

# Agenda

## Planning and Environment Committee

The 14th Meeting of the Planning and Environment Committee

August 12, 2019, 4:00 PM

Council Chambers

Members

Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner, Mayor E. Holder

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The Committee will recess at approximately 6:30 PM for dinner, as required.

	Pages
<b>1. Disclosures of Pecuniary Interest</b>	
<b>2. Consent</b>	
2.1 8th Report of the Environmental and Ecological Planning Advisory Committee	3
2.2 7th Report of the Trees and Forests Advisory Committee	18
2.3 Hyde Park Community Regeneration Investigation	19
2.4 Including Green Roof Area in Landscaped Open Space Requirements	39
2.5 Application - 1603 Hamilton Road - Victoria on the River Subdivision Phase 5 - Special Provisions (39T-09502)	41
2.6 Application - 800 Sunningdale Road West - Sunningdale West Subdivision Phase 2 - Special Provisions (39T-05508)	61
2.7 Building Division Monthly Report for June 2019	83
<b>3. Scheduled Items</b>	
3.1 Not to be heard before 4:00 PM - Lot 66, 1738 Hamilton Road	
a. Delegation - P. Derakhshan, Thames Valley Joint Venture; and,	
b. Staff Report	89
3.2 Not to be heard before 4:00 PM - Public Participation Meeting - Application - 79 Meg Drive (Z-9036)	97
3.3 Not to be heard before 4:30 PM - Public Participation Meeting - Application - Draft Plan of Vacant Land Condominium - 6990 Clayton Walk (39CD-19511)	117
3.4 Not to be heard before 4:30 PM - Public Participation Meeting - Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London	133

3.5 Not to be heard before 5:15 PM - Public Participation Meeting -  
Application - Southern Portion of 3086 Tillman Road (Z-8926)

194

4. **Items for Direction**
5. **Deferred Matters/Additional Business**
6. **Adjournment**

# Environmental and Ecological Planning Advisory Committee

## Report

The 8th Meeting of the Environmental and Ecological Planning Advisory Committee  
July 18, 2019  
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), E. Arellano, I. Arturo, L. Banks, A. Boyer, A. Cleaver, R. Doyle, S. Esan, P. Ferguson, L. Grieves, S. Hall, S. Heuchan, J. Khan, B. Krichker, I. Mohamed, B. Samuels, S. Sivakumar, R. Trudeau and M. Wallace and H. Lysynski (Secretary)

ABSENT: A. Bilson Darko, C. Dyck, K. Moser and I. Whiteside

ALSO PRESENT: G. Barrett, C. Creighton, J. MacKay, D. MacRae, L. Pompilii, A. Sones and P. Yeoman

The meeting was called to order at 5:00 PM

### 1. Call to Order

#### 1.1 Orientation

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard the attached presentations from Paul Yeoman, Director, Development Services, Gregg Barrett, Manager, Long Range Planning and Sustainability, Adrienne Sones, Environmental Services Engineer and Doug MacRae, Director, Roads and Transportation, with respect to an orientation.

#### 1.2 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

None.

### 3. Consent

#### 3.1 7th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 20, 2019:

- a) the Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 20, 2019 BE RECEIVED;
- b) the Animal Welfare Advisory Committee BE REQUESTED to review the most recent Draft "You, Your Dog and Environmentally Significant Areas" brochure and provide feedback to the Environmental and Ecological Planning Advisory Committee; and,

c) the Animal Welfare Advisory Committee BE REQUESTED to provide an update to the Environmental and Ecological Planning Advisory Committee on the status of the distribution of the "Is Your Cat Safe Outdoors?" brochure.

3.2 Municipal Council Resolution - Draft Parks and Recreation Master Plan

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on June 25, 2019, with respect to the draft Parks and Recreation Master Plan, was received.

3.3 Public Meeting Notice - 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 reviewed and received a Public Meeting Notice dated July 3, 2019, relating to the properties located at 3334 and 3354 Wonderland Road South.

3.4 Dingman Creek Master Plan Class Environmental Assessment Stakeholder Meeting # 8

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from B. Krichker and reviewed and received the Dingman Creek Master Plan Class Environmental Assessment Stakeholder Meeting #8 from the meeting held on June 12, 2019.

3.5 Resolution Letter - Dingman Creek Environmental Assessment

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received the following matters with respect to the Dingman Creek Subwatershed Study:

a) a communication dated July 8, 2019 from M. Elmadhoon, Transportation Engineer; and,

b) a Municipal Council resolution adopted at its meeting held on May 7, 2019.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

5.1 Notice of Project Completion - Long Term Water Storage - Municipal Class Environmental Assessment

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from S. Hall and reviewed and received the Notice of Project Completion for the Long Term Storage Municipal Class Environmental Assessment.

5.2 2019 Work Plan

That R. Trudeau BE REQUESTED to provide suggestions on additions to the 2019 Environmental and Ecological Planning Advisory Committee (EEPAC) Work Plan at the September 19, 2019 EEPAC meeting.

**6. Adjournment**

The meeting adjourned at 7:25 PM.



# EEPAC Orientation: Environmental Impact Studies



July 18, 2019

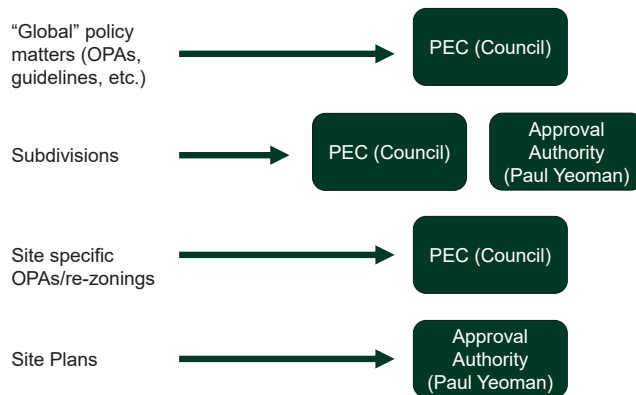


Today

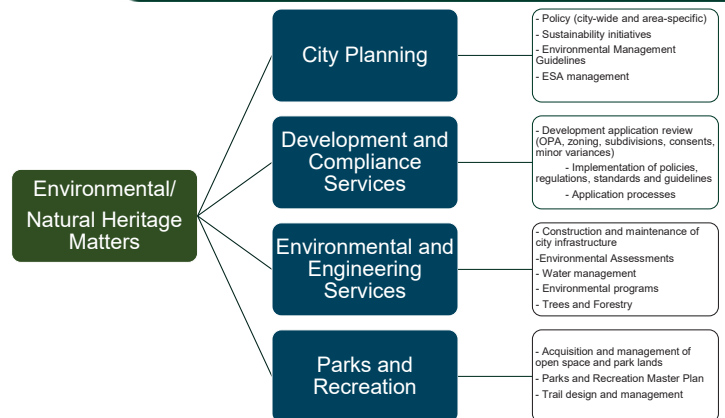
- Who does what at City Hall
- Environmental Impact Studies
- Ways to assist with the development review process



## Who's receiving the advice?



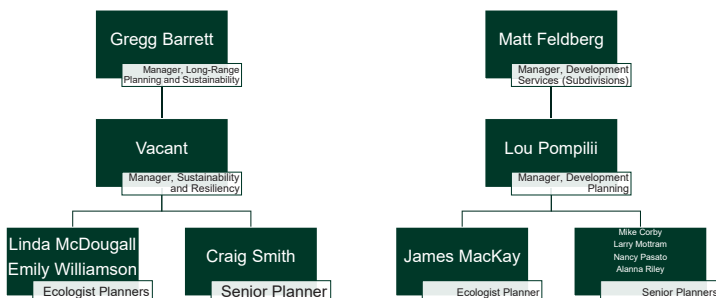
## Environmental/Natural Heritage Responsibilities



## Environmental/Natural Heritage Responsibilities

### City Planning

### Development Services



## Environmental Impact Studies

- Purpose: To assess potential impacts of development and site alteration on natural heritage features, ecological functions and natural areas
- PPS
- The London Plan and '89 Official Plan
- Environmental Management Guidelines
- An EIS is a key tool in establishing development limits for lands abutting natural features and systems and refining boundaries of components of the Natural Heritage System



# Environmental Impact Studies

Triggers for Environmental Study (distance to component)

Component	Trigger Distance
Fish habitat	120 metres
Habitat of Endangered/Threatened Species	
Locations of Endangered/Threatened Species	
PSW and wetland complex	
Wetlands (incl. unevaluated)	
Significant Woodlands, Valleylands, Wildlife Habitat	
Areas of Natural and Scientific Interest	
Environmentally Significant Areas	30 metres
Upland Corridors	
Woodlands	As appropriate
Significant groundwater recharge areas/wellheads/aquifers	
Environmental Review lands	

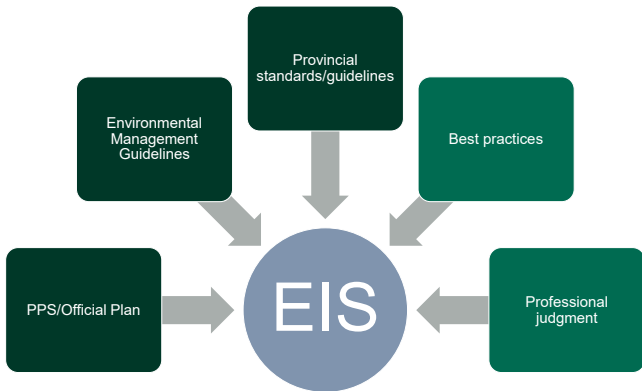


# Environmental Impact Studies

- Content:
  - Description of proposed development
  - Description of existing natural environment (functions, vegetation, wildlife, species, features, corridors, linkages)
  - Environmental effects anticipated to occur (when and where) and assessment of impacts
  - Criteria for development to maintain natural features and ecological functions and mitigation measures
  - Environmental Management Plan (restoration, mitigation/compensation and monitoring)
  - Supporting evidence (qualifications, field work, sources)



# Environmental Impact Studies

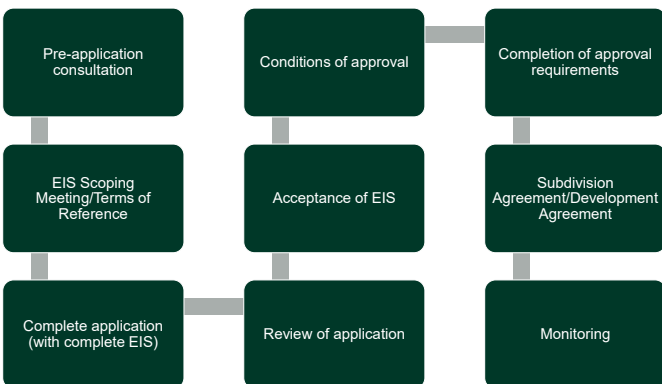


# Environmental Impact Studies

- Outcome: To demonstrate that a proposed development will have no negative impacts on the natural features or ecological functions of the subject and surrounding lands
  - Prevent
  - Maintain
  - Restore
  - Improve
  - Mitigate/compensate



# Environmental Impact Studies



# Development Approvals: Our Products



- Lots to reconcile!
- Policies, standards and guidelines direct or inform outcomes
- Strive to find reasonable and creative solutions
- Need to keep moving



## EEPAC's Role



*EEPAC provides technical advice on matters which are relevant to the City of London's Official Plan, including London's natural heritage system as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.*

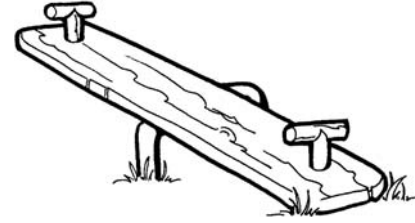


## What conversation is this?

### "Regulatory":

- Required
- Must
- Shall

Link to source of authority



### Collegial:

- Encourage
- Suggest
- Request

Discretion of applicant



## Summary

- Environmental Impact Studies are important tools for protecting the natural heritage system and defining limits of development
- EIS' are informed by a number of factors, but most important is the policy framework
- EEPAC provides advice to Council and/or the Approval Authority; consider how that advice is framed





## STRUCTURE OF THE PLAN

-  OUR CHALLENGE
-  OUR STRATEGY
-  OUR CITY
-  CITY BUILDING POLICIES
-  PLACE TYPE POLICIES
-  ENVIRONMENTAL POLICIES
-  SECONDARY PLANS
-  OUR TOOLS
-  APPENDIX 1 - MAPS

## STRUCTURE OF THE PLAN



## THE LONDON PLAN APPROACH

BASED ON A VISION, VALUES & KEY DIRECTIONS

London 2035:  
Exciting,  
Exceptional,  
Connected

### VALUES

1. BE ACCOUNTABLE
2. BE COLLABORATIVE
3. DEMONSTRATE LEADERSHIP
4. BE INCLUSIVE
5. BE INNOVATIVE
6. THINK SUSTAINABLE

## THE LONDON PLAN APPROACH

### KEY DIRECTIONS

- #1 Plan strategically for a prosperous city
- #2 Connect London to the surrounding region
- #3 Celebrate and support London as a culturally rich, creative and diverse city
- #4 Become one of the greenest cities in Canada
- #5 Build a mixed-use compact city
- #6 Place a new emphasis on creating attractive mobility choices
- #7 Build strong, healthy and attractive neighbourhoods for everyone
- #8 Make wise planning decisions



## THE LONDON PLAN APPROACH

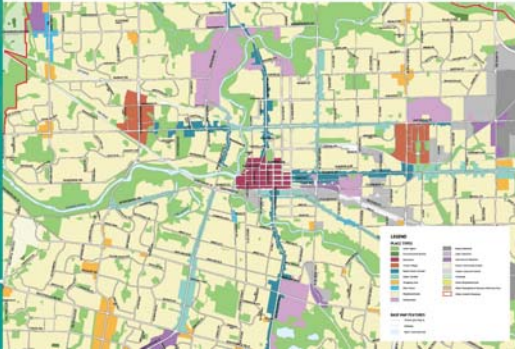
### GROUNDING IN A CITY STRUCTURE CONCEPT

- #1 The growth framework
- #2 The green framework
- #3 The mobility framework
- #4 The economic framework
- #5 The community framework





**STRUCTURE OF THE PLAN**

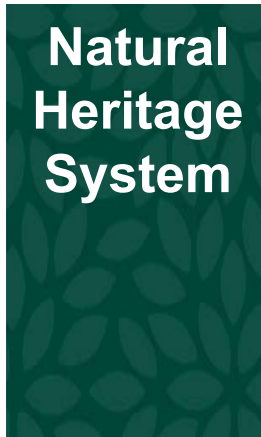


**STRUCTURE OF THE PLAN**



**Approach**

- Natural Heritage and Natural Hazards policies found in 3 parts of *The London Plan*:
  - Natural Heritage;
  - Natural and Human-Made Hazards;
  - Natural Resources.
- Natural Heritage System is a Landscape, Features, and Functions Approach.
- Policies mirror language of PPS.



**Natural Heritage System**

- What Are We Trying to Achieve?
  - Ensure NHS is protected, conserved, enhanced, and managed for present and future generations:
    - Healthy terrestrial and aquatic ecosystems in subwatersheds.
    - Identification, protection, rehabilitation, and management of features and ecological functions.
    - Groundwater quality and quantity.
    - Connectivity and linkages.
    - Biodiversity.
    - Maintenance and enhancement.
    - Monitoring climate change and NHS resiliency.
    - Appropriate recreation based on ecological sensitivity.



**Natural Heritage System**

- How Are We Going to Achieve This?
  - Public ownership and acquisition
  - Stewardship, management and rehabilitation
  - Ecological Buffers
  - Environmental Studies
  - Subwatershed Plans
  - Watershed Report Cards
  - Policies and Mapping



**Natural Heritage System**

- Components of the NH System
  - In Green Space Place Type:
    - Fish Habitat
    - Habitat of Endangered Species and Threatened Species
    - Provincially Significant Wetlands and Wetlands
    - Significant Woodlands and Woodlands
    - Significant Valleylands
    - Significant Wildlife Habitat
    - Areas of Natural and Scientific Interest
    - Water Resource Systems
    - Environmentally Significant Areas
    - Upland Corridors
    - Potential Naturalization Areas
    - Adjacent Lands

# Natural Heritage System

- Components of the NH System
  - In Environmental Review Place Type:
    - Unevaluated Wetlands
    - Unevaluated Vegetation Patches ( ≥ 0.5 ha)
    - Valleylands
    - Potential Environmentally Significant Areas

# Natural Heritage System

- Permitted Uses and Activities
  - No negative impact on ecol. features/functions
  - Conservation, mitigation, rehabilitation
  - Forestry management, limited infrastructure
  - Public ownership/acquisition
  - Passive recreation
- How Will We Protect the NHS?
  - Stewardship
  - Ecological Buffers
  - Conservation Master Plans
  - Environmental Management Guidelines
  - Subject Lands Status Reports
  - Environmental Impact Studies
  - Environmental Assessment
- Specific Policies for the Place Type

# EEPAC Role

## What does this all mean?

While it is the legislative mandate of the Municipal Council to make the final decision on all matters that affect the Municipality, the **role of an advisory committee is to provide recommendations, advice and information to the Municipal Council** on those specialized matters which relate to the purpose of the advisory committee, to facilitate public input to City Council on programs and ideas and to assist in enhancing the quality of life of the community, in keeping with the Municipal Council's Strategic Plan principles.

# EEPAC Mandate

## What does this all mean?

EEPAC provides technical advice on matters which are relevant to the City of London's Official Plan, including London's natural heritage system as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.

# EIS Trigger Distance

Component of Natural Heritage System	Trigger Distance Requiring Environmental Study and Area of Adjacent Lands
<ul style="list-style-type: none"> <li>• Fish Habitat</li> <li>• Habitat of Endangered Species and Threatened Species</li> <li>• Locations of Endangered Species and Threatened Species</li> <li>• Provincially Significant Wetlands and connecting lands in a Wetland complex</li> <li>• Wetlands and Unevaluated Wetlands</li> <li>• Significant Woodlands</li> <li>• Significant Valleylands and Valleylands</li> <li>• Significant Wildlife Habitat</li> <li>• Areas of Natural and Scientific Interest</li> <li>• Environmentally Significant Areas</li> <li>• Upland Corridors</li> </ul>	120m
<ul style="list-style-type: none"> <li>• Woodlands</li> <li>• Significant groundwater recharge areas, wellhead protection areas and highly vulnerable aquifers</li> </ul>	30m
• Environmental Review lands	As appropriate

# Concluding Points

- EEPAC plays an important role in providing advice related to environmental matters.
- Ontario planning system is a policy-based, not regulation-based system.
- Regulations that do exist relate primarily to process and specific technical matters.
- Planners use these policies, as well as input received from comments provided through consultation, as the basis of their professional recommendations.
- Politicians, as the decision-makers, use these policies as well as input received from comments provided through consultation as the basis for their decisions.





# Municipal Environmental Assessments



July 18, 2019  
Adrienne Sones, P.Eng.  
Environmental Services Engineer



## Outline

- The Environmental Assessment (EA) Act
- The EA Process
- Requirements
- Public Engagement



## Environmental Assessment Act



Dingman Creek – Spring 2016



## Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

### **Purpose:**

*“Betterment of the people of Ontario by providing for the protection, conservation and wise management of Ontario’s environment”*

### **Overall Objective:**

Ensure environmental effects are minimized and appropriate mitigation is proposed

### **Key Definition:**

Environment includes natural, social, cultural, built and economic environments.



## Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

The EA Act applies to enterprises, activities, proposals, plans or programs by a public body;

### **Therefore, Municipal Infrastructure is Subject to Ontario EA Act**

- It is illegal to build municipal infrastructure (water, wastewater, roads, transit) without EA Act approval
- Regardless who is building it



## Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

### **Who Has to Comply?**

- **Those groups who build municipal infrastructure:**
  - Municipalities
  - Ontario Clean Water Agency
  - Public Utility Commission
  - Private Sector (Certain projects with a high environmental impact)





# Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

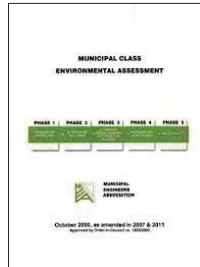
## How Can One Comply?

- By carrying out:
  - An **Individual** Environmental Assessment (subject to formal government review and approval) for each project [Part II of EA Act]; or
  - A **Class** Environmental Assessment for municipal projects in accordance with approved "Parent" project [Part II.1 of EA Act]



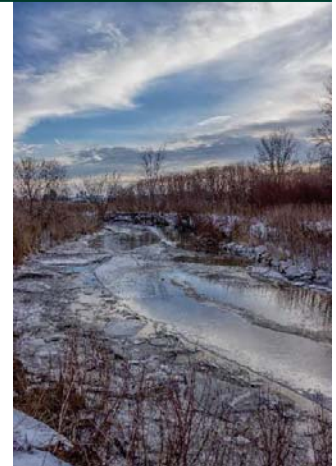
# Municipal Class EA Process

- Municipal Class EA process originally approved in the year 2000.
- Ontario Regulation 334 enables municipalities to follow the approved Municipal Class EA process to fulfill EA Act requirements.
- Self assessment process, the proponent is responsible to ensure planning process is followed.
- Typically a consultant is retained by the City to complete the EA requirements.



# Municipal Class EA Process

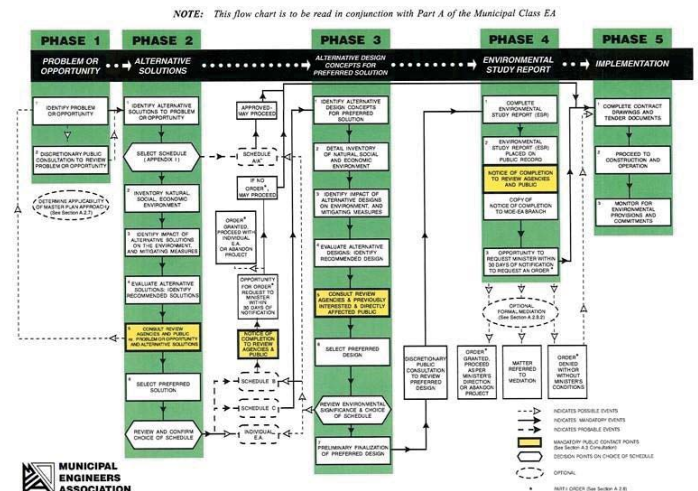
- Key Principles:
  - Public engagement
  - Reasonable range of alternatives
  - Consideration of the effects on all aspects of the environment
  - Systematic evaluation
  - Clear documentation
  - Traceable decision making



# Municipal Class EA Process

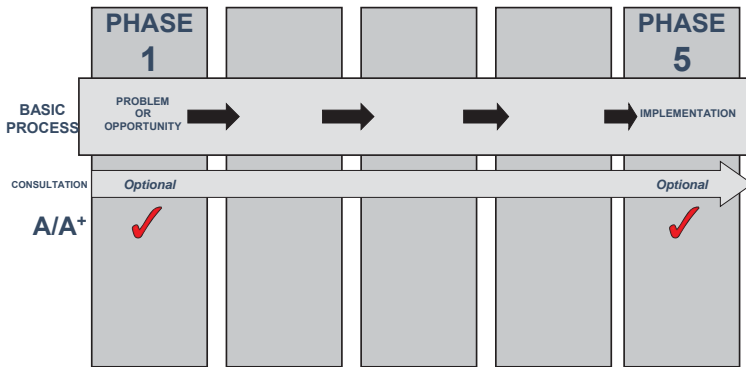
Projects are categorized by different schedules: A, A+, B, and C. Based on the project schedule various phases are required.

- Phase 1 - Define problem or opportunity
- Phase 2 - Develop alternative solutions
- Phase 3 - Develop concepts for preferred solution
- Phase 4 - Issue Environmental Study Report
- Phase 5 - Implementation





## Schedule A / A+

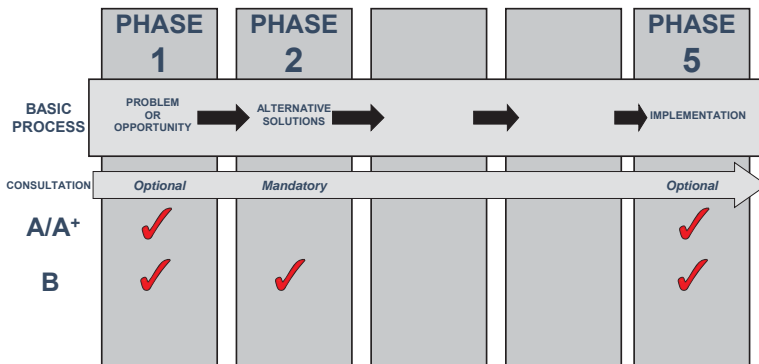


## Schedule A / A+

- Typically limited in scale
- Minimal adverse environmental effects
- Include normal or emergency operational and maintenance activities
- Pre-approved; proponent may proceed without following procedures set-out in the Municipal Class EA
- A+ projects advise the public prior to implementation
- Example: Road resurfacing, sewer reconstruction, reconstructing a failed outlet for a Stormwater management pond



## Schedule B

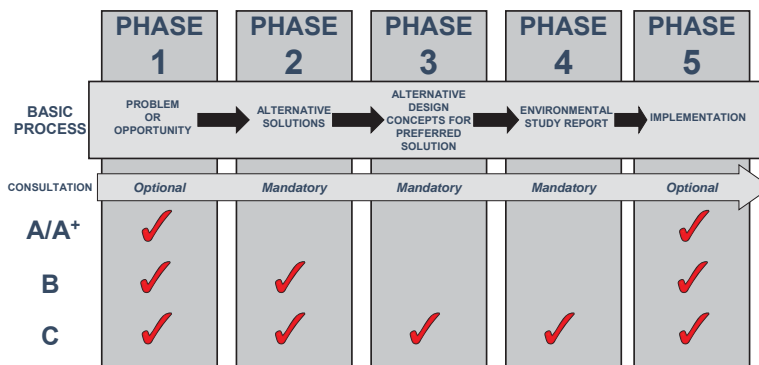


## Schedule B

- Potential for some adverse environmental effects with known mitigation
- Generally include improvements and minor expansions to existing facilities
- Undertake a screening process including mandatory contact with directly affected public and relevant review agencies
- Place "Project File" on minimum 30 day public review
- **Example Project:** Road construction or widening <\$2.4m, construct a new stormwater management pond



## Schedule C

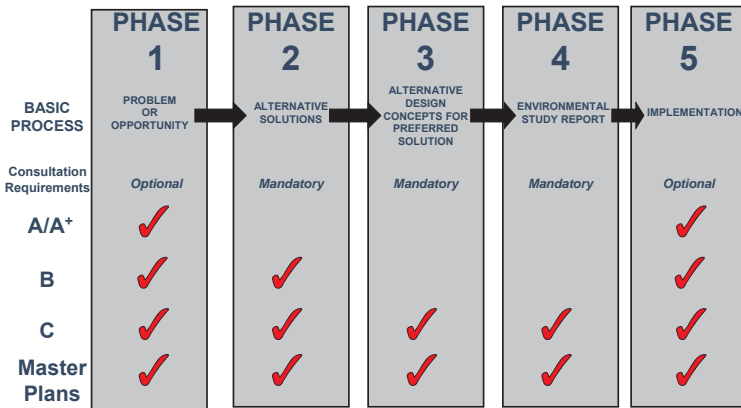


## Schedule C

- Potential for significant environmental effects
- Generally include the construction of new facilities and major expansions to existing facilities
- Must proceed under the full procedures specified in Class EA
- File Environmental Study Report (ESR) for minimum 30 day public review
- **Example Project:** Construction of new grade separations >\$9.5m, moving an existing watercourse.



# Master Plans

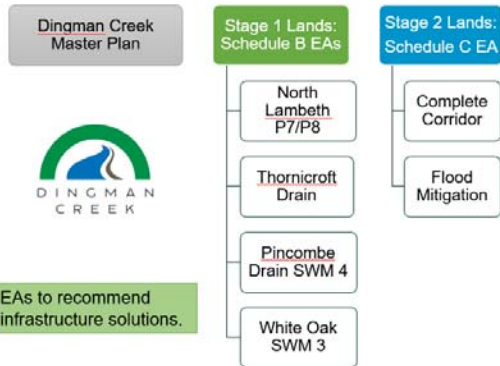


# Master Plans

- Consider systems or groups of related projects.
- Long range infrastructure plans.
- Often integrate existing and future land use planning with EA principles.
- At a minimum address Phases 1 & 2 of the EA process.



# Master Plans



# Public Engagement

- The proponent develops a consultation plan
- Consultation: is a two-way communications process between the proponent and affected or interested stakeholders
- Mandatory Contact: Phase 2 (alternative solutions), Phase 3 (design concepts or preferred solution), notice of completion
- 30-day review period of EA document



# Appeal Mechanism

- During the 30 day review period the public can request the Ministry of Environment, Conservation and Parks (MECP) make a **Part II Order Request** to the municipality

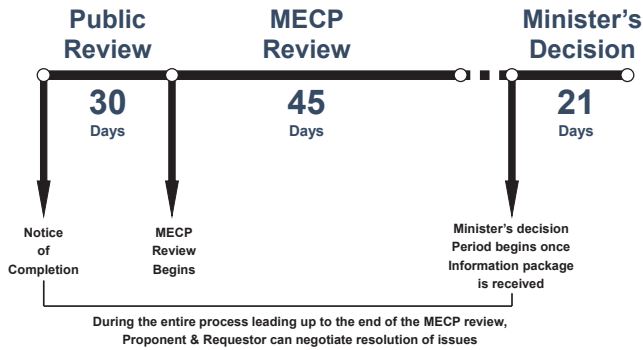
### Minister can:

- 1) Deny, with or without conditions
- 2) Refer matter to mediation
- 3) Order proponent to comply with Part II





# Part II Order – Timeline



# EEPAC Engagement

- **Role:** to provide recommendations, advice and information on those specialized matters which relate to the purpose of the advisory committee
- **Mandate:** provide technical advice to the City of London on matters which are relevant to the City's Official Plan, including natural heritage systems as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.
- To advise on reports, projects, and processes that may impact the natural heritage system
- Environmental Impact Study (EIS) reports are circulated for advice and comment.
- EA notices are circulated for information



# Resources

- Municipal Class Environmental Assessment, YouTube Training Videos (<https://www.youtube.com/user/municipalengineers>)
- Municipal Engineers Association (<http://www.municipalclassea.ca/>)



# Questions?



# **Trees and Forests Advisory Committee**

## **Report**

The 7th Meeting of the Trees and Forests Advisory Committee  
July 24, 2019  
Committee Room #4

Attendance                      PRESENT: R. Mannella (Chair), A. Cantell, M. Demand, A. Hames, A. Morrison, A. Thompson, A. Valastro; and P. Shack (Secretary)

ALSO PRESENT: M. Schulthess, J. Spence and B. Westlake-Power

The meeting was called to order at 12:20 PM.

### **1. Call to Order**

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### **2. Scheduled Items**

None.

### **3. Consent**

#### 3.1 6th Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 6th Report of the Trees and Forests Advisory Committee, from its meeting held on June 26, 2019, was received.

### **4. Sub-Committees and Working Groups**

None.

### **5. Items for Discussion**

#### 5.1 2018 Work Plan

That it BE NOTED that the Trees and Forests Advisory Committee held a general discussion with respect to the 2018 Work Plan.

#### 5.2 2019 Work Plan

That the following action be taken with respect to the 2019 Work Plan:

Civic Administration BE INVITED to the next meeting of the Trees and Forests Advisory Committee (TFAC), with respect to an update on the progress of the Urban Forest Strategy; it being noted that TFAC held a general discussion with respect to the 2019 Work Plan.

### **6. Adjournment**

The meeting adjourned at 2:00 PM.

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** City of London  
Hyde Park Community Regeneration Investigation  
Meeting on: August 12, 2019

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Hyde Park Community Regeneration Investigation:

- (a) that the report Hyde Park Community Regeneration Investigation **BE RECEIVED** for information.

**IT BEING NOTED** that a Community Improvement Plan is not justified or necessary to achieve the goals identified in the community, and that City Planning staff will continue to work with the Hyde Park Business Improvement Area (BIA) and community stakeholders and groups, to provide support and education regarding the planning process and the framework for community regeneration and development.

## Previous Reports Pertinent to this Matter

November 2001	Hyde Park Community Plan (approved)
April 2017	Service Review of Community Improvement Plan Incentives
May 2017	Designation of an Improvement Area under Section 204 of <i>The Municipal Act, 2001 – Hyde Park BIA</i>

## Executive Summary

In May 2017, the Hyde Park BIA submitted a request through the Planning and Environment Committee to add a Hyde Park Area Community Improvement Plan (CIP) to the City of London's upcoming work plan. In June 2017, Staff were directed to add a project to their work program to:

- work with relevant community stakeholders to consider and identify any additional planning and other tools that may be applied to achieve the community's goals for the Hyde Park area; and,
- report back at a future meeting of the Planning and Environment Committee.

City Planning Staff reviewed development information, conducted site visits, reviewed planning legislation and plans, consulted City Staff and stakeholders, and reviewed regeneration approaches to assess the most appropriate approach for moving the Hyde Park community forward in achieving community regeneration.

## Purpose and Effect of the Recommended Actions

The purpose and effect of the recommended actions is to:

- a) provide a summary of the community profile, and development and regeneration efforts being undertaken; and,
- b) highlight tools that can be implemented to achieve the community's goals for the Hyde Park area.

## Rationale for Recommended Actions

Through the project process, it was demonstrated that the Hyde Park area does not meet the test for community improvement as defined under the *Planning Act*. The Hyde Park area is in a very fortunate position of not exhibiting characteristics of economic, social or physical decline. Rather, the area is exhibiting characteristics of a growing community which is continuing to attract new business and new residents. Properties are being improved, developed and redeveloped without the catalyst of municipal incentives. Furthermore, many of the items identified in the *Hyde Park Community Plan* and identified by community stakeholders as priorities do not require a CIP.

## Background

### 1.0 General Study Area

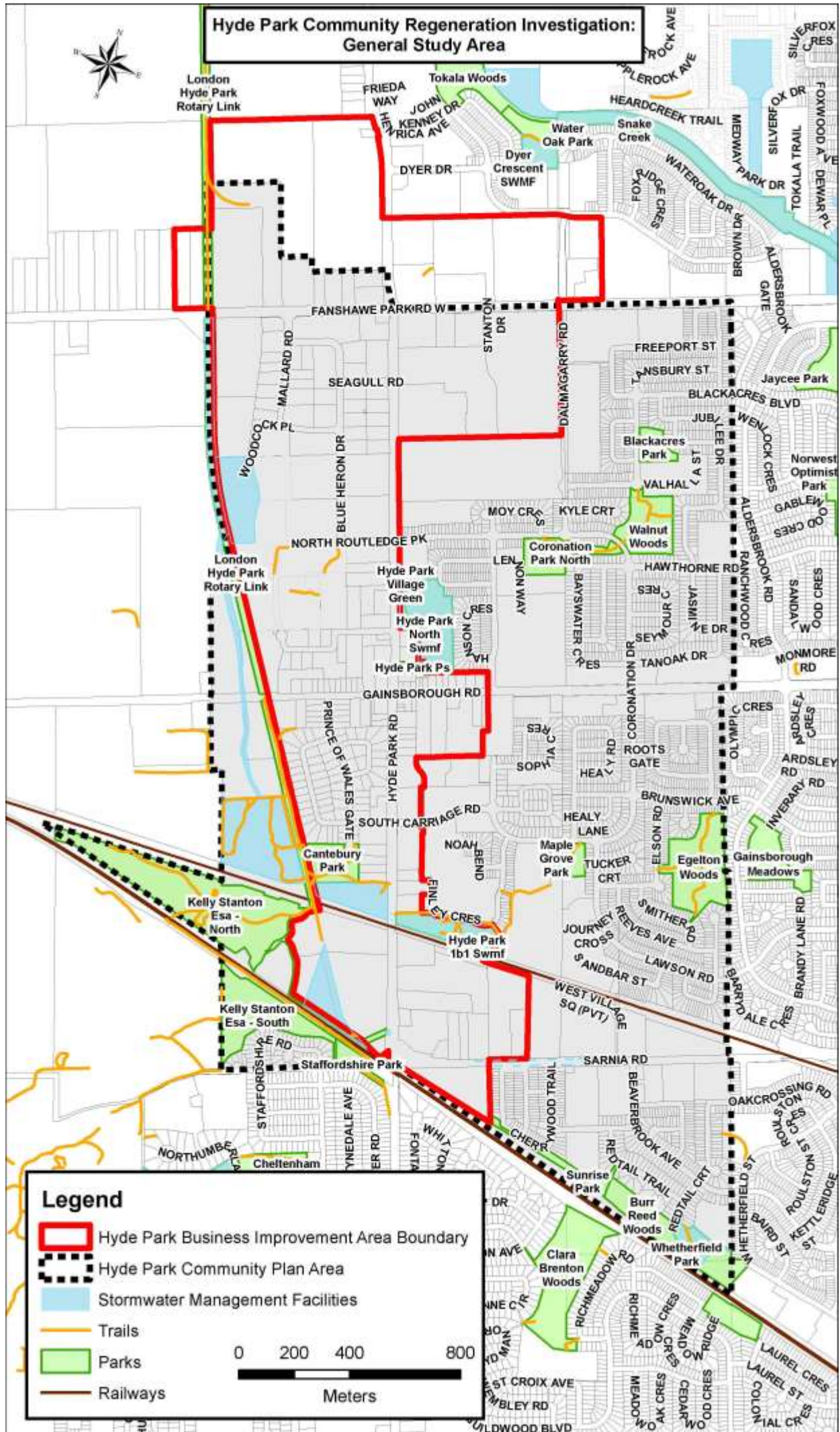
In the early 1990s, the Hyde Park community was home to approximately 250 people and less than 20 businesses. The City annexed the Hyde Park area in 1993. At that time, the majority of the lands were zoned and designated for industrial uses, and this was reflected in the built form. Since annexation, the community has grown into a residential and retail hub of approximately 9100 people; illustrated on the map below.

