- *NFPA 1142 – Standard on Water Supply for Suburban and Rural Firefighting*
- *NFPA 22 – Standard for Water Tanks for Private Fire Protection*
- *OFM TG-03-1999 – Fire Protection Supply Guideline for Part 3 in the Ontario Building Code*

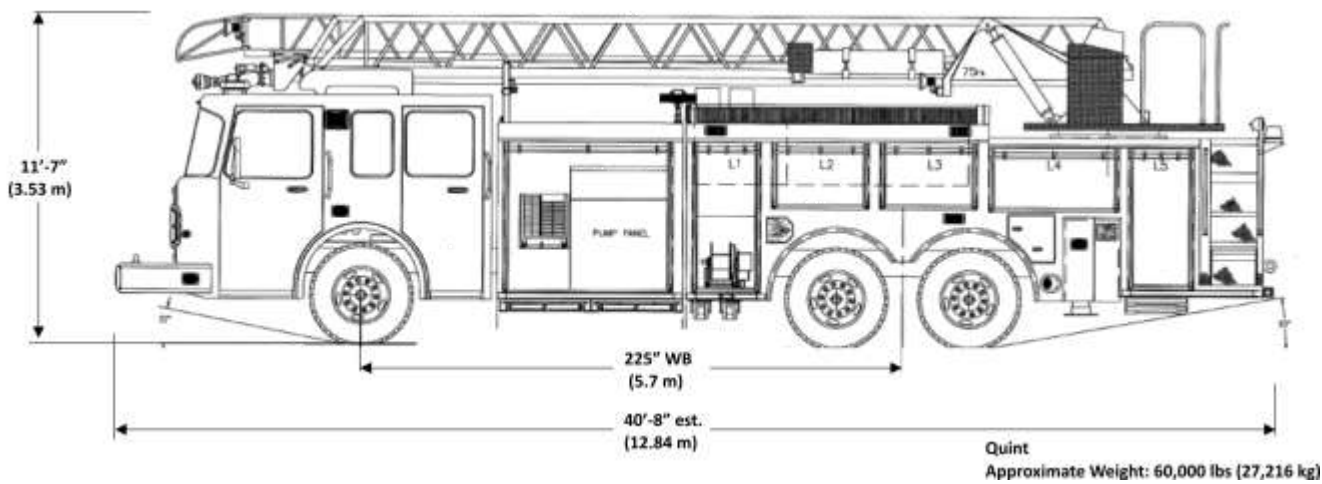
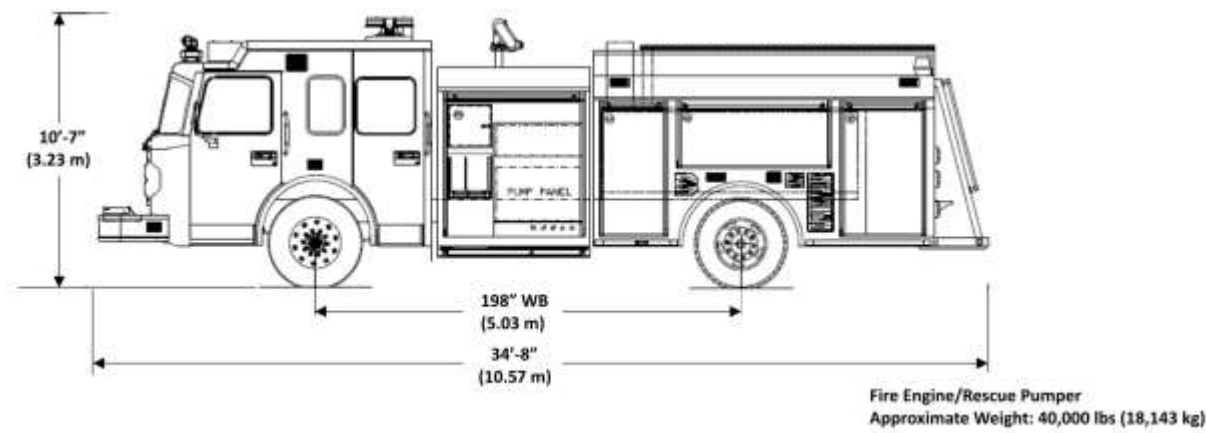
APPENDIX “A”
Drafting Ports Standards



APPENDIX “B”

2012 London Fire Department

Vehicle Configuration (Drafting Only)

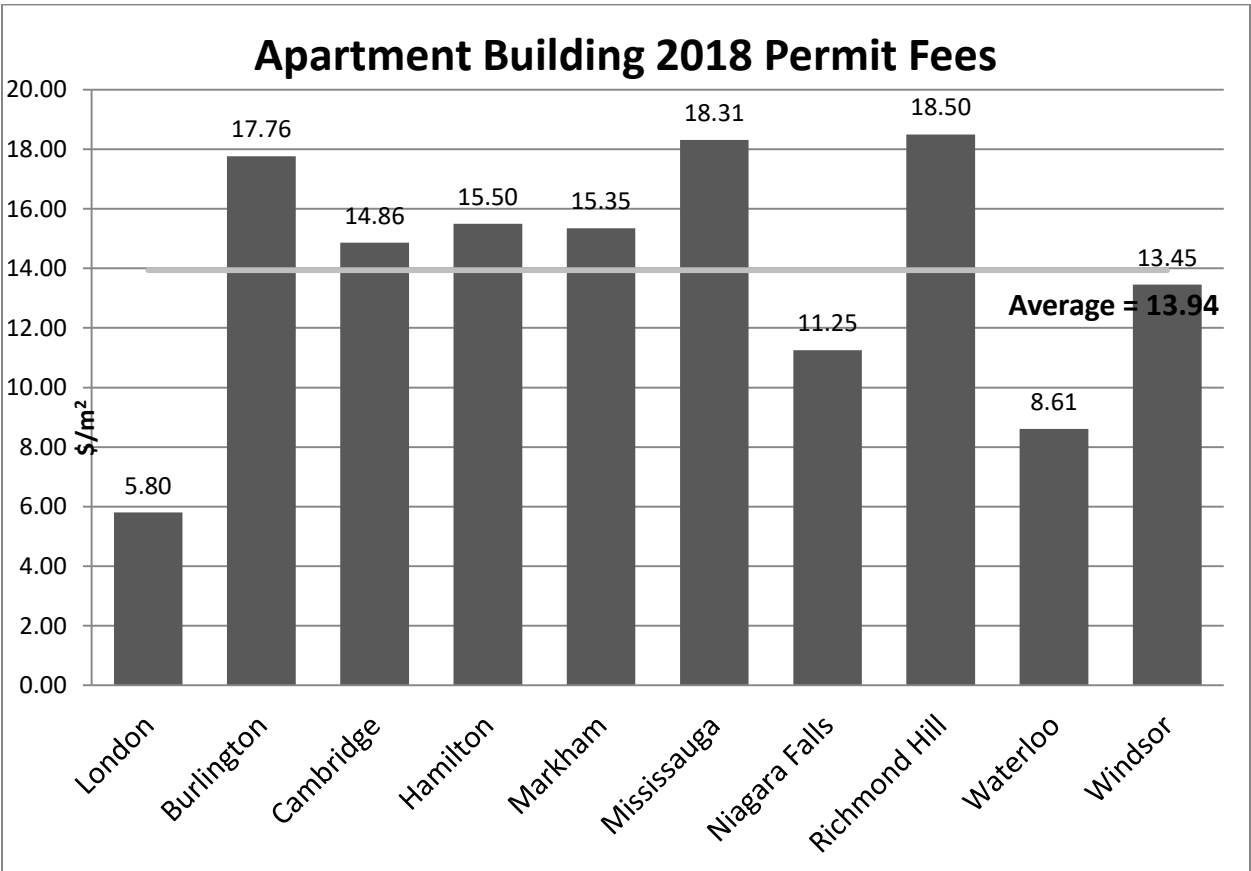
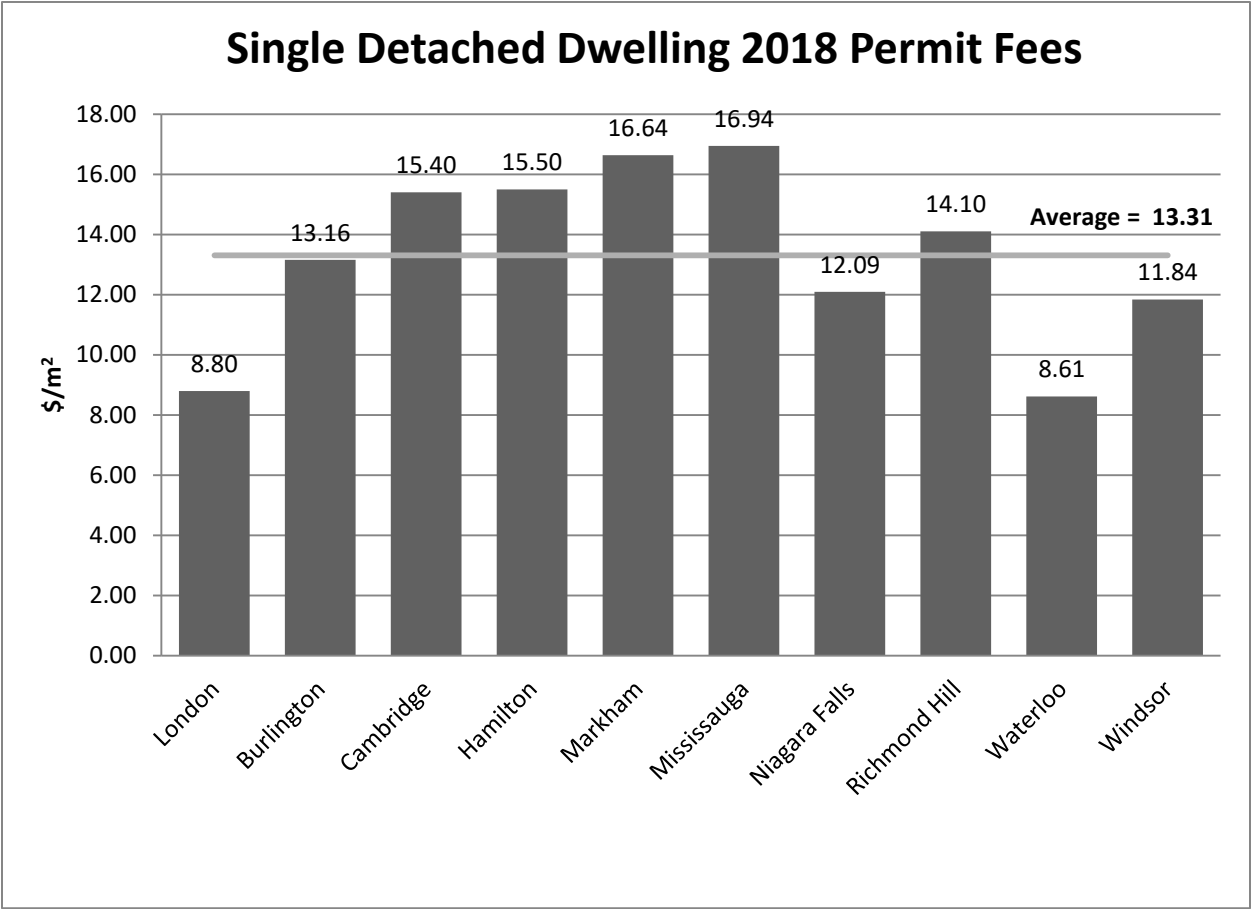