The land use within the area is varied, consisting of residential neighbourhoods, shopping areas, schools, businesses (commercial and commercial industrial uses), and parks. The area is still developing and there are multiple active planning applications in the area (commercial, industrial, residential). The intersection of Gainsborough Road and Hyde Park Road was termed the hamlet or village because of the pedestrian nature of the existing businesses (i.e. close to the street) and a desire by those business owners to maintain the village form.

The *Hyde Park Community Plan* (HPCP) and associated urban design guidelines identify that the village has the potential to be a focus of activity of the community. The documents also support the creation of a walkable and pedestrian-oriented commercial area, the creation of a public square, and the development of a Streetscape Plan for the area to fully realize the vision for the Hyde Park village.

Map 1 illustrates the general study area for the Hyde Park Community Regeneration Investigation project.

Map 1: Hyde Park Community Regeneration Investigation: General Study Area



## 2.0 Community Profile and Statistics

### 2.1 Transportation

Hyde Park Road is a major transportation corridor through the area. As per 2011 data, approximately 27,500 vehicles travel on Hyde Park Road per day, 7500 vehicles travel on Gainsborough Road east of Hyde Park Road per day and 10,500 vehicles travel on Gainsborough Road west of Hyde Park Road per day. These numbers are well within the expected capacity of these roads.

### 2.2 Land Use

Existing Zoning: Within the combined Hyde Park BIA and HPCP boundary, the majority of land is zoned for residential uses (41.5%), followed by commercial (21.2%), open space (15.8%) and industrial (11.8%).

Map 2: Hyde Park Area Zoning Map

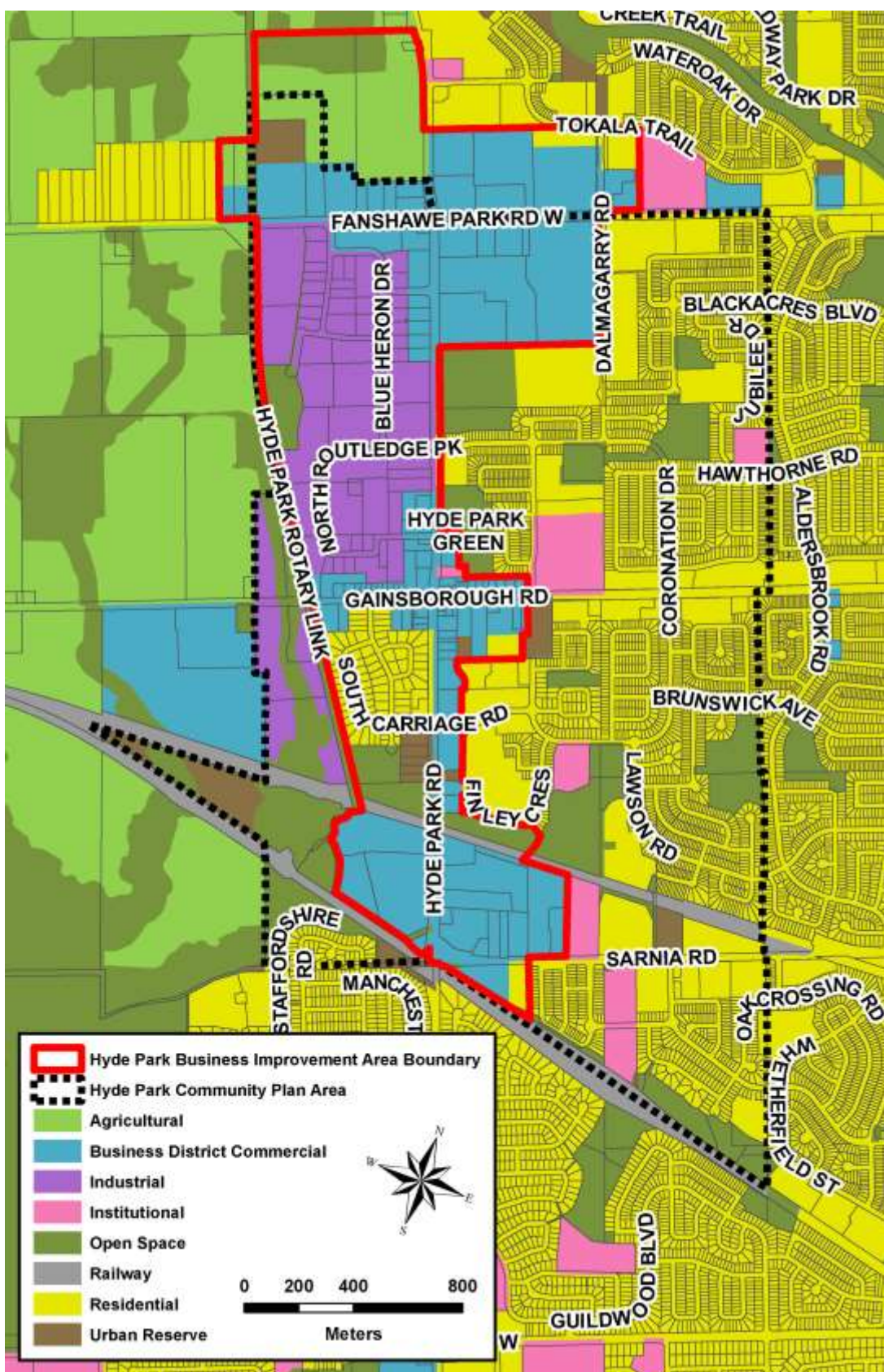
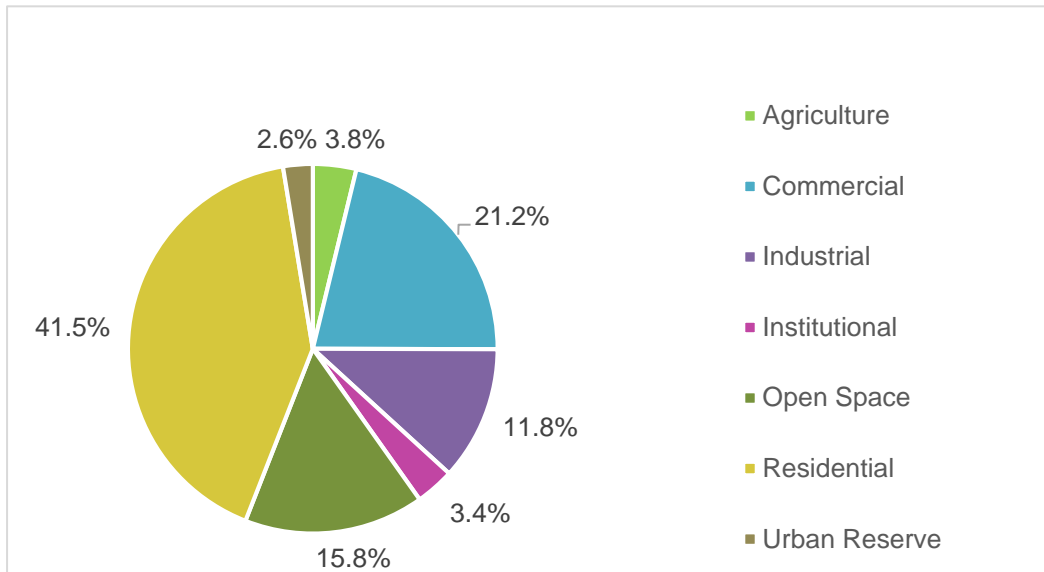


Figure 1: Percentage of Land in Generalized Zones in the Hyde Park Area



Within the Hyde Park village, the majority of the lands are zoned as Business District Commercial (BDC). This zone provides for a wide mix of retail, restaurant, neighbourhood facility, office and residential uses located in pedestrian-oriented business districts, in older parts of the City and in small business areas in rural areas in a traditional main street format. The uses in this zone are intended to provide for the shopping needs of nearby residents and cater to certain specialty shopping needs.

Map 3: Hyde Park Village Zoning Map



The London Plan: Almost 50% of land in the Hyde Park area is the Neighbourhood Place Type, followed by Shopping Area (11.69%), Commercial Industrial (11.16%), and Open Space (10.93%). Almost 4% of land is Main Street Place Type which is focused around the Hyde Park Road and Gainsborough Road intersection, illustrated in Map 5.

Map 4: Hyde Park Area Place Types Map

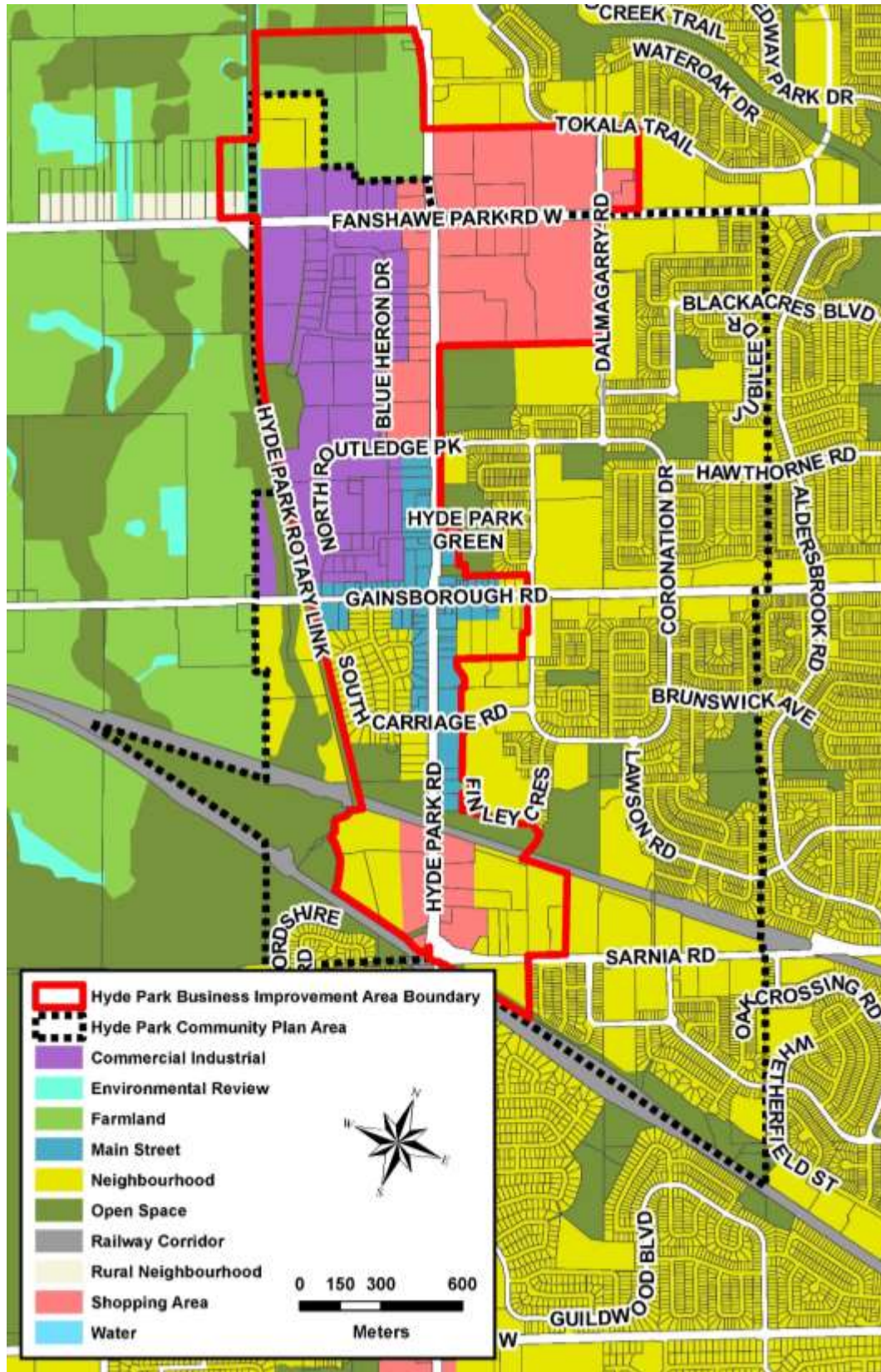
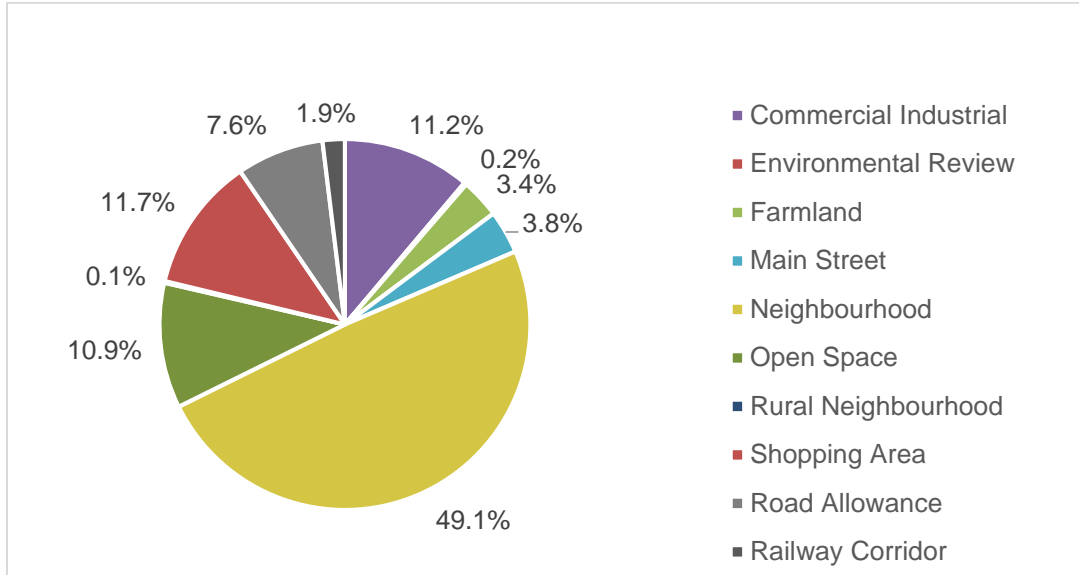




Figure 2: Land Use Designations: The London Plan



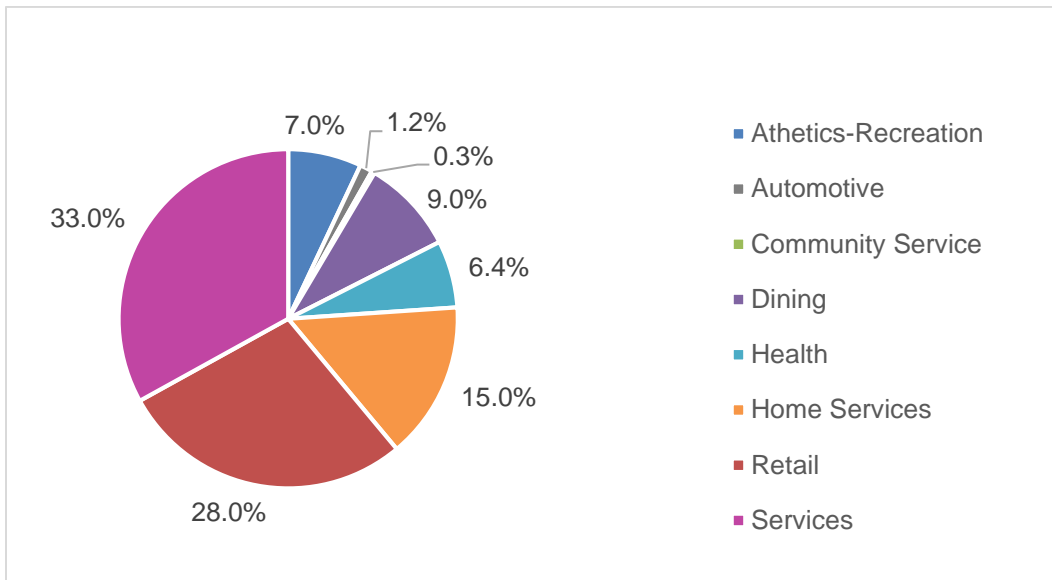
Map 5: Hyde Park Village Place Types Map



### 2.3 Businesses

Many of the businesses in the Hyde Park area have been counted and categorized by the Hyde Park Business Improvement Area (BIA) as illustrated in Figure 3. This information illustrates a high concentration of services and retail businesses, followed by home services, dining, athletic recreation and health.

**Figure 3: Business Types in the Hyde Park Area**

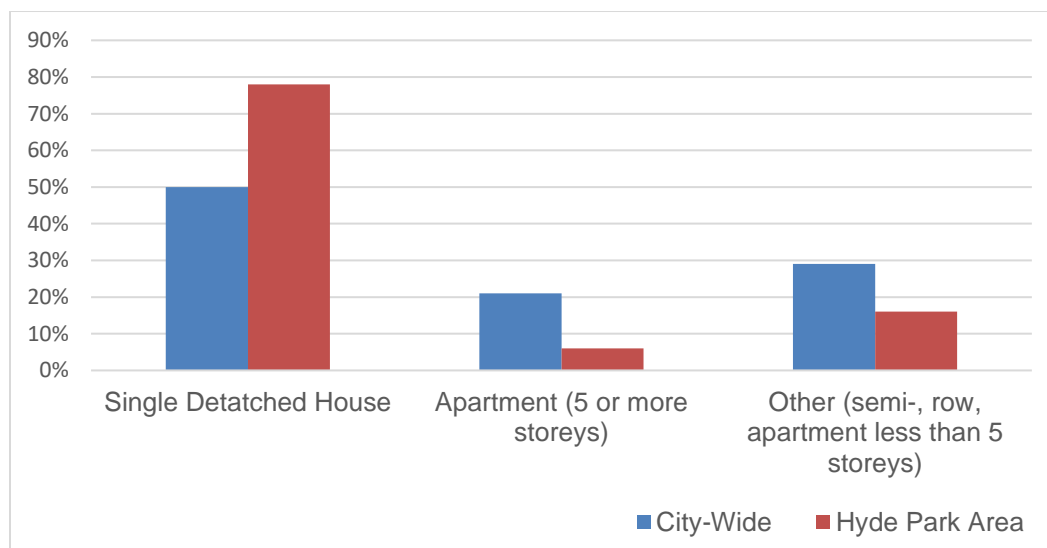


### 2.4 Housing

Most of the housing in the Hyde Park area was built after 1993, and consists of single detached houses, apartments (5 or more storeys), and other forms of housing (townhouses, semi-detached houses, apartments less than 5 storeys). The percentage of single detached housing is much higher in the Hyde Park than City-wide, and the number of Apartments (5 or more storeys) is much lower than City-wide.

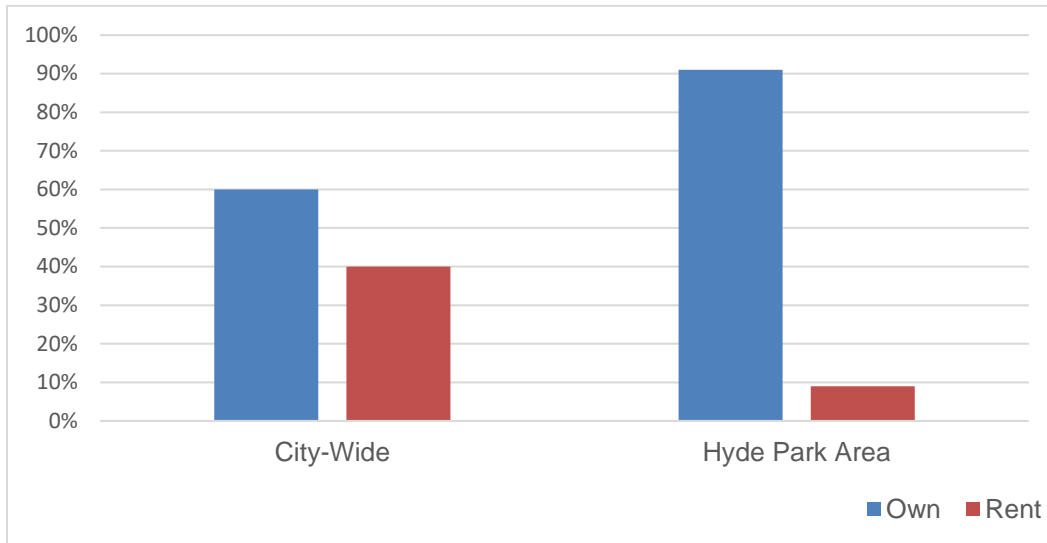
New housing proposed for the Hyde Park area through current planning applications include mixed-use apartments and residential-only apartments at a variety of heights (see Section 4.0).

**Figure 4: Housing Types: Hyde Park Area and City-Wide**



**Home Tenure:** The majority of residents own their homes in the Hyde Park Area (91%). This is higher than the City-wide percentage of 60%.

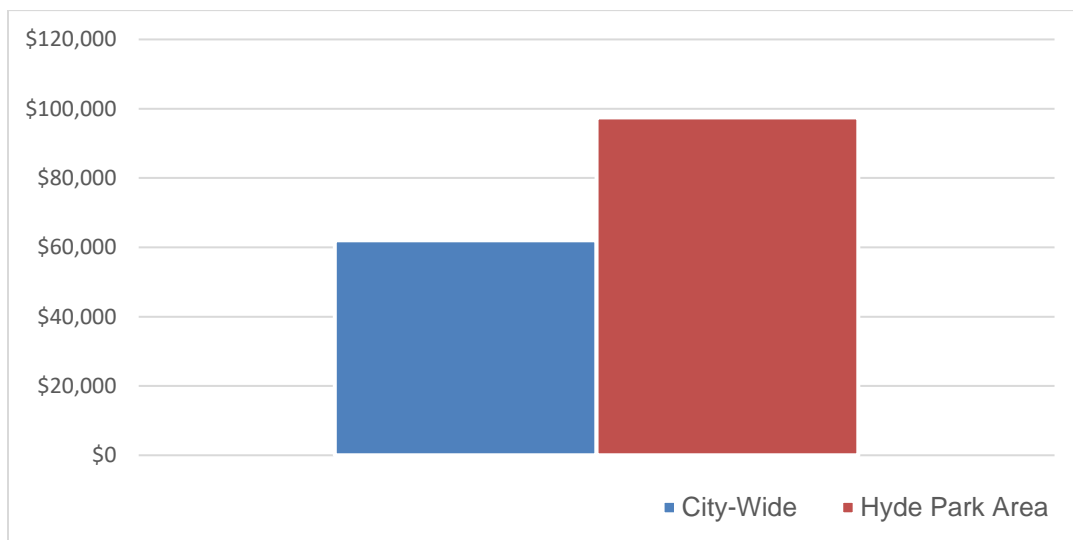
**Figure 5: Home Tenure: Hyde Park Area and City-Wide**



## 2.5 Household Income

Household income is 63% higher in the Hyde Park area than the household income City-wide.

**Figure 6: Household Income: Hyde Park Area and City-Wide**



## 2.6 Parkland

There are three (3) main parks in Hyde Park, each serving different sections of the neighbourhood. Maple Grove and Coronation North Parks each have play structures and swing sets, and Canterbury Park has a play structure, swing set, and a soccer field (see Map 1). There are also three (3) woodlots within the Hyde Park area.

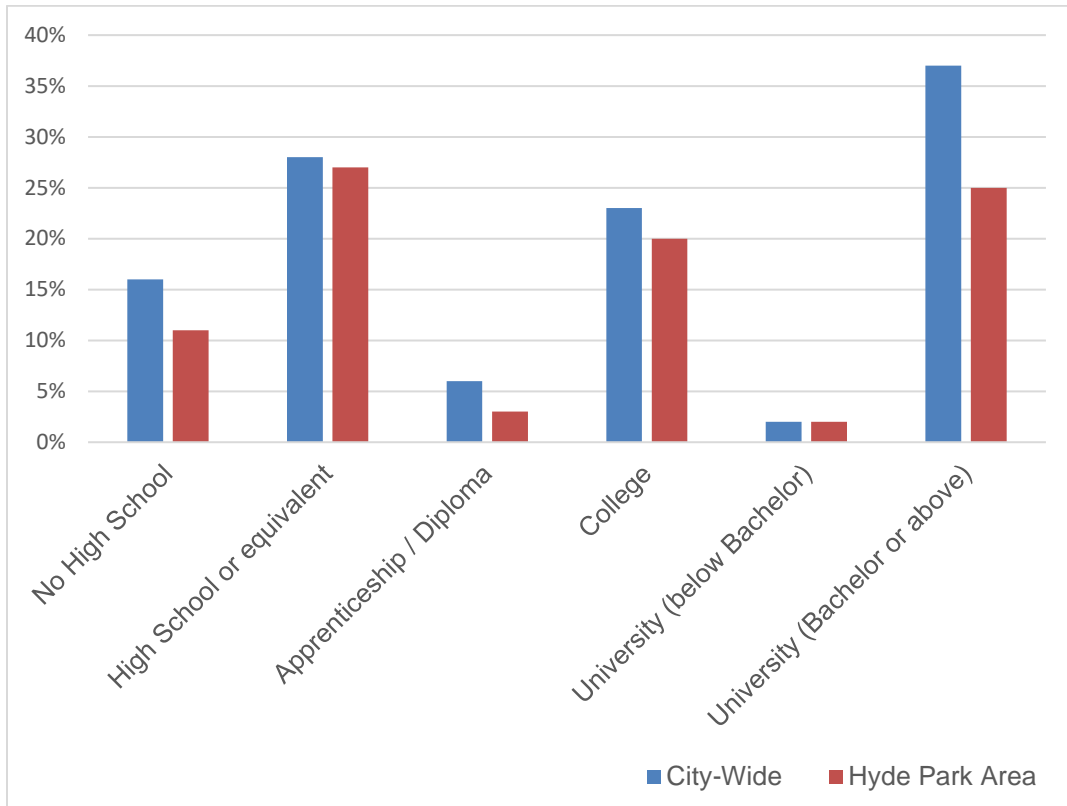
There are currently six (6) Stormwater Management Facilities in the area. The Hyde Park BIA recently adopted the Hyde Park North Stormwater Management Facility and renamed it the Hyde Park Village Green. The BIA is hoping to further develop the Village Green with pathways, benches, and a structure for events.

Hectares of Parkland per 1000 People: The Hyde Park area has 3.6 hectares of parkland per 1000 people compared with 7.2 hectares of parkland per 1000 people City-wide. The City is planning to develop a large park in the Northwest Plan Area which includes the Hyde Park area and will change this amount.

## 2.7 Education

The educational attainment statistics for the Hyde Park area are quite similar to the City-wide statistics. 62% of the Hyde Park area residents have some form of post-secondary education, compared with 56% of residents City-wide.

**Figure 7: Education: Hyde Park Area and City-Wide**

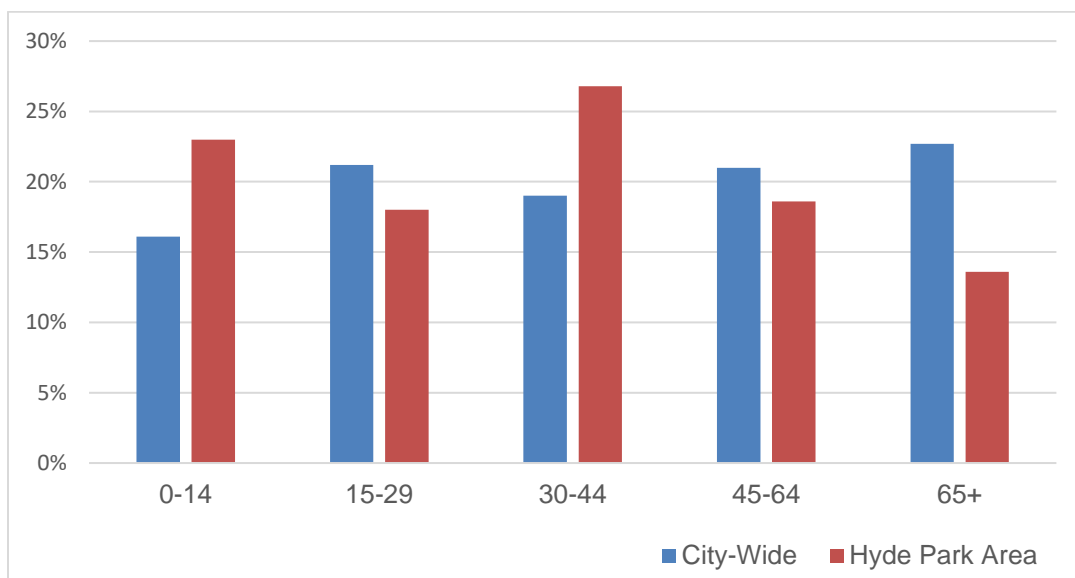


## 2.8 Age Cohorts

The demographic data for the Hyde Park area illustrates that the community population is relatively evenly distributed in all age categories. In comparing the Hyde Park area and City-wide age cohort distributions, there are three main differences:

- a higher percentage in the 0-14 age range in the Hyde Park area;
- a higher percentage in the 30-44 age range in the Hyde Park area; and,
- a lower percentage of people aged 65+ in the Hyde Park area.

**Figure 8: Age Cohorts: Hyde Park Area and City-Wide**



## 3.0 Private Investment

There has been a substantial amount of development in the Hyde Park area over the past few years, both in terms of new development and alterations to existing buildings and properties (e.g. interior renovations for existing businesses, interior alterations for different businesses, new signs). Over \$515 million has been invested into the Hyde Park area in the past four and a half years. The actual construction values of residential, commercial, industrial, and institutional developments in the area during the 2015 to 2019 (to June 25, 2019) timeframe are summarized in Figure 9 below.

### 3.1 Building Permits

From 2008 to 2018, 7.52% of the total number of building permits in the city of London were issued in the Hyde Park area. As the Hyde Park area accounts for 2.4% of the land within the Urban Growth Boundary, it can be concluded that there was more building activity here than in the rest of the City.

**Figure 9: Building Permit Value by Year and Land Use**

Year	Residential Value	Commercial Value	Industrial Value	Institutional Value	TOTALS
2015	\$49,859,739	\$5,275,500	\$639,000	\$40,000	\$55,814,239
2016	\$32,823,795	\$36,574,868	\$0	\$31,372,000	\$100,770,663
2017	\$186,345,303	\$1,882,000	\$410,000	\$56,597,500	\$245,234,803
2018	\$51,419,967	\$14,312,818	\$500,000	\$53,000	\$66,285,785
2019*	\$46,001,140	\$4,047,000	\$250,000	\$8,000	\$50,306,140
<b>TOTALS:</b>	<b>\$366,449,944</b>	<b>\$62,092,186</b>	<b>\$1,799,000</b>	<b>\$88,070,500</b>	<b>\$518,411,630</b>

\*to June 25, 2019

Like many communities in London, Hyde Park is a suburban area which is growing and undergoing change through private investment in line with the vision of the 1989 Official Plan, The London Plan and the Hyde Park Community Plan.

Although some of the key principles and design guidelines of these policy documents can be addressed at the planning application stage (e.g. building orientation, location, design, pedestrian connectivity), accomplishing other key principles will take more time as coordination of multiple planning applications and projects over time is required (e.g. rear service lane behind the properties on Hyde Park and Gainsborough).

One of the challenges in realizing the vision for the area has been avoiding the creation and expansion of strip commercial development. Although the vision calls for the creation of retail nodes, the demand for expanded commercial uses in the Hyde Park area has resulted in expansions of the planned commercial area including a major retail strip along the west side of the Hyde Park Road corridor just south of Fanshawe Road to Coronation Drive. Another challenge has been that demand has also resulted in more “big box” formats on both the west and east sides of Hyde Park Road north of Sarnia Road.

### 3.2 Current Planning Applications

1076 Gainsborough Road (Z-9035): This planning application seeks permission to allow a 4-storey mixed use apartment building consisting of 32 new residential units and commercial space on the main floor fronting Gainsborough Road. Parking would be provided at the rear of the building.

1018-1028 Gainsborough Road (Z-9079): This planning application seeks to allow two new buildings: 1) a 6-storey mixed use building with ground floor commercial, second floor office and residential units on floors 3-6; and 2) a 12-storey residential building located at the rear of the site.

1600-1658 Hyde Park Road and other Properties (Z-9067): This planning application seeks to allow construction of 410 new residential units in two 12-storey buildings, and new mixed use space (commercial and office) and new commercial space in 1- and 2-storey buildings and a new mixed-use multi-unit building incorporating an existing heritage building.

### 3.3 Current Urban Design Peer Review Panel Submissions

1567 & 1571 Hyde Park Road: This submission is for a proposed animal hospital near the intersection of Gainsborough and Hyde Park Rod. The site fronts onto Hyde Park Road.

## 4.0 Public Investment

### 4.1 Infrastructure Projects

2015 Hyde Park Road Construction Project: This was identified in the London Transportation Master Plan and completed in November 2015. The project included: enhancing watermain and water services; adding storm and sanitary sewers including private drain connections where requested; adding a new stormwater management facility; realigning the intersection of Sarnia Road and Hyde Park Road; widening existing CN Rail over pass bridge to four lanes; widening Hyde park Road to four lanes; and, including curb and gutter, median planter boxes, sidewalks, bike lanes and streetlights on Hyde Park Road.

2019 Information & Communications Technology (Future): Council recently approved a pilot project for the installation of 4G+ and 5G small cell telecommunications devices on municipal infrastructure over a two-year term. The pilot project will start sometime in 2019. Approximately 31 cellular transmitters will be placed throughout three areas of the City, one of which is the commercial plaza at Fanshawe Park Road and Hyde Park Road. The infrastructure will lay the foundation for the next generation of connected technologies and help ensure that users in the areas will have access to the most advanced telecommunications technology while positioning London as a technologically modern place to live and do business.

Trails and Connections (Future): The following projects are part of the City's plans for the Hyde Park area. Timing and implementation of these projects is dependent in part on funding and in part on coordinating with development projects to assemble and secure land. Projects include:

- securing a link between the Rotary Trail and the west end of North Routledge Park;
- extending the Rotary Trail north to Sunningdale Road;
- linking the Rotary Trail south to Sarnia Road;
- creating a park on Hyde Park Road at the Stormwater Management Facility (Hyde Park Village Green); there is no funding at this point;

Community Centre (Future): The *Parks and Recreation Master Plan* identifies the need for a multipurpose community centre to serve the northwest part of the city. This project is dependent on funding but the intention is to start design in 2023 with site selection occurring before that. There will be a call for partners prior to design, and significant community engagement in the design process.

Transportation (Future): Intersection improvements are planned for Hyde Park Road and Sunningdale (new roundabout) in 2021, and Hyde Park Road and Oxford Street in 2026.

### 4.2 Community Improvement Plan (CIP) Incentive Programs

The following three City-wide CIP Incentive Programs are offered by the City of London and apply to the Hyde Park area.

Industrial Development Charges (DCs) Grant Program: This is a 100% rebate for DCs for eligible industrial uses in industrial buildings within the Industrial Lands CIP project area, which covers all lands within the Urban Growth Boundary. There is currently no maximum value of the grant provided. Grants are provided to offset the value of the DCs to be paid at the time of building permit application. The grant is a contribution by the City for the value of the DC to be paid.

Brownfield Incentives: These incentives support the remediation and redevelopment of brownfields sites that might otherwise remain vacant or underutilized. The suite of programs include: the Contamination Assessment Study Grant Program; the Property

Tax Assistance Program; Development Charge Rebate Program; Tax Increment Equivalent Grant Program; and, the Green Municipal Fund Program.

Heritage Incentives: These incentives seek to address some of the financial impacts of heritage preservation by offering incentives that promote building rehabilitation in conjunction with new development. There are two incentive in this CIP: Tax Increment Grant Program; and Development Charges Equivalent Grant Program.

#### 4.2.1 Service Review of CIP Incentives, 2017

The Service Review of CIP Incentives provided recommendations for Council's consideration on the range of financial incentives offered through the City's CIP programs, and recommended changes to the programs. The service review identified sufficient funds within the current budget envelope to support new programs in the proposed Hamilton Road and Lambeth CIP project areas, and to extend some programs to the expanded Downtown/Richmond Row BIA area. These were the only new areas identified to receive CIP incentives. At that time, the Hyde Park Area was not identified to receive financial incentives.