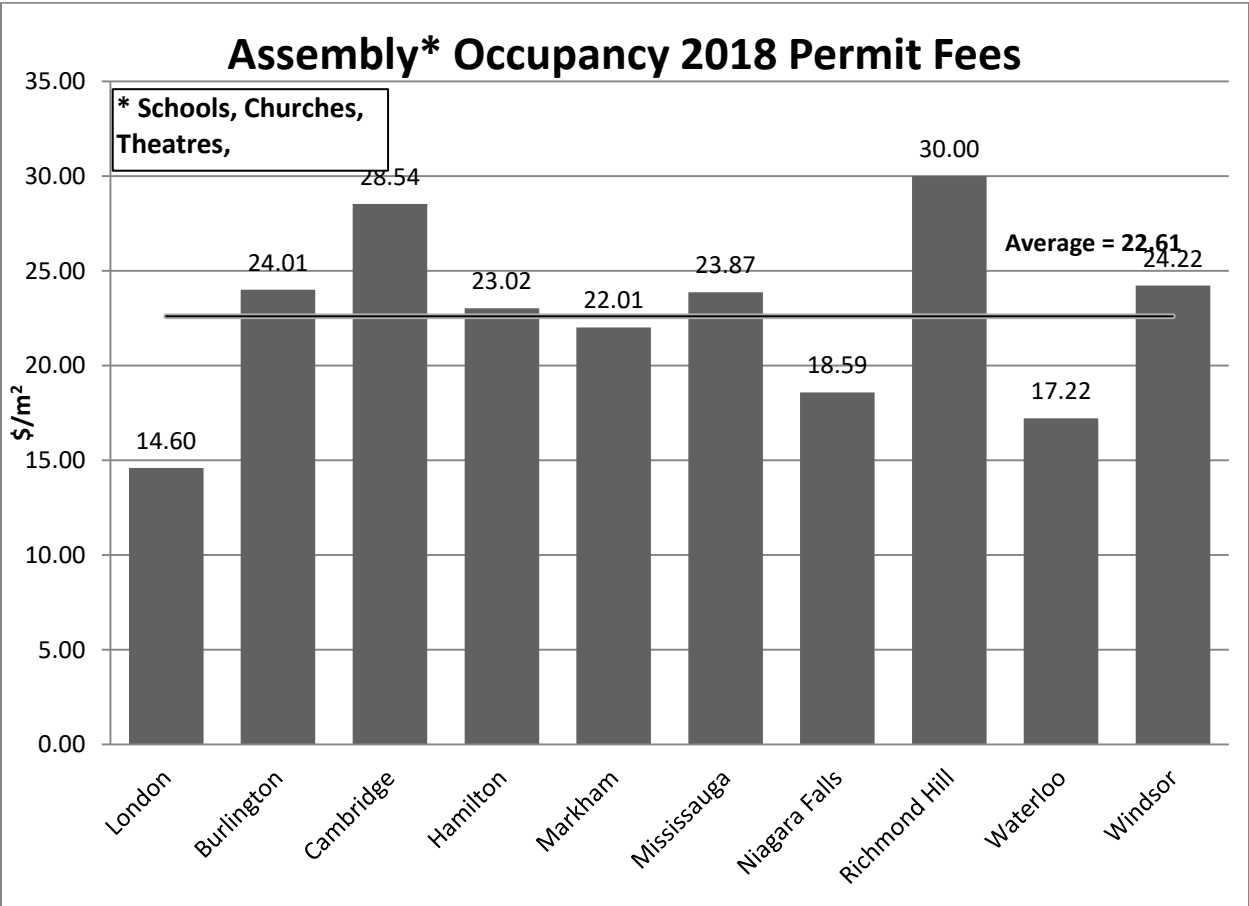
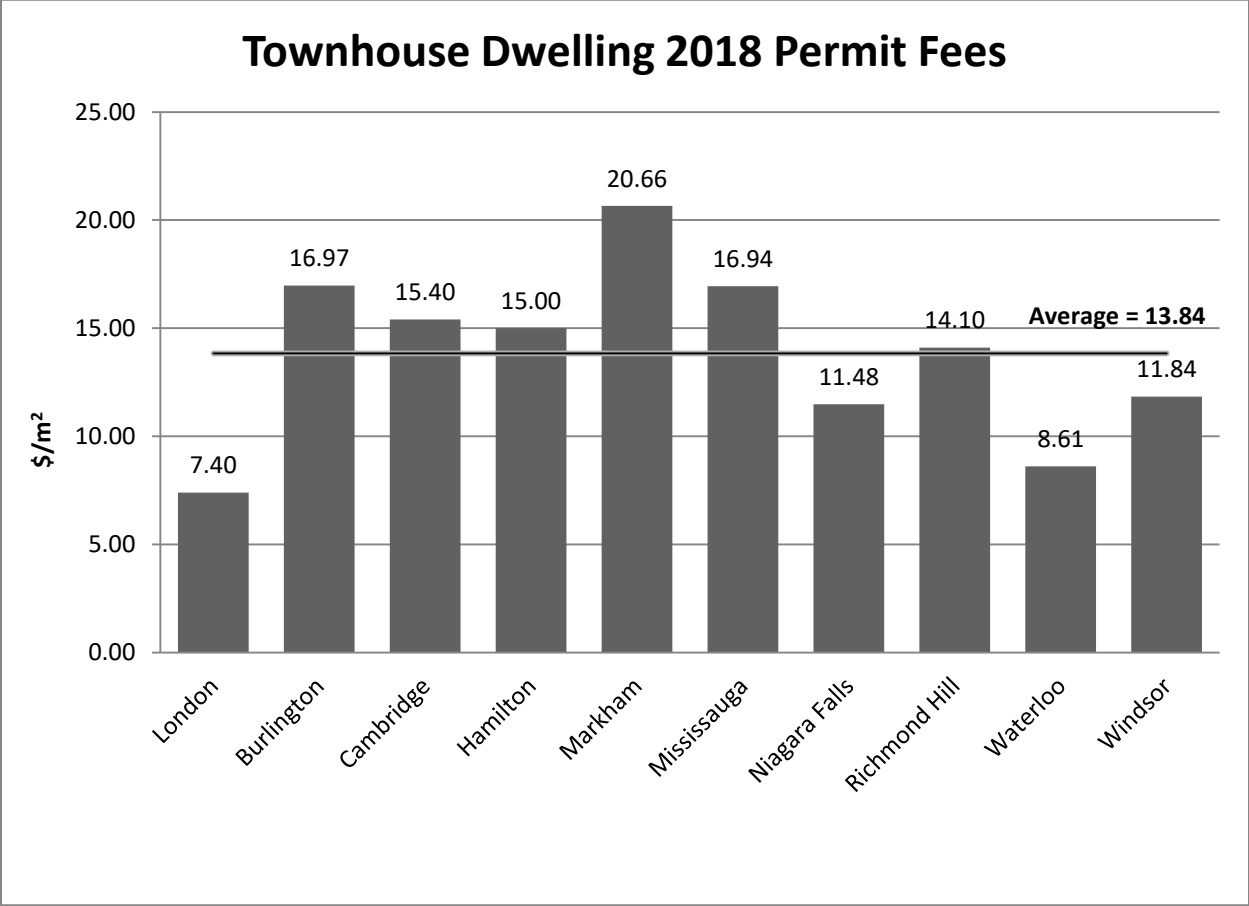
APPENDIX ‘A’ Permit Application Processing Timeframes

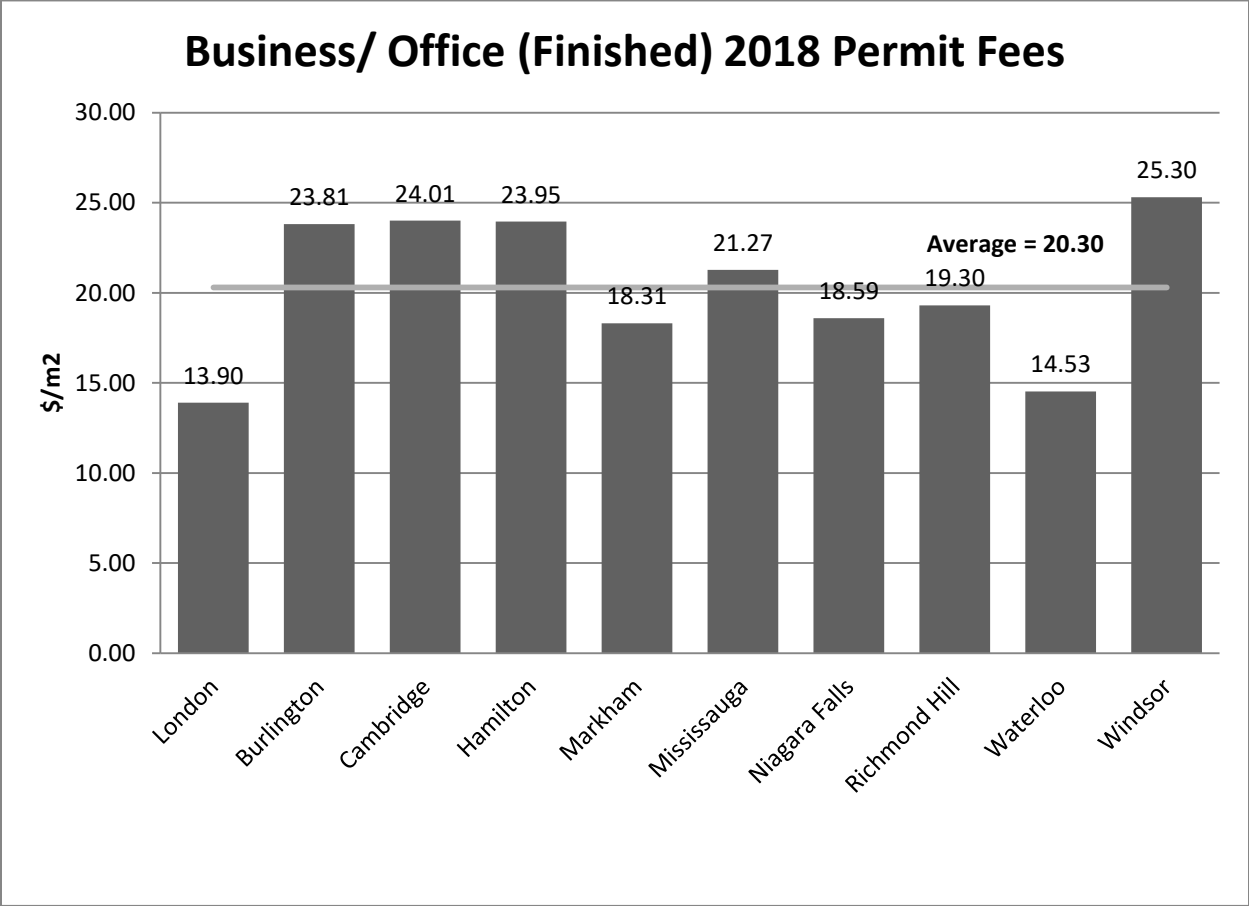
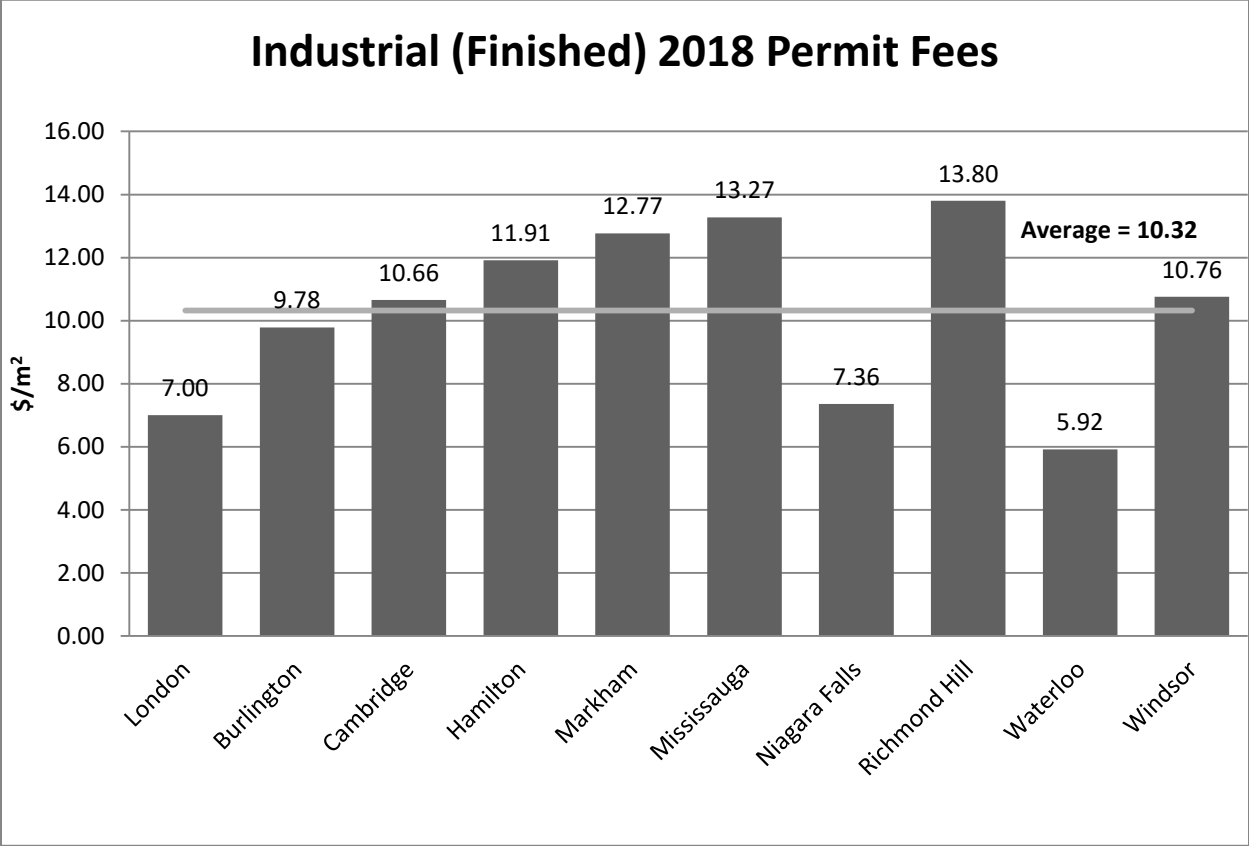
Building Type Examples		Days* to Issue permit
a) A detached house, semi-detached house, where no dwelling unit is located above another dwelling unit, except for a retirement home. b) A detached structure (i.e. garage, shed, carport, deck e.t.c.) that serves a building described in Clause (a) and does not exceed 55 m ² in building area. c) A tent in excess of 60 m ² in area. d) “Designated Structures” such as: Retaining walls, Communication towers, Pedestrian bridge appurtenant to a building, Crane runways, Exterior storage tanks, Dish antennae or solar collectors, Outdoor pools, Public pools, Public spas		10 days
<u>Part 9 Buildings (Small Buildings)</u> a) Office, Residential, Mercantile, Low or Medium Hazard Industrial b) Where the building area is greater than 10 m ² but not greater than 600 m ² in building area, and 3 storeys or less in building height. c) Farm buildings equal to or less than 600 m ² in building area.		15 days
<u>Part 3 Buildings (Large Buildings)</u> a) Assembly, Office, Residential, Mercantile, Institutional, High Hazard Industrial Where the building is greater than 600 m ² in building area, and more than 3 storeys in building height. b) Farm buildings exceeding 600 m ² in building area c) Retirement Homes		20 days
a) Hospitals, Emergency treatment facilities and Blood banks, b) Telephone Exchanges, c) Power generating stations and Electrical substations, d) Control centres for land transportation, e) Public water treatment and storage facilities, f) Water and sewage pumping stations, g) Emergency response facilities, h) Fire, rescue and police stations, i) Storage facilities for vehicles or boats used for fire, rescue and police purposes, and j) Communications’ facilities, including radio and television stations		30 days