## 5.0 Policy Context

### 5.1 Planning Act

The *Planning Act* sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled and who may control them. The *Planning Act* provides for the establishment of community improvement project areas where the municipality's Official Plan contains provisions relating to community improvement and the Community Improvement Project Area is designated by a by-law pursuant to Section 28 of the *Planning Act*.

Section 28 in the *Planning Act* defines community improvement is defined as “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.”

Further, Section 28 of the *Planning Act* defines a Community Improvement Project Area to mean: “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.”

### 5.2 1989 Official Plan

The *1989 Official Plan* for the City of London contains City Council's objectives and policies to guide the short and long-term physical development of all lands within the boundary of the municipality. While the objectives and policies in the *1989 Official Plan* primarily relate to land use and development of the municipality, they also have regard for relevant social, economic and environmental matters.

The policies of Chapter 14 provide a framework for the selection and designation of Community Improvement Project Areas, and for the preparation and implementation of Community Improvement Plans. These policies state that Municipal Council may designate, by by-law, community improvement project areas from the areas shown on Figure 14-1 – Areas Eligible for Community Improvement.

The *1989 Official Plan* (14.2.2 ii) recognizes the Downtown, Old East Village, SoHo and Hamilton Road, all older, inner city areas, as specific commercial areas eligible for community improvement. The *1989 Official Plan* also recognizes “Established Older Business Districts” as being eligible for community improvement which is defined as, “several older business districts which serve neighbourhood and, in some cases, broader retail markets have been delineated on the basis of their age and potential benefit from co-ordinated physical improvements.”

### 5.3 The London Plan

Place Types: The Hyde Park area consists of Commercial Industrial, Main Street, Neighbourhood, Shopping Area, and Green Space Place Types, illustrated in Map 4.

The Main Street Place Type allows for, and clearly supports, the development of a pedestrian-oriented village at the intersection of Hyde Park Road and Gainsborough Road, illustrated in Map 5.

#### Hyde Park Community Plan (HPCP), 2001

The *Hyde Park Community Plan* was completed in 2001. The main focus of the plan is to create "...healthy, functional and aesthetically pleasing community..." and to "...reflect new urbanism and traditional urban design principles."

Key principles include:

- identifiable centres and edges that are pedestrian-friendly;
- grid street pattern;
- mixed use areas;
- mixed dwelling types close to one another;
- narrower streets, traffic circles and rear laneways to discourage heavy or fast moving traffic; and,
- closer attention to neighbourhood and building design.

To implement these key principles and guide overall design of the community and development of individual sites, an accompanying *Community and Urban Design Guidelines* document was developed. The guidelines support the policies of the 1989 *Official Plan* and have been subsequently incorporated into *The London Plan*.

## Community Consultation and Feedback

### 1.0 Consultation

Staff implemented the following consultation methods to obtain feedback on what people felt were important items to address in the Hyde Park area.

Get Involved London!: City Planning Staff established a presence on the Get Involved website to provide the project background, regular updates, an explanation of roles and responsibilities, opportunities for feedback, the timeline, and project contact information. <https://getinvolved.london.ca/HydePark>

Project Updates: City Planning Staff emailed project updates to interested stakeholders (e.g. public meeting invitation, link to the Get Involved London Project webpage).

Hyde Park BIA Board Meeting (February 21, 2019): City Planning Staff attended a Hyde Park BIA Board Meeting to introduce the project to Board Members. Staff offered to conduct a focus group for BIA Members regarding the project and invited the Board and all Members to attend the upcoming Public Information Meeting.

Hyde Park Lions Club Meeting (April, 29, 2019): City Planning Staff attended the Hyde Park Lions Club Meeting to present the project goals, key findings to date, request feedback, and invite the Club Members to the Public Information Meeting.

Public Information Meeting (May 22, 2019): Although only nine (9) people were present at the Public Information Meeting, they represented a range of life stages and lifestyles. Participants included: a developer; a young professional; a young student and resident (grade school); a business owner and resident; a resident; a cycling advocate; Hyde Park BIA representatives and, a Hyde Park Lions Club representative.

In response to the question of what they liked most about Hyde Park. Participants offered the following comments:

- sense of community;
- diversity of business;
- number of events;



- accessibility to everything – work, school, recreation; and,
- natural areas and trails

When asked what they would change about Hyde Park, participants identified the following issues:

- speed of vehicular traffic (i.e. traffic too fast, especially near the intersection of Gainsborough Road and Hyde Park Road which deters people from walking; there are bicycle lanes but traffic is so fast and aggressive that people don't want to use the bicycle lanes);
- need for the area to be walkable and pedestrian-friendly (e.g. although there are sidewalks along both sides of Hyde Park Road, there isn't always shade);
- more opportunities for residents to be involved;
- length of pedestrian signal at Hyde Park Road and Gainsborough Intersection (it provides approximately 30 seconds to cross Hyde Park Road); and,
- improved connectivity between natural areas, trails, stormwater management facilities and the rest of the area so that all land uses are connected and walkable.

## **2.0 Summary of Consultation Feedback**

Throughout the consultation for this project, the following priorities and associated items requiring attention were identified by stakeholders. Feedback has been organized according to five categories:

1. Business Attraction, Retention & Expansion
2. Design
3. Park Enhancements & Connections
4. Safe Environment for Pedestrians & Cyclists
5. Sense of Place and Identity

### **2.1 Business Attraction, Retention & Expansion**

- Change residential zoning for homes along Hyde Park Road to the Main Street designation.
- As more properties along Hyde Park Road become rezoned for the Main Street designation, conduct focused retail recruitment (e.g. specialty shops, a hotel, restaurants with outdoor patios).
- Build a new community centre.
- Incentivize private sector investment by:
  - waiving a portion/all Development Charges for businesses looking to build and establish in the Hyde Park Village; and,
  - forgiving property taxes.
- Keep development at a human scale (e.g. building faces are welcoming, heights at the street edge are comfortable, intuitive street design).
- Bury overhead wires.

### **2.2 Design**

- Keep development at a human scale (e.g. building faces are welcoming, heights at the street edge are comfortable, intuitive street design).
- Bury overhead wires.

### **2.3 Park Enhancements & Connections**

- Connect parks, trails, parkettes, and stormwater management facilities.
- Need signs and pathways to connect key features, neighbourhoods, and different areas throughout the community.

- Provide links from various points in the community to the Rotary Trail to build accessibility and awareness. The Rotary Trail is a great asset but awareness is low.
- Enhance local parks (including the Hyde Park Village Green). For example, add furniture, pathways, landscaping, water stations, etc.
- Develop off-road bicycle trails to address the need for activities in the area.

## 2.4 Safe Environment for Pedestrians & Cyclists

- Create a safe environment for pedestrians and cyclists and a pedestrian-friendly community.
- Lack of connections; not all sidewalks are pedestrian friendly (i.e. no shade; immediately adjacent to fast vehicular traffic).
- It is difficult to walk across Hyde Park Road at Gainsborough Road.
- New development needs to be oriented to pedestrians.

## 2.5 Sense of Place and Identity

- Create a strong local sense of place and identity.
- Make Hyde Park a unique destination.
- Incorporate the original hamlet as a defining part of the sense of place.
- Create a new public square near the intersection of Hyde Park Road and Gainsborough Road.
- Create and install gateway features / signage and directional signage announcing entrances to the area.
- There is no signage directing people to the key features and amenities in the area.
- Install street furniture (e.g. benches, waste/recycling receptacles).
- The area would benefit from more streetscaping.
- Create a flex street at the west end of Gainsborough Road.
- Provide space and infrastructure for public events; link Rotary Trail with the village.
- Develop the main street corners into mini parks similar to Sarnia and Wonderland (benches, gardens, etc.).
- Beautification; supports pedestrian activity; establishes identity.

## 3.0 Community Organizations & Community Activity

There are a number of community organizations focused on the Hyde Park Area which are summarized below. In addition to these groups and organizations, the West Park Church hosts many community events including a large Canada Day celebration.

Hyde Park Business Improvement Area (BIA): The Hyde Park Business Association transitioned into a BIA in 2017. This BIA is a non-profit member-based organization managed by a Board of Directors. The operations of the BIA are carried out by a Chief Executive Officer (CEO)/General Manager. The Hyde Park BIA Annual Budget (approximately \$360,000 in 2019) funds beautification initiatives (e.g. flowers, banners), events (e.g. Pondfest), communication (e.g. Facebook, commercials), member support (e.g. training, networking events), and BIA Staff and administrative costs (office rental, etc.). The BIA Annual Budget is funded through levies applied to industrial and commercial properties within the BIA boundary.

Hyde Park Community Events: This group's activity is primarily on-line and focuses on advertising community-wide events (e.g. Garage Sale, Easter Scavenger Hunt). [www.facebook.com/HydeParkLdnOnt](http://www.facebook.com/HydeParkLdnOnt).

Hyde Park Lions Club: The Hyde Park Lions Club is a volunteer organization with approximately thirty (30) members. All administration costs are covered through Member dues and Lions-only events. The Club raises funds through public events and partnerships with businesses and other groups, which is all donated to support community projects and charities. [www.hydeparklions.ca](http://www.hydeparklions.ca)

Northwest London Resource Centre (NWLRC): The NWLRC organizes the Northwest London Community Directory and distributes a newsletter. They completed the Community Impact Project (CIP) in 2015 to identify gaps and needs in the community. The Northwest London Community Group was developed from the Community Impact Project. This network of organizations and resident groups in the Northwest London area that came together to address some of elements identified in the Community Impact Project. [www.nwlr.ca](http://www.nwlr.ca)

Rotary Club of London Hyde Park: This group started in 1997 and continues to contribute to the Hyde Park community in various ways. [www.hydeparkrotary.org](http://www.hydeparkrotary.org)

There are many different tools and tactics that can be employed to address issues and priorities identified in each category. For example, Business Training Courses and Seminars, a Business Recruitment Strategy and a Visitor/Customer Attraction Strategy are all examples of Business Attraction, Retention & Expansion tools. For developing a sense of place and identity, common tactics include beautification, signage, public art, events, and communications.

## Analysis

### 1.0 Key Considerations

Theories, objectives, and methods used for achieving urban regeneration goals have changed over time, and differ according to location and context. However, the notion of undertaking purposeful interventions to shape the form and function of the urban environment has remained a consistent activity.

Historically, urban regeneration tools and strategies were used to try to “reverse” the economic, social, and physical decline of places where market forces alone would not suffice. An early example of this type of intervention included the clearance of “slum housing”. Later interventions included building internal shopping malls in a downtown core, façade improvement, heritage districts, and marketing. Today’s interventions include a wide range of tools like public squares, education campuses, Farmers’ Markets, public art, events, branding, rezoning to permit a wide range of uses, residential housing, pedestrianization, beautification, and many other approaches. Different from past years, a hallmark of today’s approaches is the recognition that successful urban regeneration requires the collaboration and ongoing participation of the local community, public, and private sector stakeholders.

Today, it is also generally recognized that no one single development or intervention is a panacea in regenerating an entire area. Rather, developing a place-specific strategy and implementing and maintaining a flexible and responsive toolkit that is also authentic and linked to place is seen as a proven and necessary part of successful city building. Strategies today typically include tools and tactics in the overall categories outlined below.

1. Local economic development (e.g. business retention and expansion strategy, business attraction)
2. Physical infrastructure programs and projects (e.g. design, signage, public art, streetscaping plans, street furniture)
3. Operational projects and programs (e.g. security, safety, beautification)
4. Legislative and organizational tools (e.g. BIAs, organizational capacity, partnerships, strategies)
5. Communications and marketing (branding, social media, newsletters)
6. Activation (e.g. events)

Best practices drawn from research and experience concludes that amenities alone do not create success, and what works in one place will not necessarily work in another. Instead, it is the local assets, people, culture and other unique place-based characteristics combined with a broad-based understanding and support for a vision

and goals that will be the cornerstone for successful community regeneration. Strong relationships, ongoing communication, flexibility, and joint participation by both the private and public sectors are other key components of successful action.

## 2.0 Recommended Tools

Based on a best practice review, consultation, and the analysis of the Hyde Park area, the following items have been identified as key elements and tools that can be used to move the Hyde Park community forward. Consistent with other community regeneration strategies and approaches, some of these items would be led by the municipality, some by the community.

### 2.1 Branding and Marketing of the Area

There is an opportunity to develop a unique identity and sense of place for the Hyde Park area as a destination and vibrant community within the city of London. Supporting high-quality urban design, developing existing assets and amenities, and local economic development are important components of this.

Successful identity and branding is typically tied to the unique character (culture), attributes and experiences of an area. Although known as “Hyde Park”, the Hyde Park BIA has recently started positioning the area as Uptown London.

### 2.2 Signage and Wayfinding

There is an opportunity to create and implement a unique, comprehensive and consistent wayfinding and identification signage program in the Hyde Park area to define the entrances to the community, contribute to the sense of place and community identity, attract visitors and customers, and direct and inform people about unique features, landmarks and amenities. This was identified as a priority in the *Hyde Park Community Plan*.

### 2.3 Providing Education on Planning and the Legislative Framework

Municipal zoning, land use designations, and City plans and programs support development of a community form in Hyde Park that is consistent with stakeholders’ goals to create a pedestrian-friendly community with a “village” form and function. Providing education to the community, developers, property owners, and prospective investors may assist with creating awareness and understanding of this and help to identify their potential role(s) in helping to shape the form and functioning of the Hyde Park area (e.g. navigating City Hall).

### 2.4 Neighbourhood Action Plan

The Community Development Team in Neighbourhood Children and Fire Services works with groups to create resident-driven Neighbourhood Action Plans utilizing a community development approach. All interested local stakeholders are invited to participate in identifying goals and priorities, and addressing local issues such as park improvements, events, and signage. Through the Neighbourhood Action Plan process, participants:

- build a vision for their area;
- confirm key strategic areas identified by the participants through the survey process;
- confirm the neighbourhood vision and strategic areas with their neighbours; and,
- develop neighbourhood action plans for each key area defining how, what, and why for each opportunity.

### 2.5 Hyde Park BIA Strategic Plan

The Hyde Park BIA would benefit from developing a multi-faceted Strategic Plan and associated workplan to focus and provide support for regeneration efforts. City Planning Staff, the Ontario BIA Association (OBIAA), the Toronto Association of BIAs (TABIA) and other BIAs can provide examples, ideas, and lessons learned regarding

BIA Strategic Plans. Many of the priorities identified through consultation can be undertaken by the BIA.

## 2.6 Partnerships and Sponsorships

There are already a number of very successful partnerships and collaborative projects in the Hyde Park area, and strengthening these will help achieve community goals. For example, the City's Parks and Recreation Division staff can partner with groups and individuals interested in funding street furniture or park infrastructure.

## 2.7 Achieving the Desired Built Form for the Hyde Park Community

The HPCP, The London Plan, and zoning are in place and support the development of a pedestrian-oriented village in the Hyde Park area, with a focus at the intersection of Gainsborough Road and Hyde Park Road. As development occurs, staff in Development Services ensures that these policies and regulations are implemented. In addition, through future infrastructure projects, the City will work with the community and Hyde Park BIA to implement the HPCP vision.

## 3.0 Findings

Based on analysis of stakeholder feedback, legislation, existing policy framework, available tools and programs, current and planned projects, and the types, rates and levels of private-sector investment, Staff concluded that a Hyde Park Community Improvement Plan (CIP) is not justified or required to achieve the goals identified by project participants. Specific rationales include:

1. The Hyde Park area does not exhibit characteristics of economic, social or physical decline.
2. The private sector is making significant investments in the Hyde Park area; over \$515 million has been invested in Residential, Commercial, Industrial, Institutional development since 2015. This illustrates that the area is seen as a viable area for investment; municipal financial incentives are not required to attract or retain investment and development.
3. The 2017 Service Review of Community Improvement Plan Incentives recommended that savings be identified to potentially fund new programs through the Hamilton Road and Lambeth Area CIPs only. No other areas in the City of London were identified for receiving funding for incentive programs until the next Service Review in 2023.
4. The legislative framework - zoning, 1989 Official Plan designations, The London Plan Place Types and The London Plan Street Classifications, HPCP - provide for and support the development of a mixed-use, pedestrian-oriented community with a village core and high level of design.
5. There are a number of existing City of London tools and programs that can assist with achieving goals identified by project participants and Staff in a strategic and collaborative manner. These include: Adopt-A-Park, Neighbourhood Action Plans, Neighbourhood Safety Audit, Neighbourhood Decision Making, Service London Business, City of London Public Art Program, the treeME Fund, and many others.
6. There are a number of City projects and plans that will address some of the goals identified by project participants such as the Parks and Recreation Master Plan and Parks Planning and Design projects.
7. A number of the priorities identified are typically managed and funded by a BIA including but not limited to: gateway signage; wayfinding signage; communications and marketing (including branding); and, beautification and street furniture. The Hyde Park BIA has a substantial annual budget which could be used to implement projects, including retaining the services of a consultant to develop a strategy and associated action plan.

## Conclusion

The Hyde Park area is in a very fortunate position of not exhibiting characteristics of economic, social or physical decline. Rather, the area is exhibiting characteristics of a growing community – properties are being improved, developed and redeveloped without the catalyst of municipal incentives.

City Planning Staff will continue to provide support to all London BIAs. In 2018, City Planning Staff initiated quarterly BIA Coordinating Meetings to provide BIAs with the opportunity to share information, learn from other BIAs, coordinate resources, and leverage funding opportunities for projects that will benefit all BIAs. City Planning Staff also assists BIAs by providing education regarding the planning framework, and connecting BIAs to resources that can assist with implementing their vision.

Urban environments are complex and interrelated systems and therefore, creating a successful and vibrant community depends on a number of factors involving many stakeholders. There is opportunity for stakeholders to work together to achieve the vision and goals identified in the Hyde Park Community Plan, The London Plan, and through consultation for this project.

<b>Prepared by:</b>	<b>Laurel Davies Snyder, MCIP, RPP Urban Regeneration</b>
<b>Submitted by:</b>	<b>Britt O’Hagan, MCIP, RPP Manager, Urban Regeneration</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>
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 City Planning.	

August 2, 2019  
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## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** “Including Green Roof Area in Landscaped Open Space Requirements”  
**Meeting on:** August 12, 2019

## Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, this report **BE RECEIVED** for information, and that this item **BE REMOVED** from the deferred matters list of the Planning and Environment Committee.

## Report: Background and Submission

### 1.0 Executive Summary

- On May 17, 2016 Council resolved:  
*That the Civic Administration **BE REQUESTED** to report back at a future meeting of the Planning and Environment Committee with respect to potential policy and/or by-law changes that would provide a mechanism by which green roofs could be included in the calculation of required landscape open space:*
- This matter will be considered as part of the ReThink London Zoning By-law Amendment project and as part of the City’s Green City Strategy.
- Landscaped Opens Space serves an important role in the provision of accessible and useable open space for high intensity developments.

### 2.0 Response

#### 2.1 Key Considerations

At the May 17, 2016, meeting of Council, it was requested that Staff consider the inclusion of Green roofs in the overall Landscaped Open Space requirements.

#### 2.2 Use of Incentives to Implement Green Technologies

The proposed request to consider allowing the inclusion of green roofs as landscaped opens space could be one of many incentives to encourage the use of green technologies for roofing systems. Green roofing systems also may include stormwater management features and other materials (white roofs) that reduce the overall heating island effect.

The use of incentives to encourage green roofs and all other green technologies will be considered during the City’s future comprehensive Green City Strategy process.

#### 2.3 Intended Use of Landscaped Open Spaces

Landscape Open Space is defined in Zoning By-law Z.-1 as: *the open space which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any access driveway or ramp, parking area, bus parking area, roof-top area or any open space beneath or within any building or structure.*

In conjunction with lot coverage, landscaped open space is used for the determination of the intensity for a property. Landscaped open space is intended to provide active and

passive open space for the use by the occupants of any building. The inclusion of the roof as landscaped open space for any structure is not consistent with this intent.

#### **2.4 ReThink Zoning, By-law Amendment to Implement The London Plan**

The City is currently completing ReThink Zoning a comprehensive review of the Zoning By-law required to implement The London Plan. The use and description of Landscaped Open Space will be reviewed in further detail at this time in conjunction with the comprehensive Sustainability Strategies.

### **3.0 Conclusion**

Incentivizing green roofs and any/all other roofing technologies that are designed to reduce heat and to store and slowly discharge stormwater will be considered through the City initiated comprehensive Sustainability Strategy. The use of green roofs for landscaped open space could remove valuable area that is intended for the active and passive uses of the building's occupants. Landscaping requirements and the percentage of required landscaping will also be considered through the ReThink Zoning process.

<b>Prepared by:</b>	<b>Craig Smith, MCIP, RPP Senior Planner, Sustainability and Resiliency</b>
<b>Submitted by:</b>	<b>Gregg Barrett, AICP Manager, Long Range Planning and Sustainability</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner</b>
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 Planning Services	

July 25, 2019  
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## 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:** Application By: Sifton Properties Limited  
1603 Hamilton Road  
Victoria on the River Subdivision Phase 5 - Special Provisions  
**Meeting on:** August 12, 2019

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the subdivision of land over Part of Lot 9, Concession 1 and Part of Block 61, Plan 33M-688, situated on the north side of Commissioners Road East, west of Hamilton Road, municipally known as 1603 Hamilton Road;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the Victoria on the River Subdivision, Phase 5 (39T-09502) attached as Appendix "A", **BE APPROVED**;
- (b) the Applicant **BE ADVISED** that Development Finance has summarized the claims and revenues attached as Appendix "B"; and,
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfil its conditions.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description






This request for Special Provisions applies to the remaining lands within Sifton Properties Limited "Victoria on the River" draft plan of subdivision. This subdivision site has a total area of approximately 30 hectares, and is located south of the Thames River, north of Commissioners Road East, and west of Hamilton Road. The application for Draft Plan Approval was originally accepted on July 31, 2009. A revised plan was submitted on September 23, 2010 and the statutory public meeting was held on March 28, 2011. Council adopted the corresponding Official Plan Amendment on April 4, 2011 and it came into effect on May 10, 2011 as there were no appeals. The plan was Draft Approved on January 19, 2012, subject to conditions and red line revisions.

Further revisions to the Draft Plan, including technical amendments required as a result of the final design of the stormwater management pond and outlets, were considered at a public participation meeting on September 10, 2013 and a revised Draft Approval was granted on December 10, 2013 for the plan of subdivision consisting of 152 single family lots as well as several blocks for medium and low density residential development, stormwater management and open space uses, and one commercial block.

Phase 1, being the Stormwater Management Pond, was registered on July 26, 2013. Phase 2, which consisted of 59 single detached residential lots, one multi-family block and several park/open space blocks, was registered as Plan 33M-672 on July 31, 2014. Phase 3 of the subdivision, which consists of 60 single detached residential lots and one park block, was registered as Plan 33M-688 on November 19, 2015.

1.2 Location Map – Victoria on the River – Phase 5

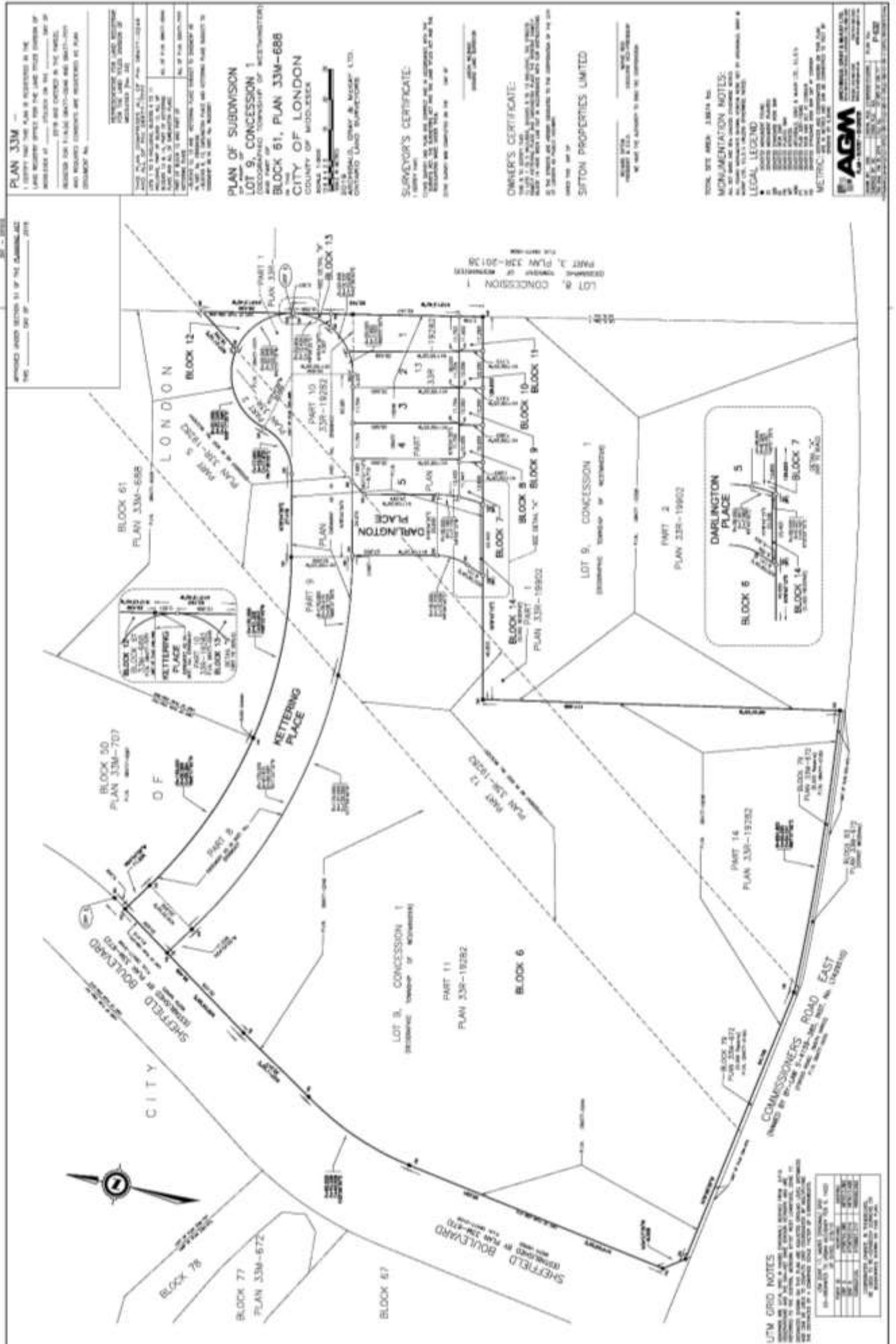


Location Map		Legend	
Subject Property:	1603 Hamilton Rd		Subject Property
Applicant:	SIFTON PROPERTIES LIMITED		Parks
File Number:	39T-09502		Assessment Parcels
Created By:	Larry Mottram		Buildings
Date:	4/1/2019		Address Numbers
Scale:	1:4000		

Corporation of the City of London

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1.3 Victoria on the River – Phase 5 Subdivision Plan



In April of 2016, the Approval Authority granted a further revision to the Draft Plan to divide a multi-family block and create 20 single detached lots. Phase 4, consisting of 48 single family detached lots, 3 multi-family medium density blocks, 1 walkway block and 1 reserve block, was registered as Plan 33M-707 on November 16, 2016.

This next Phase 5 shall be registered in one phase, consisting of 5 single detached lots, 1 commercial/office/mixed-use block and 5 future residential blocks, all served by two new streets being Kettering Place and Darlington Place.

Development Services has reviewed these Special Provisions with the Owner who is in agreement with them.

This report has been prepared in consultation with the City's Solicitors Office.

<b>Prepared by:</b>	<b>Larry Mottram, MCIP, RPP</b> <b>Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE</b> <b>Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG</b> <b>Managing Director, Development and Compliance</b> <b>Services and Chief Building Official</b>
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.	

August 2, 2019

CC: Lou Pompilii, Manager, Development Planning  
Ismail Abushehada, Manager, Development Engineering  
Matt Feldberg, Manager, Development Services (Subdivisions)

NP/FG Y:\FGerrits\doumentation coordinator\Working Files\39T-09502-5\39T-09502 - Victoria on the River Phase 5 - PEC REPORT.docx

## Appendix A – Special Provisions

### 6. SOILS CERTIFICATE

Add the following new Special Provision:

- #1 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 geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City Engineer.

### 10. COMPLETION, MAINTENANCE, ASSUMPTION AND GUARANTEE

Add the following new Special Provision:

- #2 Further to Clause 10.7 and subject to the conditions therein, the City will consider the assumption of the streets in this subdivision in stages, all to the satisfaction of the City.

### 16. PROPOSED SCHOOL SITES

Remove Subsection 16.3 to 16.8 as there are no school blocks in this Plan.

~~16.3 The Owner shall set aside an area or areas (being Block(s) \_\_\_\_\_) as a site or sites for school purposes to be held subject to the rights and requirements of any School Board having jurisdiction in the area.~~

~~16.4 The School Boards shall have the right, expiring three (3) years from the later of the date on which servicing of the relevant site is completed to the satisfaction of the City or the date on which seventy percent (70%) of the Lots in the subdivision have had building permits issued, to purchase the site and may exercise the right by giving notice to the Owner and the City as provided elsewhere in this Agreement and the transaction of purchase and sale shall be completed no later than two (2) years from the date of giving notice.~~

~~16.5 The School Boards may waive the right to purchase by giving notice to the Owner and the City as provided elsewhere in this Agreement.~~

~~16.6 Where all School Boards have waived the right to purchase, the City shall then have the right for a period of two (2) years from the date on which the right to purchase by the School Board has expired or has been waived as the case may be, to purchase the site for municipal purposes and may exercise the right by giving notice to the Owner as provided elsewhere in this Agreement and the transaction of purchase and sale shall be completed no later than sixty (60) days from the date of giving notice.~~

~~16.7 The Owner agrees that the school blocks shall be:~~

- ~~(a) graded to a one percent (1%) grade or grades satisfactory to the City, the timing for undertaking the said works shall be established by the City prior to the registration of the Plan; and~~
- ~~(b) top soiled and seeded to the satisfaction of the City, the timing for undertaking the said works to be established prior to assumption of the subdivision by the City.~~

~~16.8 Where the Owner has been required to improve the site by grading, top-soil and seeding, the responsibility of the Owner for the maintenance of the site shall cease upon completion by the Owner of his obligations under this Agreement.~~

## 25.1 STANDARD REQUIREMENTS

**Remove** Subsection 25.1 (f) as there are no walkway blocks.

~~(h) Within one (1) year of registration of this Plan, or as otherwise directed by the City, the Owner shall construct a chain link fence without gates, adjacent to the walkway(s) (Block(s) \_\_\_\_\_) in accordance with City Standard No. SR-7.0.~~

**Add** the following new Special Provisions:

#3 The City may require the works and services required under this Agreement to be done by a contractor whose competence is approved jointly by the City Engineer and the Owner, to the satisfaction of the City.

#4 The Owner shall maintain works and services in this Plan in a good state of repair from installation to assumption, to the satisfaction of the City, at no cost to the City.

#5 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 arrangements 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.

#6 The Owner shall make arrangements with the owner of lands to the south to combine Blocks 7 to 11 of this Plan, in conjunction with lands to the south in Plan 39T-19501 to create a developable Lot/Block, all to the satisfaction of the City.

#7 The Owner shall make arrangements with the owner of lands to the east to combine Blocks 12 and 13 of this Plan, in conjunction with lands to the east in Plan 39T-19501 to create a developable Lot/Block, all to the satisfaction of the City.

#8 The Owner shall include in the Agreement of Purchase and Sale or Lease for Blocks 7, 8, 9 10, 11, 12 and 13 of this Plan, a warning clause as follows:

“The purchaser or transferee shall not service Blocks 7, 8, 9 10, 11, 12 and 13, until adjacent lands to the south and east develop in the future, to the satisfaction of the City.”

#9 Prior to the issuance of a Certificate of Conditional Approval for Blocks 7, 8, 9 10, 11, 12 and 13 in this Plan, these blocks shall be combined with adjacent lands to create developable lots and/or blocks, to the satisfaction of the City. The above-noted blocks shall be held out of development until they can be combined with adjacent lands to create developable Lots and/or Blocks.

#10 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct associated works within the hydro corridor as per the accepted engineering drawings, all to the specifications and satisfaction of the City and Hydro One, at no cost to the City.

#11 Prior to assumption of this Plan in whole or in part by the City, and as a condition of such assumption, the Owner shall pay to the City Treasurer the following amounts as set out or as calculated by the City, or portions thereof as the City may from time to time determine:

- (i) Future removal of automatic flushing devices, an amount of \$5,000 per automatic flushing device, for a total amount of \$10,000 as per the accepted engineering drawings;
- #12 The Owner shall implement all recommendations of the Victoria Ridge Plan of Subdivision Environmental Impact Study dated June 24, 2009 as amended by subsequent addendums, to the satisfaction of the City.
- #13 The Owner shall include in any Agreements of Purchase and Sale or Lease, for Lot 5 and Blocks 6 and 12 of this Plan and any other Lot or Block located within and/or adjacent to the hydro easement, the following Hydro One Networks Inc. (HONI) warning clause(s):

*“Each unit purchaser and/or lessee specifically acknowledges and agrees that the development of the Lands upon which this Development is being (or has been) constructed, will be (or has been) undertaken and completed in accordance with any requirements that may be imposed from time to time by any Governmental Authorities, and that the proximity of this Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electro-magnetic interference and stray current transmissions (hereinafter collectively referred to as the “Interferences”) to this Development, and despite the inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development. Notwithstanding the above, each unit purchaser and/or lessee agrees to indemnify and save HONI harmless from and against all claims, losses, judgments or actions arising or resulting from any and all of the Interferences. In addition, it is expressly acknowledged and agreed that HONI does not, and will not, accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims of any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each unit purchaser and/or lessee acknowledges and agrees that an electro-magnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser’s respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor/Declarant.”*

- #14 The Owner shall install signage to prohibit on-street parking on Kettering Place and Darlington Place within the Hydro One Networks Inc. (HONI) easement corridor, to the satisfaction of and at no cost to the City.

**25.2 CLAIMS**

**Remove** Subsection 25.2 in its entirety and replace with the following: (there are no claims in this Plan)

There are no eligible claims for works by the Owner paid for from a Development Charges Reserve Fund or Capital Works Budget included in this Agreement.

- ~~(a) — Where the Owner undertakes construction of works as a capital cost incurred on behalf of the City and as authorized by the City in accordance with this Agreement, and which are eligible for a claim and the claim is made against a development charge Reserve Fund or the Capital Works Budget, the Owner must conform with the By-law and policies governing the administration thereof as included in the requirement of City of London By-law C.P.-1496-244 Schedule 8 as amended (the “Development Charges By-law”), including but not limited to, requirements for a work plan, tendering of construction works and completeness of claims.~~
- ~~(b) — The Owner may, upon approval of this Agreement and completion of the works, make application to the Director — Development Finance for payment of the sum alleged to be owing, and as confirmed by the City Engineer (or designate) and the Director — Development Finance and the payment will be made pursuant to any policy established by Council to govern the administration of the said development charge Reserve Fund.~~

~~The anticipated reimbursements from the development charge Reserve Funds are:~~

- ~~(i) — for the construction of XXXXXXXXXXXXXX, the estimated cost of which is \$ \_\_\_\_\_;~~
- ~~(ii) — for the construction of eligible sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$ \_\_\_\_\_;~~
- ~~(iii) — for the construction of eligible storm sewers in conjunction with the Plan, subsidized at an estimated cost of which is \$ \_\_\_\_\_;~~
- ~~(iv) — for the construction of eligible watermains in conjunction with this Plan, subsidized at an estimated cost of which is \$ \_\_\_\_\_;~~
- ~~(v) — for the construction of left turn channelization on \_\_\_\_\_ at \_\_\_\_\_, the estimated cost of which is \$ \_\_\_\_\_, as per the accepted work plan;~~
- ~~(vi) — for the ultimate design of \_\_\_\_\_ Road, including channelization, the estimated cost of which is \$ \_\_\_\_\_, as per the accepted work plan;~~
- ~~(vii) — for the installation of street lights on \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_, the estimated cost of which is \$ \_\_\_\_\_, as per the accepted work plan;~~
- ~~(viii) — for the installation of traffic signals at the intersection of \_\_\_\_\_ and \_\_\_\_\_, when deemed warranted by the City Engineer, the estimated cost of which is \$ \_\_\_\_\_, as per the accepted work plan;~~
- ~~(ix) — for the construction of pavement widening on \_\_\_\_\_ at \_\_\_\_\_ consistent with the City’s standard practice of paying claims where a secondary collector is widened at a primary collector or an arterial road, the estimated cost of which is \$ \_\_\_\_\_. The claim will be based on a pavement widening of 1.5 metres for a distance of 45 metres with a 30 metre taper. The costs of the gateway treatment over and above the claimable portion shall be at the Owner’s expense, as per the accepted work plan;~~
- ~~(x) — for dedicating to the City Block \_\_\_\_\_ on this Plan for stormwater management purposes, the estimated cost of which is \$ \_\_\_\_\_.~~

~~The estimated amounts herein will be adjusted in accordance with contract prices in the year in which the work is carried out.~~

~~Claims approvals shall generally not materially exceed approved and committed funding in the capital budget for the estimated claims listed in this Agreement.~~



~~Any funds spent by the Owner pending future budget approval (as in the case of insufficient capital budget described above), shall be at the sole risk of the Owner pending Council approval of sufficient capital funds to pay the entire claim.~~

- ~~(c) Upon approval of an application for a claim to a development charge Reserve Fund, the City shall pay the approved claim in full to the Owner subject to the limits noted above and in accordance with the Council approved "Source of Financing Report" and the then in force Development Charges By-law and any policies established thereunder.~~
- ~~(d) Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary, storm or water the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:
 
  - ~~i) no work subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and~~
  - ~~ii) in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.~~~~
- ~~(e) The Owner shall provide full-time supervision by its Professional Engineer for all claimable works to be constructed in accordance with current City policies. Upon completion of these claimable works, a Certificate of Completion of Works is to be supplied to the City, pursuant to the General Provisions and **Schedule 'G'** of this Agreement.~~
- ~~(f) The Owner shall ensure that the City is formally invited to all construction site/progress meetings related to the claimable works associated with this Plan, including but not limited to providing a minimum of two weeks notice of meetings and copies of all agenda and minutes as appropriate, all to the satisfaction of the City.~~
- ~~(g) The Owner shall review and seek approval from the City for any proposed use of construction contingency that relate to claimable works outlined in the work plan prior to authorizing work.~~

**25.6 EROSION AND SEDIMENT CONTROL**

Add the following new Special Provisions:

- #15 All temporary erosion and sediment control measures, installed on Block 6 in this Plan shall be decommissioned and/or removed when warranted as per accepted engineering drawings, all to the satisfaction of the City Engineer and at no cost to the City.

**25.7 GRADING REQUIREMENTS**

Add the following new Special Provisions:

- #16 The Owner shall grade the portions of Block 6, which have a common property line with Commissioners Road East, to blend with the ultimate profile of Commissioners Road East, in accordance with the City Standard "Subdivision Grading Along Arterial Roads", to the satisfaction of the City Engineer and at no cost to the City.

The Owner shall direct its Professional Engineer to establish and have accepted by the City Engineer the grades to be taken as the future centreline grades of Commissioners Road East. From these, the Owner's Professional Engineer shall determine the elevations along the common property line which will blend with the reconstructed road. These elevations shall be shown on the subdivision Lot Grading Plan submitted for acceptance by the City.

- #17 Prior to the issuance of a Certificate of Conditional Approval, the Owner shall remove and relocate any existing earth stockpile generally located in this Plan, all to the satisfaction of the City and at no cost to the City.
- #18 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall have its professional engineer provide shop drawings, certified by a structural engineer, of the proposed retaining walls, to the satisfaction of the City.
- #19 Prior to the issuance of any Certificate of Conditional Approval for Block 6 in this Plan, the Owner shall construct the proposed retaining wall as shown on the accepted engineering drawings and have its professional engineer certify that the said walls were constructed in accordance with the accepted engineering drawings, all to the satisfaction of the City.
- #20 The Owner shall include in the Agreement of Purchase and Sale and/or Lease for the transfer of the Block 6 of this Plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of Block 6 shall be responsible for the maintenance of the retaining walls in the future located on the said Block, all to the satisfaction of the City and at no cost to the City.
- #21 Prior to assumption, the Owner's Professional Engineer shall certify to the City, the retaining walls on Block 6 is in a state of good repair and functioning as intended, all to the satisfaction of the City.
- #22 Prior to the issuance of any Certificate of Conditional Approval, in order to develop this Plan, the Owner shall make arrangements with the adjacent property owner to the south and east to regrade a portion of the property abutting this Plan, in conjunction with grading and servicing of this subdivision, to the specifications of the City, at no cost to the City.

## **25.8 STORM WATER MANAGEMENT**

**Add** the following new Special Provisions:

- #23 The Owner shall decommission any temporary sediment basins and associated infrastructure in this Plan when the ultimate storm sewer outlet system(s) are constructed and operational, to the satisfaction of the City, at no cost to the City. When any temporary sediment basins and associated works have been decommissioned, should there be any easements, the City shall release the easements, all at no cost to the City.  
  
The Owner is responsible for all costs related to the decommissioning of any temporary sediment basin(s) work and any redirection of sewers and overland flow routes.
- #24 The Owner shall accommodate the major stormwater overland flows within this Plan from upstream (external) lands in accordance with the approved design studies and accepted engineering drawings, and to the satisfaction of the City Engineer, at no cost to the City.
- #25 The Owner shall implement SWM Best Management Practices (BMP's) within this 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.

## 25.8 SANITARY AND STORM SEWERS

**Remove** Subsection 25.8 (b) and **replace** with the following:

- (b) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the South Thames Subwatershed, and connect them to the City's existing storm sewer system being the 600 mm diameter storm sewer on Sheffield Boulevard.

**Remove** Subsection 25.8 (j) and **replace** with the following:

- (j) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's existing sanitary sewage system being the 200 mm diameter sanitary sewer on Sheffield Boulevard.

**Add** the following new Special Provisions:

- #26 The Owner shall include in the agreement of purchase and sale for the transfer of Block 6, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Block may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.
- #27 The Owner shall remove any temporary Ditch Inlet Catch Basins (DICBS), etc. when no longer required and any existing easements may be quit claimed, all to the satisfaction and specifications of the City Engineer and at no cost to the City.
- #28 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct make adjustments to the existing works and services on Sheffield Boulevard in Plan 33M-672, 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.

## 25.9 WATER SERVICING

**Remove** Subsection 25.9 (d) and **replace** with the following:

- (c) Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the City Engineer, as per the accepted engineering drawings, to the satisfaction of the City, 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/high-level municipal system, namely, the existing 250 mm diameter watermain on Sheffield Boulevard;
  - 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; and
  - ii) 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.

**Remove** Subsection 25.9 (f) and **replace** with the following:

- (f) 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/assumption;
  - ii) any incidental and/or ongoing maintenance, periodic adjustments, repairs, replacement of broken, defective or ineffective product(s), poor workmanship, etc. of the automatic flushing devices;
  - iii) payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal/assumption; and
  - iv) all works and the costs of removing the devices when no longer required.
  - v) Ensure the automatic flushing devices are connected to an approved outlet;

**Add** the following new Special Provisions:

- #29 Any future development of Block 6 shall be in keeping with the established fire flows in order to ensure adequate fire protection is available established through the subdivision water servicing design study.
- #30 If the Owner requests the City to assume Kettering Place and Darlington Place with the automatic flushing device still in operation, all as shown on this Plan of Subdivision, prior to its extension to the Kettering Place and Darlington Place, the Owner shall pay to the City at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the automatic flushing device and properly abandoning the discharge pipe from the automatic flushing device to the storm/sanitary sewer system at the east limit of Kettering Place and south limit of Darlington Place and restoring adjacent lands, all to the specifications of the City. The estimated cost for doing the above-noted work on this street is \$5,000 per automatic flushing device for a total amount of \$10,000 for which amount sufficient security is to be provided in accordance with **Condition 25.1 ( )**. The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.

## 25.11 ROADWORKS

**Remove** Subsection 25.11 (p) and **replace** with the following:

- (n) Where traffic calming measures are required within this Plan:
- (i) The Owner shall erect advisory signs at all street entrances to this Plan for the purpose of informing the public of the traffic calming measures implemented within this Plan prior to the issuance of any Certificate of Conditional Approval in this Plan.
  - ~~(ii) The Owner shall notify the purchasers of all lots abutting the traffic calming circle(s) in this Plan that there may be some restrictions for driveway access due to diverter islands built on the road.~~
  - ~~(iii) Where a traffic calming circle is located, the Owner shall install the traffic calming circle as a traffic control device, including the diverter islands, or~~

~~provide temporary measures, to the satisfaction of the City prior to the issuance of a Certificate of Conditional Approval for that section of road.~~

- (iv) The Owner shall register against the title of all Lots and Blocks on Kettering Place in this Plan, and shall include in the Agreement of Purchase and Sale or Lease for the transfer of each of the said Lots and Blocks, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including **raised pedestrian crosswalk**, ~~traffic calming circles, raised intersections, splitter islands and speeds cushions~~, to be installed as traffic control devices, to the satisfaction of the City Engineer.

**Remove** Subsection 25.11 (q) and **replace** with the following:

- (o) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Commissioners Road East via Sheffield Boulevard.

**Remove** Subsection 25.11 (r) as there are no walkways in this Plan.

- ~~(r) Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained adjacent to the location of the future walkway that indicates Future Walkway Location, as identified on the accepted engineering drawings, and the Owner shall construct the walkway to a minimum granular base, to the satisfaction of the City Engineer.~~

**Add** the following new Special Provisions:

- #31 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct access(s) to Hydro One lands/easements as per accepted engineering drawings, all to the specifications and satisfaction of the City and Hydro One.
- #32 Prior to assumption, the Owner shall remove the access to Hydro One lands/easements from Commissioners Road East, all to the specifications and satisfaction of the City and Hydro One.
- #33 Barricades are to be maintained at south limit of Darlington Place until lands to the south develop or as otherwise directed by the City. At the time lands to the south develop or as otherwise directed by the City, the Owner shall remove the barricades and any temporary turning circles, restore the boulevards and complete the construction of the roadworks within the limits of both temporary turning circles, to the specifications of the City, all at no cost to the City.

The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.

- #34 Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained on Kettering Place adjacent to the raised pedestrian crosswalk location that indicate Future Raised Pedestrian Crosswalk Location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.
- #35 Prior to assumption or when required by the City Engineer, the Owner shall install the raised pedestrian crosswalk on Kettering Place, including permanent signage and pavement marking in a location, to the satisfaction of the City Engineer.
- #36 The Owner shall be required to make minor boulevard improvements on Commissioners 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.

## 25.12 PARKS

- #37 Within one (1) year of registration of this Plan or otherwise approved by the City, the Owner shall construct 1.5 metre high chain link fencing without gates in accordance with current City park standards (SPO 4.8) along the property limit interface of all private Lots and Blocks adjacent to existing and/or future Park and Open Space Blocks, to the satisfaction of the City. Any alternative fencing arrangements shall be to the approval and satisfaction of the City.
- #38 The Owner shall not grade into any park or open space area. Where lots abut lands zoned as Open Space, all grading of the developing lots at the interface with the park or open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the park or open space zones shall be to the satisfaction of the City.
- #39 Within one (1) year of registration of this Plan, the Owner shall prepare and deliver to all homeowners adjacent to Open Space lands, an education package which explains the stewardship of natural areas, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.

**SCHEDULE "C"**

This is Schedule "C" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

**SPECIAL WORKS AND SERVICES**

**Roadways**

- Kettering Place and Darlington Place shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.

**Sidewalks**

A 1.5 metre (5 foot) sidewalk shall be constructed on one side of

- (i) Kettering Place – south boulevard
- (ii) Darlington Place – west boulevard

**Pedestrian Walkways**

There are no walkways in this Plan.

**SCHEDULE "D"**

This is Schedule "D" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

**LANDS TO BE CONVEYED TO THE CITY OF LONDON:**

0.3 metre (one foot) reserves:	<b>Block 14 plus additional block at south limit of Kettering Place</b>
Road Widening (Dedicated on face of plan):	NIL
Walkways:	NIL
5% Parkland Dedication:	NIL
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

**LANDS TO BE SET ASIDE FOR SCHOOL SITE:**

School Site:	NIL
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**LANDS TO BE HELD IN TRUST BY THE CITY:**

Temporary access:	NIL
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**SCHEDULE "E"**

This is Schedule "E" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

The Owner shall supply the total value of security to the City is as follows:

CASH PORTION:	\$ 142,899
BALANCE PORTION:	<u>\$ 809,759</u>
TOTAL SECURITY REQUIRED	\$ 952,658

The Cash Portion shall be deposited with the City Treasurer prior to the execution of this Agreement.

The Balance Portion shall be deposited with the City Treasurer prior to the City issuing any Certificate of Conditional Approval or the first building permit for any of the lots and blocks in this Plan of subdivision.

The Owner shall supply the security to the City in accordance with the City's By-Law No. CPOL-13-114 and policy adopted by the City Council on April 4, 2017 and any amendments.

In accordance with Section 9 Initial Construction of Services and Building Permits, the City may limit the issuance of building permits until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.

**SCHEDULE "F"**

This is Schedule "F" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external easements as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all easements within this Plan to the City.

**Multi-Purpose Easements:**

- (a) Multi-purpose easements shall be deeded to the City in conjunction with this Plan, within this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:
  - (i) A temporary blanket easement on Block 6 until the decommissioning of existing sediment basin and any temporary works and until the parks pathway design is finalized and a permanent municipal easement is provided at site plan approval, to the satisfaction of the City.

**Road Easements:**

There are no road easements required in conjunction with this Plan.

**Appendix B – Related Estimated Costs and Revenues**

Victoria on the River, Phase 5 - Sifton Properties Limited  
 Subdivision Agreement  
 39T-09502

**Estimated Costs and Revenues**

<b>Estimated DC Funded Servicing <sup>(Note 1)</sup></b>	<b>Estimated Costs (excludes HST)</b>
Claims for Owner led construction from CSRF - None identified	\$0
Claims for City led construction from CSRF - None identified	\$0
Total	\$0
<b>Estimated Total DC Revenues <sup>(Note 2)</sup> (August 4, 2019 to December 31, 2019 Rates)</b>	<b>Estimated Revenue</b>
CSRF Total	\$4,536,120

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2019 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed by:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Matt Feldberg  
Manager, Development Services  
(Subdivisions)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Paul Yeoman  
Director, Development Finance

## 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:** Application By: Sunningdale Golf & Country Club Ltd. /  
Corlon Properties Limited  
800 Sunningdale Road West  
Sunningdale West Subdivision Phase 2 - Special Provisions

**Meeting on:** August 12, 2019

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf & Country Club Ltd. / Corlon Properties Limited for the subdivision of land over Part of Lot 16. Registrar's Compiled Plan No. 1028, situated on the south side of Sunningdale Road West, east of Wonderland Road North, municipally known as 800 Sunningdale Road West;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf & Country Club Ltd. / Corlon Properties Limited for the Sunningdale West Subdivision, Phase 2 (39T-05508) attached as Appendix "A", **BE APPROVED**;
- (b) the Applicant **BE ADVISED** that Development Finance has summarized the claims and revenues attached as Appendix "B";
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Appendix "C"; and
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

This application for Draft Plan of Subdivision Approval was accepted on April 28, 2005. It was circulated to the required agencies and municipal departments on May 10, 2005 and advertised in the London Free Press Civic Corner on May 7, 2005. A notice of Public Meeting was advertised in the London Free Press on May 27, 2006, and a notice of Public Meeting was sent out on May 26, 2006. The Public Meeting was held on June 14, 2006.

On July 21, 2006 this draft plan was approved by the Approval Authority. The first phase of this subdivision consisted of 100 single detached residential lots, two multi-family blocks, one stormwater management block, one park block, and four road widening blocks, and one road re-alignment block, all served by 4 new streets, being Wallingford Avenue, Eagletrace Drive, Creekbend Place and Cornelius Court and was registered on June 27, 2008 (33M-593).

An emergency 6 month draft approval extension was granted in July of 2015 to allow sufficient time for the Owner and Planning staff to consider the request for draft plan extension.

At its meeting on November 24, 2015, City Council requested that the Approval Authority approve a three year extension and revision subject to the attached conditions of draft approval. The new draft approval expiry date was July 21, 2018 (three years after the last extension of draft plan approval).

An emergency 6 month draft approval extension was granted in July of 2018 to allow sufficient time for the Owner and Planning staff to consider the request for the draft plan extension.

At its meeting on December 18, 2018, City Council requested that the Approval Authority approve the request for a three year extension of the draft plan of subdivision for this subdivision subject to the revised conditions of draft approval. Draft Approval was granted on January 10, 2019 by the Approval Authority. The new draft approval lapse date is January 21, 2022.

The lands for the proposed draft plan of subdivision are currently being used as part of the Sunningdale Golf course operations. In 2017, Sunningdale Golf Club received permission from the City of London and the Upper Thames Conservation Authority to relocate the existing operation from the south side of Sunningdale Road West to the lands on the north side of Sunningdale Road West. When the construction of the lands to the north are complete, the lands on the south side will be available for subdivision approval.

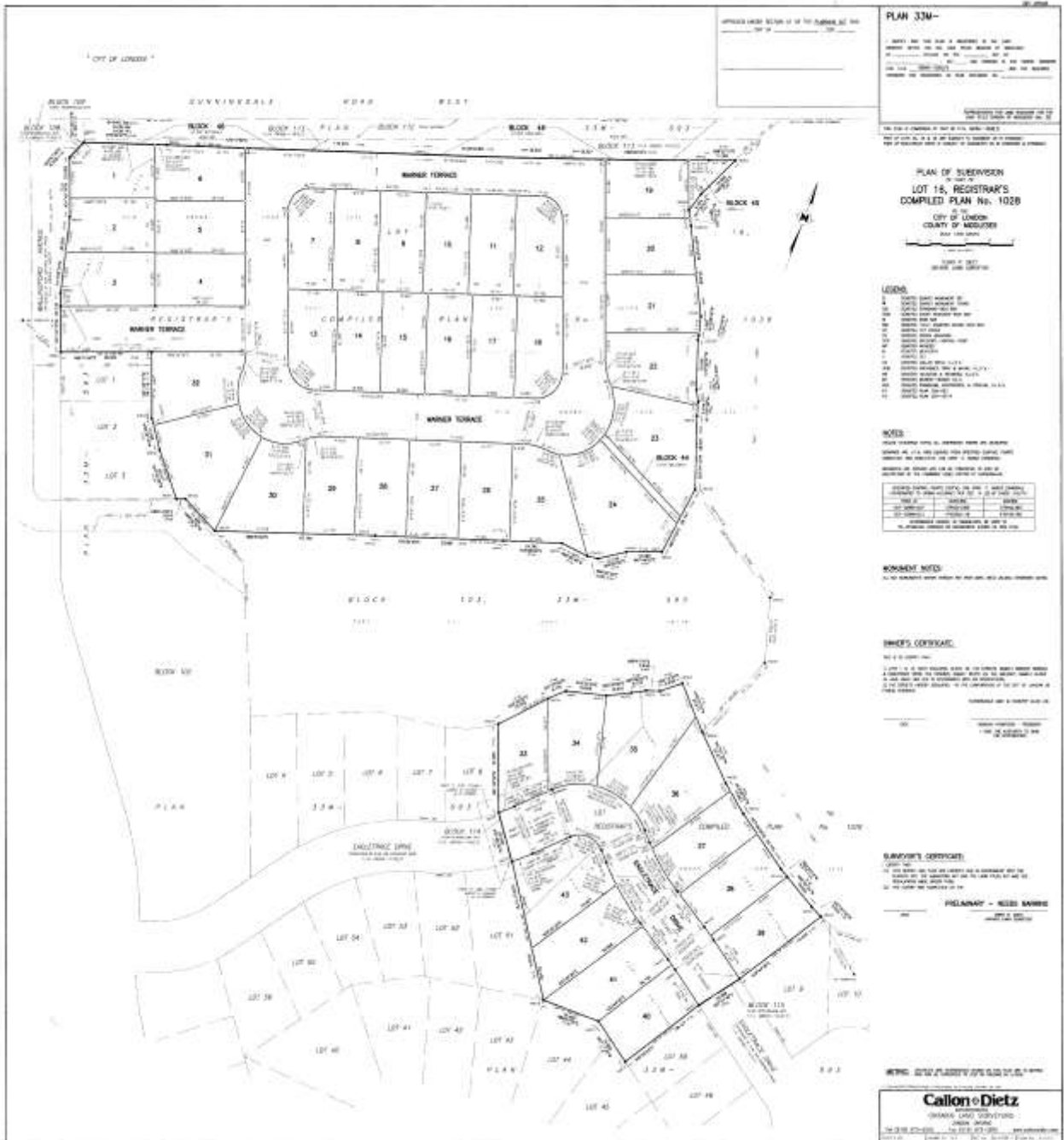
The request for Special Provisions applies to the remaining lands within this subdivision which consists of 43 single detached lots, one walkway block and reserve blocks.

1.2

Location Map Phase 2 Sunningdale West Subdivision



1.3 Sunningdale West Subdivision – Phase 2 Plan





The Applicant is registering the second and final phase of this subdivision, which consists of 43 single detached lots, one walkway block and reserve blocks.

Development Services has reviewed these special provisions with the Owner who is in agreement with them.

This report has been prepared in consultation with the City Solicitor's Office.

<b>Prepared by:</b>	<b>Mike Corby, MCIP, RPP</b> <b>Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE</b> <b>Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG</b> <b>Managing Director, Development and Compliance</b> <b>Services and Chief Building Official</b>
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.	

August 2, 2019

CC: Lou Pompili, Manager, Development Planning  
Ismail Abushehada, Manager, Development Engineering  
Matt Feldberg, Manager, Development Services (Subdivisions)

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## Appendix A – Special Provisions

### 6. SOILS CERTIFICATE/GEOTECHNICAL

Add the following new Special Provision:

- #1 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 geotechnical report are implemented by the Owner, to the satisfaction of the City, at no cost to the City Engineer.

### 10. COMPLETION, MAINTENANCE, ASSUMPTION AND GUARANTEE

Remove Subsection 10.3 and replace with the following:

- 10.3 The Owner shall guarantee each and every one of the works and services in good condition and repair, consistent with what is, in the opinion of the City Engineer and based on the certification of the Owner's Professional Engineer, sound engineering practice, for the period of one (1) year commencing the date of the signed Memo from the Managing Director, Environmental & Engineering Services and City Engineer and the Director of Development Services to assume said works and services. Provided however, that the City may, at its option, assume any or all of the said works and services at any time, but the City shall not be deemed to have assumed any work or service unless such assumption is evidenced by an assumption certificate and the enactment of a by-law to that effect.

### 15. PROPOSED SCHOOL SITES

- ~~15.3 The Owner shall set aside an area or areas (being Block(s) \_\_\_\_\_) as a site or sites for school purposes to be held subject to the rights and requirements of any School Board having jurisdiction in the area.~~
- ~~15.4 The School Boards shall have the right, expiring three (3) years from the later of the date on which servicing of the relevant site is completed to the satisfaction of the City or the date on which seventy percent (70%) of the Lots in the subdivision have had building permits issued, to purchase the site and may exercise the right by giving notice to the Owner and the City as provided elsewhere in this Agreement and the transaction of purchase and sale shall be completed no later than two (2) years from the date of giving notice.~~
- ~~15.5 The School Boards may waive the right to purchase by giving notice to the Owner and the City as provided elsewhere in this Agreement.~~
- ~~15.6 Where all School Boards have waived the right to purchase, the City shall then have the right for a period of two (2) years from the date on which the right to purchase by the School Board has expired or has been waived as the case may be, to purchase the site for municipal purposes and may exercise the right by giving notice to the Owner as provided elsewhere in this Agreement and the transaction of purchase and sale shall be completed no later than sixty (60) days from the date of giving notice.~~
- ~~15.7 The Owner agrees that the school blocks shall be:~~
- ~~(a) graded to a one percent (1%) grade or grades satisfactory to the City, the timing for undertaking the said works shall be established by the City prior to the registration of the Plan; and~~
  - ~~(b) top soiled and seeded to the satisfaction of the City, the timing for undertaking the said works to be established prior to assumption of~~

~~the subdivision by the City.~~

~~15.8 Where the Owner has been required to improve the site by grading, top-soil and seeding, the responsibility of the Owner for the maintenance of the site shall cease upon completion by the Owner of its obligations under this Agreement.~~

## 24.1 STANDARD REQUIREMENTS

**Add** the following new Special Provision:

#2 Within one (1) year of registration of this Plan or as otherwise directed by the City, the Owner shall construct fencing without gates, adjacent to the walkway, Block 44, as per the accepted engineering drawings.

The City will permit the Owner to construct wooden walkway fences, without gates, adjacent to the public pedestrian walkways, entirely on private property and at no cost to the City, in lieu of chain link fencing as specified in City Standard N. SR07.0. If the Owner chooses to construct the wooden fence, the details of the fence shall be approved by the City Engineer, together with the engineering drawings.—The wooden fence shall be a minimum of 1.2 metres (4.0 ft) in height, and shall conform to the City's current fence by-law requirements. Any approved wooden fence shall terminate 6.0 metres from the street line. All maintenance, repair and replacement of the wooden fences shall be the responsibility of the private owner(s), at no cost to the City.

The Owner shall include in the agreement(s) of purchase and sale and in the transfer of Lots 23 and 24 in this Plan, adjacent to a public walkway, a covenant by the purchase or transferee stating that the City will not participate, either financially or otherwise, in any maintenance, repair or replacement associated with the wooden fences adjacent to the public walkway.

The Owner shall construct fencing, without gates, in accordance with the accepted engineering drawings, to the satisfaction of the City at no cost to the City.

**Add** the following Special Provisions:

#3 The Owner shall realign the existing walkway/asphalt pathway, south of Block 44, external to the plan, as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.

#4 The Owner shall include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on Lots 1, 6 and 19 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 except where a required noise wall has been approved abutting the exterior side yard, (Sunningdale Road West road frontage). Further, the Owner shall obtain approval of their proposed design from the Director Development Services and his/her designate prior to any submission of an application for a building permit for Lots 1, 6 and 19.

#5 Prior to issuance of any certificate of conditional approval, the Owner shall install a 2.0 metre high noise barrier on private property of Lots 1, 6, 19 and 20 as recommended in the Noise Assessment prepared by Stantec Engineering dated May 29, 2015. Property Owners of Lots 1, 6, 19 and 20 are to be advised that they shall not tamper with the barrier and will be responsible for its long term maintenance.

#6 The Owner shall include in any submission for a building permit application for Lots 1, 6 and 19 that central air conditioning is required.

- #7 The Owner shall to include in any submission for a building permit application for Lots and 2, 3, 5, 7, 8, 9, 10, 11, 12, 20 and 21, that a forced air heating system adequately sized to accommodate the future installation of central air conditioning is required.
- #8 The Owner shall include the following warning clauses in all Agreements of Purchase and Sale and/or Lease and transfers:
- (a) For Lots 2, 5, 20 and 21:
- “Purchasers / tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”
- (b) For Lots 1, 6 and 19:
- “Purchasers / tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”
- “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria.”
- (c) For Lots 2, 3, 5, 7, 8, 9, 10, 11, 12, 20 and 21:
- “This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)”
- (d) For all units:
- “The City of London assumes no responsibility for noise issues which may arise from the existing or increased traffic of Sunningdale Road West as it relates to the interior or outdoor living areas of any dwelling unit within the development. The City of London will not be responsible for constructing any form of noise mitigation for this development.”
- (e) That prior to the completion of all noise attenuation measures, including the construction of Lots 7, 8, 9, 10, 11 and 12 that sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants.”

## 24.2 CLAIMS

**Remove** Subsection 24.2 (c) and **replace** with the following:

- (c) The Owner may, upon approval of this Agreement and completion of the works, make application to Development Finance for payment of the sum alleged to be owing, and as confirmed by the City Engineer (or designate) and the City Treasurer (or designate). Payment will be made pursuant to any policy established by

Council to govern the administration of the said Development Charge Reserve Fund.

The anticipated reimbursements from the Development Charge Reserve Funds are:

- (i) for the construction of stormwater management works within SWM Block 103 in Plan 33M-593, the estimated cost of which is \$82,132, as per the approved Work Plan, and
- (ii) for the engineering costs related to the stormwater management works within SWM Block 103 in Plan 33M-593, the estimated cost of which is \$12,320, as per the approved Work Plan.

Any funds spent by the Owner that exceed the approved Work Plan estimates shall be at the sole risk of the Owner pending sufficient capital funding included in the City Budget.

#### **24.6 EROSION AND SEDIMENT CONTROL**

**Add** the following new Special Provision:

- #9 Prior to any work on the site, the Owner's professional engineer shall implement all interim and long term measures identified as a component of the Functional Storm/Drainage Servicing Report and is to have these measures established as per the accepted engineering drawings and approved all to the satisfaction of the City Engineer. Further, the Owner's Professional Engineer must confirm that the required sediment and erosion control measures are being maintained and operated as intended during all phase of construction.

#### **24.7 GRADING REQUIREMENTS**

**Add** the following new Special Provisions:

- #10 Prior to the issuance of any Certificate of Conditional Approval for Lots 24 and 25 in this Plan, the Owner shall remove the existing retaining walls adjacent to the rear property lines of each of the said Lots as shown on the accepted engineering drawings, to the satisfaction of the City.

#### **24.8 STORM WATER MANAGEMENT**

**Add** the following new Special Provisions:

- #11 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct the overland flow routes/rip rap outlets between Lots 25, 26, 27, 28, 33, 34 and 35 in this Plan and should any additional alterations be required to Sunningdale SWMF6B to accommodate the overland flow routes, these works must be completed and operational, as per the accepted engineering drawings, all to the specifications and satisfaction of the City, at no cost to the City.
- #12 The Owner shall include in the Agreement of Purchase and Sale for the transfer of Lots 25, 26, 27, 28, 33, 34 and 35 in this Plan, as an overland flow route is located between the said Lots, a covenant by the purchaser or transferee to observe and comply with the following:
- i) The purchaser or transferee shall not alter or adversely affect the overland flow route on Lots 25, 26, 27, 28, 33, 34 and 35 as shown on the accepted lot grading and servicing drawings for this subdivision.

The Owner further acknowledges that no landscaping, vehicular access, parking access, works or other features shall interfere with the above-noted overland flow route, grading or drainage.

- #13 The Owner shall maintain the overland flow routes between Lots 25, 26, 27, 28, 33, 34 and 35 in this Plan as per the accepted engineering drawings, to the satisfaction of the City Engineer.
- #14 The Owner shall complete all works associated with the removal of the golf course use from SWM Block 103, 33M-593 and adjacent lands, all as detailed in the accepted engineering drawings, to the satisfaction of the City.

#### 24.9 SANITARY AND STORM SEWERS

**Remove** Subsection 24.9 (b) and **replace** with the following:

- (b) The Owner shall construct the storm sewers to service the Lots in this Plan, which is located in the Medway Creek Subwatershed, and connect them to the City's existing storm sewer system as per the accepted engineering drawings, to the satisfaction of the City.

**Add** the following new Special Provisions:

- #15 The Owner shall construct sanitary and storm private drain connections to the existing municipal sanitary and storm sewers on Wallingford Avenue and Eagletrace Drive to service the Lots and Blocks in this Plan, to the satisfaction of the City.
- #16 The Owner shall remove any temporary catchbasins, ditch inlet catchbasins, temporary work, grading, etc. and any existing easements on Lots in this Plan may be quit claimed, all to the satisfaction and specifications of the City Engineer and at no cost to the City.
- #17 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct new services and make adjustments to the existing works and services on Wallingford Avenue and Eagletrace Drive in Plan M-593, 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.

#### 24.10 WATER SERVICING

**Add** the following new Special Provisions:

- #18 Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct private water services to the watermain on Wallingford Avenue and Eagletrace Drive in Plan 33M-593 to serve the lots in this Plan which front onto that street, to the satisfaction of the City.

#### 24.11 ROADWORKS

**Remove** Subsection 24.11 (f) as there are no dead-end streets in this Plan.

- ~~(f) The Owner shall construct barricades, as required, at the limits of dead-end streets within this Plan, to the specifications of the City. The barricades are to be installed at the same time as the placement of the granular 'B' on the subject street.~~

**Remove** Subsection 24.11 (p) as there are no traffic calming measures in this Plan.

- ~~(q) Where traffic calming measures are required within this Plan:~~

- ~~(i) The Owner shall erect advisory signs at all street entrances to this Plan for the purpose of informing the public of the traffic calming measures implemented within this Plan prior to the issuance of any Certificate of Conditional Approval in this Plan.~~
- ~~(ii) The Owner shall notify the purchasers of all lots abutting the traffic calming circle(s) in this Plan that there may be some restrictions for driveway access due to diverter islands built on the road.~~
- ~~(iii) Where a traffic calming circle is located, the Owner shall install the traffic calming circle as a traffic control device, including the diverter islands, or provide temporary measures, to the satisfaction of the City prior to the issuance of a Certificate of Conditional Approval for that section of road.~~
- ~~(iv) The Owner shall register against the title of all Lots and Blocks on      (insert street names)      in this Plan, and shall include in the Agreement of Purchase and Sale or Lease for the transfer of each of the said Lots and Blocks, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including traffic calming circles, **raised intersections**, splitter islands and speeds cushions, to be installed as traffic control devices, to the satisfaction of the City Engineer.~~

**Remove** Subsection 24.11 (q) and **replace** with the following:

- (q) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Sunningdale Road West via Wallingford Avenue or other routes as designated by the City.

**Add** the following new Special Provisions:

- #19 The Owner shall remove the temporary turning circle on Eagletrace Drive and adjacent lands, in Plan 33M-593 to the west of this Plan, and complete the construction of Eagletrace Drive in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

The City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value of \$5,000 that the City has received for this work by the Owner of Plan 33M-593.

In the event that Eagletrace Drive in Plan 33M-593 is constructed as a fully serviced road by the Owner of Plan 33M-593, then the Owner shall be relieved of this obligation.

- #20 Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct Eagletrace Drive to a fully serviced road and make any necessary adjustments to existing infrastructure (eg. MH and water valve adjustments, etc.) in accordance with the accepted engineering drawings, all to the satisfaction of the City.

- #21 The Owner shall be required to make minor boulevard improvements on Sunningdale Road West 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.

## 25.11 PARKS

**Remove** Subsection 25.11(b) and **replace** with the following:

- (a) Within six (6) months of registration of the plan of subdivision, the Owner shall

construct a 1.5m high chain link fence without gates in accordance with current City of London Park standards (SPO4.8) or approved alternate, along all lots and blocks lines abutting park, opens space and/or ESA lands to the satisfaction of the Director Development Services.

**Add** the following new Special Provisions:

- #22 Within one (1) year of registration of this Plan this Plan of subdivision, the Owner shall prepare and deliver to all homeowners adjacent to lands zoned as Open Space, an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared as part of the Design Review Package to the satisfaction of the Director Development Services.
  
- #23 Within one (1) year of registration of this Plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the Director Development Services.



### **SCHEDULE "C"**

This is Schedule "C" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sunningdale Golf and Country Club Ltd./Corlon Properties Inc. to which it is attached and forms a part.

#### **SPECIAL WORKS AND SERVICES**

##### **Roadways**

- Eagletrace Drive shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.
- Warner Terrace shall have a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.
- Warner Terrace (window street portion) shall have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 14.5 metres.

##### **Sidewalks**

A 1.5 metre (5 foot) sidewalk shall be constructed on one side of

- (i) Eagletrace Drive – outside boulevard
- (ii) Warner Terrace (connection to Wallingford Avenue) – south boulevard
- (iii) Warner Terrace – east, south and west boulevards

The Owner shall provide sidewalk links from Warner Terrace to the proposed sidewalk on Sunningdale Road West in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City.

##### **Pedestrian Walkways**

City of London standard 3.0m wide pedestrian walkways shall be constructed on Block 44 of this Plan.

**SCHEDULE "D"**

This is Schedule "D" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sunningdale Golf and Country Club Ltd./Corlon Properties Inc. to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

**LANDS TO BE CONVEYED TO THE CITY OF LONDON:**

0.3 metre (one foot) reserves:	Block 46
Road Widening (Dedicated on face of plan):	NIL
Walkways:	Block 44
5% Parkland Dedication:	Block 45
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

**LANDS TO BE SET ASIDE FOR SCHOOL SITE:**

School Site:	NIL
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**LANDS TO BE HELD IN TRUST BY THE CITY:**

Temporary access:	NIL
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**SCHEDULE "E"**

This is Schedule "E" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sunningdale Golf and Country Club Ltd./Corlon Properties Inc. to which it is attached and forms a part.

The Owner shall supply the total value of security to the City is as follows:

CASH PORTION:	\$ 329,615
BALANCE PORTION:	<u>\$1,867,819</u>
TOTAL SECURITY REQUIRED	\$2,197,434

The Cash Portion shall be deposited with the City Treasurer prior to the execution of this Agreement.

The Balance Portion shall be deposited with the City Treasurer prior to the City issuing any Certificate of Conditional Approval or the first building permit for any of the lots and blocks in this Plan of subdivision.

The Owner shall supply the security to the City in accordance with the City's By-Law No. CPOL-13-114 and policy adopted by the City Council on April 4, 2017 and any amendments.

In accordance with Section 9 - Initial Construction of Services and Building Permits, the City may limit the issuance of building permits until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.

**SCHEDULE "F"**

This is Schedule "F" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sunningdale Golf and Country Club Ltd./Corlon Properties Inc. to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external easements as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all easements within this Plan to the City.