*Denotes business days or days when the Building Division is operating under regular office hours

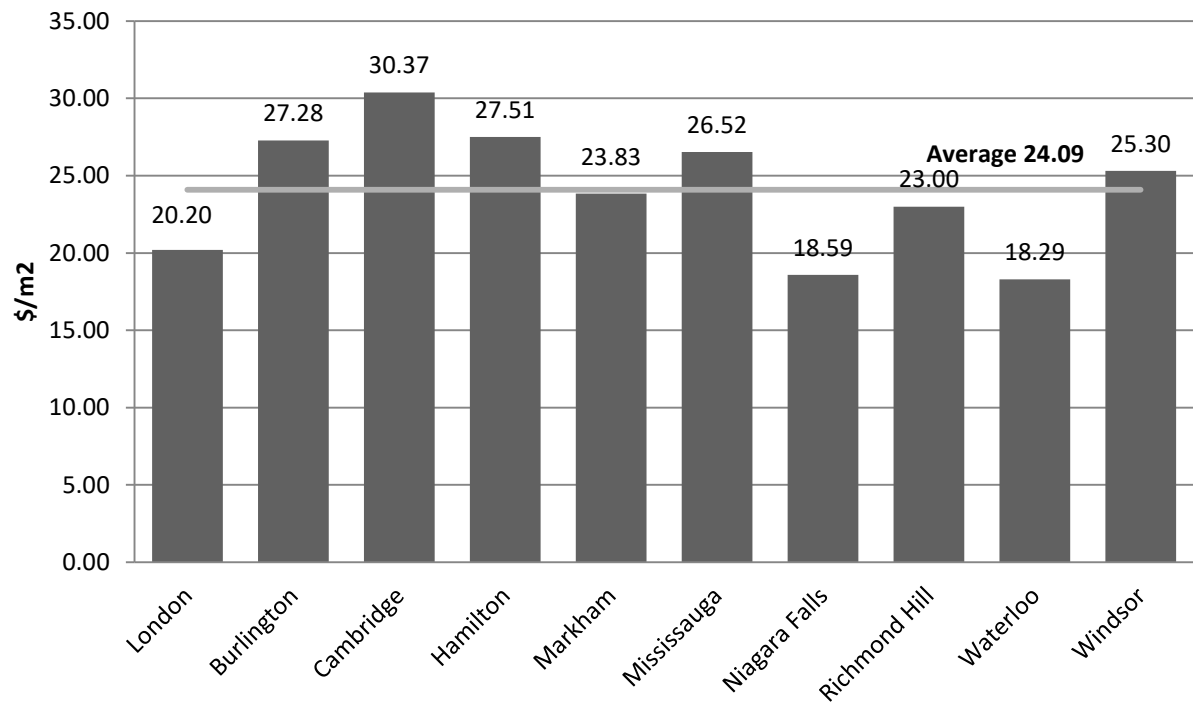
APPENDIX ‘B’ 2018 Permit Fee Rate Comparisons



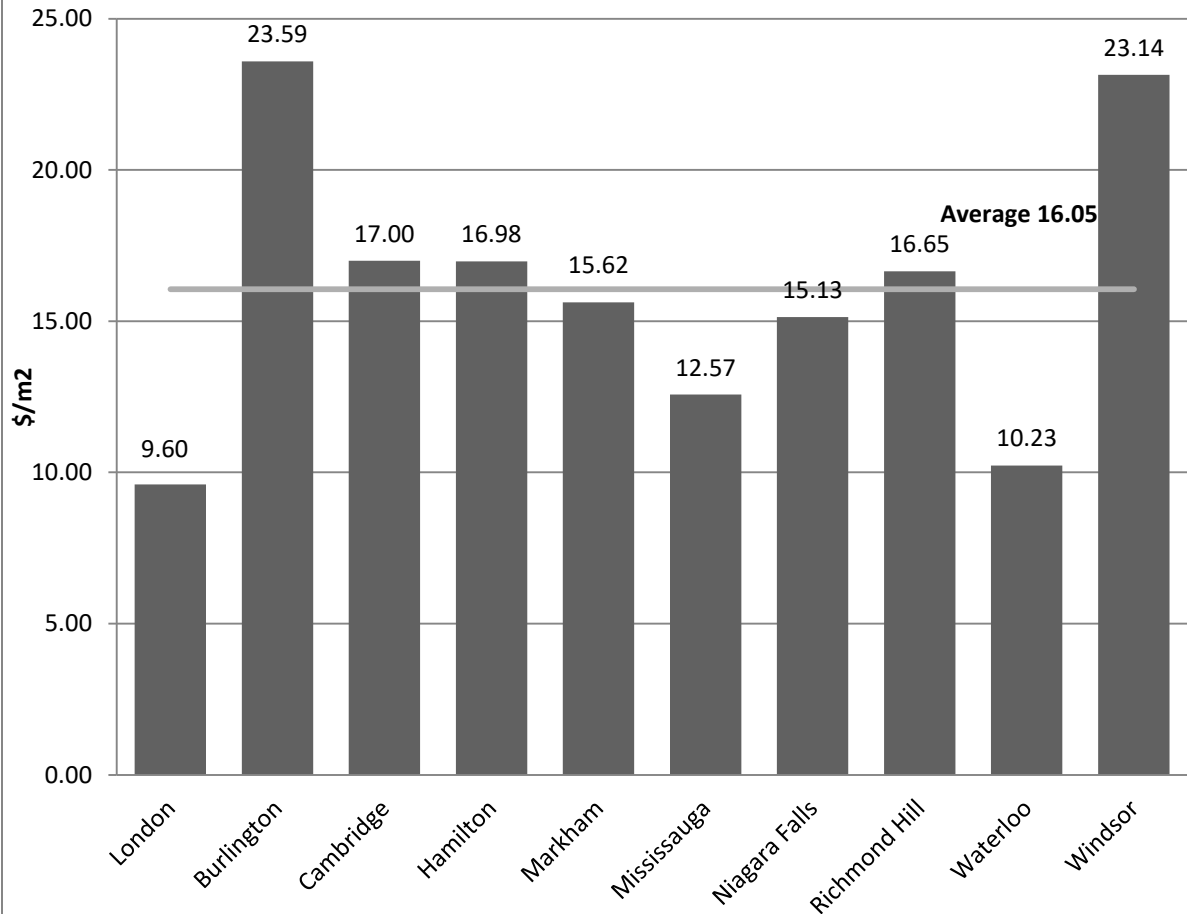




Institutional (Finished) 2018 Permit Fees



Mercantile (Finished) 2018 Permit Fees



APPENDIX ‘C’ Building Permit Activity

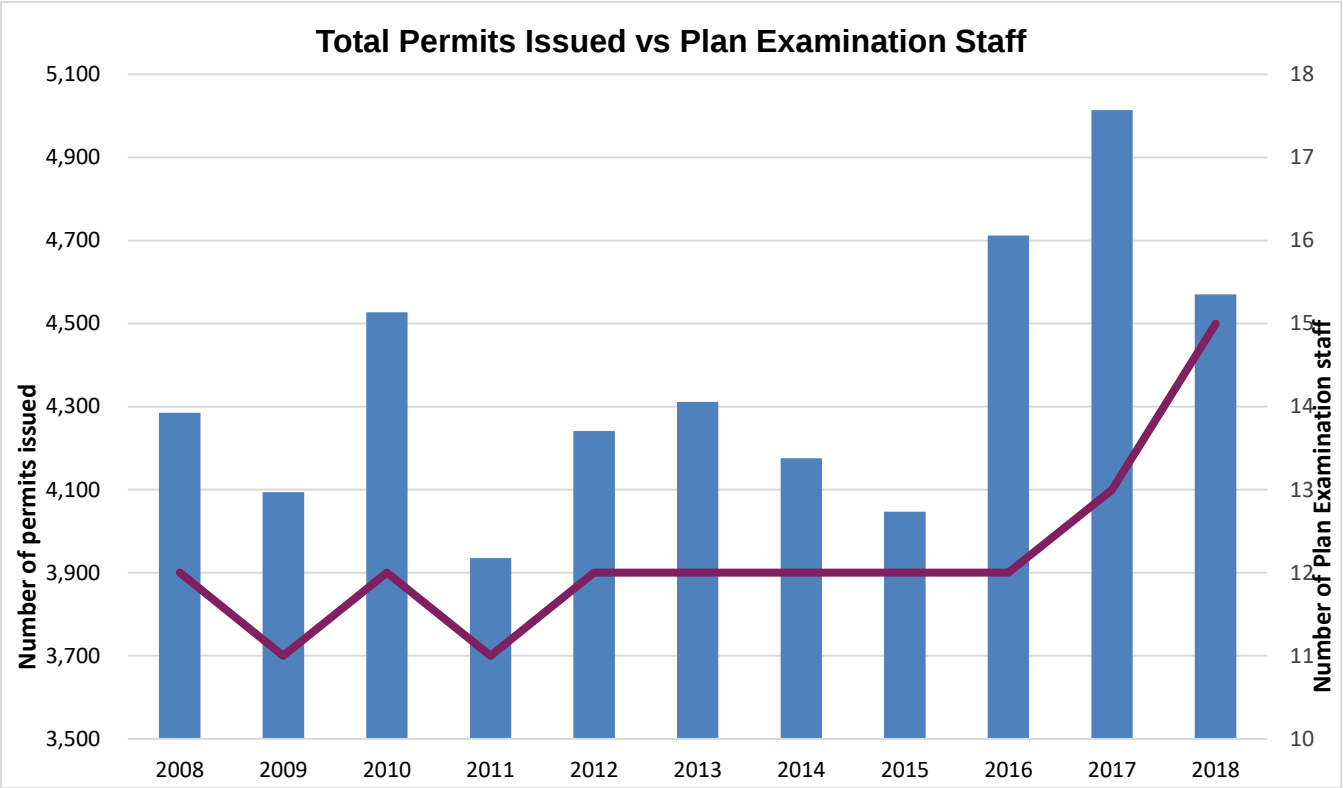


Figure 1.

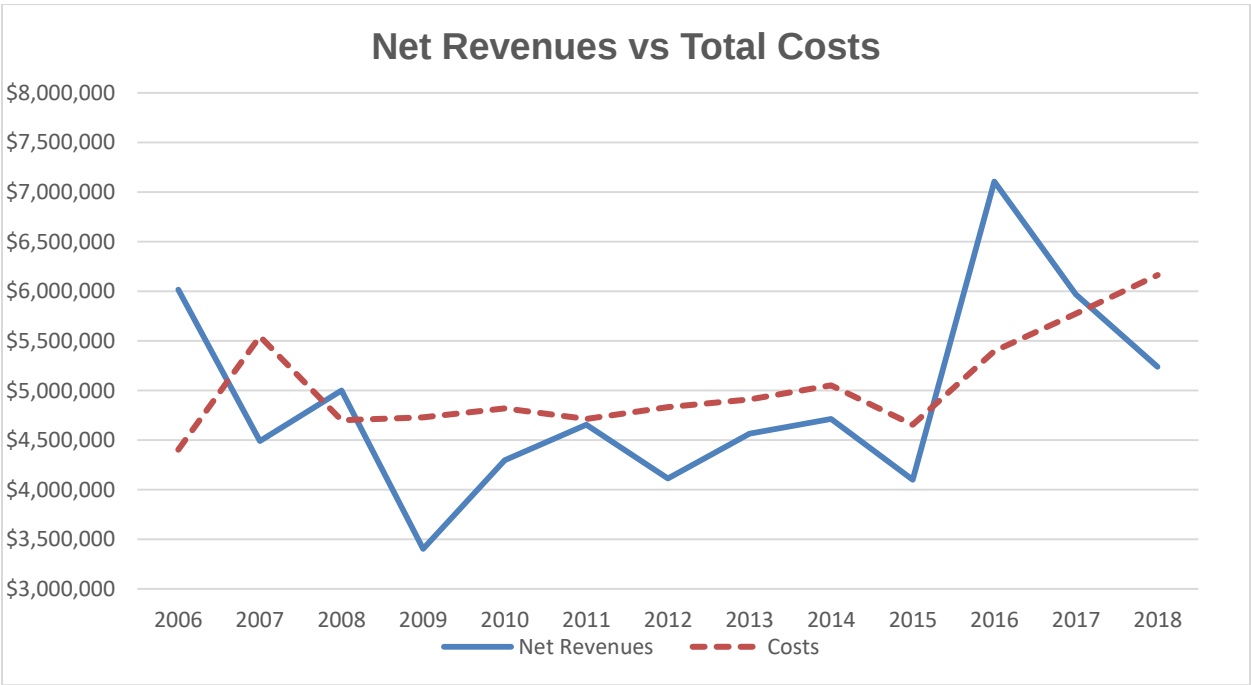


Figure 2.