**Multi-Purpose Easements:**

Overland Flow easements shall be deeded to the City in conjunction with this Plan, within this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:

- (i) For Overland flow routes on Lots 25, 26, 27, 28, 33, 34 and 35 as per the accepted engineering drawings

**SCHEDULE 'L'**

This is Schedule 'L' to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between The Corporation of the City of London and Sunningdale Golf and Country Club Ltd./Corlon Properties Inc. to which it is attached and forms a part.

THIS EASEMENT made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

B E T W E E N:

**[\_\_ TRANSFEROR \_\_]**

(Hereinafter called the "Transferor")

OF THE FIRST PART

- and -

**THE CORPORATION OF THE CITY OF LONDON**

(Hereinafter called the "Transferee")

OF THE SECOND PART

WHEREAS the Transferor is seized of the lands and premises herein described, and has agreed to transfer to the Transferee a multi-purpose easement for overland flow purpose in, over and upon the said Lands;

AND WHEREAS Section 91(2) of the *Municipal Act*, S.O. 2001, c. 25, as amended provides that an easement of a public utility provided by a municipality does not have to be appurtenant or annexed to or for the benefit of any specific parcel of land to be valid;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00), of lawful money of Canada now paid by the Transferee to the Transferor (the receipt and sufficiency of which is hereby acknowledged), the Transferor DOTH GRANT unto the Transferee, its successors and assigns, forever, the full, free and uninterrupted right, liberty, privilege and easement in gross to install, construct, reconstruct, repair, clean, maintain, inspect and use as part of the Municipal Services system of the City of London and as appurtenant thereto, and for all times hereafter, sewers, watermains, electrical cables, communications cables, conduits and other municipal services of such kind, size, type and number as the Transferee may from time to time determine necessary (the "Municipal Services"), in, through, over, on and under that part of the lands of the Transferor more particularly described as [**\_\_ DESCRIPTION \_\_**] (the "Lands").

TOGETHER WITH the full right, liberty, privilege and easement unto the Transferee, its successors and assigns, and its and their servants, agents, work people, contractors and others designated by it and them, from time to time and at all times forever hereafter, to enter upon the said Lands, with or without tools, machinery, equipment and vehicles, for the purposes aforesaid and to enter as aforesaid upon the adjoining lands of the Transferor in order to obtain access to and from the said Lands.

AND TOGETHER WITH the full right, liberty, privilege and easement unto the Transferee, its successors and assigns, and its and their servants, agents, work people, contractors and others designated by it and them, from time to time and at all times forever hereafter, to enter upon the said Lands, with or without tools, machinery, equipment and vehicles, for the purpose of obtaining access to abutting lands owned by the Transferee or to abutting lands in which Municipal Services are installed.

IT SHALL BE LAWFUL for the Transferee and its successors and assigns to exercise and enjoy the rights, liberties and privileges hereby granted without being liable for any interference, loss of use or loss of profit which shall or may be thereby caused to the said lands or to the owners and occupiers thereof from time to time, and the Transferee shall have the right to cut down or remove any brush, trees, shrubs, fences, pavements, ramps, curbs and other objects or structures as may be necessary or convenient in the exercise of the rights and privileges hereby granted and likewise to excavate and remove the soil and surfacings for the purposes aforesaid.

THE TRANSFEREE COVENANTS with the Transferor that it will restore the said Lands to the approximate condition which existed immediately prior to each and every entry upon the said Lands, excluding the replacement of brush and trees and structures. Restoration of hard surfaces will be at the sole discretion of the Transferee unless the surface predated the acquisition of this easement or was subsequently constructed as part of a development approved by the Transferee.

THE TRANSFEROR COVENANTS that no buildings or other structures shall be erected on or over the Lands described herein without the written consent of the Engineer of the Transferee or his designate.

THE TRANSFEROR FURTHER COVENANTS that it has the right to convey the rights, liberties, privileges and easements hereby granted and will execute such further assurances as may be requisite to give full effect to this indenture.

IT IS HEREBY AGREED that the covenants and agreements on the part of the Transferor shall run with the Lands of the Transferor, and these shall enure to the benefit of and be binding upon the respective successors, heirs, executors, administrators and assigns of the parties hereto.

WHERE THE context requires, the masculine shall be construed as feminine or neuter and the singular shall be construed as plural.

**Appendix B – Related Estimated Costs and Revenues**

Sunningdale West Phase 2 Subdivision - Sunningdale Golf and Country Club/Corion Properties Inc.  
 Subdivision Agreement  
 39T-05508

**Estimated Costs and Revenues**

<b>Estimated DC Funded Servicing</b> <sup>(Note 1)</sup>	<b>Estimated Costs</b> (excludes HST)
Claims for Owner led construction from CSRF	
- Construction - SWM Facility Remediation Contingency in SWM Block 103, Plan 33M-593 (DC14-UP01000)	\$82,132
- Engineering - SWM Facility Remediation Contingency in SWM Block 103, Plan 33M-593 (DC14-UP01000)	\$12,320
Claims for City led construction from CSRF	
- None identified.	\$0
Total	\$94,451
<b>Estimated Total DC Revenues</b> <sup>(Note 2)</sup> <b>(August 4, 2019 to December 31, 2019 Rates)</b>	<b>Estimated Revenue</b>
CSRF TOTAL	\$1,424,848

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2019 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed by:

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Matt Feldberg  
**Manager, Development Services (Subdivisions)**

Reviewed by:

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Paul Yeoman  
**Director, Development Finance**



**Appendix C – Source of Finance**

#19113  
 August 12, 2019  
 (39T-05508)

RE: Subdivision Special Provisions  
 Sunningdale West Subdivision Phase 2 - Special Provisions  
 Sunningdale Golf and Country Club Ltd./Corlon Properties Ltd.  
 (Work Order 2471309)  
 Capital Budget Project ES6610 - UWRF Transition to CSRF - SWM

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that these works can be accommodated within the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Development and Compliance and Chief Building Official, the detailed source of financing is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b>Approved Budget</b>	<b>This Submission</b>	<b>Balance for Future Work</b>
Engineering	\$1,502,860	\$12,537	\$1,490,323
Construction	6,011,440	83,577	5,927,863
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$7,514,300</b>	<b>\$96,114</b>	<b>\$7,418,186</b>

**SOURCE OF FINANCING**

Drawdown from City Services - Major SWM R.F. (Development Charges)	2)	\$7,514,300	\$96,114	\$7,418,186
<b>TOTAL FINANCING</b>		<b>\$7,514,300</b>	<b>\$96,114</b>	<b>\$7,418,186</b>

1) <b><u>Financial Note</u></b>	<b>Engineering</b>	<b>Construction</b>	<b>Total</b>
Contract Price	\$12,320	\$82,132	\$94,452
Add: HST @13%	1,602	10,677	12,279
Total Contract Price Including Taxes	13,922	92,809	\$106,731
Less: HST Rebate	1,385	9,232	10,617
Net Contract Price	<u>\$12,537</u>	<u>\$83,577</u>	<u>\$96,114</u>

- 2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Study completed in 2019.

lp

Jason Davies  
 Manager of Financial Planning & Policy



London  
CANADA

## 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:** July 18, 2019

**RE: Monthly Report for June 2019**

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

### **Permit Issuance**

By the end of June, 2,276 permits had been issued with a construction value of \$728 million, representing 1,138 new dwelling units. Compared to last year, this represents a 1.8% decrease in the number of permits, a 30.2% increase in the construction value and a 12.7% decrease in the number of dwelling units.

To the end of June, the number of single and semi-detached dwellings issued were 306, which was a 18.8% decrease over last year.

At the end of June, there were 720 applications in process, representing approximately \$530 million in construction value and an additional 819 dwelling units, compared with 725 applications having a construction value of \$448 million and an additional 780 dwelling units for the same period last year.

The rate of incoming applications for the month of June averaged out to 21.9 applications a day for a total of 439 in 20 working days. There were 69 permit applications to build 69 new single detached dwellings, 8 townhouse applications to build 27 units, of which 4 were cluster single dwelling units.

There were 431 permits issued in June totalling \$76.8 million including 101 new dwelling units.

### **Inspections**

#### **BUILDING**

*Building Inspectors* received 2,169 inspection requests and conducted 2,744 building related inspections. 1 additional inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 11 inspectors, an average of 233 inspections were conducted this month per inspector.

Based on the 2,169 requested inspections for the month, 96% were achieved within the provincially mandated 48 hour time allowance.

#### **CODE COMPLIANCE**

*Building Inspectors* received 570 inspection requests and conducted 878 building related inspections. An additional 143 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 5 inspectors, an average of 179 inspections were conducted this month per inspector.

Based on the 570 requested inspections for the month, 100% were achieved within the provincially mandated 48 hour time allowance.

## **PLUMBING**

*Plumbing Inspectors* received 836 inspection requests and conducted 1,156 plumbing related inspections. 1 additional inspection was completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 193 inspections were conducted this month per inspector.

Based on the 836 requested inspections for the month, 98% 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 June 2019

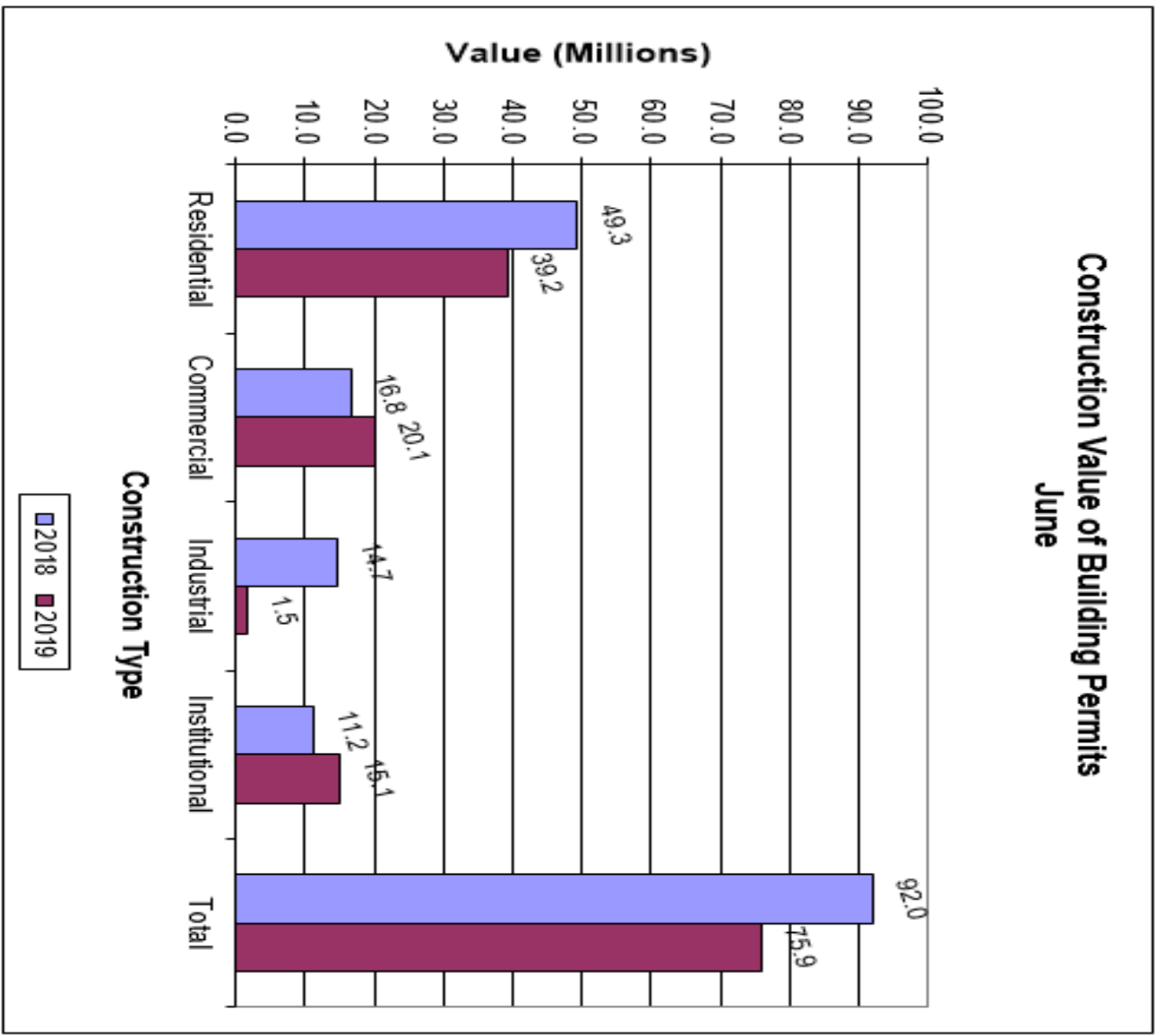
CLASSIFICATION	June 2019				to the end of June 2019				June 2018				to the end of June 2018			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	53	25,099,950	53	306	129,834,191	306	54	22,935,930	54	377	155,999,060	377	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	12	8,988,750	40	86	73,169,840	347	27	18,799,316	68	126	88,096,510	348	126	88,096,510	348	
DUPLEX,TRIPLEX,QUAD,APT BLDG.	1	896,000	5	13	90,607,152	442	0	0	0	5	124,642,720	534	5	124,642,720	534	
RES. ALTER & ADDITIONS	168	4,261,877	3	911	28,624,102	43	196	7,558,323	2	901	33,164,399	45	196	7,558,323	45	
COMMERCIAL-ERECT	2	4,650,000	0	6	7,339,680	0	7	13,813,275	0	19	49,761,363	0	7	13,813,275	0	
COMMERCIAL-ADDITION	3	2,337,500	0	7	5,349,500	0	1	15,000	0	9	6,890,718	0	1	15,000	0	
COMMERCIAL-OTHER	45	13,139,600	0	286	36,598,170	0	33	2,940,870	0	227	30,800,887	0	33	2,940,870	0	
INDUSTRIAL-ERECT	1	450,000	0	5	301,580,000	0	0	0	0	2	8,500,000	0	0	0	0	
INDUSTRIAL-ADDITION	0	0	0	5	5,249,000	0	2	5,958,000	0	4	6,798,000	0	2	8,500,000	0	
INDUSTRIAL-OTHER	7	1,060,800	0	42	4,792,300	0	8	8,785,120	0	36	13,404,968	0	8	8,785,120	0	
INSTITUTIONAL-ERECT	1	9,816,800	0	1	9,816,800	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL-ADDITION	1	1,327,200	0	2	1,453,200	0	1	900,000	0	4	6,750,000	0	1	900,000	0	
INSTITUTIONAL-OTHER	23	3,921,500	0	71	15,768,910	0	19	10,300,710	0	121	31,898,310	0	19	10,300,710	0	
AGRICULTURAL	0	0	0	4	15,610,000	0	0	0	0	1	50,000	0	0	0	0	
SWIMMING POOL FENCES	41	836,331	0	112	2,460,864	0	46	1,081,329	0	115	2,466,489	0	46	1,081,329	0	
ADMINISTRATIVE	26	58,205	0	70	192,005	0	30	72,400	0	77	250,900	0	30	72,400	0	
DEMOLITION	8	0	4	44	0	23	9	0	3	47	0	21	9	0	21	
SIGNS/CANOPY-CITY PROPERTY	1	0	0	18	0	0	2	0	0	8	0	0	2	0	0	
SIGNS/CANOPY-PRIVATE PROPERTY	38	0	0	287	0	0	51	0	0	240	0	0	51	0	0	
<b>TOTALS</b>	<b>431</b>	<b>76,844,513</b>	<b>101</b>	<b>2,276</b>	<b>728,445,714</b>	<b>1,138</b>	<b>486</b>	<b>93,160,273</b>	<b>124</b>	<b>2,319</b>	<b>559,474,323</b>	<b>1,304</b>	<b>486</b>	<b>93,160,273</b>	<b>1,304</b>	

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

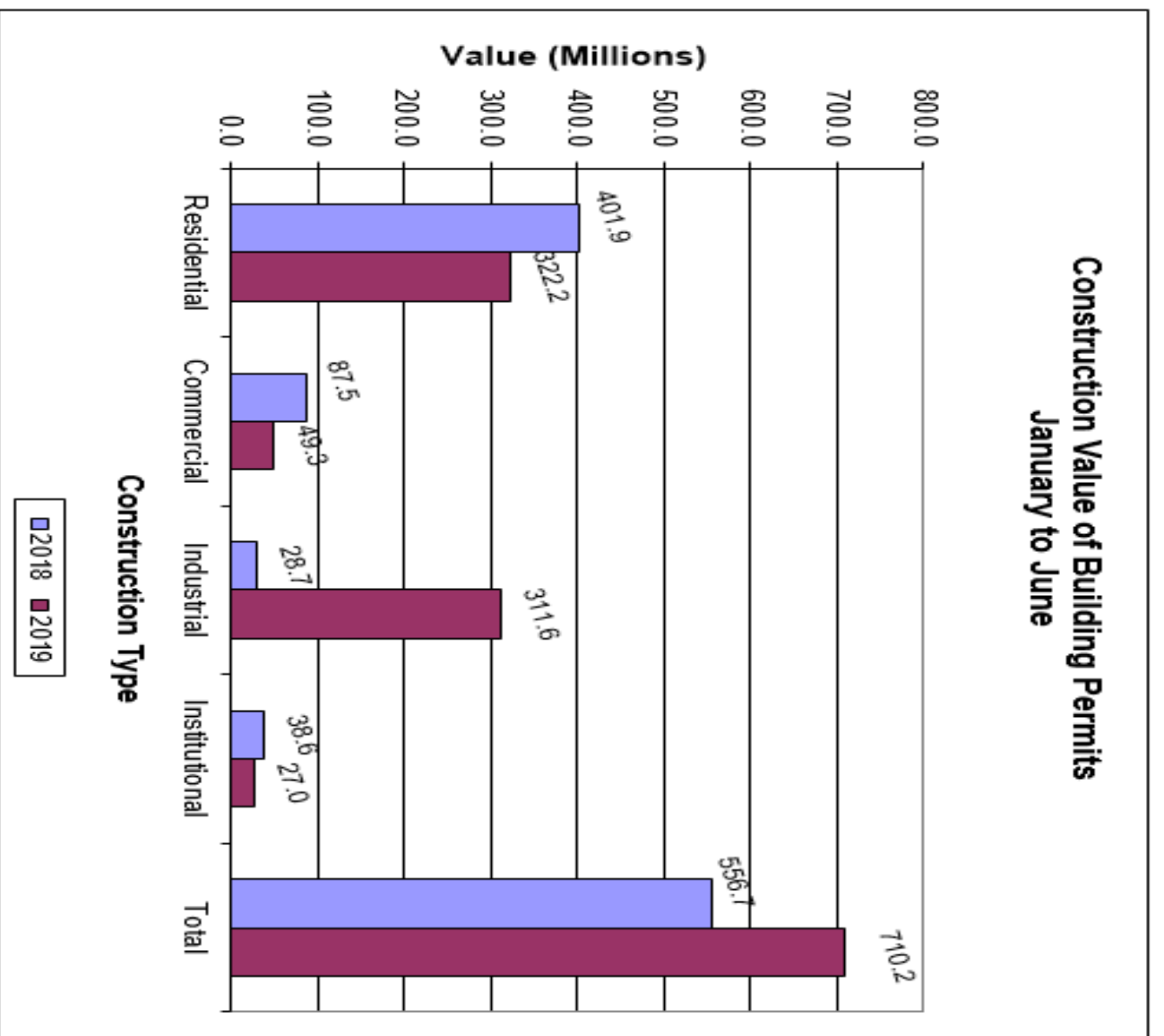
2) Mobile Signs are no longer reported.

3) Construction Values have been rounded up.

### Construction Value of Building Permits June



### Construction Value of Building Permits January to June



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

<b>Owner</b>	<b>Project Location</b>	<b>Proposed Work</b>	<b>No. Of Units</b>	<b>Constr Value</b>
703209 Ontario Inc & D'Amato L Lecluse Jennifer, John, Jocelyn Mt. Pleasant Operating Inc.	1055 Wharmcliffe Rd S	Add-Motor Vehicle Show Room-Cm - Addition And Inside Renovations	0	2,000,000
First Investments Ltd First London Investments Limited	1060 Wellington Rd	Alter-Schools Secondary, High, Jr. High-ls- Interior Alterations, All Floors Inc. Plumbing	0	1,200,000
Sfr3 Century Centre Inc. C/O Strathallen Capital Corp	1071 Wellington Rd	Alter-Offices-Interior Alter To Unit 101 For Plato's Closet	0	110,000
Sifton Properties Limited Sifton Properties Limited	1080 Upperpoint Ave B	Erect-Townhouse - Condo-Erect New Townhouse Building B. 5 Units. 1 Storey,	5	1,061,200
1803299 Ontario Inc	1108 Dundas St	Alter-Offices-Commercial - Alt For Third Floor Offices. Partial	0	350,000
London City C/O London Hydro Inc	111 Horton St E	Alter-Offices-Alter Cm Offices - London Hydro; Renovate Third F	0	250,000
Revere Developments Revere Developments	1195 Riverside Dr 3	Erect-Townhouse - Cluster Sdd-Erect Townhouse Cluster Sdd. 2 Storey, 2 Car Garag	1	432,000
	120 Dundas St	Install-Restaurant <= 30 People-*** To Be Cancelled Do Not Book Inspections*** 201	0	200,000
Riokim Holdings (Ontario ll) Inc	1250 Highbury Ave N D	Install-Financial Institution-Comm- Install To Replace Existing Hvac Roof Top Un	0	105,000
The Huron University College Corporation	1349 Western Rd	Erect-University-Instit - Erect Academic Building At Huron College,	0	9,816,800
1016747 Ontario Limited 1016747 Ontario Limited	1450 North Wenige Dr 17	Erect-Townhouse - Cluster Sdd-Erect New Cluster Th Sd, 1 Storey, 2 Car, 3 Bed, P	1	274,000
2155110 Ontario Inc	148 Fullarton St	Alter-Offices-Alter- Cm Talbot Centre Renovate Royal Bank Office	0	1,000,000
Z- Group	1820 Canvas Way 12	Erect-Street Townhouse - Condo-Erect New Build, 2 Storey, 2 Car Garage, 3 Bedroom	1	340,200
Z- Group	1820 Canvas Way 20	Erect-Street Townhouse - Condo-Erect New Build, 2 Storey, 2 Car Garage, 3 Bedroom	1	384,000
Patrick Hazzard Custom Homes Patrick Hazzard	1820 Canvas Way 66	Erect-Street Townhouse - Condo-Erect New Build, 2 Storey, 2 Car Garage, 3 Bedroom	1	392,000
2560533 Ontario Inc	1830 Adelaide St N	Install-Retail Plaza-Install Retaining Wall Frt, Shell Permit Only & P	0	0
2560533 Ontario Inc	1830 Adelaide St N	Install-Retail Plaza-Install Retaining Wall Frt, Shell Permit Only & P	0	262,000
2560533 Ontario Inc	1830 Adelaide St N	Install-Retail Plaza-Install Site Servicing Fr	0	390,000
3m Canada Company	1840 Oxford St E	Alter-Plant For Manufacturing-Interior Alterations To Create New Office, Work S	0	949,600
Oxford West Gateway Inc. C/O York Developments	1900 Oxford St W 1	Alter-Automobile Service Station-Esso Gas Station, Partial Tenant Fit Up, No Struct	0	150,000
Oxford West Gateway Inc. C/O York Developments	1900 Oxford St W 1	Erect-Automobile Service Station-Erect - New Gas Bar Canopy ***Separate Permit Requ	0	150,000
Thames Valley District School Board Thames Valley District School Board	191 Dawn Dr	Install-Schools Elementary, Kindergarten-Install Storm Sewer In Parking Lot Fr	0	350,000
1904812 Ontario Limited C/O Domus Development 1904812 Ontario Limited, C/O Domus Development	200 Villagewalk Blvd	Alter-Offices-Cm- Alter - Tenant Fit Up For New Offices Suite 30	0	200,000
Richmond Block Corporation	201 Queens Ave	Alter-Offices-Cm- Alter- Office Tenant Fit Up For "Chonley + Bis	0	500,000
Union Ltd. Union Gas Limited	2123 Highbury Ave N	Erect-Non-Residential Accessory Building-Erect Odorant Operating System Building, Partial P	0	450,000
Mckenzie Building Group Inc. Mckenzie Building Group Inc.	2427 Daisy Bend B	Erect-Townhouse - Condo-Erect Townhouse Condo Block B Dpr's 16, 18, 20, 22	4	743,040
Greengate Ltd. Greengate Village Ltd.	2675 Asima Dr	Erect-Townhouse - Condo-Rt - Erect 7 Unit Block - 2665, 2669, 2673, 2677,	7	1,299,600
300 Wellington East Wing Inc.	300 Wellington St	Alter-Offices-Alter Interior For Expansion Of Suite For Diebold.	0	200,000
I.F. Propco Holdings (Ontario) 31 Ltd. I.F. Propco Holdings (Ontario) 31 Ltd.	355 Wellington St	Alter-Offices-Cm - Alter - Renovate Suites F11a And 110 For Milhu	0	7,300,000
2363289 Ontario Inc.	356 Dundas St	Alter-Apartment Building-Alter To Convert Units 107 And 108 Into Amenity Sp	0	125,000
Thames Valley District School Board Thames Valley District School Board	360 Chippendale Cres	Alter-Schools Elementary, Kindergarten-Barrier Free Upgrades To Washroom And Ramp. Frr	0	700,000
Boardwalk Reit Properties	380 Southdale Rd E	Alter-Apartment Building-Ra - Balcony Repairs. Frr Fpo	0	462,466
Boardwalk Reit Properties	390 Southdale Rd E	Alter-Apartment Building-Ra - Balcony Repairs. Frr Fpo	0	462,466
2013798 Ontario Inc. 2013798 Ontario Inc.	45 King St	Alter-Offices-Upgrade Fire Alarm, Minor Interior Alterations	0	300,000
Homestead Land Holdings Ltd. Homestead Land Holdings Ltd.	450 Highland Ave	Add-Garage For Apartment Building-Alter For Balcony Repairs And Guardrail Replacemen	0	120,000

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Thames Valley District School Board	450 Millbank Dr	Alter-Schools Secondary, High, Jr. High-Alter To Create New Washrooms	0	450,000
District School Board	460 Highland Ave	Add-Garage For Apartment Building-Alter For Balcony Repairs And Guardrail Replacemen	0	110,000
Homestead Land Holdings Ltd.	467 Wharmcliffe Rd S	Alter-Dental Offices-Alter Interior For Dental Office	0	109,900
Wharmcliffe Shopping Plaza Inc.	499 Sophia Cres G	Erect-Townhouse - Condo-Erect New Townhouse Building G, 4 Units, Dprn#S 68	4	855,700
West Coronation Developments Inc	499 Sophia Cres H	Erect-Townhouse - Condo-Erect New Townhouse Condo Bldg H	5	1,675,000
West Coronation Developments Inc	510 Central Ave	Erect-Apartment Building-Ra - Erect New 5 Unit Apartment Building *Demoliti	5	896,000
St Joseph'S London St Joseph'S Health Care London	550 Wellington Rd	Alter-Hospitals-Fire Alarm Upgrade	0	410,000
Oxford Call Centre Corporation C/O Kim Dawdy	568 Second St	Install-Offices-Cm - Install 1 Hr. Fire Separation **Separate Pe	0	164,400
Hindu Cultural Centre Of London Ontario	62 Charterhouse Cres	Add-Churches-Addition To Hall And Elevator	0	1,327,200
Desjardins Financial Life First Capital (Oxford) Corp	640 Hyde Park Rd	Alter-Dental Offices-Cm - Interior Alterations For Dr. Hassan Mostafa D	0	250,000
Mdb Inc.	67 Palmer St	Add-Duplex-Add Second Storey To Rear Of House; Alter Existing	0	111,600
Management Board Secretariat	711 Exeter Rd	Alter-Jails-Instll - Alt - For Program Rooms In Eglin Middlese	0	300,000
Spagnuolo Dentistry Professional Corporation	81 Oxford St W	Add-Dental Offices-Comm- Add To And Alter Dental Office And Install B	0	250,000
Spagnuolo Dentistry Professional Corporation	819 Kleinburg Dr A	Erect-Townhouse - Condo-Erect 4 Unit Townhouse, Block A, Unfinished Baseme	4	614,500
Spagnuolo Acres Inc.	819 Kleinburg Dr H	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Building, Block H, Soils Re	6	917,510
Applewood Acres Inc.	982 Gainsborough Rd	Erect-Offices-Erect - Cm - New 2 Storey Office Building (Build	0	4,500,000
2653462 Ontario Inc.				
<b>Total Permits</b>	<b>51</b>	<b>Units</b>	<b>45</b>	<b>Value</b> 45,971,182

*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**

Spagnuolo Dentistry Professional Corporation
Spagnuolo Dentistry Professional Corporation
703209 Ontario Inc & D'Amato L Lecluse Jennifer,
John,Jocelyn Mt.Pleasant Operating Inc.
2653462 Ontario Inc.
Beco Investment Corporation Beco Investment Corporation

*Commercial permits regardless of construction value.*

Permits\_Issued\_Greater\_100000\_Construction value



## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee  
**From:** Cathy Saunders, City Clerk  
**Subject:** Request for Council Resolution, under section 45(1.4) of the *Planning Act, 1990* – Lot 66, 1738 Hamilton Road  
**Meeting on:** August 12, 2019

## Recommendation

That, on the recommendation of the City Clerk, the report dated August 12, 2019 and entitled “Request for Council Resolution, under section 45(1.4) of the *Planning Act, 1990* – Lot 66, 1738 Hamilton Road” **BE RECEIVED** for information.

## Background

This report is submitted in response to a request from Thames Valley Joint Venture to obtain approval from the Municipal Council to submit a Minor Variance application with respect to the property known as Lot 66, 1738 Hamilton Road in the City of London.

Section 45(1.3) of the *Planning Act, 1990* states:

“Subject to subsection (1.4), no person shall apply for a minor variance from the provisions of the by-law in respect to the land, building or structure before the second anniversary of the day on which the by-law was amended.”

Section 45(1.4) of the *Planning Act, 1990* states:

“Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made with respect of a specific application, a class of application or in respect of such applications generally.”

The Municipal Council at its meeting held on July 30, 2019 resolved:

“That P. Derakhshan, Planner, Thames Village Joint Venture BE GRANTED delegation status at the August 12, 2019 Planning and Environment Committee meeting relating the application by Thames Village Joint Venture, with respect to the property located at Lot 66, 1738 Hamilton Road, in the Old Victoria subdivision. (2019-D09)”

In accordance with the above-noted sections of the *Planning Act, 1990*, Thames Village Joint Venture is requesting authorization from Municipal Council to submit a Minor Variance application with respect to the property known as Lot 66, 1738 Hamilton Road.

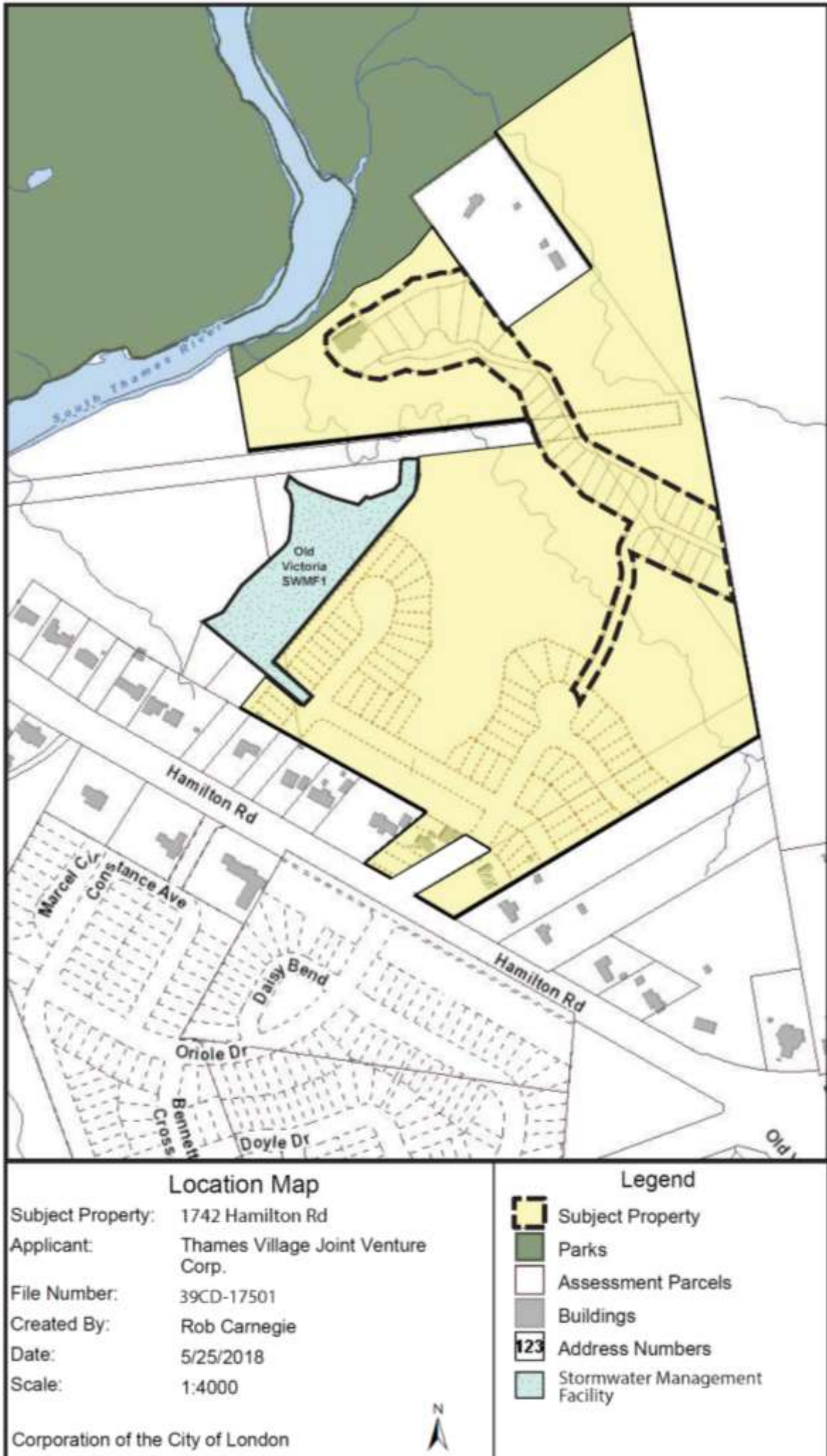
To assist Municipal Council in consideration of the request, the balance of this report provides background information with respect to the previous *Planning Act* applications and zoning by-law information pertaining to the subject property.

**Property History**

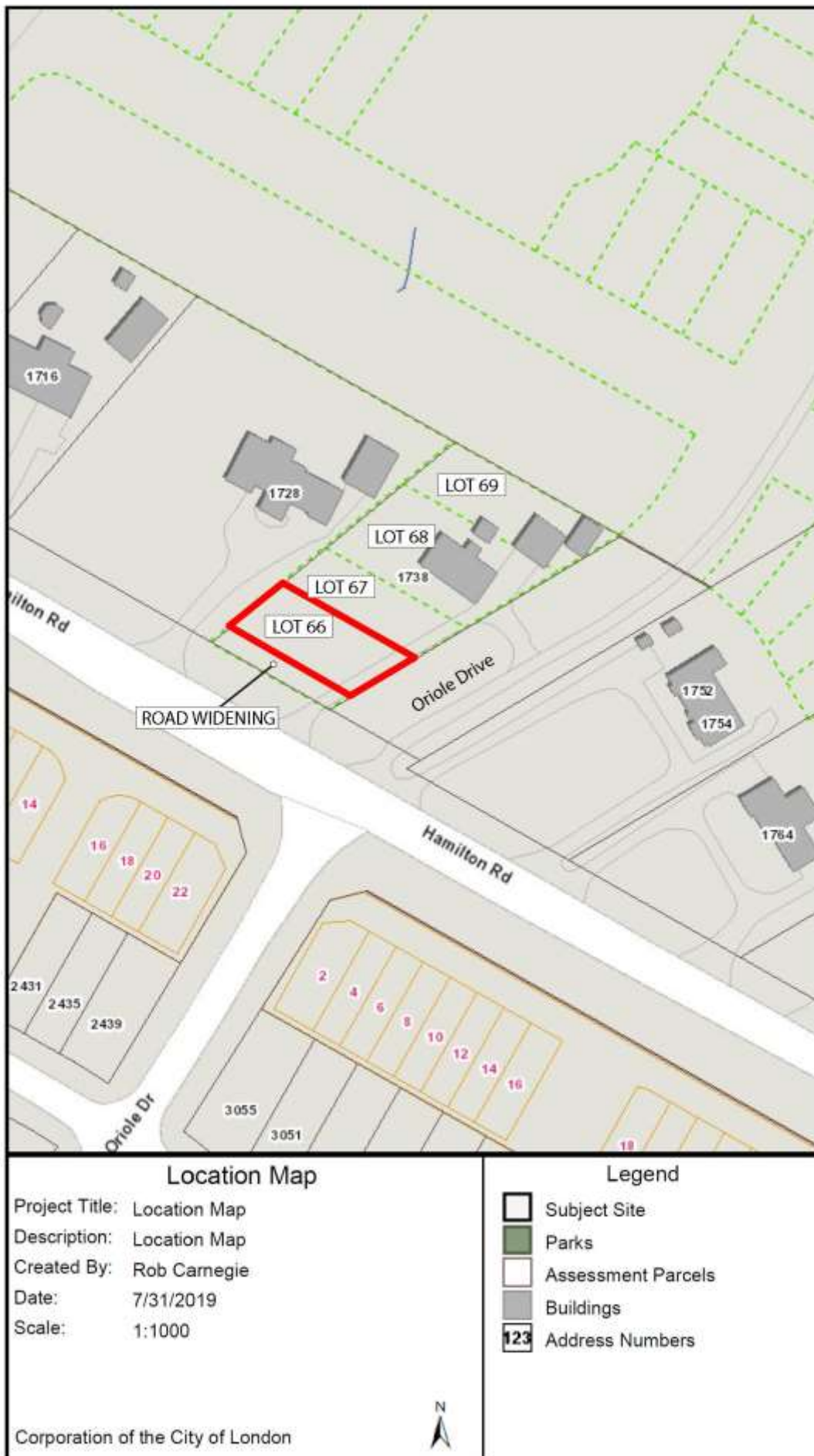
The request for delegation to speak to the subject matter is attached as Appendix “A” to this report. The request is to seek a resolution from Municipal Council to approve the submission of a Minor Variance Application to provide for the development of the subject property with a reduced exterior side yard of 2.5 metres, whereas 8.0 metres is required by the Zoning By-law. In support of the request, Thames Village Joint Venture indicates that a noise barrier which is to be constructed, would minimize the visual impact to the proposed dwelling.