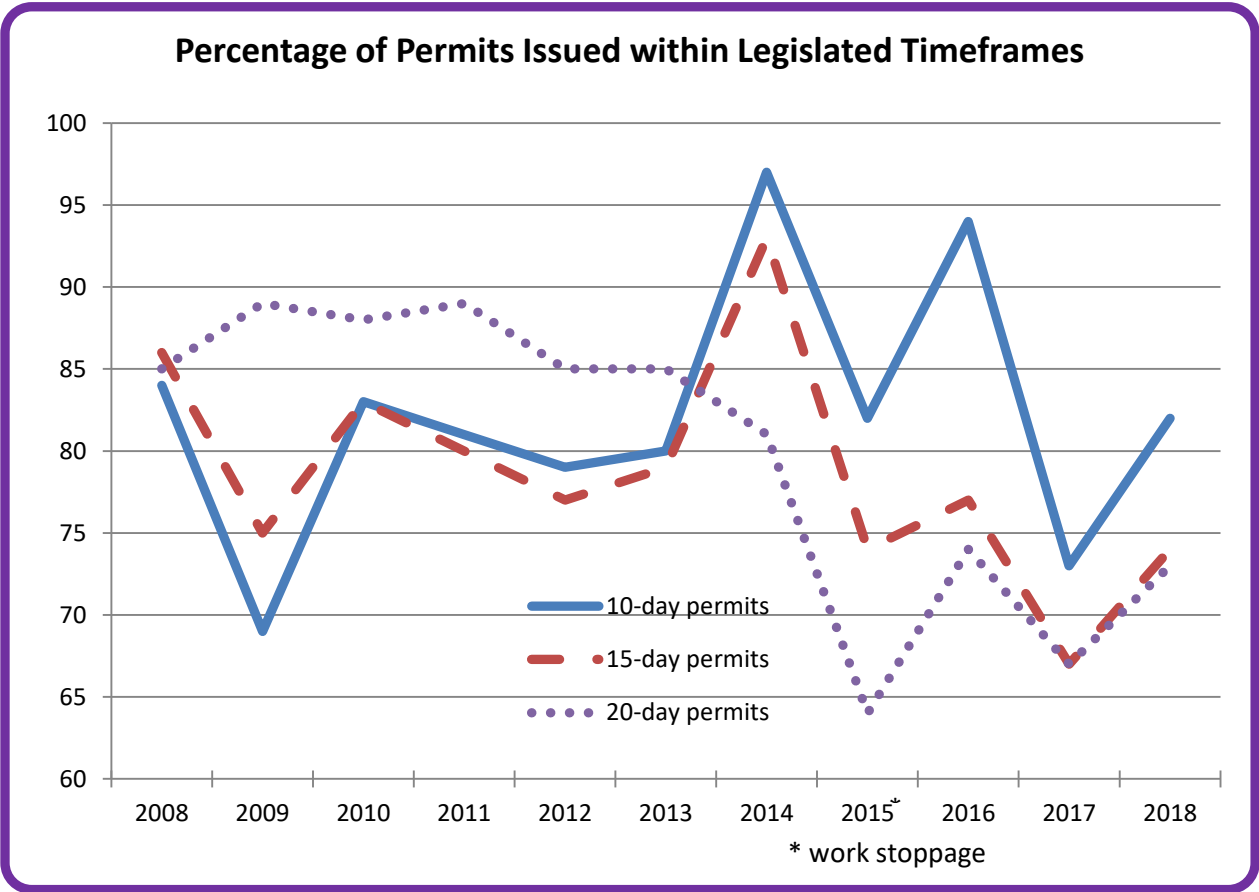


Figure 3.

APPENDIX ‘D’ SDD Building Permit Fee Comparison

2017 Residential Building Permit Fees-Single Detached Dwelling (sorted lowest to highest)
(adapted from the BMA Management Consulting Inc. report)

Municipality	Residential (\$/ m ²)	Residential (\$/\$1000)	Permit Fee (167m ² , \$270,000)
Kenora	\$5.38		\$ 898
Greenstone		\$10, 1st \$1,000 + \$3.00/\$1,000	\$ 1,120
Grey Highlands	\$7.00		\$ 1,168
North Perth	\$100 + \$7.21/m ²		\$ 1,304
Kincardine	\$8.07		\$ 1,348
Prince Edward County	\$100 + \$7.50/m ²		\$ 1,353
Leamington	\$8.61		\$ 1,438
Waterloo	\$8.61		\$ 1,438
London	\$8.80		\$ 1,470
Lambton Shores	\$9.00		\$ 1,503
Ottawa	\$9.10		\$ 1,520
Owen Sound	\$9.10		\$ 1,520
Saugeen Shores	\$9.25		\$ 1,545
Mapleton	\$325 + \$6.99 m ²		\$ 1,585
Central Elgin	\$9.68		\$ 1,617
Sarnia	\$9.75		\$ 1,628
St. Marys	\$1,700 up to 186 m ²		\$ 1,700
Quinte West	\$10.20		\$ 1,703
Minto	\$300 + \$8.61/m ²		\$ 1,738
Springwater	\$10.55		\$ 1,762
Kingsville	\$10.76		\$ 1,798
Vaughan	\$10.80		\$ 1,804
Orillia	\$11.09		\$ 1,852
Wellington North	\$255 + \$9.58 m ²		\$ 1,855
Brock	\$11.30		\$ 1,887
Port Colborne	\$11.30		\$ 1,887
St. Thomas		\$25 first \$1,000, plus \$7/ \$1,000	\$ 1,908
Brockville	\$1,925 + \$8.07 m ² if > 186 m ²		\$ 1,925
Milton	\$11.60		\$ 1,937
Wellesley	\$11.73		\$ 1,959
North Middlesex	\$75 + \$11.30/m ²		\$ 1,962
Whitby	\$11.76		\$ 1,964
Thorold	\$11.84		\$ 1,977
West Lincoln	\$11.92		\$ 1,991
Ingersoll	\$2,000 + \$6.67 m ² > 186 m ²		\$ 2,000

2017 Residential Building Permit Fees (sorted lowest to highest) (cont'd)

Municipality	Residential (m ²)	Residential (\$/\$1000)	Residential Fee 167m ² , \$270,000
North Dumfries	\$12.06		\$ 2,013
Stratford	\$12.06		\$ 2,013
Niagara Falls	\$12.09		\$ 2,019
Oshawa	\$12.36		\$ 2,064
Grimsby	\$12.37		\$ 2,066
Woolwich	\$12.38		\$ 2,067
Strathroy-Caradoc	\$1,736 1st 139 m ² + \$12.38/m ² there after		\$ 2,081
Fort Erie	\$12.49		\$ 2,085
Pickering	\$12.50		\$ 2,088
Burlington	over 300 m ²		\$ 2,111
Clarington	\$12.68		\$ 2,118
Kitchener	\$12.81		\$ 2,139
Lincoln	\$12.81		\$ 2,139
Wilmot	\$12.92		\$ 2,157
Barrie	\$13.00		\$ 2,171
Thunder Bay	\$13.00		\$ 2,171
Orangeville	\$13.03		\$ 2,176
Centre Wellington	\$13.13		\$ 2,193
Chatham-Kent	\$11.84 m ² above ground, \$1.61 m ² unfinished below, \$2.15 m ² garage		\$ 2,195
Erin	\$2,200 + \$9.47 m ² if > 236 m ²		\$ 2,200
Caledon	\$13.20		\$ 2,204
Wainfleet	\$1,533.16, + \$13.07 m ² > 115 m ²		\$ 2,213
Meaford	\$13.35		\$ 2,229
St. Catharines	\$13.45		\$ 2,247
Welland	\$13.45		\$ 2,247
Georgina	\$13.77		\$ 2,300
Guelph	\$13.77		\$ 2,300
Brampton	\$13.80		\$ 2,305
Richmond Hill	\$14.10		\$ 2,355
Pelham	\$14.21		\$ 2,373
Windsor	\$11.73 m ² + \$450		\$ 2,409
North Bay	\$14.64		\$ 2,445
Newmarket	\$14.65		\$ 2,447
Hamilton	\$14.72		\$ 2,458
Cambridge	\$14.75		\$ 2,463

2017 Residential Building Permit Fees (sorted lowest to highest) (cont'd)

Municipality	Residential (m 2)	Residential (\$/\$1000)	Residential Fee 167m 2, \$270,000
Markham	\$14.79		\$ 2,470
Parry Sound		\$50 + \$9/\$1,000	\$ 2,480
Niagara-on-the-Lake	\$14.85		\$ 2,481
Aurora	\$15.50		\$ 2,589
East Gwillimbury	\$15.61		\$ 2,606
Gravenhurst	\$15.61		\$ 2,606
Whitchurch-Stouffville	\$15.61		\$ 2,606
Puslinch	\$15.72		\$ 2,625
Middlesex Centre	\$2,638 up to 186 m ² + \$9.90/m ²		\$ 2,638
Elliot Lake	\$2,200 + \$15.71 m ² if > 139 m ²		\$ 2,640
Mississauga	\$15.97		\$ 2,667
The Blue Mountains	\$16.00		\$ 2,672
Belleville		\$10.00	\$ 2,700
Huntsville		\$10.00	\$ 2,700
Oakville	\$16.30		\$ 2,722
Oro-Medonte	\$16.68		\$ 2,786
Halton Hills	\$16.91		\$ 2,824
Greater Sudbury		\$10.70	\$ 2,889
Peterborough	\$17.32		\$ 2,892
Toronto	\$52.08 + \$17.16 /m ²		\$ 2,918
Timmins		\$55 + \$11/\$1,000	\$ 3,025
Bracebridge		\$11.30	\$ 3,051
Guelph-Eramosa		\$11.46	\$ 3,094
Tillsonburg		\$125 + \$11/\$1,000	\$ 3,095
Kingston		\$12.00	\$ 3,240
Collingwood		\$125 for first \$1,000, \$12.00/\$1,000 thereafter	\$ 3,353
Cornwall		\$12.50	\$ 3,375
Innisfil	\$20.24		\$ 3,380
King	\$3,500 up to 511 m ²		\$ 3,500
Haldimand		\$75 for the 1st \$3,000; \$13/\$1,000 thereafter	\$ 3,546
Brant		\$14.00	\$ 3,780
Sault Ste. Marie	\$24.03		\$ 4,013
Average			\$ 2,248
Median			\$ 2,174

APPENDIX ‘E’ Table of Changes with respect to the current By-law	
Change Description	Part/Section/Subsection/clause
NEW definition ‘Holiday’	ADD Holiday – defined “<i>holiday</i>” means: (a) Any Saturday or Sunday; (b) Family Day; (c) Good Friday; (d) Easter Monday; (e) Victoria Day; (f) Canada Day; (g) Civic Holiday; (h) Labour Day; (i) Thanksgiving Day; (j) Christmas Day-New Year’s Day: the period generally between December 24 and December 31 each year when City Hall is closed; and (k) where Canada Day falls on a Saturday or Sunday, the following Monday is a Holiday.
NEW definition ‘Statistics Canada Index’	ADD Statistics Canada Index – defined “Statistics Canada Index” means the December Statistics Canada Consumer Price Index (all items) Ontario- Table 18-10-0004-01, as amended.
NEW definition ‘Not Ready’	ADD Not Ready - defined “<i>not ready</i>” means a work site condition identified by an <i>inspector</i> upon attendance, as a result of receipt of written notice of readiness for inspection, unless written notice of cancellation of inspection is provided no later than 10:00 a.m. (EST) on the day the inspector is to physically attend, where the inspection is not able to be conducted, and includes inspection for any item related to a prior deficiency wherein the same deficiency remains outstanding and not remedied.
REVISED ‘Permit Issued based on Previously Approved Permit-defined’	DELETE “<i>permit issued based on previously approved permit</i>” means a building <i>permit</i> that has been issued based on a previous building <i>permit</i> issued, for the construction of an identical building, under the provisions of the same <i>Building Code</i>. This type of <i>permit</i> is strictly limited to the construction of new single detached and semi-detached dwelling unit buildings classified under Part 9 of the <i>Building Code</i>. REPLACE WITH “<i>permit issued based on previously approved permit</i>” means a building <i>permit</i> that has been issued based on a previous building <i>permit</i> issued, for the construction of an exact same building, including exact same drawings or other related documentation, under the provisions of the same <i>Building Code</i>. This type of <i>permit</i> is strictly limited to the construction of new single detached and semi-detached dwelling unit buildings classified under Part 9 of the <i>Building Code</i>.