If Municipal Council resolves that the applicant is permitted to submit an application to the Committee of Adjustment for a Minor Variance, the merits of the proposed application would be evaluated for consideration by the Committee of Adjustment.

Location Map



Subject Site



**Previous Reports Pertinent To This Matter**

**39T-17502 / OZ-8147** - The applications submitted by Thames Village Joint Venture Corporation relate to the properties located at 1738, 1742, 1752 and 1756 Hamilton Road. A Staff Report was submitted to the June 18, 2018 Planning and Environment Committee meeting related to the request for approval of a draft plan of subdivision consisting of 69 single detached residential lots, 2 cluster housing blocks, 1 street townhouse block, 7 open space blocks, 1 road widening block, 2 reserve blocks, 2 temporary turning circles, and 3 local streets.

Lots 66, 67, 68 and 69 of Draft Plan of Subdivision 39T-17502, which encompass the property located at 1738 Hamilton Road, was subdivided into four new single detached parcels, including the existing dwelling (Lot 68). The subject request for delegation status from Thames Village Joint Venture Corporation, relates to Lot 66, located at the intersection of Hamilton Road and Oriole Drive. As part of the Draft Plan of Subdivision and rezoning application, Lot 66 was rezoned to Holding Residential Special Provision h\*h-100\*R1-3(19).

**Planning History**

This request for draft plan of subdivision approval and rezoning (39T-17502 / OZ-8147) was accepted on May 5, 2017. It was circulated to the required agencies and municipal departments on May 17, 2017 and advertised in “The Londoner” on June 1, 2017. An updated notice was circulated on November 21, 2017 and advertised in “The Londoner” on December 7, 2017. A notice of public meeting was advertised in the “Londoner” on May 31, 2018 and notice was sent out to area property owners on June 5, 2018. The public meeting was held on June 18, 2018. The comments received from the public during the process are summarized below:

- concerns with address numbering;
- enquiring about privacy fence;
- wondering if the homes will be one or two storeys;
- wondering about the townhouses style development behind the large acreage properties;
- concerns with the loss of privacy;
- concerns with the creek bed that runs behind the property.

Municipal Council advised the Approval Authority that it supported issuing draft approval of the proposed plan of subdivision, submitted by Thames Village Joint Venture Corporation (File No. 39T-17502), subject to conditions contained in the Staff Report dated June 18, 2018.

Draft Plan Approval was granted by the Approval Authority on August 15, 2018.

**Pertinent Matters from the Municipal Council Direction granting Approval**

The subject site identified as Lot 66 of draft plan 39T-17502, known municipally as 1738 Hamilton Road, is currently zoned Holding Residential Special Provision h\*h-100\*R1-3(19). The special provisions approved by the Municipal Council are included below:

R1-3(19)

a) Regulations

- i) Lot Coverage            One (1) Storey Single Detached Dwelling  
(Maximum) 45%    (Z.-1-182679)

Other general regulations of the Residential R1-3 Zone include the following:

- Lot Area (Minimum) 300 m<sup>2</sup>
- Lot Frontage (Minimum) 10 m
- Yard Setbacks:
  - Front Yard 4.5 m
  - Interior Yard 1.2 m (one-storey), 1.8 m (two-storey)
  - Exterior Yard 8 m
- Landscape Open Space (Min) 35%
- Height (Maximum) 9 m

The following holding provisions have also been applied to this site:

- (h) holding provision - To ensure that there is orderly development through the execution of a or subdivision agreement;
- (h-100) - To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available.

### 3.0 Policy Context

#### 3.1 Planning Act

The *Planning Act* provides the basis for the establishment of a Committee Adjustment to evaluate requests for relief from regulations of a Zoning By-law.

#### **Powers of Committee**

*45 (1) The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Schedule 21, s. 10 (11).*

On July 1, 2016, Bill 73 came into effect and implemented a number of legislative changes to the *Planning Act*. As part of Bill 73, Section 45 of the *Planning Act* was amended (45 (1.3)) by putting in place a two-year moratorium for minor variance applications within two years of the date of passing of a zoning by-law amendment. The intent of the changes to the *Planning Act* were to give greater control to municipalities to prevent the reversal of zoning provisions that council determined to be important through the by-law amendment processes. It was also recognized that there may be instances where material changes to development proposals are necessary and that minor relief from regulations are required to permit the development. To address this, provisions were further included in the *Planning Act* (45 (1.4)) to allow, by council resolution, the opportunity to submit an application for a Minor Variance.

#### **Two-year period, no application for minor variance**

*45 (1.3) Subject to subsection (1.4), no person shall apply for a minor variance from the provisions of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c. 26, s. 29 (2).*

**Exception**

*45 (1.4) Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application, a class of applications or in respect of such applications generally. 2015, c. 26, s. 29 (2).*

The applicant has made a request of Municipal Council by way of the Planning and Environment Committee in accordance with Section 45 (1.4), to permit such a resolution to be passed.

It should be noted that minor variances are deliberated by the Committee of Adjustment and that public notice to neighbouring properties would be provided should the application be permitted to be made.

**4.0 Conclusion**

Should the Municipal Council resolve to allow the applicant to submit a Minor Variance application to provide relief from the required exterior side yard setback staff will present recommendations to the Committee of Adjustment with regard to the planning merits of the application.

<b>SUBMITTED BY:</b>	<b>CATHY SAUNDERS CITY CLERK</b>
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## APPENDIX A

Date: July 08, 2019

To: Chair and Members  
Planning and Environment Committee

Re: Request for Delegation Status for Thames Village Joint Venture for the property located at lot 66, 1738 - 1754 Hamilton Road, London, Ontario.

On June 26, 2018, Council adopted Bylaw No. Z-1-182679 being a site specific by-law to The City of London Zoning Bylaw Z.-1. Thames Village Joint Venture respectfully requests delegation status at the Planning and Environment Committee meeting on July 22 in order to obtain the Civic Administration acceptance of a minor variance application relating to property located at 1738 Hamilton Road Lot 66, Old Victoria Subdivision.

The purpose of the Minor Variance application is amend the current residential R1-3(19) zoned lands to permit an Exterior Side Yard width of 2.5 meters whereas 8.0m is required within the Z-1 bylaw.

The reasons that we believe the minor variance application is appropriate and should be accepted by the Civic Administration are:

- A noise barrier wall will be installed on the exterior side of the building close to Hamilton Road which would minimize the visual impact of a dwelling unit adjacent to Hamilton Road;
- The reduced exterior side yard setback was not identified when the site specific zoning was being applied for;
- This change will not impact the general intent of the By-Law.
- The requested minor variance will maintain the general intent and purpose of the Official Plan and Zoning bylaw

Thames Village Joint Venture grants permission to put this communication on a public Agenda and the City of London website.

Regards,

Pooneh Derakhshan  
Planner  
Thames Village Joint Venture  
609 William Street, Unit # 200  
London, ON  
N6B 3G1



## 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:** Almehdi Almontathar Union  
79 Meg Drive

**Public Participation Meeting on: August 12, 2019**

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Almehdi Almontathar Union relating to a portion of the property located at 79 Meg Drive, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting August 27, 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 Light Industrial (LI6/LI7) Zone **TO** a Light Industrial Special Provision (LI3/LI6/LI7(15)) Zone.

## Executive Summary

### Summary of Request

The requested amendment will permit the use of the subject lands as a Place of Worship.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to facilitate a severance of the subject site and to permit the use of the subject lands as a Place of Worship to facilitate a future expansion of the existing Place of Worship at 85-91 Meg Drive.

### Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2014;
2. The recommended amendment is in conformity with the policies of the Southwest Area Secondary Plan (SWAP);
3. The recommended amendment is in conformity with the in-force policies of The London Plan;
4. The recommended amendment is in conformity with the policies of the 1989 Official Plan.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject property is located on the west side of Meg Drive. On May 21, 2019, the City of London Consent Authority granted provisional consent of application B.011/19, subject to conditions which must be satisfied before any certificates of consent are issued. The effect of this consent was to sever 1,420 square metres of land from 79 Meg Drive to be conveyed to the property to the south, municipally addressed as 85-91 Meg Drive, for the purpose of facilitating a future expansion of the existing Place of Worship. The retained 507 square metres of land contains a small parking area and is to be merged with the property to the north, municipally addressed as 73 Meg Drive. The portion of the subject lands proposed to be rezoned and conveyed to 85-91 Meg Drive is currently undeveloped. Light industrial uses exist to the north and east of the

subject lands. A Future Community Growth area exists on the undeveloped portion of the lands to the west, which contain industrial uses along the Exeter Road frontage.



Figure 1: 79 Meg Drive (view from Meg Drive)



Figure 2: Existing Place of Worship at 85-91 Meg Drive (view from 79 Meg Drive)

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

- Official Plan Designation – Commercial Industrial
- Southwest Area Secondary Plan (SWAP) Designation – Commercial Industrial
- The London Plan Place Type – Commercial Industrial Place Type
- Existing Zoning – Light Industrial (LI6/LI7) Zone

## 1.3 Site Characteristics

- Current Land Use – Undeveloped
- Frontage – 22.391 metres (73.46 feet))
- Depth – 63.4 metres (208 feet))
- Area – 1,419.6 square metres (15,280.4 square feet))
- Shape – Rectangular

## 1.4 Surrounding Land Uses

- North – Light Industrial
- East – Light Industrial
- South – Place of Worship
- West – Undeveloped/Industrial

### 1.5 Location Map



## 2.0 Description of Proposal

### 2.1 Development Proposal

The applicant has requested to rezone a portion of the subject property, proposed to be severed and conveyed, to match the existing zoning of the recipient parcel as depicted in Figure 3 below. No specific development is proposed at this time, however the intent of the requested amendment is to permit a future expansion to the existing Place of Worship at 85-91 Meg Drive.

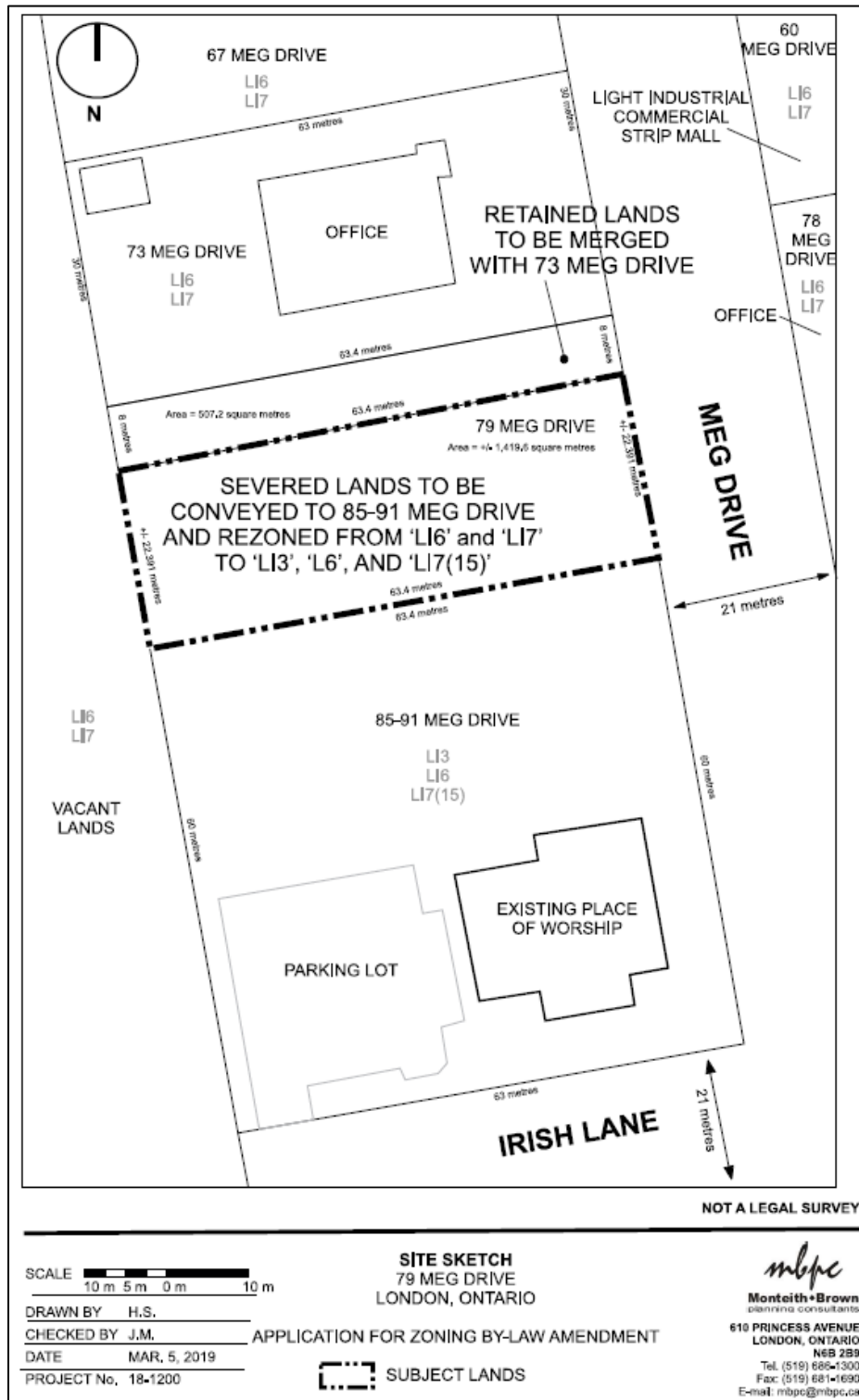


Figure 3: Severance Sketch

## 3.0 Relevant Background

### 3.1 Planning History

In 2003, Council approved a Zoning By-law Amendment to rezone 91 Meg Drive to add a Light Industrial (LI3) Zone, and in 2005 the site was developed as a Place of Worship. The use was previously permitted as an “Assembly Hall”, which at that time was interpreted to include a “Place of Worship”. On April 1, 2014, Council amended Zoning By-law Z.-1, in conformity with the Official Plan, to protect industrial areas from non-

industrial uses by requiring sensitive non-industrial uses to be located farther than 300 metres from lands zoned for General Industrial or Heavy Industrial uses. This amendment also created a separate definition for “Place of Worship”, thereby distinguishing it from “Assembly Hall” for interpretation and implementation. The Council resolution also exempted 85 and 91 Meg Drive from the relevant Official Plan policies implemented through this Zoning By-law Amendment, stating:

“the Civic Administration BE DIRECTED to consider the properties located at 85 and 91 Meg Drive exempted from the policies noted in a), above, should an application come forward.”

On March 31, 2015, Municipal Council passed Official Plan Amendments No. 606 and 607. These amendments to both the 1989 Official Plan and the Southwest Area Secondary Plan (SWAP), respectively, re-designated a large area of the block located south of Exeter Road, north of Dingman Drive, east of White Oak Road, and west of the Marr Drain from Light Industrial and General Industrial designations to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth, Open Space, and Environmental Review. New policies were also added to both the 1989 Official Plan and SWAP for the Commercial Industrial and Transitional Industrial designations. The amendments were appealed and subsequently approved by the Ontario Municipal Board on August 2, 2016. The subject property at 79 Meg Drive and the adjacent property at 85-91 Meg Drive were captured in OPA’s 606 and 607 and accordingly, were re-designated to Commercial Industrial in both the 1989 Official Plan and SWAP.

On April 28, 2015, Council approved a Zoning By-law Amendment for 85-91 Meg Drive to add “Place of Worship” to the list of permitted uses in order to recognize the existing use at 91 Meg Drive and to facilitate a future expansion of the existing use onto 85 Meg Drive. Additionally, Council passed a by-law to deem the subject lands not to be in a registered plan of subdivision, allowing the lots to be merged on title to facilitate a future comprehensive development of the site. It should be noted that at that time, OPA’s 606 and 607 were not in force and effect. However, consistent with the April 1, 2014 Council resolution, Council interpreted the recommended Zoning By-law Amendment to be in conformity with the Light Industrial policies of the Official Plan.

### **3.2 Requested Amendment**

The applicant is requesting to rezone a portion of 79 Meg Drive from a Light Industrial (LI6/LI7) Zone to a Light Industrial Special Provision (LI3/LI6/LI7(15)) Zone. An additional special provision to recognize Meg Drive as front lot line is also requested.

### **3.3 Community Engagement (see more detail in Appendix B)**

One written response requesting clarification was received from a neighbouring property owner, which is addressed in Appendix B of this report.

### **3.4 Policy Context (see more detail in Appendix C)**

#### ***The Provincial Policy Statement, 2014***

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS.

Section 1.1 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.

#### ***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 in the Commercial Industrial Place Type of The London Plan in accordance with \*Map 1. The Commercial Industrial Place Type is where commercial uses will be directed that do not fit well within our commercial and mixed-use place types, due to the planning impacts that they may generate (1112\_).

### **1989 Official Plan**

The subject site is designated Commercial Industrial in the 1989 Official Plan in accordance with Schedule A. The Commercial Industrial designation will accommodate commercial uses that do not fit well within the context of commercial land use designations. These commercial uses will tend to be quasi-industrial, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that do not integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial context (20.5.13.3i).

### **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\_ and \*1558\_). The subject site is within the Dingman Industrial Neighbourhood and designated Commercial Industrial. 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.

## **4.0 Key Issues and Considerations**

### **4.1 Issue and Consideration # 1: Use**

*Provincial Policy Statement, 2014 (PPS)*

The PPS encourages planning authorities to promote efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and to accommodate an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (1.1.1.a. and 1.1.1.b.). Planning authorities shall also promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (1.3.1.a.).

Major facilities are defined as “facilities which may require separation from *sensitive land uses*, including but not limited to airports, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities” while sensitive land uses are defined as “buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.”

Section 1.2.6.1 of the PPS states that *major facilities* and *sensitive land uses* should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other

contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

As part of the complete Zoning By-law Amendment application, the applicant provided an analysis of the Province's D-6 Guidelines, which is a guideline used by land use planning authorities to determine appropriate land uses near industrial areas. The subject site is located in proximity to an existing commercial printing establishment (a Class I Industrial Use), as well as a contractor's yard and a truck depot (Class II Industrial Uses). The site is not in proximity to any Class III Industrial Uses. The recommended setback for sensitive land uses from Class I and Class II Industrial Uses is 20 metres and 70 metres respectively. The site is located further than 20 metres from the Class I Industrial Use, but is closer than 70 metres to a Class II Industrial Use. However, given that the existing Place of Worship is located within this setback, no new impacts beyond those that already exist are anticipated.

#### *Southwest Area Secondary Plan, The London Plan, and 1989 Official Plan*

The relevant policies for the Commercial Industrial designation established through OPA's 606 and 607 to the 1989 Official Plan and SWAP are effectively verbatim and have been perpetuated through the policies for the Commercial Industrial Place Type of The London Plan.

The Commercial Industrial designation of the Dingman Industrial Area of SWAP accommodates commercial uses that do not fit well within the context of the commercial land use designations. These commercial uses tend to be quasi-industrial in nature, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods (20.5.13.3.i)). Permitted uses include commercial recreation, places of assembly, and places of worship where appropriate (20.5.13.3.ii)b).

The purpose of the requested Zoning By-law Amendment is to facilitate a future expansion of the existing place of worship at 85-91 Meg Drive. The existing place of worship has demonstrated a level of compatibility since its initial development in 2005 and is an appropriate use for this site. As such, the requested amendment is in conformity with SWAP, The London Plan, and the 1989 Official Plan.

#### **4.2 Issue and Consideration # 2: Lot Frontage**

Zoning By-law Z.-1 defines the front lot line as "the lot line that abuts the street, but, a) in the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed to be the side lot line or the rear lot line, as the case may be." Upon conveyance of the subject lands to 85-91 Meg Drive, the shortest lot line will become the Irish Lane frontage rather than the Meg Drive frontage, as shown on the severance sketch in Figure 3. This change in location of the lot frontage will cumulatively reclassify the Meg Drive flankage as the exterior side yard and skew the current zoning regulations. As such, an additional special provision to continue to recognize Meg Drive as the property frontage is recommended for the purpose of front and exterior side yard setbacks.

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

## 5.0 Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the in-force policies of SWAP, The London Plan, and the 1989 Official Plan. The recommended amendment will facilitate a future expansion to the existing Place of Worship at 85-91 Meg Drive.

<b>Prepared by:</b>	<b>Catherine Lowery, MCIP, RPP Planner II, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official</b>
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.	

July 9, 2019

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

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**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 79  
Meg Drive.

WHEREAS Almehdi Almontathar Union has applied to rezone a portion of an area of land located at 79 Meg Drive, 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 a portion of lands located at 79 Meg Drive, as shown on the attached map comprising part of Key Map No. A111, from a Light Industrial (LI6/LI7) Zone to a Light Industrial Special Provision (LI3/LI6/LI7(15)) Zone.
- 2) Section Number 40.4g) of the Light Industrial (LI7) Zone is amended by repealing and replacing the following Special Provision:

LI7(15)

- a) Additional Permitted Use:
  - i) Place of Worship
- b) Regulations:
  - i) Exterior Side Yard (minimum) 7 metres (23 feet)
  - ii) Front Yard Setback (minimum) 8 metres (26.2 feet)
  - iii) Parking spaces 1 per each 4.7 persons  
Place of Worship capacity
  - iv) The lot line abutting Meg Drive shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on August 27, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 27, 2019  
Second Reading – August 27, 2019  
Third Reading – August 27, 2019

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



## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On March 27, 2019, Notice of Application was sent to 23 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 30, 2019. A “Planning Application” sign was also posted on the site.

One reply was received.

**Nature of Liaison:** The purpose and effect of this zoning change is to rezone a portion of the land which is proposed to be severed and conveyed to the adjacent property at 85-91 Meg Drive. Possible change to Zoning By-law Z.-1 **FROM** a Light Industrial (LI6/LI7) Zone **TO** a Light Industrial Special Provision (LI3/LI6/LI7(15)) Zone to permit a place of worship on the portion of the lands proposed to be severed and conveyed. A new special provision would recognize Meg Drive as the front lot line. The existing special provisions related to front and exterior side yard depth and parking would continue to apply to the site. The existing range of permitted uses would continue to apply to the site. Cross-referenced with Consent application B.011/19.

**Responses:** A summary of the various comments received include the following:

**Concern for:**

No concerns were identified by the public.

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

Telephone	Written
	Susie Somers 96 Meg Drive London, ON N6E 3T7

**From:** Susie Somers  
**Sent:** Thursday, April 4, 2019 10:45 AM  
**To:** Lowery, Catherine <clowery@london.ca>  
**Subject:** [EXTERNAL] File Z-9036

On this proposed application , are they intending on putting in parking , or is this just a structure ?

Susie

Susie Somers  
 Somers Environmental Products

### Agency/Departmental Comments

April 3, 2019: Upper Thames River Conservation Authority (UTRCA)

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

## CONSERVATION AUTHORITIES ACT

The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

## DRINKING WATER SOURCE PROTECTION

### Clean Water Act

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands **are not** within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

## RECOMMENDATION

The UTRCA has no objections to this application. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 430.

### April 9, 2019: London Hydro

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.

## 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, 2014

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;

1.2.6.1 *Major facilities* and *sensitive land uses* should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or

mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

### The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

1112\_ The Commercial Industrial Place Type is where commercial uses will be directed that do not fit well within our commercial and mixed-use place types, due to the planning impacts that they may generate. Permitted commercial uses will have a tolerance for planning impacts created by a limited range of light industrial uses which may also be located within this place type. The Commercial Industrial Place Type will be located in automobile and truck dominated environments, away from neighbourhoods and pedestrian-oriented streetscapes.

1118\_ The Commercial Industrial Place Type will accommodate commercial uses that do not fit well within the context of our commercial and mixed-use place types. These commercial uses tend to have a quasi-industrial character, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial or mixed-use context.

1119\_ The following uses may be permitted in the Commercial Industrial Place Type:

2. Commercial recreation, places of assembly and places of worship may be permitted where appropriate.

1556\_ Where there is a need to elaborate on the parent policies of The London Plan, or where it is important to coordinate the development of multiple properties, a secondary plan may be prepared by the City of London. Secondary plans will allow for a comprehensive study of a secondary planning area, considering all of the City Building and Environmental Policies of this Plan. It will also allow for a coordinated planning approach for the secondary planning area and the opportunity to provide more detailed policy guidance for the area that goes beyond the general policies of The London Plan.

\*1558\_ Secondary plans will be adopted by City Council and form part of The London Plan. Where there is a conflict or inconsistency between the parent policies or maps of The London Plan and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail. Otherwise, the parent policies and maps of The London Plan will be read together and in conjunction with the secondary plan.

### Southwest Area Secondary Plan (SWAP)

#### 20.5.13.3 Commercial Industrial

##### i) Intent

The Commercial Industrial designation will accommodate commercial uses that do not fit well within the context of our commercial land use designations. These commercial uses will tend to be quasi-industrial, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial context. The Commercial Industrial designation will be located in automobile and truck dominated environments along arterial roads. These lands will not constitute employment areas for the purposes of the Provincial Policy Statement, and are not included in the City's inventory of industrial lands.

##### ii) Permitted Uses

- b) Commercial recreation, places of assembly and places of worship may be permitted where appropriate.

iii) Built Form and Intensity

The following policies shall apply to industrial development:

- the Urban Design Policies of Section 20.5.3.9 of this Plan shall apply; and,
- setback and mitigation measures as per the Ministry of the Environment's Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply.

1989 Official Plan

7.6 Commercial Industrial

The Commercial Industrial designation will accommodate commercial uses that do not fit well within the context of our commercial land use designations. These commercial uses will tend to be quasi-industrial, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial context. The Commercial Industrial designation will be located in automobile and truck dominated environments along arterial roads. These lands will not constitute employment areas for the purposes of the Provincial Policy Statement, and are not included in the City's inventory of industrial lands.

7.6.1 Permitted Uses

Within the designation, the following uses will be permitted:

- 2. Commercial recreation, places of assembly and places of worship may be permitted where appropriate.

7.6.2 Operation Criteria

Permitted uses in the Commercial Industrial designation shall include those uses which are likely to have no, or minimal, adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in close proximity to sensitive land uses. Setback and mitigation measures as per the Ministry of the Environment's Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply for new light industrial uses.

7.6.3. Area and Site Design Criteria The development of Transitional Industrial areas will be subject to the following area and site design considerations:

Buffering

- i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping along major entryways to the City and adjacent to residential areas.

Traffic

- ii) Industrial traffic should be directed away from, and not through, residential areas.

Compatibility

- iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses.

Limited Access

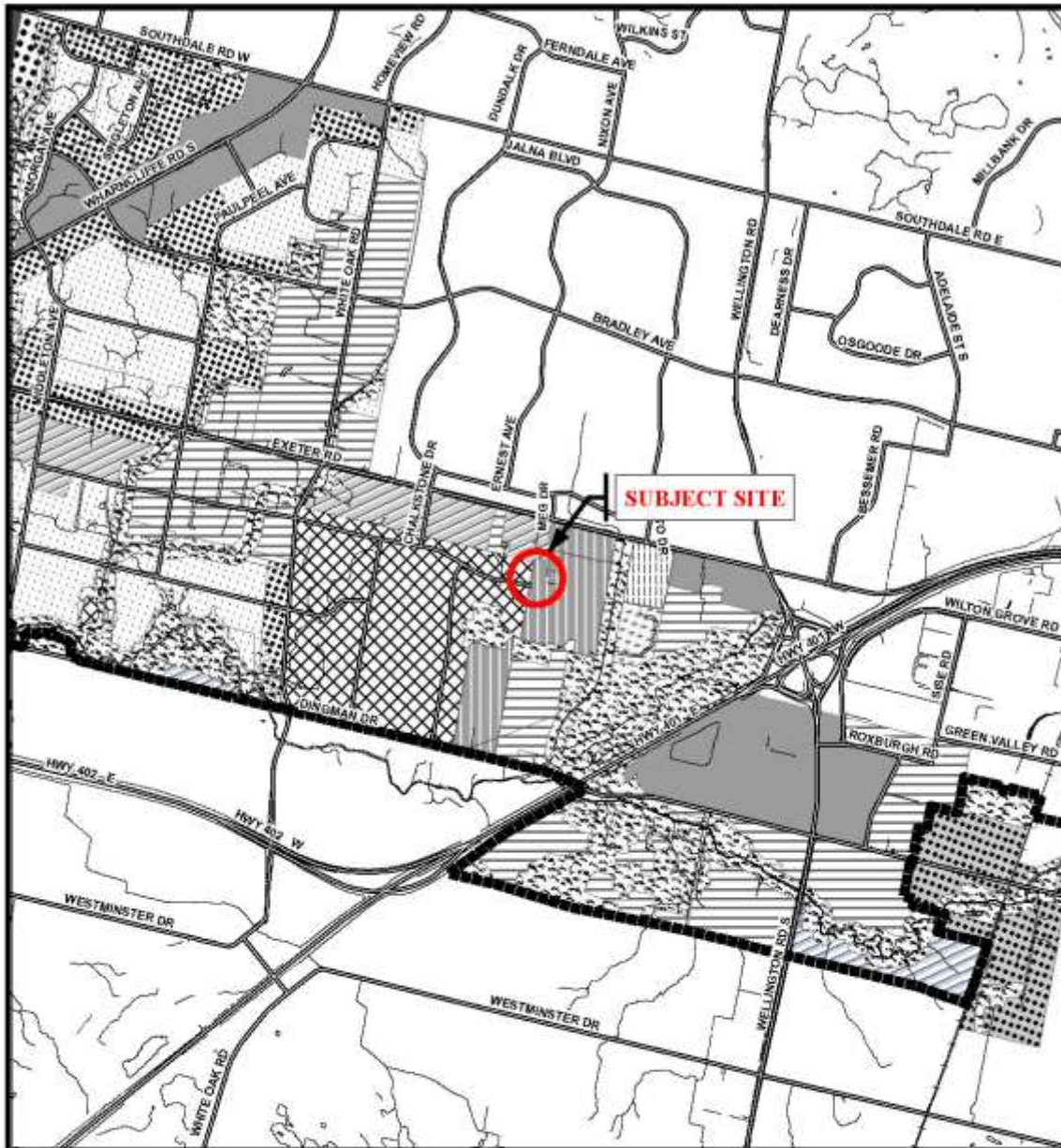
- iv) The number of access points from Transitional Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows.