REVISED 'Temporary building – defined'	DELETE Temporary building – defined “<i>temporary building</i>” means a building or structure that is intended to be occupied or otherwise used for a duration of not more than one calendar year. REPLACE WITH Temporary building – defined “<i>temporary building</i>” means a building or structure that is intended to be occupied or otherwise used for a duration of not more than one continuous calendar year.
NEW 'Part 2 – Computation of Time' and renumbering of subsequent Parts.	NEW Part 2 COMPUTATION OF TIME 2.1 Computation of Time - clarification In the computation of time under this By-law, (a) where there is a reference to a number of days between two events, they shall be counted by excluding the day on which the first event happens and including the day on which the second event happens; (b) where a period of seven days or less is prescribed, holidays shall not be counted; (c) where the time for doing something expires on a Holiday, the act may be done on the next day that is not a Holiday; (d) service of a document, including an application made after 4:30 p.m. or at any time on a Holiday shall be deemed to have been made the next day that is not a Holiday. 2.2 Year-End closure Where a building <i>permit</i> application is submitted to the <i>Chief Building Official</i> after the close of business prior to the holiday break being the period generally between December 24 and December 31 each year, then the <i>permit</i> application shall be deemed to be received in the new year. 2.3 Unsafe or emergency conditions Nothing in 2.1 or 2.2 above shall prevent the <i>Chief Building Official</i> from providing notice and requiring action during a Holiday if the action is to address an unsafe or emergency condition.
REVISED Section 3.1 'File application - on forms – prescribed', renumbered to 4.1	DELETE 3.1 File application - on forms – prescribed To obtain a <i>permit</i>, the <i>owner</i> or an agent authorized in writing by the <i>owner</i> shall file an application in writing, or where applicable, electronically in the case of an online application, by completing a prescribed form available from the <i>Chief Building Official</i> or from the <i>Building Code</i> website www.mah.gov.on.ca. The application form prescribed by the <i>Corporation</i> under clause 7.(1),(f) of the Act is set out in Schedule “B” or Schedule “C” to this By-law REPLACE WITH 4.1 File application - on forms – prescribed To obtain a <i>permit</i>, the <i>owner</i> or an agent authorized in writing by the <i>owner</i> shall file an application in writing, or where applicable, electronically in the case of an online application, by completing the Provincially-prescribed form, as amended, available from the <i>Chief Building Official</i> or from the Ministry of Municipal Affairs website www.mah.gov.on.ca and supply any other information as required by the Chief Building Official related to the permit application.
REVISED Section 3.2 'Information - submitted - to	DELETE 3.2 Information - submitted - to <i>Chief Building Official</i> Every application for a <i>permit</i> shall be submitted to the <i>Chief Building Official</i>, and shall contain the following information, in order for said application to be considered as complete:

<i>Chief Building Official</i> , renumbered to 4.2	REPLACE WITH 4.2 Information - submitted - to <i>Chief Building Official</i> Every application for a <i>permit</i> shall be submitted to the <i>Chief Building Official</i> , and shall contain the following information, in accordance with Part 5 of this By-law , in order for said application to be considered as complete:
REVISED 3.2 (1)(a), renumbered to 4.2 (1) (a)	DELETE (a) use the provincial application form, “Application for a Permit to Construct or Demolish”, as set out in Schedule “B”; REPLACE WITH (a) use the Provincially-prescribed form, as amended , “Application for a Permit to Construct or Demolish”, available from the <i>Chief Building Official</i> or from the Ministry of Municipal Affairs website www.mah.gov.on.ca ;
DELETED 3.2 (1) (c), renumbered to 4.2(1) (c)	DELETE (c) include completed forms as set out in Schedules “E” and “G” where applicable;
REVISED 3.2(1)(e), renumbered to 4.2(1)(d)	DELETE (e) for single detached, duplex, triplex, semi-detached, or row townhouse buildings intended to be continuously occupied during the winter season, include a completed form as set out in Schedule “F” ; and REPLACE WITH (d) for single detached, duplex, triplex, semi-detached, or row townhouse buildings intended to be continuously occupied during the winter season, include a completed Energy Efficiency Design Summary form available from the <i>Chief Building Official</i> ;
NEW clause 4.2(1)(f)	ADD (f) include any supporting documentation or approvals as may be required under applicable law as defined in the <i>Building Code</i>.
REVISED 3.2(2)(a), renumbered to 4.2(2)(a)	DELETE (a) use the provincial application form, “Application for a Permit to Construct or Demolish”, as set out in Schedule “B”; REPLACE WITH (a) use the Provincially-prescribed form, as amended , “ Application for a Permit to Construct or Demolish ”, available from the <i>Chief Building Official</i> or from the Ministry of Municipal Affairs <i>Building Code</i> website www.mah.gov.on.ca ;
REVISED 3.2(2)(c) , renumbered to 4.2(2)(c)	DELETE (b) include a completed form as set out in Schedule “E” when Subsection 1.2.2. – Division C of the <i>Building Code</i> applies; REPLACE WITH (c) include a completed Commitment to General Reviews By Architect And Engineer form available from the <i>Chief Building Official</i> , when Subsection 1.2.2. –Division C of the <i>Building Code</i> applies;

REVISED 3.2(2)(e)	DELETE (e) note that when an authorized agent of the <i>owner</i> has applied for a demolition <i>permit</i> , submission of the “Authorization to Demolish” form as set out in Schedule “M” shall be made to the <i>Chief Building Official</i>; REPLACE WITH (e) when applying as an authorized agent of the <i>owner</i> for a demolition <i>permit</i> , submit the “Authorization to Demolish” form.
NEW clauses 4.2(2)(f) and (g)	NEW (f) at the discretion of the <i>Chief Building Official</i>, in situations where adjacent structures or property may be compromised, submit a demolition control plan, prepared by a professional engineer, for the demolition work where existing conditions, including proximity to adjacent property or buildings, justify such a requirement; and (g) include any supporting documentation or approvals as may be required under applicable law as defined in the <i>Building Code</i>.
DELETE 3.2(3)(a) and reletter clauses following	DELETE (a) use the provincial application form, “Application for a Permit to Construct or Demolish”, as set out in Schedule “B”;
REVISED 3.2(3)(f)	DELETE (f) shall enter into a conditional <i>permit</i> agreement with the <i>Corporation</i> utilizing the agreement as set out in Schedule “K” of this By-law. In the event that the conditions have not been satisfied beyond the date that is prescribed in said agreement, the agreement shall be considered as expired, and a request for an extension shall be made by the <i>permit holder</i>. In the event that an extension is required the conditional fee shall be paid at the time the extension request is made. No building inspections shall be conducted if there are outstanding conditional <i>permit</i> fees; REPLACE WITH (e) shall enter into a conditional <i>permit</i> agreement with the <i>Corporation</i> utilizing the agreement available from the <i>Chief Building Official</i>. In the event that the conditions are not satisfied in accordance with the agreement, a <i>permit holder</i> may request an extension of time for completion of conditions, prior to the expiry of the compliance date as stipulated in the agreement. In the event that an extension is required, the conditional fee shall be paid at the time the extension request is made. No building inspections shall be conducted if there are outstanding conditional <i>permit</i> fees;
REVISED 3.2(4)(a)	DELETE (a) use the prescribed form in Schedule “C” of this By-law; REPLACE WITH (b) submit the form “change of use, transfer of permits and partial occupancy permits” available from the <i>Chief Building Official</i>;
DELETE 3.2(4)(b) and reletter clauses following	DELETE (b) describe the building in which the occupancy is to be changed, by a description that will readily identify and locate the building ;
REVISED 3.2(5)(a)	DELETE (a) use the provincial application form, “Application for a Permit to Construct or Demolish”, as set out in Schedule “B” and the “Schedule 2: Sewage System Designer Information Form”, as set out in Schedule “H” of this By-law;

	REPLACE WITH (a) use the Provincially-prescribed form, as amended, “Application for a Permit to Construct or Demolish”, and the “Schedule 2: Sewage System Designer Information Form”, available from the <i>Chief Building Official</i> or from the Ministry of Municipal Affairs <i>Building Code</i> website www.mah.gov.on.ca;
REVISED 3.2(5)(c)(iii)(II)	DELETE (IV) the location of items listed in Column 1 of Tables 8.2.1.6.A., 8.2.1.6.B. and 8.2.1.6.C., Division B of the <i>Building Code</i>; REPLACE WITH (I) dimensional clearances of items listed in 8.2.1.5 and 8.2.1.6 Division B of the <i>Building Code</i>;
REVISED 3.2(6)(a)	DELETE (a) the prescribed form in Schedule “C” of this By-law; REPLACE WITH (a) submit the application form for “change of use, transfer of permits and partial occupancy permits” available from the <i>Chief Building Official</i>;
REVISED 3.2(6)(e)	DELETE (e) legal documentation confirming proof of new ownership, REPLACE WITH (e) legal documentation confirming proof of new ownership, to the satisfaction of the <i>Chief Building Official</i>.
REVISED 3.2(7)(a)	DELETE (a) the prescribed form in Schedule “C” of this By-law; REPLACE WITH (d) submit the application form for “change of use, transfer of permits and partial occupancy permits” available from the <i>Chief Building Official</i>;
REVISED 3.3	DELETE Incomplete application Where the <i>Chief Building Official</i> determines that an application is incomplete, the <i>Chief Building Official</i> may commence to process the application if the <i>applicant</i> acknowledges that the application is incomplete. REPLACE WITH Incomplete application The <i>Chief Building Official</i> may, in their discretion and at the request of the <i>applicant</i>, begin to process an application prior to it being deemed complete, however, incomplete applications shall not subject to the processing timeframes as prescribed in 1.3.1.3-Division C of the <i>Building Code</i>.

REVISED 3.6	DELETE Inactive <i>Permit</i> Application Where an application for a <i>permit</i> remains incomplete or inactive for six months after it is made, the application may be deemed by the <i>Chief Building Official</i> to have been abandoned and notice thereof shall be given to the <i>applicant</i>. If an application is deemed to be abandoned, a new application must be filed for any <i>work</i> proposed in the abandoned application. An inactive <i>permit</i> application may also include an application where information is outstanding, six months or more after it is made, in such a manner that a full or partial <i>permit</i> cannot be issued. REPLACE WITH Where, at the discretion of the <i>Chief Building Official</i>, any of the following conditions apply, an application is deemed to be abandoned, notice of same will be provided by the Corporation to the <i>applicant</i>, and any further construction/ demolition will require the filing of a new application: • six (6) months have elapsed from the time an application was received and the application remains incomplete; or, • six (6) months have elapsed from the time of notification that additional information is required to be provided by the <i>applicant</i>, and such information has not been provided. Prior notice may be served to the permit applicant advising of abandonment, and following a 30 day period from the prior notice, the permit application will be deemed to be abandoned, without any further notice.
REVISED 3.5 –Renumbered to 4.4 and ADDED subclause (c)	(c) file with the <i>Chief Building Official</i> professional consultants’ field review letters pertaining to the portion of the <i>work</i> for which immediate approval is desired
REVISED 4.3 – Renumbered to 5.3	DELETE 4.3 Plans - drawn to scale - on durable material - legible Plans shall be drawn to scale (min. 1:75 or 3/16"=1'-0") on paper, electronic media approved by the <i>Corporation</i>, or other durable material approved by the <i>Corporation</i>, and shall be legible. Free hand drawings are not permitted to be submitted. REPLACE WITH 5.3 Plans - drawn to scale - on durable material - legible Plans shall be drawn to a scale on paper (max. 24"x36"; D size), electronic media approved by the <i>Corporation</i>, or other durable material approved by the <i>Corporation</i>, and shall be legible. Free hand drawings are not permitted to be submitted.
New Section 4.7 ‘ Inactive Permit Application to occupy unfinished building’	NEW 4.7 Inactive Permit Application to occupy unfinished building Notwithstanding section 4.6 above, where an application for a <i>permit</i> to occupy an unfinished building remains incomplete or inactive for twenty business days after it is made, the application, at the discretion of the <i>Chief Building Official</i> , may be deemed to have been abandoned and notice thereof shall be given to the <i>applicant</i>. If an application is deemed to be abandoned, a new application must be filed to occupy an unfinished building. An inactive <i>permit</i> application may also include an application where information required to be submitted by the <i>applicant</i> is outstanding, twenty business days or more after it is made, in such a manner that the <i>permit</i> cannot be issued.
New Section 4.8 ‘ Request to cancel	NEW 4.8 Request to cancel <i>Permit</i> Application

Permit Application'	Where an <i>applicant</i> wishes to cancel a <i>Permit</i> Application, said request shall be made in writing, by the <i>applicant</i> , to the attention of the Chief Building Official, and acknowledgment of request to cancel shall be provided by the Corporation to the <i>applicant</i> . Notwithstanding the above, nothing in this section shall prevent the Chief Building Official from issuing or enforcing any orders in accordance with the <i>Building Code Act</i> .
New Section 5.7 'Revisions on plans, documents'	NEW 5.7 Revisions on plans, documents Revisions submitted to the <i>Chief Building Official</i>, either before or after a <i>permit</i> has been issued, shall be clearly delineated on all documents submitted.
REVISED Section 7.1	DELETE 7.1 Due - payable - Schedule "A" The <i>Chief Building Official</i> shall determine the required fees for the <i>work</i> proposed calculated in accordance with Schedule "A" of this By-law, and the <i>applicant</i> shall pay such fees upon submission of an application for a <i>permit</i>, except for applications submitted electronically through the <i>Corporation's</i> e- services at www.london.ca for online applications to erect single detached, semi-detached dwellings and townhouse dwellings for which the required <i>permit</i> fee must be paid within 5 business days from the date the <i>applicant</i> is notified by the <i>Chief Building Official</i> by way of email that the <i>permit</i> is ready for issuance, failing which the electronically submitted application shall be cancelled without further notice. REPLACE WITH 7.1 Due - payable - Schedule "A" The <i>Chief Building Official</i> shall determine the required fees for the <i>work</i> proposed calculated in accordance with Schedule "A" of this By-law, and the <i>applicant</i> shall pay such fees upon submission of an application for a <i>permit</i>, except for applications submitted electronically through the <i>Corporation's</i> e- services at www.london.ca for online applications to erect single detached, semi-detached dwellings and townhouse dwellings for which the required <i>permit</i> fee must be paid within 5 business days from the date the <i>applicant</i> is notified by the <i>Chief Building Official</i> by way of email that the <i>permit</i> application has been accepted, failing which the electronically submitted application shall be cancelled without further notice. ADD Any fees applicable in accordance with this or other Municipal By-laws, related to the work proposed, must be paid prior to the issuance of the building permit.
New Section 7.2 'Fees-Indexing'	NEW 7.2 Fees - indexing On March 1, 2020 and the first day of March in each year thereafter, the fees indicated in Schedule 'A' and anywhere in this By-law, shall be adjusted in accordance with the the following formula: $A \times (1 + C) = D$ Where: A = the fees in effect for the preceding year; C = the <i>Statistics Canada Index</i> percentage change expressed as an exact decimal, between the preceding year's index, and the index for the year before the preceding year; and D = the fees for the subject year, effective March 1.

	In the event the percentage change mentioned above is negative, the permit fees for the subject year will remain unchanged. Notwithstanding the above, the Chief Building Official may at any time, change the fees in accordance with the prescribed requirements in the Act, if the costs to administer and enforce the Act exceed fees charged.
REVISED Section 6.2, renumbered as 7.3	DELETE <i>Three day permits</i> Any person or <i>corporation</i> proposing to <i>construct</i>, add to or alter a residential, commercial, industrial or institutional building not requiring site plan approval or a zero lot line housing with an approved site plan, may, subject to staff resources, upon payment of an additional fee equal to the greater of 50% of the regular <i>permit</i> fee or the flat fee as set out in Schedule “A”, request a three day fast track <i>permit</i>. Any such request must be supported by full and complete submission of all the requirements for <i>permit</i> applications as set out in Part 3 of this By-law. REPLACE WITH Any person or <i>corporation</i> proposing to <i>construct</i>, add to or alter a residential, commercial, industrial or institutional building not requiring site plan control approval or a zero lot line housing with an approved site plan, may request a three-day fast track permit. Any such request must be accompanied by full and complete submission of all requirements for <i>permit</i> applications in accordance with Parts 4 and 5 of this By-law, and payment in full must be made of the <i>permit</i> fee as set out in Schedule “A” plus an additional fee of 50% of the regular <i>permit</i> fee, or the flat fee in Schedule “A”, whichever is higher. Requests for three-day fast track permits will be granted at the sole discretion of the <i>Chief Building Official</i> and take into account available staff resources.
REVISED 6.4, renumbered as 7.5	DELETE <i>Work without permit</i> Any person or <i>corporation</i> who commences construction, demolition or changes the use of a building before submitting an application for a <i>permit</i> or commences any <i>work</i> that would otherwise require a building <i>permit</i> in accordance with the <i>Act</i> unless the <i>permit</i> has already been issued, shall in addition to any other penalty under the <i>Act</i>, <i>Building Code</i>, or this By-law , pay an additional fee equal to 100% of the amount calculated as the regular <i>permit</i> fee but in no case shall the additional fee exceed \$7,500, in order to compensate the <i>Corporation</i> for the additional expenses incurred by such early start of <i>work</i>. REPLACE WITH <i>Work without permit</i> Any person or <i>corporation</i> who commences construction, demolition or changes the use of a building before submitting an application for a <i>permit</i> or commences any <i>work</i> that would otherwise require a building <i>permit</i> in accordance with the <i>Act</i> unless the <i>permit</i> has already been issued, shall in addition to any other penalty imposed by a court of competent jurisdiction under the <i>Act</i>, <i>Building Code</i>, this By-law , or any other applicable legislation, pay an additional fee equal to 100% of the amount calculated as the regular <i>permit</i> fee but in no case shall the additional fee exceed the amount shown in Schedule “A”, in order to compensate the <i>Corporation</i> for the additional expenses incurred by such early start of <i>work</i>.
REVISED 6.5, renumbered as 7.6	DELETE Refunds In the case of withdrawal of an application or the abandonment of all or a portion of the <i>work</i>, or refusal of a <i>permit</i>, or the non-commencement of any project, the <i>Chief Building Official</i> shall determine the amount of paid <i>permit</i> fees that may be refunded to the <i>applicant</i>, if any, in accordance with Schedule “A” of this By-law.

	REPLACE WITH Refunds In the case of withdrawal of an application or the abandonment of all or a portion of the <i>work</i>, or refusal of a <i>permit</i>, or the non-commencement of any project, the <i>Chief Building Official</i> shall determine the amount of paid <i>permit</i> fees that may be refunded to the <i>applicant</i>, if any, in accordance with Schedule “A” of this By-law. (a) At the discretion of the <i>Chief Building Official</i>, no refund shall be issued in the case where a request to cancel a <i>permit</i> application is made more than one year after the date it was received. (b) No refund shall be issued when an application for <i>occupancy of an unfinished building</i>, as provided for in Subsection 1.3.3 -Division C of the <i>Building Code</i>, is cancelled. (c) No refund shall be issued for any fees associated with the issuance of Orders under the Act.
NEW Section 7.7 ‘Not Ready- fee’	NEW <i>Not Ready – fee</i> In the event that upon attendance by an <i>inspector</i> pursuant to Part 10 of this By-law, the <i>inspector</i> deems that an inspection is not able to be conducted due to a <i>not ready</i> condition, a fee as prescribed in Schedule ‘A’ shall be payable prior to the last mandatory inspection required, or the issuance of an occupancy permit, where applicable. The fee, where applicable, shall not be imposed until 60 calendar days from the day this By-law comes into force and effect.
REVISED 8.3, renumbered to 9.3	DELETE Deferral of Revocation A <i>permit holder</i> may within 30 days from the date of service of a notice under this Part, request in writing that the <i>Chief Building Official</i> defer the revocation by stating reasons why the <i>permit</i> should not be revoked. The <i>Chief Building Official</i> having regard to any changes to the <i>Act</i>, <i>Building Code</i> or other applicable law may allow the one-time deferral, applicable to a period of no later than twelve (12) months from the date the <i>permit</i> was issued, in writing. REPLACE WITH Deferral of Revocation A <i>permit holder</i> may within 30 days from the date of service of a notice under this Part, request in writing that the <i>Chief Building Official</i> defer the revocation by stating reasons why the <i>permit</i> should not be revoked. The <i>Chief Building Official</i> having regard to any changes to the <i>Act</i>, <i>Building Code</i> or other applicable law may allow the one-time deferral, applicable to a period of no later than twelve (12) months from the date the <i>permit</i> was issued, in writing. In the event where a <i>permit</i> was issued as a result of an Order issued under the <i>Building Code Act</i>, no deferral of revocation shall be granted.
REVISED Section 10.1a	DELETE Notice prior – occupancy <i>permit</i> request - to <i>Chief Building Official</i> The <i>permit holder</i> shall notify the <i>Chief Building Official</i> or a <i>Registered Code Agency</i> where one is appointed, requesting an occupancy <i>permit</i> be issued, for certain buildings of residential occupancy in accordance with Article 1.3.3.4-Division C of the <i>Building Code</i>. REPLACE WITH

	10.1a Notice prior – occupancy <i>permit</i> request - to <i>Chief Building Official</i> The <i>permit holder</i> shall notify the <i>Chief Building Official</i> or a <i>Registered Code Agency</i> where one is appointed, requesting an occupancy <i>permit</i> be issued, for certain buildings in accordance with Articles 1.3.3.4 and 1.3.3.5 -Division C of the <i>Building Code</i>.
NEW Section 11.1 ' Fencing of Construction or Demolition Sites'	<p>NEW</p> <p>Fencing of Construction or Demolition Sites</p> <p class="list-item-l1">(a) Where, at the discretionary opinion of the <i>Chief Building Official</i>, a construction or demolition site presents a hazard to the public, the <i>Chief Building Official</i> may require the owner to erect such fence types as the <i>Chief Building Official</i> deems appropriate to the circumstances to prevent unauthorized entry to the site.</p> <p class="list-item-l1">(b) When required by the <i>Chief Building Official</i>, a fence shall be erected and maintained enclosing the construction/demolition in accordance with the provisions of this By-law until the hazards are eliminated to the satisfaction of the <i>Chief Building Official</i>.</p> <p class="list-item-l1">(c) Every fence required under this section shall be located on the perimeter of the construction/demolition site as determined by the <i>Chief Building Official</i> and shall be constructed as follows:</p> <p class="list-item-l2">(i) have a minimum height of 1.2 m and a maximum height of 2.4 m, measured from grade along any point along the fence's perimeter, unless directed otherwise by the <i>Chief Building Official</i>;</p> <p class="list-item-l2">(ii) if the fence is of chain link construction, the chain link shall be securely fastened to a 25mm diameter metal bar which is securely fastened to metal posts spaced no more than 3.0 m on centre and embedded into the ground in such a manner as to provide a rigid support;</p> <p class="list-item-l2">(iii) if the fence is of wood construction, the sheathing surface facing away from the construction or demolition shall be constructed of 16mm exterior grade plywood, particle board or equivalent material that will not provide footholds for climbing. The sheathing shall be supported by 89mm x 89mm wood posts spaced no more than 2.4 m on centre and embedded into the ground in such a manner as to provide a rigid support;</p> <p class="list-item-l2">(iv)if the fence is of the snow fence or plastic mesh type, the fencing shall be securely fastened to metal T-bar posts spaced no more than 1.8 m on center and embedded into the ground in such a manner as to provide a rigid support.</p> <p class="list-item-l2">(v) if the fence is constructed of any material other than that prescribed in sentences (i) through to (iv), it shall meet the intent of this section and may be approved at the discretion of the <i>Chief Building Official</i>.</p> <p class="list-item-l2">(vi) the fence may provide for openings sufficient to accommodate construction vehicles, machines and any other equipment providing services to the construction or demolition site provided that these openings are closed when the site is unattended.</p> <p class="list-item-l1">(d) Where the <i>Chief Building Official</i> has requested a fence be erected under this section, the <i>owner</i> shall request a site inspection for the confirmation of fence erection, within 24 hours from the time the fence installation request has been made; and</p> <p class="list-item-l1">(e) When the fence is erected on public lands, it shall be done so in accordance with the <i>Corporation's</i> Streets By-law.</p>
New Section 11.2 '	NEW Containment of Construction or Demolition Debris

Containment of Construction or Demolition Debris'	Debris, such as but not limited to solid airborne particles resulting from construction or demolition work shall be contained within the limits of the property to which the building permit has been issued for.
REVISED 10.1, renumbered as 12.1	DELETE 10.1(a) use the prescribed form in Schedule “J” of this By-law; REPLACE WITH 12.1(a) use the form prescribed by the <i>Chief Building Official</i>;
REVISED 10.1, renumbered to 12.1	NEW (e) submit a separate form described in (a), for each item whereupon conformance with Division B of the <i>Building Code</i> cannot be achieved; and (f) note that the fee paid for alternative solution review shall not be refundable.
New Section 14.2 'Enforcement'	NEW 14.2 Enforcement Where any person is directed or required by this By-law to do any matter or thing, such matter or thing may be done in default of its being done by the person directed or required to do it, at that person's expense, and such expense may be recovered by action or as municipal taxes in the manner prescribed by the Municipal Act and the <i>Building Code Act</i>.
REVISED Schedule 'A' to reflect new permit fees and changes to existing fees.	SCHEDULE“A” BY-LAW B-6 7 CLASSES OF PERMITS AND FEES 1. CALCULATION OF <i>PERMIT</i> FEES Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule: Permit Fee (rounded to the nearest dollar) = SI x A where SI = Service Index for Classification of the <i>work</i> proposed and, A = floor area in m² of <i>work</i> involved In all cases, more than one fee category may apply unless noted otherwise. 2. MINIMUM <i>PERMIT</i> FEE A minimum fee of \$110.00 shall be charged for all <i>work</i>, unless otherwise indicated. A minimum fee of \$175.00, unless otherwise indicated, shall be charged for any work in buildings classified under the <i>Building Code</i> as a Part 9 building. For Part 3 under the Building Code, buildings a minimum fee of \$375.00 shall be charged, unless otherwise indicated herein or listed as a flat fee. 3. CLASSES OF <i>PERMITS</i> AND FEES <u>3.1 CONSTRUCTION (new floor area unless noted otherwise)</u> BUILDING CLASSIFICATION (per <i>Building Code</i>) SERVICE INDEX (SI) \$/m², unless otherwise indicated