7.6.4. Scale of Development

The Zoning By-law may specify maximum building heights and site coverage so that the scale of new commercial industrial development will have a minimal impact on any non-industrial uses in the surrounding area

**Appendix D – Relevant Background**

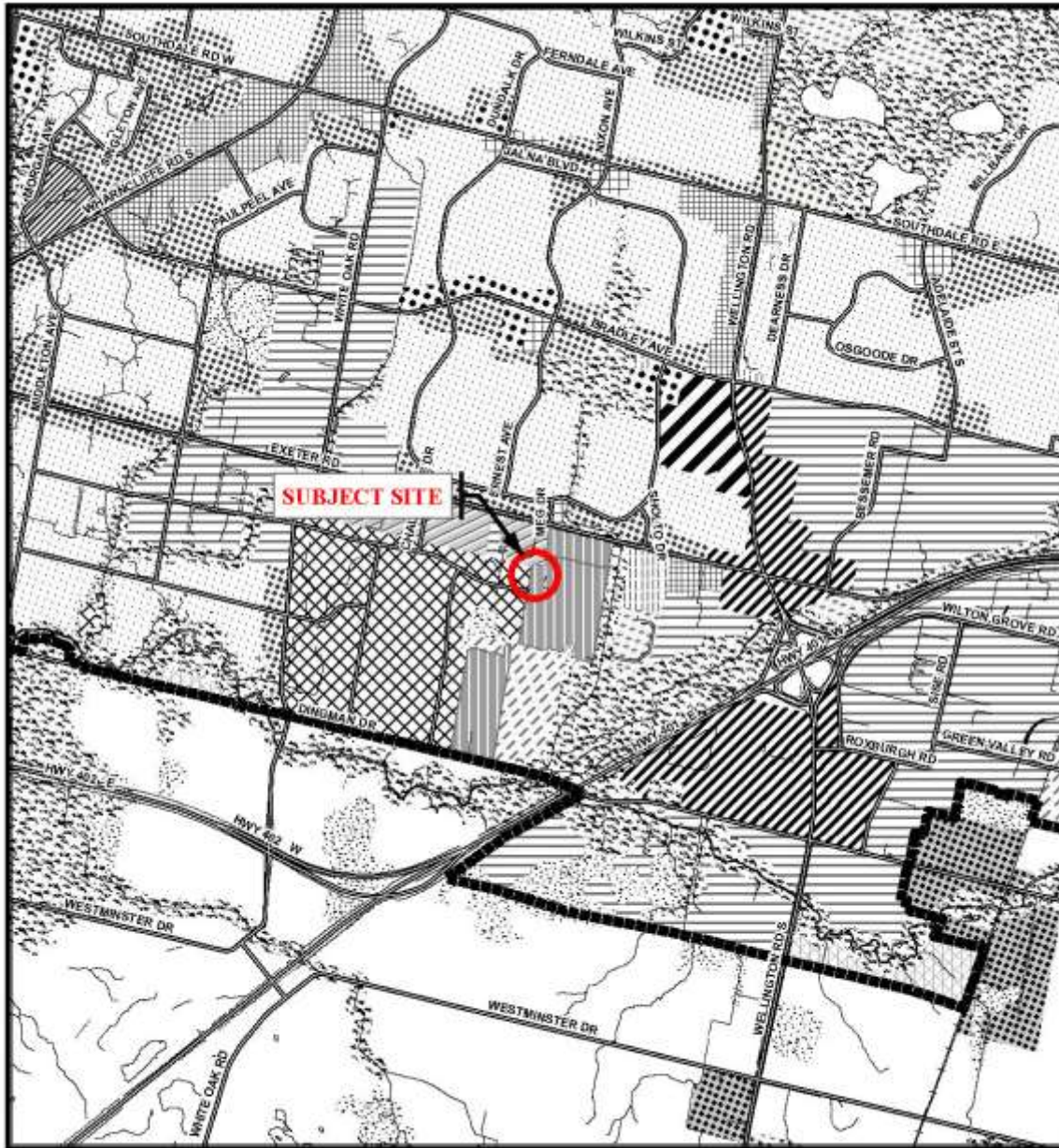
**Additional Maps**



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> High Density Residential</li> <li> Medium Density Residential</li> <li> Low Density Residential</li> <li> Commercial</li> <li> Office</li> <li> Wonderland Road Community Enterprise Corridor</li> <li> Main Street Lambeth North</li> <li> Main Street Lambeth South</li> <li> Open Space</li> <li> Institutional</li> <li> Industrial</li> <li> Commercial Industrial</li> <li> Transitional Industrial</li> <li> Urban Reserve Community Growth</li> <li> Urban Reserve Industrial Growth</li> <li> Rural Settlement</li> <li> Urban Growth Boundary</li> </ul>		
<p><b>CITY OF LONDON</b>                  Planning Services /                  Development Services                  SOUTHWEST AREA STUDY SECONDARY PLAN                  - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> Z-9036  <b>PLANNER:</b> CL  <b>TECHNICIAN:</b> RC  <b>DATE:</b> 2019/07/04</p>

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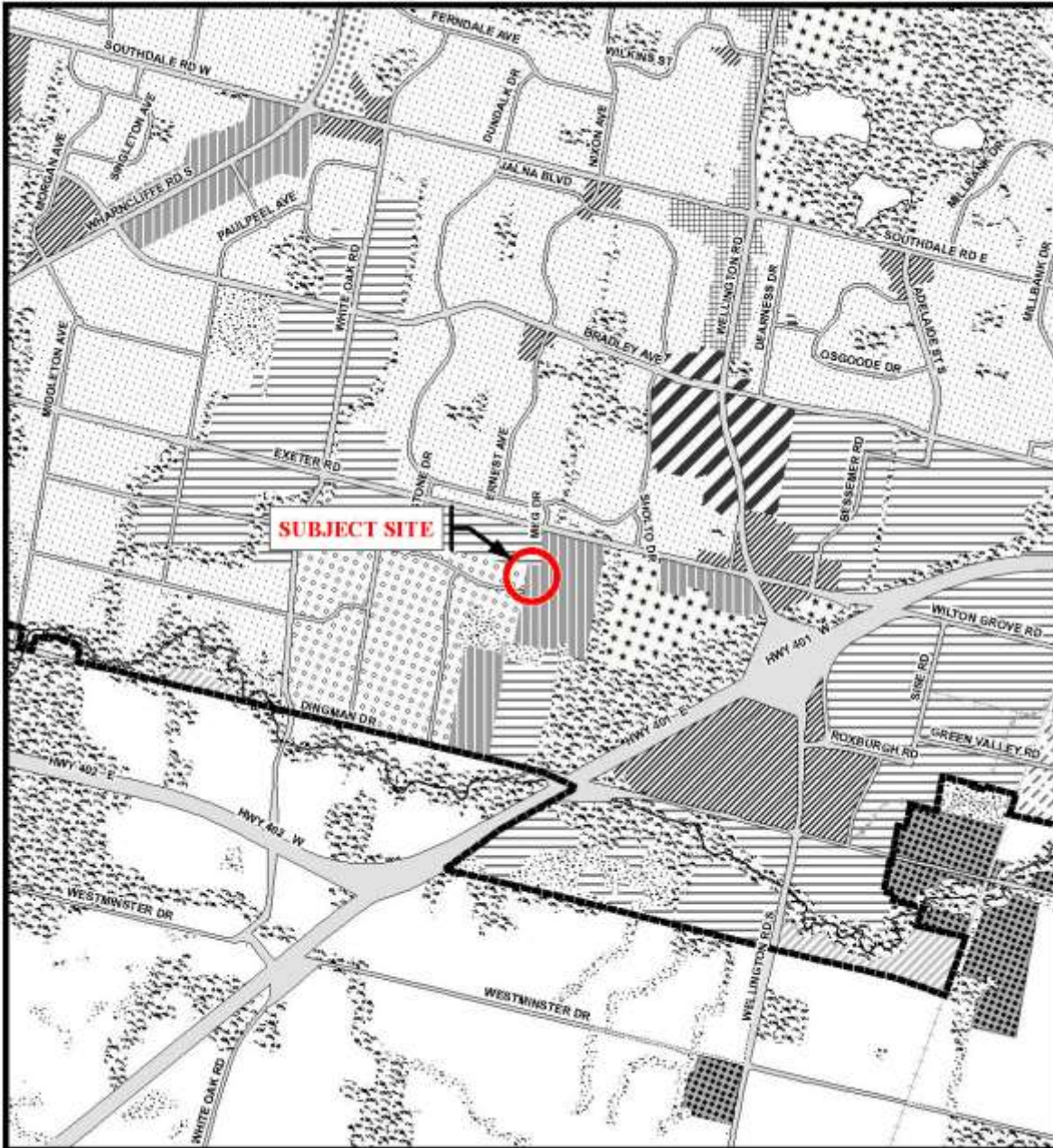


Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
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

<p><b>CITY OF LONDON</b>                  Planning Services /                  Development Services                  OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-9036</p> <p>PLANNER: CL</p> <p>TECHNICIAN: RC</p> <p>DATE: 2019/07/02</p>
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**Legend**

- |  |                        |  |                          |  |   |
|--|------------------------|--|--------------------------|--|---|
|  | Downtown               |  | Future Community Growth  |  | Environmental Review                    |
|  | Transit Village        |  | Heavy Industrial         |  | Farmland                                |
|  | Shopping Area          |  | Light Industrial         |  | Rural Neighbourhood                     |
|  | Rapid Transit Corridor |  | Future Industrial Growth |  | Waste Management Resource Recovery Area |
|  | Urban Corridor         |  | Commercial Industrial    |  | Urban Growth Boundary                   |
|  | Main Street            |  | Institutional            |  |   |
|  | Neighbourhood          |  | Green Space              |  |   |

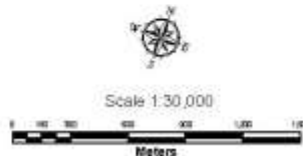
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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



**File Number:** Z-9036  
**Planner:** CL  
**Technician:** RC  
**Date:** July 2, 2019



**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

- "H" - 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  
 SCHEDULE A**



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

FILE NO:

Z-9036

CL

MAP PREPARED:

2019/07/02

rc

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 Meters

### **Additional Reports**

March 31, 2003 – Report to Planning Committee: request for a Zoning By-law Amendment for 91 Meg Drive

November 10, 2008 – Report to Planning Committee: Environmental Review Lands Study Final Report

March 5, 2012 – Report to Strategic Priorities and Policy Committee: Status of the 2011 Industrial Land Development Strategy Update

O-8014: December 4, 2012 – Report to Strategic Priorities and Policy Committee: Industrial Lands Review”

O-8014: April 23, 2013 – Report to Planning and Environment Committee: Industrial Lands Review Public Participation Meeting

March 17, 2014 Strategic Priorities and Policy Committee: “Industrial Land Development Strategy”

June 17, 2014 – Report to Planning and Environment Committee: Industrial Land Review: Urban Growth Boundary for Future Industrial Growth

O-8362: September 9, 2014 – Report to Planning and Environment Committee: City of London lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain Public Participation Meeting

O-8014: September 23, 2014 – Report to Planning and Environment Committee: Industrial Lands Review

O-8362: March 23, 2015 – Report to Planning and Environment Committee: City of London lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain - Introduction of the proposed Official Plan Amendment by-law.

Z-8451: April 20, 2015 – Report to Planning and Environment Committee: request for a Zoning By-law Amendment for 85-91 Meg Drive

O-8362: September 19, 2016 – Report to Planning and Environment Committee: City of London Lands South of Exeter Road, North of Dingman Drive, East of White Oak Road and West of the of the Marr Drain Official Plan Amendment No. 606 & 607 Information Report

## 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 On The Submission  
By 2219008 Ontario Ltd. For 6990 Clayton Walk

**Public Participation Meeting on:** August 12, 2019

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2219008 Ontario Ltd. (York Developments), relating to the property located at 6990 Clayton Walk:

- (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 6990 Clayton Walk; and,
- (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 6990 Clayton Walk.

## Executive Summary

### Summary of Request

This is a request by 2219008 Ontario Ltd (York Developments) to consider a proposed Draft Plan of Vacant Land Condominium. The proposed Plan of Condominium is being reviewed concurrently with an application for Site Plan Approval. The plan consists of 30 residential units and common elements for internal driveways, walkways, and visitor parking; with access from Clayton Walk. The applicant's intent is to register the development as one Condominium Corporation.

### 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

- i) The proposed Vacant Land Condominium is consistent with the Provincial Policy Statement, which directs new development to designated growth areas and areas adjacent to existing development;
- ii) The proposed Vacant Land Condominium conforms to the in-force policies of The London Plan including but not limited to Our Tools, Key Directions, and the Neighbourhoods Place Type policies;
- iii) The proposed Vacant Land Condominium conforms to the policies of the Southwest Area Secondary Plan and will implement an appropriate housing form for the North Lambeth Neighbourhood; and
- iv) The proposed Vacant Land Condominium conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential

Designation and will implement an appropriate form of residential development for the site.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The property is located north of Clayton Walk, opposite to Isaac Drive, and south of the Mather's Stream. The proposal consists of one low density residential block within a draft plan of subdivision (Block 175 Draft Plan 39T-14504). The site is a discrete parcel created through the dedication of a walkway and park blocks (blocks 124 and 124) to the east and west as part of the registration of part of the Silverleaf Subdivision, plan 33M-742. There is an existing residential neighbourhood to the south, and future residential and mixed uses planned for the lands to the north. 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 – Neighbourhoods
- Official Plan Designation – Low Density Residential
- Existing Zoning – h\*h-100\*h-198\*R6-5(44) Zone

#### 1.4 Site Characteristics

- Current Land Use – Vacant
- Frontage – 13 metres
- Depth – Varies
- Area – 1.8ha
- Shape – Irregular

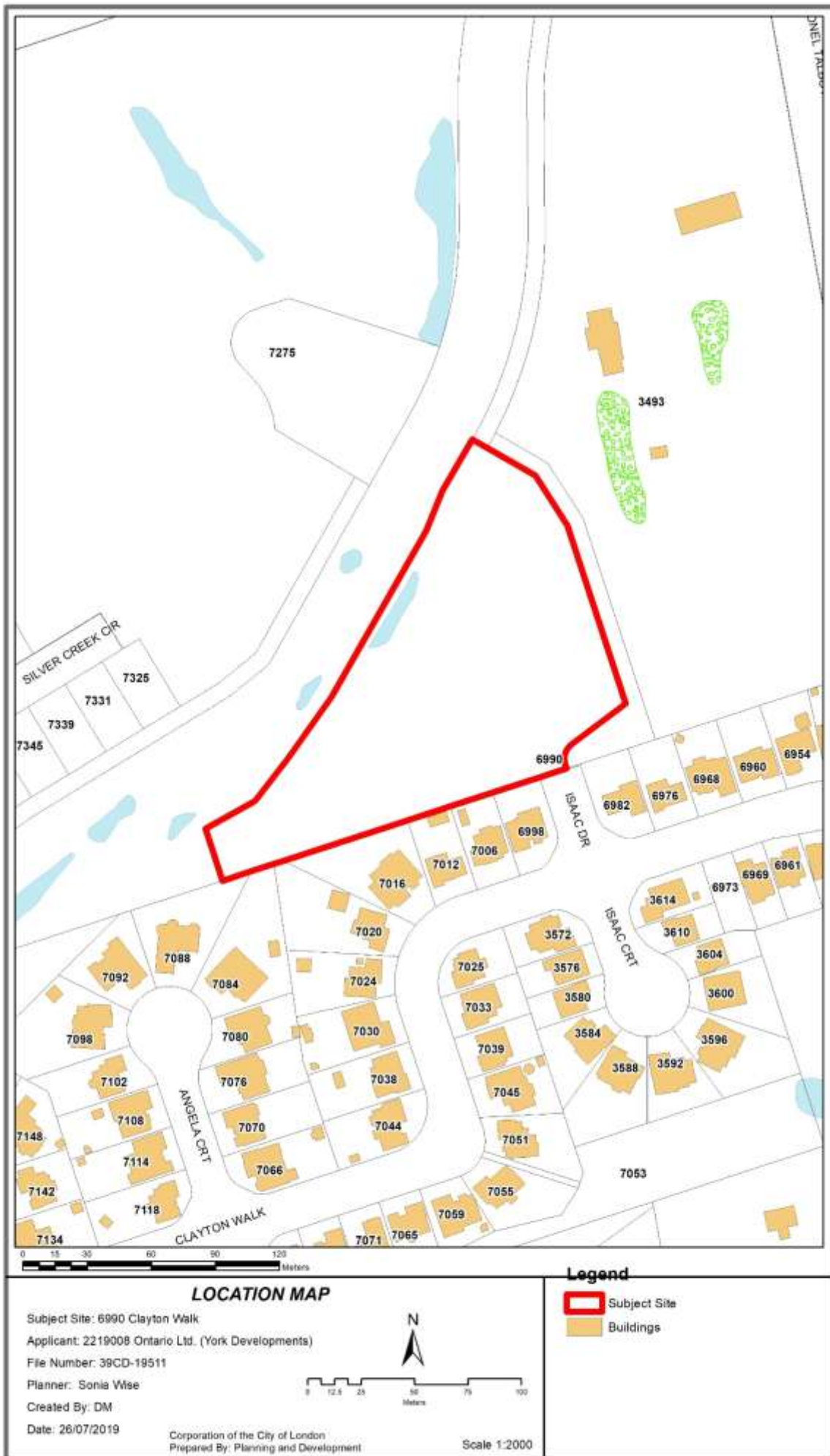
#### 1.5 Surrounding Land Uses

- North – Future residential and mixed use
- East – Future residential and mixed use and agricultural
- South – Existing low density residential
- West – Mather's stream

#### 1.5 Intensification (30 units)

- The 30 cluster single detached dwelling units are located outside of the Built-Area Boundary and Primary Transit Area

1.6 LOCATION MAP







An application for Site Plan Approval (SP18-126) 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 under review and will be informed by any comments received through the Vacant Land Condominium Public Participation Meeting. 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 or incorporated.



Figure 2: Proposed Conceptual Elevations

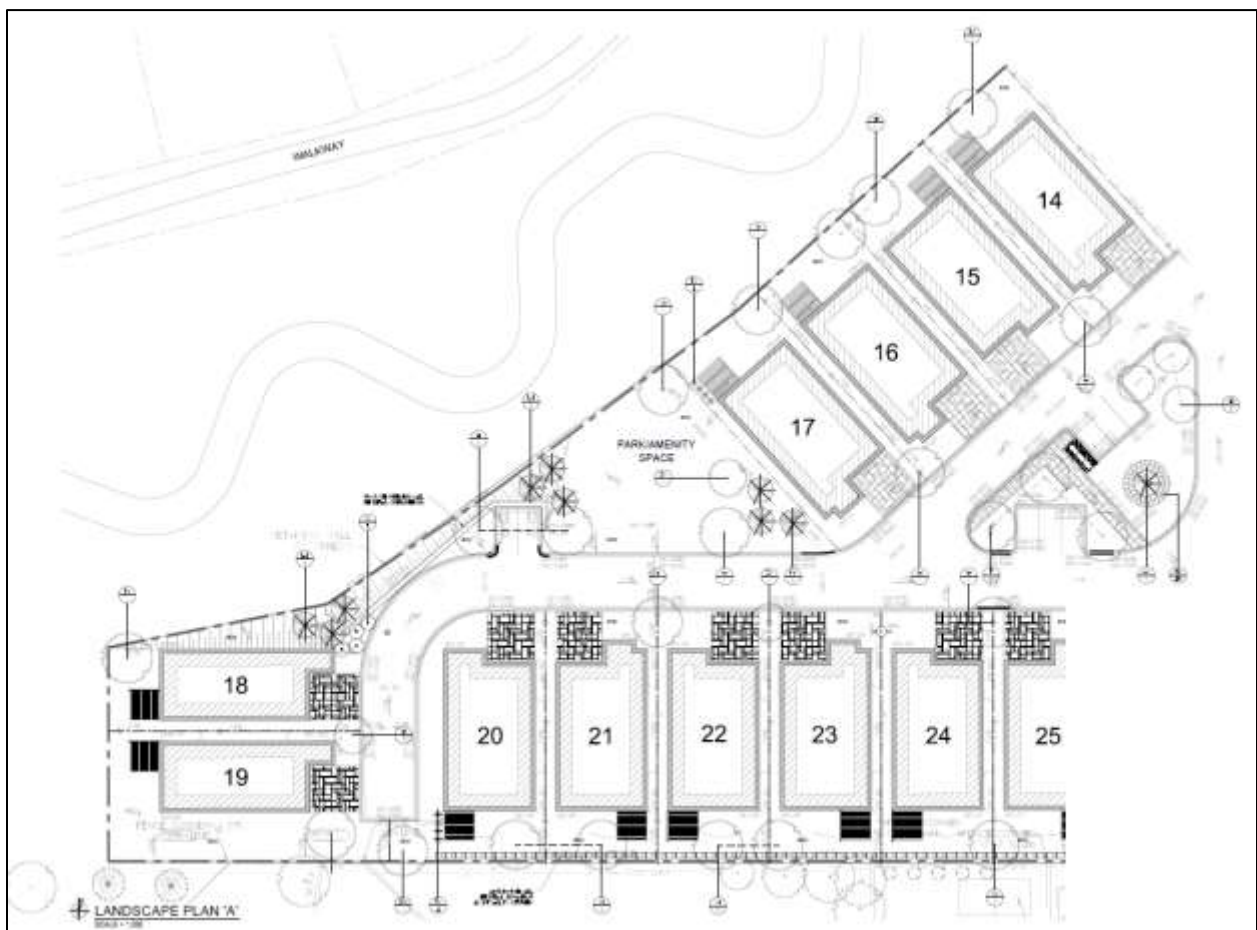


Figure 3: Amenity Space and Landscaping

### 3.0 Relevant Background

#### 3.1 Planning History

##### Silverleaf Subdivision 2014

The subject site is part of the Silverleaf Subdivision (39T-14504) which is situated in the southwest quadrant of the City, and at the southwest corner of Colonel Talbot Road and Pack Road. The total subdivision area is approximately 40.5 ha (100ac) in size and is situated entirely within the City's Urban Growth Boundary with frontage along Colonel Talbot Road and Pack Road (both identified as arterial roads).

The application for Draft Plan of Subdivision was received on September 15, 2014, and was granted draft approval on March 24, 2016. The draft approval included: 172 single detached dwellings lots, three (3) medium density residential blocks, one (1) mixed use block, five (5) walkway blocks, one (1) future development block, two (2) park blocks, two (2) open space blocks, and a stormwater management block; serviced by Pack Road, and six (6) local public streets (including the extension of Isaac Drive to the north).



Figure 4: Silverleaf Subdivision

Phase 1 of the subdivision has been registered as plan 33M-742, which consists of 108 single family detached lots, the Stormwater Management Facility Dingman Tributary B4, six (6) park blocks, one (1) medium density block and several road widenings and 0.3 m (one foot) reserve blocks. The registration of blocks 124 (walkway) and 125 (open space) created the subject site as a separate parcel by virtue of dedication to the City of London. Future phase(s) will include the balance of the lands which are draft approved but have not yet received final approval.

#### Minor Variance 2018

A minor variance application was submitted in 2018 as A.010/18 to request reduced setbacks and a reduced minimum density for the proposed vacant land condominium development. The committee of adjustment granted permission for: a reduced interior side yard setback of 1.2m (3.9') for units 7 and 19 whereas 6m (19.7') is required; a reduced rear yard setback of 1.2 (3.9') for unit 18 whereas 6m (19.7') is required; and a reduced density of 16.6 units per hectare whereas 18 units per hectare is the minimum; to facilitate the development of the proposed vacant land condominium.

#### Surplus Declaration and Transfer of Isaac Drive 2019

On July 23, 2019, the Corporate Services Committee considered a report (P-2465 (1)) to declare a portion of Isaac Drive as surplus and to close the road. The lands were then recommended to be transferred to the applicant, 2219008 Ontario Limited as a private driveway. Isaac Drive is located north of Clayton Walk and originally established as a 'stub street' through Plan 33M-524 to provide a future road link to the undeveloped lands in the Silverleaf Subdivision. The proposed vacant land condominium and cluster single detached dwellings would require only a private access from Clayton Walk, and the declaration of the lands as surplus and transferring the lands into private ownership relieves the City from future maintenance and liability. A portion of the lands would be retained for municipal easements and to provide a pedestrian connection to the stream corridor.

### 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

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 will develop a vacant site that has full access to municipal services within a planned neighbourhood. The subject lands are within a draft plan of subdivision and are designated and intended over the long term for multiple dwelling, low to medium density residential uses. 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 “Neighbourhoods” Place Types. Single detached 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 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 open space to the north which provides access to the trail network, as well as passive surveillance from the residential dwellings with features such as rear covered decks overlooking the Mather’s Stream to the north (288\*). The proposed development promotes connectivity and safe pedestrian movement in the neighbourhood and has convenient access to the pathway located directly east of the site which connects to other pedestrian walkways in the area including to a pedestrian bridge (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 cluster single detached dwelling 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 open space directly abutting the site to the north, and future residential and convenience commercial uses proposed 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 contribute to housing choice and 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, future Development 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 single detached dwelling 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 cluster single detached dwelling proposed per 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 single detached dwelling development is to be developed as one condominium corporation.

### **Southwest Area Secondary Plan**

The site forms part of the Southwest Area Secondary Plan (SWAP) and is subject to the development vision and detailed policies of the SWAP. Additionally, the site forms part of the 'North Lambeth Residential Neighbourhood' within the greater area plan.

New development in North Lambeth is to be a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood. The residential areas are intended to develop as traditional suburban neighbourhoods, with characteristics similar to those found in the older areas of the City of London, reflecting a compact development, a diversity of building types, and walkable amenities to enhance the day-to-day living experience.

The primary permitted uses in the Low Density Residential designation also include permitted uses in the Multi-Family, Medium Density Residential designation including cluster housing forms. Within the Low Density Residential Designation, residential development shall have a minimum density of 18 units per hectare (u/ha) and maximum of 35 units per hectare. The proposed density is 16.6 units per hectare or 30 units which is slightly less than the minimum 18 units per hectare which would equate to 33 dwelling units. The Southwest Area Secondary Plan allows for minor reductions to the minimum density where they can be demonstrated as appropriate. The proposed

vacant land condominium design responds to certain constraints associated with the size and shape of the parcel. The proposal is achieving 16.6 u/ha - or 30 total units which also requires relief from certain side and rear yard setbacks for those 30 units. The vacant land condominium is appropriate for the site and meets the intent of providing a mix of housing forms and choice in the neighbourhood.

### **1989 Official Plan**

The 1989 Official Plan designation for these lands is Low Density Residential (LDR). The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple attached dwellings at densities similar to neighbouring detached units may be permitted.

The surrounding area includes an existing residential neighbourhood to the south, and future proposed residential and mixed use development to the north, east and west through the Silverleaf Subdivision. Based on staff's review, the proposed use, form and intensity of low-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 (h\*h-100\*h-198\*R6-5(44)) Zone which permits a range of dwelling types, including the cluster single detached dwellings proposed. Special provisions require a minimum density of 16uph up to a maximum density of 30uph and a maximum height of 10.5m. The holding provisions that currently form part of the zone are for the orderly development of the lands through an approved Development Agreement, water-looping and access and for street-oriented design, which will be brought forward under a separate report under application H-9054. The proposed vacant land condominium and proposed site plan are consistent with the Zoning By-law.

More information and detail is available in the appendices 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 Southwest Area Secondary Plan. The proposed cluster single detached dwelling units are 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.

<b>Prepared by:</b>	<b>Sonia Wise, MCIP, RPP Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official</b>
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.	

August 2, 2019

Y:\Shared\ADMIN\1- PEC Reports\2019 PEC Reports\12- August 12\Draft 39CD-19511 6990 Clayton Walk SW 1 of 1.docx

- cc: Lou Pompilii, Manager, Development Planning
- cc: Michael Pease, Manager, Development Planning
- cc: Matt Feldberg, Manager, Development Services (Subdivisions)
- cc: Ismail Abusheheda, Manager, Development Engineering
- cc: Heather McNeely, Manager, Development Services (Site Plans)

## Appendix A – Community Engagement

**Public liaison:** On July 19, 2019 Notice of Application was sent to 56 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 25, 2019. A “Planning Application” sign was also posted on the site.

0 replies were received

**Nature of Liaison:** Consideration of a Draft Plan of Vacant Land Condominium consisting of 30 cluster single detached dwellings. Consideration of a proposed draft plan consisting of 30 cluster single detached dwelling units and common elements for private access driveway, visitor parking and services to be registered as one Condominium Corporation. The lands are part of subdivision application 39T-14504, and application for Site Plan Approval, file SPA18-126.

### Agency/Departmental Comments

#### Bell Canada – July 19, 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”.

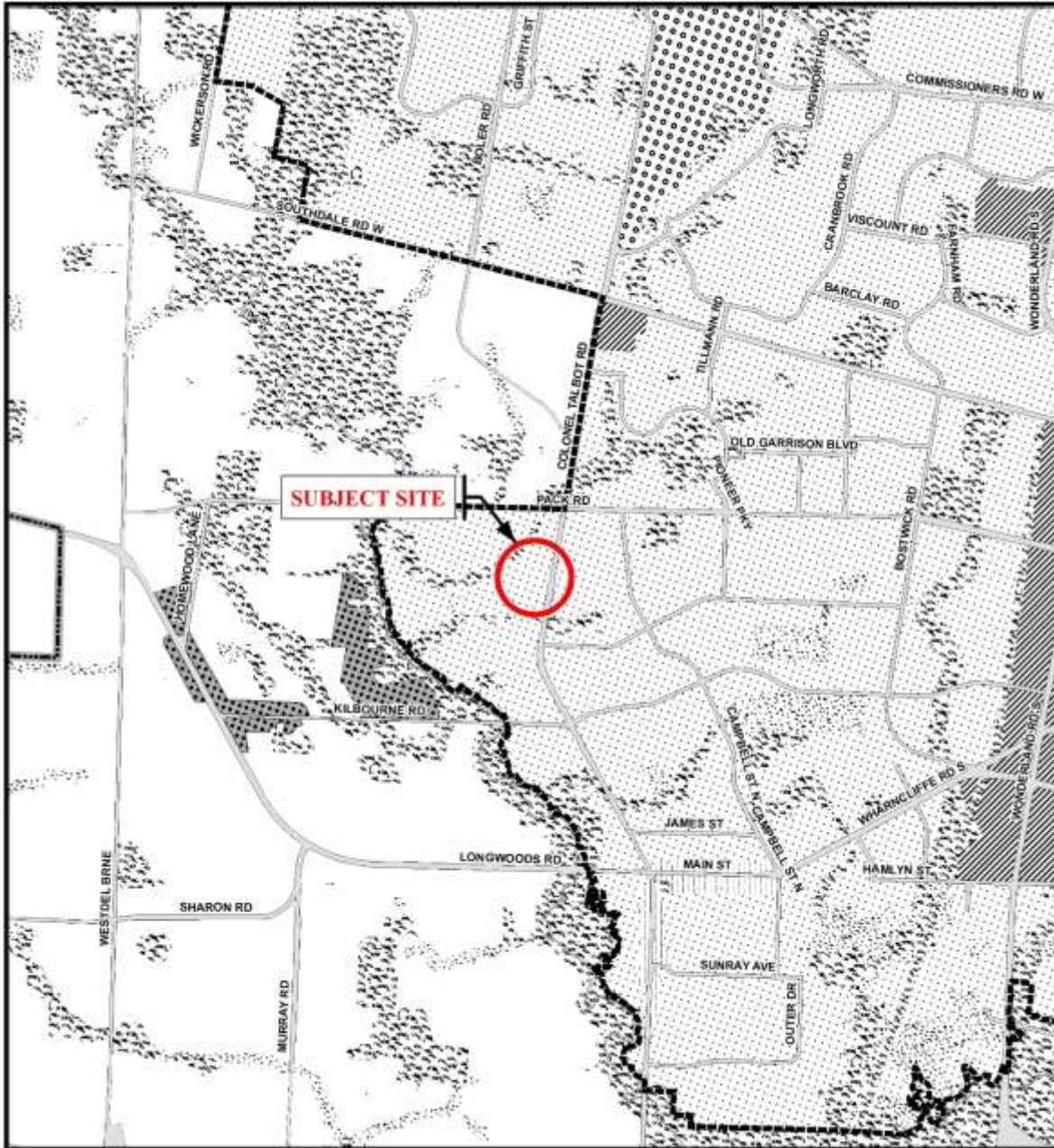
#### Hydro One – July 25, 2019 Email Excerpt

No Objections

**Appendix B – Additional Maps**







**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

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

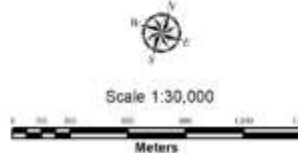
*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**

Planning Services /  
Development Services

**LONDON PLAN MAP 1  
- PLACE TYPES -**

PREPARED BY: Planning Services

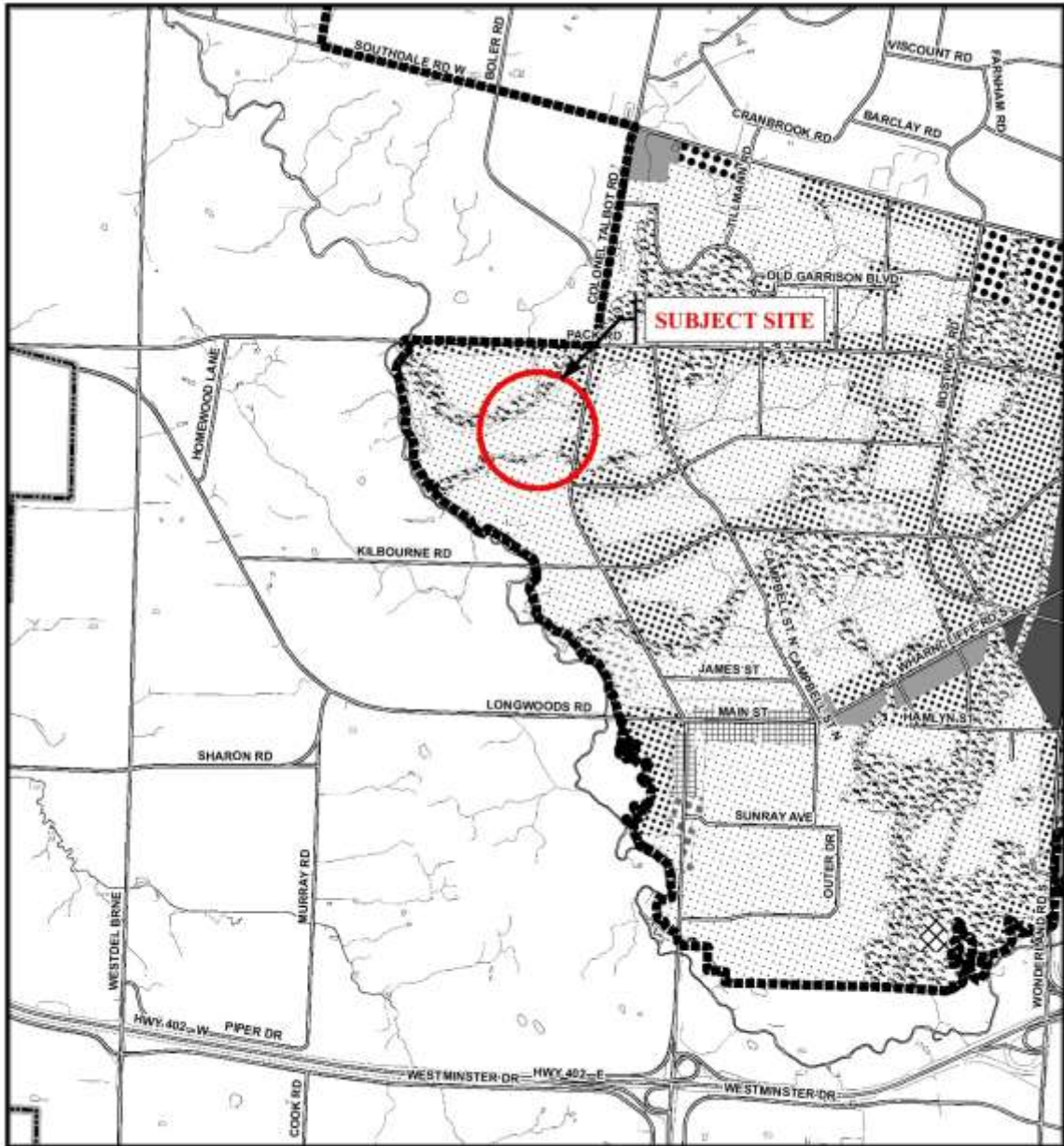


**File Number:** 39CD-19511

**Planner:** SW

**Technician** DM

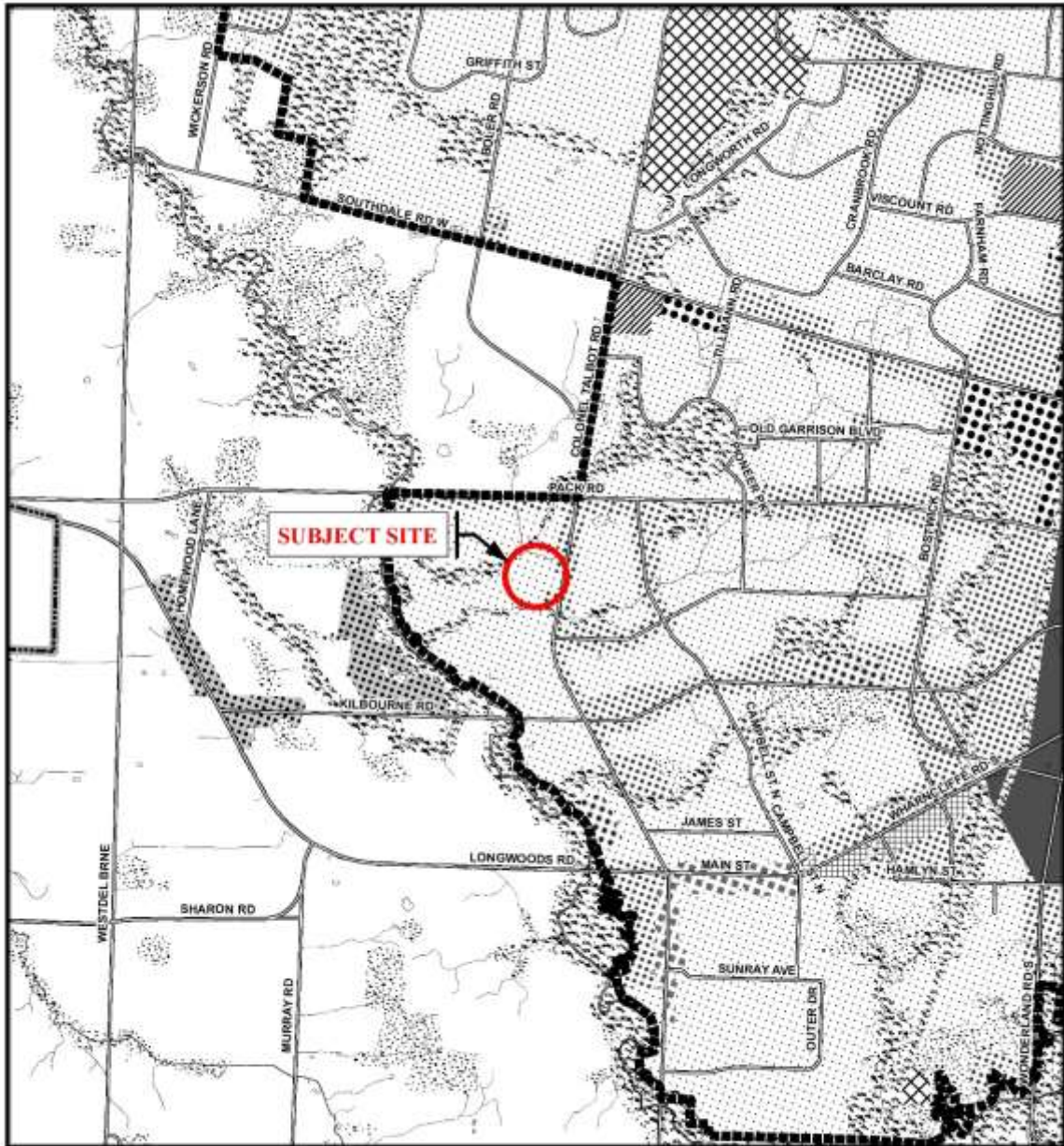
**Date:** July 26, 2019



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

<p><b>CITY OF LONDON</b> Planning Services / Development Services</p> <p>SOUTHWEST AREA STUDY SECONDARY PLAN - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: 39T-18505</p>
		<p>PLANNER: SW</p> <p>TECHNICIAN: RC</p> <p>DATE: 2019/04/29</p>

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\conso\00\excerpts\mxd\_templates\scheduleA\_b&w\_box14\_with\_SWAP.mxd

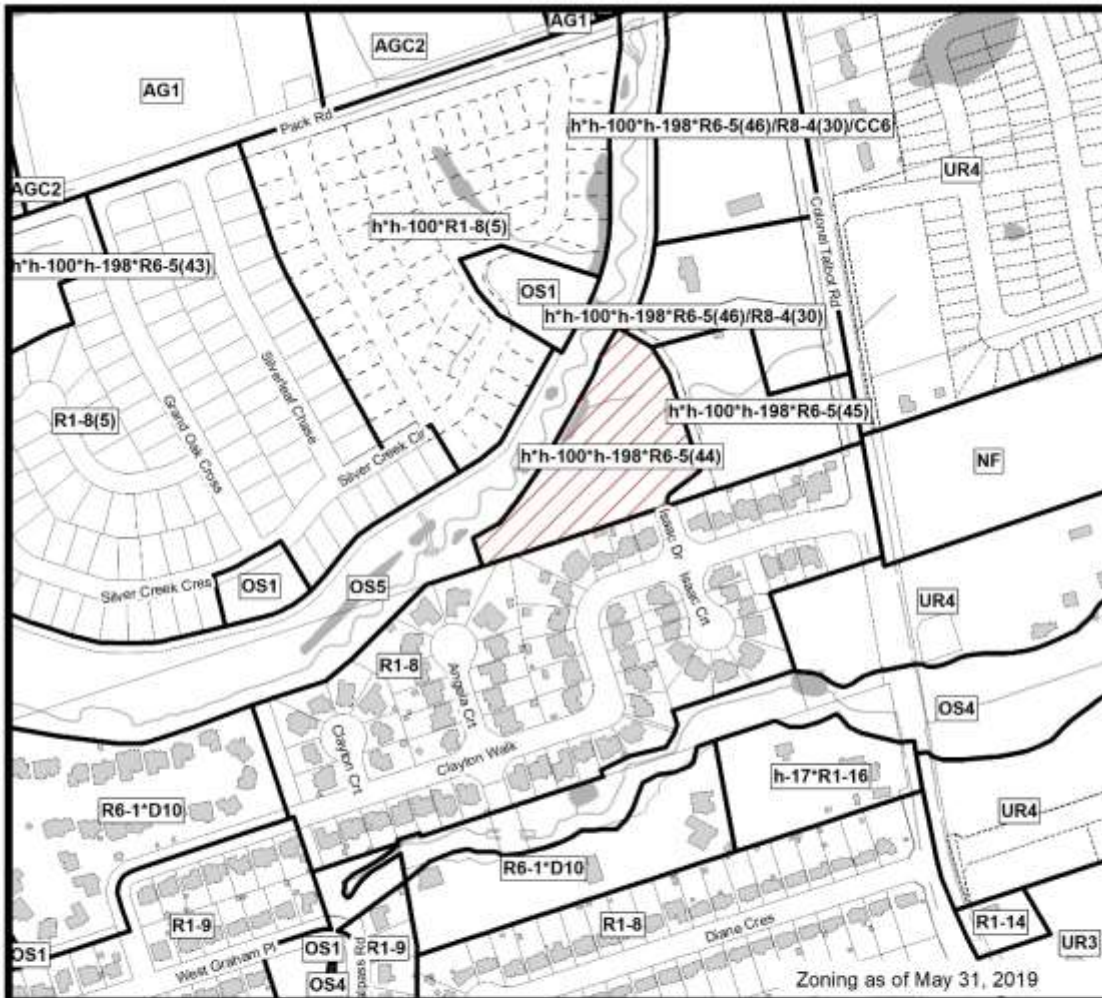


Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
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

<p><b>CITY OF LONDON</b> Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39CD-19511</p>
		<p>PLANNER: SW</p> <p>TECHNICIAN: DM</p> <p>DATE: 2019/07/26</p>

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consol\00\excerpts\mxd\_templates\scheduleA\_b5w\_box14\_with\_SWAP.mxd



**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            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | OB - OFFICE BUSINESS PARK         |
| R10 - HIGH DENSITY APARTMENTS             | LI - LIGHT INDUSTRIAL             |
| R11 - LODGING HOUSE                       | GI - GENERAL INDUSTRIAL           |
| DA - DOWNTOWN AREA                        | HI - HEAVY INDUSTRIAL             |
| RSA - REGIONAL SHOPPING AREA              | EX - RESOURCE EXTRACTIVE          |
| CSA - COMMUNITY SHOPPING AREA             | UR - URBAN RESERVE                |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | AG - AGRICULTURAL                 |
| BDC - BUSINESS DISTRICT COMMERCIAL        | AGC - AGRICULTURAL COMMERCIAL     |
| AC - ARTERIAL COMMERCIAL                  | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL           | TGS - TEMPORARY GARDEN SUITE      |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RT - RAIL TRANSPORTATION          |
| CC - CONVENIENCE COMMERCIAL               |                                   |
| SS - AUTOMOBILE SERVICE STATION           | "H" - HOLDING SYMBOL              |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "D" - DENSITY SYMBOL              |
| OR - OFFICE/RESIDENTIAL                   | "H" - HEIGHT SYMBOL               |
| OC - OFFICE CONVERSION                    | "B" - BONUS SYMBOL                |
| RO - RESTRICTED OFFICE                    | "T" - TEMPORARY USE SYMBOL        |
| OF - OFFICE                               |                                   |

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:  
39CD-19511 SW

MAP PREPARED:  
2019/07/26 DM

1:5,000  
0 25 50 100 150 200  
Meters

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

## Report to Planning and Environment Committee

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

**From:** John M. Fleming  
Managing Director, Planning and City Planner

**Subject:** Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London  
The Corporation of the City of London  
City-Wide

### Public Participation Meeting on August 12, 2019

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with advice of the Heritage Planner, the following actions be taken with respect to the application of the Corporation of the City of London to update and replace the “Heritage Places” guideline document which applies citywide:

- (a) The “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” guideline document, attached hereto as Appendix “A”, **BE ADOPTED** at the Municipal Council meeting on August 27, 2019 by resolution of City Council in conformity with Policy 1713 of *The London Plan*.
- (b) The proposed by-law attached hereto as Appendix “B” **BE INTRODUCED** at the Municipal Council meeting on August 27, 2019 to amend Policy 1721\_4 of *The London Plan* to delete “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London” and replace it with “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London”.