Group A [Assembly Occupancies]		
All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants (Finished), Theatres, Arenas, Gymnasiums, Indoor Pools	14.60	18.75
Restaurants (Shell)	11.80	14.20
Outdoor Public Swimming Pools or Public Spas	7.80	10.00
All other Group A Buildings	17.50	21.00
Group B [Institutional Occupancies]		
Institutional, Hospitals, Nursing Homes, and other Group B Buildings	20.20	24.30
Group C [Residential Occupancies]		
Single Detached Dwellings, Semis, Duplexes	8.80	11.50
• with private septic system (additional fee)	750	\$820.00 flat fee
• with geothermal system (additional fee)	350	\$390.00 flat fee
Live/Work Units, Previously approved (single detached, semis), Townhouses	7.40	9.40
• with private septic system (additional fee)	750.00	\$900.00 flat fee
• with geothermal system (additional fee)	350.00	\$420.00 flat fee
Apartment Buildings	5.80	7.50
• with geothermal system (additional fee)	\$450.00	\$540.00 flat fee
Motels (greater than 2 stories) and Hotels	14.60	18.00
All other residential Occupancies	11.00	14.00
Group D [Business and Personal Service Occupancies]		
Group D Buildings (Shell)	11.00	14.00
Group D Buildings (Finished)	13.90	17.00
Group E [Mercantile Occupancies]		
Group E Mercantile Occupancies (Shell)	7.00	8.80
Group E Mercantile Occupancies (Finished)	9.60	12.00
Group F [Industrial Occupancies]		
Industrial Buildings, Warehouses(Shell)	5.50	7.00
Industrial Buildings, Warehouses(Finished)	7.00	8.50
Gas Stations, Car Washes	7.20	8.60
Parking Garages (Underground, Open Air)	3.80	4.60
All Other Group F Buildings including self-storage buildings	7.00	9.10
3.2 ALTERATIONS, RENOVATIONS, and REPAIRS (existing floor areas)		
Group C - Detached Dwelling units (excluding Apartment Building units)		
	2.30	3.00
Group A and B occupancies	4.80	6.00
All other Occupancies	3.50	5.00
Façade alterations (only)		0.30
Balcony Repairs or Guard Replacement	\$13.20	17.00 /\$1,000 construction value
Emergency lighting, Fire alarms, Standpipes (retrofit)		\$50.00/storey

			(max. fee \$600.00)
Parking Garage Repairs	\$13.20	17.00	/\$1,000 construction value
Fire alarms	\$375.00	flat fee	\$60.00/storey —(max. fee \$ 600.00)
Fire alarm annunciator panel replacement (stand alone)		\$300.00	flat fee
Ceilings (Added or Replacement) —			\$110.00
Demising Walls (no other construction) —			\$150.00
Electromagnetic Locks (max. fee \$360.00	420.00)	\$ 30.00	35.00 each
Sprinklers (based on sprinkler coverage area)		0.30	0.50
Storefront (complete replacements)			\$110.00
<u>3.3 DEMOLITION</u>			
Single Detached Dwellings, Semis, Duplexes		\$250.00	350.00 flat fee
All other buildings:			
• with gross floor area equal to or less than 600 m²		0.30	0.45
• with gross floor area greater than 600 m²		0.50	1.00
<u>3.4 DESIGNATED STRUCTURES (OBC Div. A-1.3.1.1)</u>			
Communication Tower supported by a building,	\$290.00	380.00	/Tower
Crane Runway Set	\$290.00	380.00	/Set flat fee
Exterior Tank and Support (not on slab on grade)	\$290.00	380.00	/Tank
Pedestrian Bridge (when applied as a separate permit)	\$290.00	380.00	/Structure
Retaining Wall	\$8.60	11.20	/linear m.
Wind turbine generator (more than 3 kW) supported by a building		\$275	/generator
Stand alone structure supporting a wind turbine generator having a rated output of more than 3kW		\$380	flat fee
<u>3.5 STAND ALONE AND MISCELLANEOUS WORK</u>			
Air Supported Structures		3.50	4.75
Canopy (with no signage/lettering)	\$60.00	1750.00	/canopy
Farm Buildings, Agricultural Greenhouses		2.50	3.50
Mechanical Service Spaces and Penthouses		7.20	
Manure storage facility		\$450.00	flat fee
Portable Classrooms		\$ 110.00	200.00 each
Residential Decks, Porches,			
• uncovered		\$ 110.00	175.00 each
• covered (supporting roof loads)		\$ 250.00	300.00 each
Shoring of excavations (stand alone permit application)	\$ 9.60	11.00	/lineal m.
Single Family Detached Dwelling Garages, Carports, Accessory structures:			
• equal to or less than 55 sq.m. m²		\$ 110.00	175.00 each
• over 55 sq.m. m²		\$ 200.00	275.00 each
• additional fee of \$140	175.00		if plumbing is involved
Temporary Structures			
Individual Tents (individual or each group)			
• from 60 sq.m to 225 sq.m.		\$ 110.00	175.00 each
• exceeding 225 sq.m.		\$ 350.00	each
Temporary buildings		\$ 110.00	175.00 each
Underpinning (stand alone permit)		\$ 11.00	15.00/lineal m.
Solar Panels installed on:			
• Single detached/semi detached buildings	\$120.00	180.00	per building
• All other buildings	\$13.20	17.00	/\$1,000 of construction value

	of works excluding solar panel costs Underground structures (excluding fuel tanks) \$300 400.00/ structure Rack storage systems 1.50 2.50 (minimum \$350 500.00)
	3.6 STAND ALONE MECHANICAL WORK (HVAC & PLUMBING) Min Fee \$ 110.00 , unless noted in this subsection (when applied for as a separate permit). More than one fee category may apply per building/work proposed.
	3.6.1 Heating, Ventilating and Air Conditioning (HVAC) Group A,B,D & E, F 1.00 2.00 Group C – single/detached/semi-detached dwelling units\$ 110.00 175.00 flat fee – other Group C Buildings 1.00 2.00 Group F –laboratories 1.00 –parking garages 0.50 –other Group F buildings 0.90 Plus an additional flat fee of \$175.00 if work proposed includes Add-on System, \$ 110.00 Unit Heaters, Make-up Air Units or Rooftop Units. , or Exhaust Fan And/or Ductwork Alternations Plus: Structural work for HVAC replacement or new \$13.20 / \$1,000 construction value Commercial Kitchen Exhausts, Spray Booths, \$200.00 350.00 Dust Collectors, etc. (applies to installations on existing buildings when no other mechanical/plumbing work is proposed)
	3.6.2 Plumbing and Drainage Systems-Fixtures-Equipment-Systems Roof Drains \$ 11.00 each Piping- Single Detached or Semi Detached Dwellings: \$ 110.00 175.00 flat fee • Water services, Sanitary and Storm buried piping, repairs, replacements and additions of buried plumbing and drainage piping, pool drains Piping (All Other Buildings) \$ 2.00 3.00 /lineal m • Inside Sanitary and Storm Piping, Outside Water Services, Sanitary and Storm Piping Manholes, Catchbasins, Interceptors, and Sumps \$ 11.00 12.10 each complete with pumps Backflow prevention devices (requiring testing) \$110.00 \$175.00 each Backwater valves (sanitary) including weeping \$175.00 each tile disconnection Private Sewage system (new or replace): • Holding Tank \$500.00 620.00 flat fee • Septic System (complete) \$750.00 850.00 flat fee • Septic Bed \$500.00 620.00 flat fee • Septic System Tank only \$300.00 360.00 flat fee Geothermal system for single/semi detached/duplex \$350.00 420.00 flat fee

	Geothermal system for all other buildings	\$500.00 620.00 flat fee
4.	ADMINISTRATIVE FEES	
b)	Additional Plan review fees (in addition to <i>permit</i> fees charged due to any increase in floor area) as a result of changes made to the original <i>permit</i> application submission.	
	(i) After all reviews have been completed prior to hour <i>permit</i> issuance or after the <i>permit</i> has been issued (excludes new model submission for single detached dwellings, duplexes, semi-detached dwellings, or row townhouses, review of proprietary products/systems/equipment/ components)	\$90.00 130.00 per hour (min. fee \$110.00 175.00)
	(ii) New Model submission (single detached dwellings, semi-detached dwellings, duplexes, or row townhouses) made more than five business days after original <i>permit</i> application was submitted or post <i>permit</i> issuance	50% of the original <i>permit</i> fee
b)	Partial Occupancy <i>permit</i> (before completion)	\$430.00 560.00 per permit
d)	Conditional <i>Permit</i> (as per Section 8.(3) of <i>Building Code Act</i>) in addition to fee in section 3 above,	
	(iii) single detached dwellings, duplexes, semi-detached dwellings, or row townhouses	\$200.00 \$275.00 per permit
	(iv) all other uses	\$400.00 \$600.00 per permit
d)	Inspection to Clear Deficient <i>Permit</i>	\$250.00 500.00 flat fee
f)	Inspection conducted after Order issued under the <i>Building Code Act</i> where Order has not been complied with	\$175.00 per visit
e f)	Permission to Defer Revocation	\$ 200.00 300.00 per permit
g)	<i>Permit</i> for Change of Use (no construction)	\$110.00 175.00 flat fee
h)	Special Inspection, excluding fire protection inspection (outside office hours-max 3 hours-upon request-based on staff availability)	\$300.00 400.00 flat fee
i)	Special inspection for fire protection items (outside office hours-max 3 hours-upon request-based on staff availability)	\$ 500.00 flat fee
j)	Special inspection on holidays and weekends (max. 3 hours-upon request-based on staff availability)	

			Special inspection fee plus 50% of the special inspection fee
	h) k)	Transfer of <i>Permit</i> (Ownership)	\$ 110.00 175.00 flat fee
	i) l)	Special Research Requests thereof of Building Division, Microfilm and Plans Records	\$110.00 175.00 per hour or part
	j) m)	Certification of an additional set of drawings on the basis of which a <i>permit</i> was issued by the <i>Chief Building Official</i>	\$110.00 175.00 per set
	k) n)	Spatial separation (Limiting distance) agreements	\$300.00 400.00 per agreement
	l) o)	Alternative solutions review	\$300.00 400.00 per alternative solution form submission
	m) p)	<i>Three day permit</i> • Residential use the (excluding apartment buildings) • All other uses	additional fee equal to 50% of original <i>permit</i> fee (min. \$150.00 275.00) additional fee equal to 50% of the original <i>permit</i> fee (min. \$300.00 550.00)
	n) q)	Occupancy <i>permit</i> (in accordance with Ontario <i>Building Code</i> Div. C -1.3.3.4 and 1.3.3.5) Additional copy of occupancy <i>permit</i>	(included in <i>permit</i> and 1.3.3.5) \$100.00 150.00 flat fee
	o) r)	Liquor Licence Clearance Letter • Not Associated with a Building <i>Permit</i> or Business License • Associated with a Building <i>Permit</i> or Business License	\$360.00 480.00 flat fee \$150.00 275.00 flat fee
	p) s)	Drainlayer's Examination Fee	\$100.00 150.00 flat fee
	q) t)	Review of proprietary systems/equipment/ components for Ontario <i>Building Code</i> conformance (including Compliance letter issuance)	\$200.00 300.00 per item reviewed
	u)	Review of proprietary systems/equipment/ components for Ontario <i>Building Code</i> conformance associated with a specific building permit or permit application	\$200.00 flat fee per item reviewed
	v)	'Not Ready' re-inspection	\$175.00 flat fee
	w)	Construction Fence inspection	\$175.00 flat fee per inspection
	x)	Order issued pursuant to the Act, except for Stop Work Order	\$200.00 flat fee

	(Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.) y) Stop Work Order issued pursuant to section 14 of the Act. (Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.) \$275.00 flat fee z) Work without permit 100% of original permit fee (max. \$7,500.00)
5.	MISCELLANEOUS - CHARGES For classes of <i>permits</i> not described or included in this schedule, a reasonable <i>permit</i> fee shall be determined by the <i>Chief Building Official</i>.
6.	REFUNDS Pursuant to Part 5 7 of this By-law, the fees that may be refunded shall be a percentage of the fees payable under this By-law, calculated by the <i>Chief Building Official</i> as follows: (a) 90 percent if administrative functions only have commenced; (b) 80 percent if administrative and zoning functions only have commenced; (c) 60 percent if administrative, zoning and plan examination functions have commenced; (d) 50 percent if the <i>permit</i> has been issued and no field inspections have been conducted subsequent to <i>permit</i> issuance; (e) a \$110.00 175.00 fee for each field inspection that has been conducted after the <i>permit</i> has been issued will be deducted from all refunds. (f) If the calculated refund is equal to or less than the minimum fee applicable to the <i>work</i>, no refund shall be made of the fees paid. (g) The additional 50% fee paid in the case of a <i>permit</i> application for a <i>three day permit</i> shall not be refunded in any case. (h) The additional fee equal to 100% of the amount calculated as the regular <i>permit</i> fee but not more than \$7,500 paid in the case of <i>work</i> without a <i>permit</i> pursuant to Section 6.4 of this By-law, shall not be refundable in any case. (ii) no refund shall be payable in the case where a <i>permit</i> has been revoked. (j) any fee paid for alternative solution review shall not be refundable.
7.	NOTES The following explanatory notes are to be observed in the calculation of <i>permit</i> fees: The Building Classification above shall be the classification for the use as determined by the <i>Building Code</i> and Appendix A of the <i>Building Code</i>.

	• Floor area of the proposed <i>work</i> is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (excluding attached residential garages). • In the case of interior alterations or renovations, area of proposed <i>work</i> is the actual space receiving the <i>work</i> (i.e. e.g. tenant space). • Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations. • Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.). • Unfinished basements for single detached dwellings (including semis, duplexes, and townhouses) are not included in the floor area. • Attached garages are included in the <i>permit</i> fee for single detached dwellings and semi-detached dwellings. • Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable. • Where new construction or extensive interior alterations also include the addition of items identified under Stand Alone Mechanical Work (HVAC & Plumbing) the <i>permit</i> fee shall be solely based on the service index applicable to the building’s classification. • Ceilings are included in both new shell and finished (partitioned) buildings. The Service Index for ceiling applies only when alterations occur in existing buildings. Minor alterations to existing ceilings to accommodate lighting or HVAC improvements are not chargeable. • Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovation <i>permit</i>, no additional charge permit fee is applicable. • Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located. • The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario <i>Building Code</i>. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area. • For Rack Storage use, the square metre charge for industrial uses shall apply. • Fees and charges imposed by the Corporation constitute a debt to the municipality and may be added to the tax roll in accordance with s. 398 of the Municipal Act.
Deletion of Schedules ‘B’, ‘C’, ‘E’, ‘F’, ‘G’, ‘H’, ‘I’, ‘J’, ‘K’, ‘M’	DELETE Schedules B’, ‘C’, ‘E’, ‘F’, ‘G’, ‘H’, ‘I’, ‘J’, ‘K’, ‘M’
REVISED ‘Schedule N’ (3) , relettered as ‘Schedule H’ and add two new clauses	ADD To 3), g) 4 inch (100 mm) STORZ connections are only designed for high pressure connections by the London Fire Department, like connecting to a hydrant, etc. and are not to be used for drafting ports, etc. h) 5 inch (127 mm) NH female connections are used for ALL drafting connections by the London Fire Department, like drafting port connections, etc.”
	Note : Sections that were not altered and simply renumbered or relettered have not been listed in the above Table.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – Repeal of Building By-law B-6 and Proposed Building By-law B-7

- *(Councillor S. Turner recognizing that the London Development Institute submitted comments and reflected what Mr. P. Kokkoros, Deputy Chief Building Official, had said with respect to the working relationship between staff and the industry, it is helpful to note and good to hear, it certainly makes the process a lot easier when it comes to this point in the process; quick question and he brought it up recently, is the Building Permit Stabilization Reserve Fund setting it to 100%, with that it says when that is not met then they would review permit fees in the same place there is a provision right now, he thinks it is between 30% and 50%, since it is a singular number, that is landing on the head of a pin, how do you adjust or have some buffer for a range that is maybe within plus or minus 5% without having to review it every single year because it will be next to impossible to keep it at exactly 100% each year.); P. Kokkoros, Deputy Chief Building Official, responding that this is something that they are going to be working through via policy with their stakeholders to determine if they go between 90% and 110% obviously landing on 100% is something that, as Councillor S. Turner says, land on the head of a needle sort of thing, if it ever exceeded 100%, they would be looking at reducing the fees and this is part of an annual control that they are going to be putting in place, seeing where they are in terms of revenues and costs and what is the balance of the Permit Stabilization Reserve Fund; (Councillor S. Turner saying thanks, that makes a lot more sense.).*
- Mike Wallace, Executive Director, London Development Institute – advising that he sent a letter to the Planning and Environment Committee regarding the process of the by-law replacement and he appreciates the effort that the Deputy Building Official put forward in terms of communicating not just with the London Home Builders Association but also with the London Development Institute; stating that it is a great combination for them to work together on this, it was a very good process and he knows that in the City of London Strategic Plan that Council has approved, that they are looking at improving relationships and processes at the City to make things smoother and better and he would point to this as one of the successes of the early success for the Strategic Plan that this organization and this way of communicating went well; advising that it was not just a communication, they actually had suggestions and some of them got implemented so that is the kind of two way street that they like to see happen and is happening at the City on a number of fronts not just on this one; commenting on the 100% threshold that has been a Council decision that was made relatively recently moving from the 30% to 50% to the 100%; appreciating staff's approach that it would be phased in over time; stating that one of the issues that the City has and they have as an industry is affordability and if any changes to fees, homeowners pay, there is no mystery behind it so it adds to the costs of development and building and so anything that they can do to help with the affordability issue in terms of this phasing process he thinks is a very positive piece; reminding Council that the law is that building fees you are not supposed to make a profit on it and you are not supposed to lose money on it; stating that the fact of the matter is that when a guy like himself walks in with a building permit for a porch or a patio or something in the back, the chances that he, as a non-professional, are as prepared as possible with the appropriate wording, the appropriate drawings, the appropriate application for a building permit is often unlikely and that in actual fact, in terms of staff time, doing the smaller projects from non-professionals probably takes up more time to get a building permit than it does from the group that he represents or the London Homebuilders group who do it on a regular basis, know exactly what they need and are professional about it in terms of having the detailed work done in advance; advising that their industry is ok with that, they just want to make sure that it is a bit of a reminder

that building permit fees are for everybody not just their industry but for those that are just doing their own do it yourself projects in their backyards or to their house or adding a garage or whatever and they are supportive of the safety that is needed with this; expressing concern that eventually, if building permit fees go so high for those things, what would happen is that those who are building patios in their backyards will not bother getting permits and that is an issue that needs to be addressed; advising that, as an industry, they are very supportive of the balance that the City has struck in their Building Department and are able to have fees that they are able to absorb with this increase and particularly the change in terms of the number of schedules and making it more efficient and more effective so that they can build more affordability issues right into the process that they have here in London; reiterating that they are fully supportive of all the recommendations in front of them and the changes.



LONDON DEVELOPMENT INSTITUTE

May 30, 2019

Mayor and Members of Council
City of London

Dear Mayor and Members of Council,

On behalf of the London Development Institute and its members I would like to provide this letter in support of the recommendations included in the report titled "Repeal of Building By-Law B-6 and Proposed Building By-Law B-7" being presented at the Planning and Environment Committee Meeting on June 4th. It is my intention to make a brief presentation during the public participation portion of the meeting regarding this item.

We would like to thank Peter Kokkoros, Deputy Chief Building Official, Development and Compliance Services and his team, for the proactive approach of involving the Development Industry in the review of this important update to the building permit regime for the City of London.

We also recognize Council's recent changes to the funding threshold of the BPSRF. We support staff's approach of a phased approach to increasing the funding to the stabilization reserve fund to allow Council to reach its goal of a 100% of costs threshold.

We appreciate that the review involved a true consultation process with some of our suggestions being incorporated into the new By-Law. As an industry, we look forward to continuing to work with the City on several development and community issues to achieve your mission of "a responsive and modern public service partner that fosters change to build a better London for all".

The London Development Institute (LDI) is a member-based organization representing most land developers in the London area. LDI has been the leading voice on development issues in our City for more than 40 years. Our goal, working with our partners in local government and the community, is to build a better London.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Wallace', is written over a light blue circular background.

Mike Wallace
Executive Director
London Development Institute

562 Wellington St., Suite 203, London, Ontario, N6A 3R5

tel. (519) 642-4331

www.londondev.ca

londondev@rogers.com

Good evening Heather,

On behalf of the applicants, please accept this email as a formal request for extension of the above mentioned demolition request for 123 Queens Ave.

We respectfully request an extension until July 31, 2019. This extension is required to accommodate the request of the Planning and Environment Committee for additional information related to the structural integrity of the building.

The structural work has commenced based on a meeting held between Rick Stranges of VanBoxmeer & Stranges Engineering Limited and City staff on Wednesday, May 15, onsite at 123 Queens Ave. We would like the opportunity to present the findings to the Planning and Environment Committee which requires additional time than is currently available.

We thank you for your time and attention to this matter.

Best,
Meaghan

Meaghan Rivard, MA, CAHP

Senior Heritage Consultant

Stantec

600-171 Queens Avenue London ON N6A 5J7

DEFERRED MATTERS

PLANNING AND ENVIRONMENT COMMITTEE (AS OF MAY 22, 2019)

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
1	Alternative Planning and Zoning Tools to Holding Provisions – report back on options to redefine and reduce the use of redundant or unnecessary holding provisions in Z.-1.	Dec 3/13 12/25/PEC	Part 1 complete Part 2 Q2, 2019	Fleming/Barrett	Part 1 of the response is completed – report was prepared and new practice significantly reduces need for the general “h” holding provision. Deferred to the ReThink Zoning process. Terms of Reference to PEC for approval Q1 2019. Note: We suggest that this be removed as it will be covered, now, through the ReThink Zoning project which wont be completed for approx. 3 years.
2	Review of commercial corridor along Commissioners Road East	March 2/15 13/6/PEC	Q2 2019	Fleming/Barrett	To be incorporated in the review of City Planning work program Q2 2019.
3	EEPAC Terms of Reference – Civic Admin to report allowing EEPAC to work with staff during the collaboration of reports, electronic distribution of files and to provide advice directly to PEC	May 12/15 (7/11/PEC)	Q4 2015	Saunders	Preparing initial report to PEC to seek Council direction.
4	Civic Administration BE REQUESTED to report back at a future meeting with respect to potential policy and/or by-law changes that would provide a mechanism by which green roofs could be	May 18/16 (13/19/PEC)	Q1 2019	Fleming/Barrett	To be incorporated in the review of City Planning work program Q2 2019.

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	included in the calculation of required landscape open space.				
5	Sanitary Servicing to Arva and Water Servicing to Delaware – City Planner and City Engineer to report back with draft agreement that reflects Option 2 and to pursue a reduction in the sewage servicing area to match the current Arva settlement area boundary.	October 3/17 (13/18/PEC)	Q3, 2019	Fleming/Scherr	To be added to the Planning Services work plan, recognizing staff resource constraints. Draft agreement provided to Middlesex Centre for review. Will provide update to PEC in Q3, 2019. Review is completed and report is schedule to PEC on June 17, 2019.
6	Dundas Place Management and Dundas Place Field House – City Planner to report back on results of monitoring all aspects of Dundas Place Management by mid-2019 in order to inform the development of the 2020-2023 Multi-Year Budget.	November 28/17 (17/22/PEC)	Mid-2019	Stafford/Yanchula	Dundas Place Manager is now in place. This function now resides in Parks and Recreation who will respond to this item.
7	White Oak/Dingman Area Secondary Plan – draft Official Plan policies to be brought forward following consultation with stakeholders, agencies and the public.	December 12/17 (4/1/PEC)	Q1, 2019	Fleming/Barrett	Information report/Update scheduled for March 19 PEC. COMPLETED
8	Medway Valley Heritage Forest ESA – Refer back to Staff to report back after deleting the proposed Bridge A and Bridge D; further public consultation with respect to those portions of the CMP that	April 24/18 (3.2/7/PEC)	2019/2020	Fleming/Barrett	Next steps currently under review.

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File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	effect changes to the eastern boundary of the ESA, including the use of public streets; further consultation with the ACCAC, the EEPAC, UTRCA and neighbouring First Nations governments and organizations with respect to improved trail access and conditions; actions be taken to discourage crossings of the creek at sites A, B, C, D and E, as identified in the CMP; hardscaped surfaces on the level 2 trails be limited to the greatest extent possible; ways to improve public consultation process for any ESA and CMP; and, amending the Trails Systems Guidelines to incorporate consultation with neighbouring First Nations, Governments and Organizations at the beginning of the process.				
9	Inclusionary Zoning for the delivery of affordable housing - the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee outlining options and approaches to implement Inclusionary Zoning in London, following consultation with the London Home Builders Association and the London Development Institute.	August 28/18 (2.1/13/PEC)	Q1 2020	Fleming/Barrett	Consultation with London Home Builders Association and London Development Institute underway Inclusionary Zoning will be considered as part of the Affordable Housing Toolkit – report coming forward in June of 2019. Inclusionary Zoning project to conclude in 2020.
10	The City of London Tree Protection By-law C.P.- 1515-228 – refer to TFAC for review and comment; and, the proposed by-law be referred to a public participation meeting to be held by the	June 18/18 (4.1/11/PEC)	2019	Scherr	Proposed new by-law referred to TFAC at their June 2018 meeting and comments provided at Aug meeting. Some comments have been received from Industry.

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File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	Planning and Environment Committee on September 24, 2018 for the purpose of seeking public input and comments on amendments to the current by-law.				Report with the DRAFT By-law language along with notice of PPM is scheduled for May 14, 2019 meeting. <u>The report and PPM for the approval of the City's new Tree Protection By-law is scheduled for September 23, 2019.</u>
11	Limited lit period of high-rise buildings during an identified migratory bird season including any possible mechanism(s) for enforcement	January 29/19 (2.2/3/PEC)	Q23 2019	Kotsifas/Yeoman	Draft by-law amendments are out for circulation with community and industry stakeholders as well as Advisory Committees. Staff are continuing to explore options related to the limited lighting period.
12	Argyle Business Improvement Area – R. Sidhu, Executive Director, to have delegation status at a future meeting with respect to the Argyle Business Improvement Area and surrounding areas.	May 7, 2019 (3.1/8/PEC)		Saunders	
13	123 Queens Avenue – Request to demolish the heritage designated property be deferred to allow for a structural assessment of the building to be undertaken.	May 21, 2019 (3.6/9/PEC)	June 4, 2019	Fleming/Barrett	

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