## Executive Summary

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to adopt the new “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” guideline document to replace the current “Heritage Places” with “Heritage Places 2.0” guideline document, which describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts; and, to amend *The London Plan* to add “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” as a new guideline document to the list of Cultural Heritage Guidelines.

### Rationale of Recommended Action

- The recommended amendment is consistent with Section 2.6.1 of the *Provincial Policy Statement (PPS)*, 2014 directing that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”
- The recommended amendment conforms to Policy 570\_1 of *The London Plan* which provides that City Council may adopt specific strategies for the purposes of cultural heritage protection and conservation, including: identification and designation of specific cultural heritage resources including properties and districts.

- The recommended amendment conforms to Policy 1712\_ of *The London Plan* which states that City Council may adopt guideline documents to provide direction for the implementation of the policies of the *Plan* or to guide development of a specific area.

## Official Plan Amendment Analysis

### 1.0 Subject Lands

The lands affected by the Official Plan Amendment are citywide.

### 2.0 Nature of Application

This report recommends approval of an amendment to *The London Plan* (Policy 1721\_4) to adopt the attached update to “Heritage Places” entitled, “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” as a Cultural Heritage Guideline under Guideline Documents of the Our Tools Section.

### 3.0 Relevant Background

#### 3.1 Planning History

In 1993, “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London”, was approved as a guideline document to the *Official Plan* of the City of London. This document has been the primary reference used to identify candidate areas for the potential development of heritage conservation district areas within the City. Fourteen areas were originally identified within “Heritage Places” based on ‘characterization studies’. These studies were intended to act as an indicator of heritage significance, but were never meant to be an exhaustive list of all areas within the City. Originally, the list of fourteen study areas was un-prioritized. A report to the London Advisory Committee on Heritage (March 1999) was the first to prioritize potential Heritage Conservation Districts (HCD), and this list has been amended, expanded, consolidated and re-prioritized over time. The City has since dealt with requests for HCD designation from the community in a sequential process based on these periodic re-prioritizations of areas identified in “Heritage Places”.

On January 16, 2017, Municipal Council directed Civic Administration “to review [the] prioritized list of potential Heritage Conservation Districts and to recommend an update to “Heritage Places”...” Since the adoption of “Heritage Places”, the planning and policy framework for heritage conservation in Ontario has undergone substantial changes, including most notably revisions to the *Ontario Heritage Act* in 2005 and the *Provincial Policy Statement* in 2014, and at the municipal level, adoption of *The London Plan* in 2016. Given these changes to heritage conservation planning and policy framework, and the accomplishments of the original “Heritage Places” (ten of the original fourteen candidate areas have been designated as HCDs), it is an opportune time to review and revise this guideline document.

Letourneau Heritage Consulting (LHC) was retained in March 2018 to prepare an updated document entitled, “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London”. The objectives of the update have been to conduct a comprehensive, city-wide review of areas, and prepare a prioritized list for further study of these areas as potential Heritage Conservation Districts (HCD) – pursuant to Part V of the *Ontario Heritage Act*. The intention has been to essentially ‘reset’ “Heritage Places” to reflect current Provincial legislation, City policies, Council direction and community interest. LHC was tasked with the following:

1. **Review Policy Context** – Update background component of “Heritage Places” to reflect the *Provincial Policy Statement – 2014 (PPS)*, *Ontario Heritage Act* and *The London Plan* (London’s *Official Plan*).
2. **Consult with Heritage Community** – With input from members of the London Advisory Committee on Heritage (LACH) and representatives from London’s heritage community, undertake a city-wide comprehensive review of areas

identified as having heritage significance, using a pre-established methodology, and prepare characterization studies of each area.

- Re-evaluate (and update as needed) information on candidate areas already documented in the current “Heritage Places”.
3. **Develop Methodology** – Develop a method for identifying and prioritizing areas in the City—with possible cultural heritage value – for potential HCD designation.
- Prepare a prioritized list for further study and consideration as potential HCDs.

Consultation with community stakeholders was integral to the preparation of “Heritage Places 2.0”. The consultation process was initiated in April 2018 starting with an introductory email-out to nearly 50 active members of London’s heritage community including members of the: Architectural Conservancy of Ontario – London; Downtown London; Heritage London Foundation; London Advisory Committee on Heritage; London Heritage Council; London Planners Council, Middlesex Historical Society; and, the Urban League. A total of three roundtable discussions were conducted in May and June, with a series of informal interviews carried out both before and following the first roundtable. The second roundtable took place during the June meeting of the London Advisory Committee on Heritage (LACH) with participation of nearly the full committee. Throughout the consultation process, participants had the opportunity to provide feedback via email or phone. Over thirty people participated in the consultation process providing input on the identification of candidate areas for consideration as potential HCDs in London, along with what factors should be considered in the prioritization process.

In April 2018, a city-wide review of candidate areas for “Heritage Places 2.0” was initiated by the consultant. General areas having potential cultural heritage value or interest were identified based on heritage staff reports and existing heritage inventories, and areas previously identified in “Heritage Places” that had yet to be designated as HCDs. As well, members of London’s heritage community provided input into potential areas for consideration during roundtable discussions. The goal was to develop an initial (working) list of candidate areas that merit further consideration as part of the “Heritage Places 2.0” project; over fifty areas were initially identified. A values-based assessment was applied to further refine the list of candidate areas. Values were derived from: 1) those outlined in O.Reg. 9/06 – to capture associative, physical and contextual aspects of candidate areas; 2) those outlined in *The London Plan* (Policy\_576) – to ensure that criteria captured overlapped with those that would be used for potential designation of candidate areas as HCDs; and, 3) those identified in the *Ontario Heritage Tool Kit* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* – to capture additional values not necessarily related to the built/physical environment. The following values were used to identify candidate areas for “Heritage Places 2.0”:

- Historical/Associative Values
- Physical/Design Values
- Contextual Values
- Other values include:
  - Spiritual Values
  - Educational and Scientific Values
  - Natural Values
  - Archaeological Values
  - Social Values

These values provided a framework for the consideration of a range of factors reflected in cultural heritage resources. The over fifty candidate areas initially identified citywide, were then short-listed to fourteen and further prioritized.

The prioritization of candidate areas for consideration as potential HCDs was derived from a systematic review of other municipalities’ practices, previous staff reports and consultation with the members of the heritage community. The following factors were considered during prioritization of candidate areas:

- Results of the **values-based assessment** of candidate areas relates to how strongly each area met the characteristics associated with these values;
- **Potential for change** within an area can include development pressure, existing levels of protection, as well as a variety of external pressures, such as projected growth, threats to cultural heritage integrity, or the addition or loss of a significant economic driver;
- **Community preparedness** or readiness and willingness to initiate and engage in an HCD Study process;
- **Appropriateness of planning tool** (Part V – *Ontario Heritage Act*, HCD designation) for conservation of significant cultural heritage resources in the area versus other planning tools; and,
- **Other factors** such as previous Municipal Council direction, recognition of City planning priorities and implications of planned future initiatives.

The fourteen candidate areas that were identified were prioritized based on a qualitative assessment assigned to each of the above factors based on how strongly the area associated with that factor. It is recommended that the areas listed below be studied further, prioritized as follows:

1. North Talbot
2. SoHo (South of Horton)
3. The Smokestack District
4. Stanley-Becher-Riverforks
5. Old East Village – Dundas Street
6. Piccadilly
7. Old South II
8. Old North
9. Orchard Park Sherwood Forest
10. Lambeth
11. Hamilton Road
12. Braemar Crescent
13. Hall's Mills
14. Pond Mills

It is important to stress that the outcome of “Heritage Places 2.0” is not an evaluation or recommendation of these candidate areas for designation, but simply the identification and recognition that these areas have potential heritage significance. The prioritization of potential HCDs is also by no means a measure or reflection of the perceived cultural heritage value or interest or significance. These areas are not being recommended for designation, but may be recommended for further evaluation as part of Municipal Council decision to move forward with HCD Studies under Part V of the *Ontario Heritage Act*.

It has been standard procedure for the City to move forward with an HCD study for potential district designation upon Council approval following a community request for such a study. The identification and further prioritization of these candidate areas in “Heritage Places 2.0” helps to manage community expectations and staff resources by providing clarity in scheduling of future work and transparency and fairness to the nomination process.

## 4.0 Rationale for Amendment

### 4.1 Requested Amendment

At its meeting on January 18, 2017, Municipal Council resolved that Civic Administration review the prioritized list of potential heritage conservation districts in the City, as well as update the current Heritage Places guideline document.

“...the Civic Administration BE DIRECTED to review the prioritized list of potential Heritage Conservation Districts and to recommend an update to Heritage Places, it being noted such a review may impact Heritage Conservation District deadlines established in Municipal Council's Strategic Plan.” Adoption of an updated Heritage Places guideline



document requires an amendment to the City's Official Plan, *The London Plan*.

The proposed Official Plan Amendment is to amend Policy 1721\_4 of the Cultural Heritage Guidelines under Guideline Documents of the Our Tools Section of *The London Plan*, to remove reference to "Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London", and to replace it with reference to "Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London."

At its meeting held on November 20, 2018, Municipal Council received a draft of "Heritage Places 2.0" and resolved that:

- the comments received at the Public Participation Meeting held on November 12, 2018 be considered in the preparation of the final "Heritage Places 2.0",
- the draft "Heritage Places 2.0" be circulated to the London Advisory Committee on Heritage (LACH), the Urban League and relevant neighbourhood associations for feedback (2018-R01) (3.3/17/PEC), and further noted that
- the final guideline document "Heritage Places 2.0" [was to be] brought before a future meeting of the Planning and Environment Committee for adoption as a guideline document to *The London Plan* (2018-R01) (3.3/17/PEC).

#### **4.2 Community Engagement**

Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 11, 2018. The notice advised of the possible amendment to *The London Plan* to remove reference to "Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London" and replace it with reference to "Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London".

Notice of Public Meeting was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 25, 2018.

One response was received which supported the draft report of "Heritage Places 2.0" and asked Municipal Council to accept the report.

A subsequent Notice of Public Meeting was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 25, 2019.

As per direction from Municipal Council (November 20, 2018), the draft "Heritage Places 2.0" was circulated to the London Advisory Committee on Heritage (LACH), the Urban League and relevant neighbourhood associations for feedback (2018-R01) (3.3/17/PEC).

One individual response was received from the post-Council meeting (November 20, 2018) circulation of "Heritage Places 2.0". This response inquired about the ranking of the Orchard Park Sherwood Forest candidate area, as well as the reasons provided in the description for its ranking (*Heritage Places 2.0*, draft pp32-33).

##### **4.2.1 London Advisory Committee on Heritage**

The London Advisory Committee on Heritage (LACH) was consulted during the preparation of "Heritage Places 2.0" as part of a Roundtable Discussion conducted on June 13, 2018. The intent of the discussion was to gain input from committee members regarding areas of the City that may have potential for further study as potential heritage conservation districts. At a later date, the Stewardship Sub-Committee of the LACH was consulted on October 24, 2018 and the full committee of the LACH was consulted at its meeting on November 14, 2018; the LACH received the draft "Heritage Places 2.0" for review and comment.

Subsequently, the LACH was consulted at its meeting on July 10, 2019 and Civic Administration [was] advised that the (LACH) supported the "Heritage Places 2.0" document and further recommended that it be reviewed every five years.

### 4.3 Policy Context

#### **Planning Act**

As identified under Section 2 of the *Planning Act*, “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” is matter of Provincial Interest (2\_d). This is reinforced through the *Provincial Policy Statement* (2014), which is issued under Section 3 of the *Planning Act*. Section 3(1) of the *Planning Act* requires that municipal decisions affecting a planning matter “shall be consistent” with the *Provincial Policy Statement*.

#### **Provincial Policy Statement (2014)**

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.”

#### **Ontario Heritage Tool Kit**

The standard baseline for identifying potential Heritage Conservation Districts (HCD) under the *Ontario Heritage Act* (OHA) is outlined by the Ontario Ministry of Tourism, Culture and Sport in the *Ontario Heritage Tool Kit document Heritage Conservation Districts* (2006). The *Tool Kit* does not provide specific criteria for the identification of candidate areas, however it does provide broad descriptions of characteristics that might constitute a Heritage Conservation District (HCD). The *Tool Kit* identifies that the “cultural heritage value of areas can be expressed in terms of their design or physical, historical or associative or contextual values.” Further, “values that contribute to the character of heritage conservation districts may be expressed more broadly as natural, historic, aesthetic, architectural, scenic, scientific, cultural, social or spiritual values. It is important to note that the “value of the district as a whole is always greater than the sum of its parts” (p10). The *Tool Kit* also emphasises the importance of community input in the identification, designation, and management of HCDs, stating that “[a]s the users and the ultimate guardians, the community forms a vital part of a district” (p5).

#### **The London Plan (2016) and the Ontario Heritage Act**

The identification and further study of areas in the City of London for potential heritage conservation district status is supported by the following strategic directions of *The London Plan* (2016). Particularly:

- Direction #1-4: Revitalize our urban neighbourhoods and business areas (Policy 55);
- Direction #3-7: Protect our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London region (Policy 57);
- Direction #5-2: Sustain, enhance, and revitalize our downtown, main streets, and urban neighbourhoods (Policy 59);
- Direction #7-5: Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features (Policy 61).

The *Ontario Heritage Act* does not specifically set out policies to identify potential Heritage Conservation Districts, however the *Act* enables local municipalities to designate Heritage Conservation Districts (HCD) provided the requirements of the *Ontario Heritage Act* are met and the municipality has sufficient supporting policies within its Official Plan.

*The London Plan* contains sufficient policies to enable the designation of an HCD in accordance with the *Ontario Heritage Act*, as well as the identification of criteria for the evaluation of potential HCDs (Policy 575).

“City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

1. The association of the area with a particular historical event or era that is unique to the community.
2. The presence of properties which are considered significant to the

community as a result of their location or setting.

3. The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.

4. The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.

5. The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community” (Policy 576).

Secondary Plans and other tools (such as Cultural Heritage guideline documents) are described in the Our Tools part of the Plan under Guideline Documents. The following policies enable and describe the addition of Guideline Documents to *The London Plan*:

- “City Council may adopt guideline documents to provide direction for the implementation of the policies of this Plan or to guide development of a specific area. Guideline documents may contain guidelines, standards, and performance criteria that are either too detailed, or require more flexibility in interpretation or implementation than the policies of this Plan would allow. (Policy 1712)
- Guideline documents will be adopted by resolution of City Council. Planning and development applications and public works shall be reviewed to determine their consistency with the provisions of any applicable guideline document, and conditions may be imposed upon the approval of development accordingly. Provincial guideline documents will also be used to implement the policies of this Plan. (Policy 1713)
- The preparation of a guideline document will include provisions to encourage input from agencies, associations, and individuals that have an interest in the subject matter. Before adopting or amending a guideline document, City Council will hold a public meeting to provide for input from interested parties” (Policies 1712 - 1714).

### ***Strategic Plan for the City of London – 2019-2023***

Heritage conservation is identified as an integral part of “Strengthening Our Community” in the *Strategic Plan for the City of London – 2019-2023*. The preparation and implementation of heritage conservation district plans aligns with achieving communities with a “strong character and sense of place” by “continu[ing] to conserve London’s heritage properties and archaeological resources...through regulation and investment.” (p11)

## **5.0 Conclusion**

This report recommends that “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” be adopted as a guideline document in conformity with Policy 1713 of *The London Plan*, and that *The London Plan* be amended to add this new guideline document to the list of Cultural Heritage Guidelines to replace the current “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London” guideline document.

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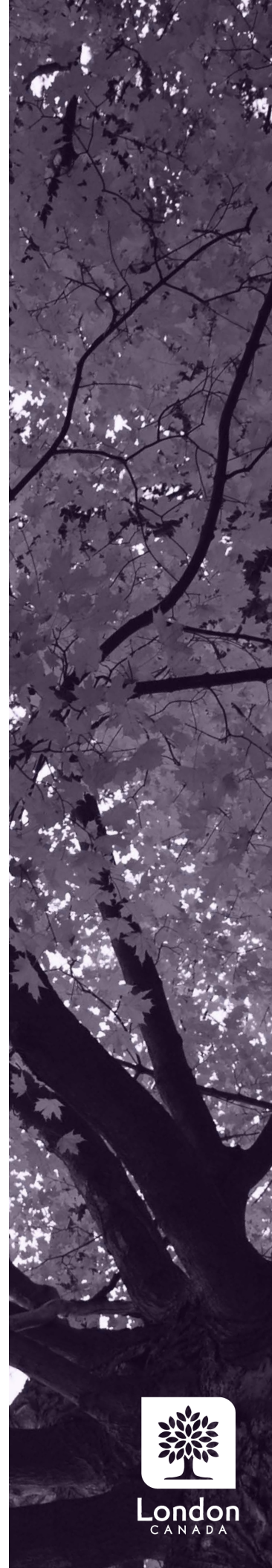
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**Appendix A**

**HERITAGE PLACES 2.0: A Description of Potential Heritage  
Conservation Districts in the City of London  
Guideline Document**

# HERITAGE PLACES 2.0

Potential  
Heritage  
Conservation  
Districts  
in the  
City of London



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## A INTRODUCTION

London is known as ‘The Forest City’ – a city which prides itself on its parks, greenery and tree-lined streets. It is also recognized as a ‘city of communities’ – a city that defines itself by the many differentiated neighbourhoods that dot its landscapes; rural neighbourhoods, urban neighbourhoods, outer and inner suburbs, and areas with industrial and institutional qualities. These special, unique places help to make London legible – it is readable; meaning that people understand it visually and can make sense of it as a whole. In *The Image of the City*, notable urban planner Kevin Lynch called this ‘imageability’ which he attributes to helping to enhance people’s attachments to ‘place’ and community, and helping to support a committed citizenry. A major component of a community’s ‘sense of place’ is its relationship to its cultural heritage and landscape setting. Cultural heritage is an important community resource. It is a source of knowledge and memory. It contributes to the quality of life of a community. It

is a collective legacy. It should be no surprise then that, as of November 2018, London ranks 3rd in the Province with the highest number of designated heritage conservation districts (HCD). London has seven HCDs– tied with Hamilton also having seven – and is behind Ottawa with eighteen and Toronto with twenty HCDs. Further, London has the 2nd most number of properties designated in HCDs (just over 3,700); behind only Toronto with nearly 5,000. Londoners are plainly passionate about their City’s cultural heritage!

Back in 1993, the original *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London* began the process of identifying areas in the City that may have potential cultural heritage value or interest. In the twenty years since its adoption as a guideline document to the City of London’s *Official Plan*, ten of the original fourteen potential Heritage Conservation Districts have been designated. There have also been updates to the *Provincial Policy*

*Statement*, the *Ontario Heritage Act*, and the City has a new official plan (*The London Plan*); these updates impact the identification and evaluation of cultural heritage resources.

Moving forward, the following document, *Heritage Places 2.0* is intended to be a reset of the original *Heritage Places* and to take a second look at this document. There is now the opportunity to expand the review of the City to see if there was anything missed in the original *Heritage Places*, and to also begin to establish a sense of priority to what areas should be studied first. It is important to recognize that the areas that are identified in *Heritage Places 2.0* are not being identified as future HCDs, but rather are being noted as worthy of further study as potential heritage conservation districts in the future. This may lead to designation as an HCD under Part V of the *Ontario Heritage Act* – however designation is a separate process beyond the scope of this document.



## **B** BACKGROUND

In 1993, *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*, was approved as a guideline document to the *Official Plan* of the City of London. *Heritage Places* (1993) states that:

“[t]he purpose of this guideline document is to “highlight areas of outstanding historical, architectural and natural character in the City. The intent is to identify candidate areas for potential heritage conservation or district status through the implementation of Parts IV and V of the Ontario Heritage Act” (p3).

This document has been the primary reference to identify candidate areas in the City of London for potential heritage conservation district designation.

Fourteen areas were originally identified within *Heritage Places* based on ‘characterization studies’.

Characterization studies were intended to act as an indicator of heritage significance, but were never meant to be an exhaustive review reflecting all areas within the City. Place name, location, and historic themes were identified for each of the fourteen areas. Consideration was given to identification and evaluation of potential HCDs based on criteria in the *Official Plan*, but the list remained un-prioritized. The original list of fourteen areas was as follows (in no particular order): Richmond Streetscape; Ridout Restoration; Talbot North; East Woodfield; West Woodfield; Lorne Avenue; Wortley Village; Marley Place; Elmwood Avenue; Stanley-Becher; Hellmuth-St. James; Grosvenor-St. George; Petersville; and, Pond Mills.

A report for the London Advisory Committee on Heritage (March 1999) was the first to prioritize potential HCDs, and this list has been amended, expanded, consolidated, and re-prioritized over time. The City has since dealt with requests for HCD designation from the community in a

sequential process based on episodic re-prioritizations of areas identified in *Heritage Places*.

Since the adoption of *Heritage Places*, the planning and policy framework for heritage conservation in Ontario has undergone substantial changes, including most notably revisions to the *Ontario Heritage Act* in 2005, the *Provincial Policy Statement* in 2014, and at the municipal level, adoption of *The London Plan* in 2016. Given changes to heritage conservation planning and policy framework, and the accomplishments of the original *Heritage Places*, it is an opportune time to revisit and reset this original guideline document. Ultimately, the goal of *Heritage Places 2.0* is to build on the original document, reflecting a similar format and focus on ‘characterization studies’ while also clarifying a process to identify and prioritize candidate areas for further study as potential HCDs.



## Process Overview

At its meeting on January 16, 2017, Municipal Council directed Civic Administration “to review [the] prioritized list of potential heritage conservation districts and to recommend an update to *Heritage Places*.” Subsequently, in March 2018, Letourneau Heritage Consulting (LHC) was retained to prepare the updated *Heritage Places 2.0* document. The objectives of the update have been to conduct a comprehensive, city-wide review of areas, and prepare a prioritized list for further study of these areas as potential heritage conservation districts (HCDs) – pursuant to Part V of the *Ontario Heritage Act*. The intention has been to essentially reset the original *Heritage Places* to reflect current Provincial legislation, City policies, Council direction and community interest. LHC was tasked with the following:

**a. Review Policy Context** – Update the background component of *Heritage Places* to reflect the *Provincial Policy Statement – 2014 (PPS)*, *Ontario Heritage Act*, and *The London Plan* (London’s Official Plan).

**b. Consultation with Heritage Community** – With input from members of the London Advisory Committee on Heritage (LACH) and representatives from the heritage community, undertake a comprehensive review of areas identified as having potential cultural heritage value or interest, using an established methodology, and prepare characterization studies of each area. LHC were also to re-evaluate (and update as needed) information on candidate areas already documented in the current *Heritage Places*.

**c. Develop Methodology** – Develop a method for identifying and prioritizing areas in the City – with potential cultural heritage value or interest – for possible, future HCD designation. Also, to prepare a prioritized list for further study and consideration as potential HCDs.

## Policy Context

Since the adoption of *Heritage Places*, there have been substantial changes to land use planning associated with resources that demonstrate, or have the potential to demonstrate, cultural heritage value or interest. In Ontario, cultural heritage is considered to be a matter of provincial interest. Cultural heritage resources are managed under provincial legislation, policy, regulations, and guidelines. The *Ontario Heritage Act (OHA)* directly addresses cultural heritage and is the key legislation enabling the protection of properties of cultural heritage value or interest at the municipal and provincial levels. The *Planning Act*, through the *Provincial Policy Statement – 2014 (PPS)*, also addresses cultural heritage as an area of provincial interest. These acts and policies indicate broad support for the conservation of cultural heritage by the Province. These acts also provide a framework that must be considered for any proposed development or property alteration.

### Planning Act

The *Planning Act* is the primary document for land use planning in Ontario. The *Planning Act* also defines matters of provincial interest. It states under Part I (2, d):

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

Section 3 of the *Planning Act* issues the *Provincial Policy Statement (PPS)*, and all decisions affecting land use planning matters “shall be consistent with” the *PPS*.

### Provincial Policy Statement (2014)

The *Provincial Policy Statement (PPS)* does not explicitly address heritage

conservation districts (HCD), it does however include HCDs within its definition of cultural heritage landscapes, as follows: Section 2.6.1 of the *PPS* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *PPS* as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.”

### Ontario Heritage Act

The *Ontario Heritage Act (OHA)* does not specifically set out policies to identify potential heritage conservation districts (HCDs), however the *OHA* enables local municipalities to designate HCDs provided the requirements of the *OHA* are met and the municipality has sufficient supporting policies within its *Official Plan*. HCDs are designated under Part V of the *OHA*. See Appendix for further description of the HCD designation process.

### The London Plan

*The London Plan* – the Official Plan of the City of London – underscores the commitment of the City to conserve and promote its cultural heritage resources and the important role of these resources in supporting and maintaining its neighbourhoods. The identification and further study of areas in the City of London as potential heritage conservation districts (HCDs) is supported by the following strategic directions of *The London Plan*:

- Direction #1-4: Revitalize our urban neighbourhoods and business areas (Policy 55)
- Direction #3-7: Protect our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London region (Policy 57)
- Direction #5-2: Sustain, enhance, and revitalize our downtown, main streets, and urban neighbourhoods (Policy 59)
- Direction #7-5: Protect what we cherish by recognizing and

enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features (Policy 61)

*The London Plan* also contains policies to enable the designation of an HCD in accordance with the *Ontario Heritage Act (OHA)*, as well as the identification for the evaluation for potential HCD designation.

“City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

1. The association of the area with a particular historical event or era that is unique to the community.
2. The presence of properties which are considered significant to the community as a result of their location or setting.
3. The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.
4. The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.
5. The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community” (Policy 576).

The above criteria provide a clear basis for the evaluation of potential HCD designation once candidate areas have been identified and prioritized.

## Consultation with Heritage Community

Consultation with the heritage community was integral to the preparation of *Heritage Places 2.0*. The consultation process was initiated in April 2018 starting with an introductory email-out to nearly 50 active members of London’s heritage community including members of the: Architectural Conservancy of Ontario – London; Downtown London; Heritage London Foundation; London Advisory Committee on Heritage; London Heritage Council; London

Planners Council, Middlesex Historical Society; and, the Urban League. A total of three roundtable discussions were conducted in May and June 2018, with a series of informal interviews carried out both before and following the first roundtable. The second roundtable took place during the June meeting of the London Advisory Committee on Heritage (LACH). Throughout the consultation process, participants had the opportunity to provide additional feedback via email or phone. Over thirty people participated in the consultation process providing input on the identification of candidate areas for consideration as potential HCDs in London, along with what factors should be considered in the prioritization process.

## Methodology – A Values-Based Approach

Since the adoption of the original *Historic Places* document in 1993, there have been significant shifts in heritage conservation planning theory and practice. In particular, following *The Nara Document on Authenticity* (1994), the *Burra Charter* (1998, updated 2013), and the Getty Conservation Institute research into values (1998-2005), the focus of heritage planning has been on the importance of cultural heritage value in determining significance. This understanding is reflected within Ontario heritage planning practice through revisions to the *Ontario Heritage Act (OHA)* in 2005, and the development of local evaluation criteria (O.Reg 9/06). However, in terms of the identification of potential heritage conservation districts (HCDs), the *OHA* (or its regulations) does not provide criteria, and only states what an HCD Study and Plan must include as part of the HCD designation process.

The standard for identifying potential heritage conservation districts (HCDs) under the *Ontario Heritage Act (OHA)* is outlined by the Ontario Ministry of Tourism, Culture and Sport in the *Ontario Heritage Tool Kit: Heritage Conservation Districts* (2006). The *Tool Kit* does not provide specific criteria for the identification of candidate areas, however it does provide broad descriptions of characteristics that might constitute a heritage conservation district (HCD). More specifically, the *Tool Kit* does identify

that values are important to the identification of heritage conservation districts and that the “value of the district as a whole is always greater than the sum of its parts. The cultural heritage value of areas can be expressed in terms of their design or physical, historical or associative or contextual values, and that values can be expressed more broadly as natural, historic, aesthetic, architectural, scenic, scientific, cultural, social or spiritual values” (p10).

The *Tool Kit* specifically references the *Historic Places Initiative (HPI)* as a potential model to identify heritage values and attributes. Further, the *HPI Statement of Significance Training Workbook and Resource Guide* outlines a number of cultural heritage values that can be applied to cultural heritage resources (including heritage conservation districts). These values overlap with those outlined in the *Tool Kit* (historical, scientific, cultural, spiritual, aesthetic, educational, social, natural and, contextual).

Finally, a best practices review was undertaken to determine how other Ontario communities considered HCDs. This information was used to develop a values-based assessment to identify potential heritage conservation districts in the City of London. For further description, see Section D.

# D IDENTIFICATION OF AREAS

A city-wide review of candidate areas for *Heritage Places 2.0* was initiated by Letourneau Heritage Consulting Inc. in April 2018. Areas identified as having potential cultural heritage value or interest were identified from heritage staff reports, existing heritage inventories, and areas previously noted in *Heritage Places* that had yet to be studied. As well, members of London's heritage community provided input into potential areas for consideration during roundtable discussions. The goal was to develop an initial working list of candidate areas that merit further consideration as part of the *Heritage Places 2.0* project; over fifty areas were initially identified. A values-based assessment was applied to further condense the list of candidate areas. Values were derived from: 1) those outlined in O.Reg. 9/06 – to capture associative, physical and contextual aspects of candidate areas; 2) those outlined in *The London Plan* (Policy 576) –

to ensure that criteria overlapped with those that would be used for the evaluation of candidate areas as potential HCDs; and, 3) those identified in the *Ontario Heritage Tool Kit* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* – to capture additional values not necessarily related to the built/physical environment. The following values were used to identify candidate areas for *Heritage Places 2.0*:

- Historical/Associative Value
- Physical/Design Value
- Contextual Value
- Other values include:
  - Spiritual Values
  - Educational and Scientific Values
  - Natural Values
  - Archaeological Values
  - Social Values

These values provide a framework for the consideration of a range

of factors that may be reflected in cultural heritage resources. See Table 1 for descriptions of the values and characteristics related to each value. The values-based assessment resulted in over fifty candidate areas being initially identified; this was then short-listed to fourteen and prioritized further. See Section E for the short-list of candidate areas.



# E PRIORITIZATION OF AREAS

The prioritization of candidate areas for consideration as potential heritage conservation districts (HCDs) was derived from a systematic review of other municipalities' practices, previous staff reports, and consultation with the members of London's heritage community. Of the Ontario municipalities reviewed, only the City of Toronto was found to have a defined, publicly-available prioritization process for the nomination of heritage conservation districts. Toronto's framework is based on five factors: 1) development activity; 2) existing level of protection; 3) fragility of the area; 4) planning priorities, and 5) archaeology. Other factors are also considered such as cultural heritage value or interest (relative to other nominated areas) and/or relevant planning studies. Toronto's factors were found to generally align with those outlined in heritage staff's report to the Planning and Environment Committee (2018-11-04 – HCD Work Plan and Prioritization). A draft list of factors for prioritization was compiled and then vetted with input from community members during roundtable discussions on May 1, 2018 and June 20, 2018, and in consultation with the London Advisory Committee on Heritage (LACH) at their June 13, 2018 meeting.

The final list of factors that was considered during the prioritization of candidate areas is as follows:

- Results of the **values-based assessment** of candidate areas relating to how strongly each area met the characteristics associated with these values (see Section D);
- **Potential for change** within an area which can include development pressure, existing levels of protection, as well as a variety of external pressures, such as projected growth, threats to cultural heritage integrity, or the addition or loss of a significant economic driver;
- **Community preparedness** or readiness and willingness to

initiate and engage in an HCD Study process;

- **Appropriateness of planning tool** (Part V – *Ontario Heritage Act*, HCD designation) for conservation of significant cultural heritage resources in the area versus other planning tools; and,
- **Other factors** such as previous Municipal Council direction, recognition of City planning priorities and implications of planned future initiatives.

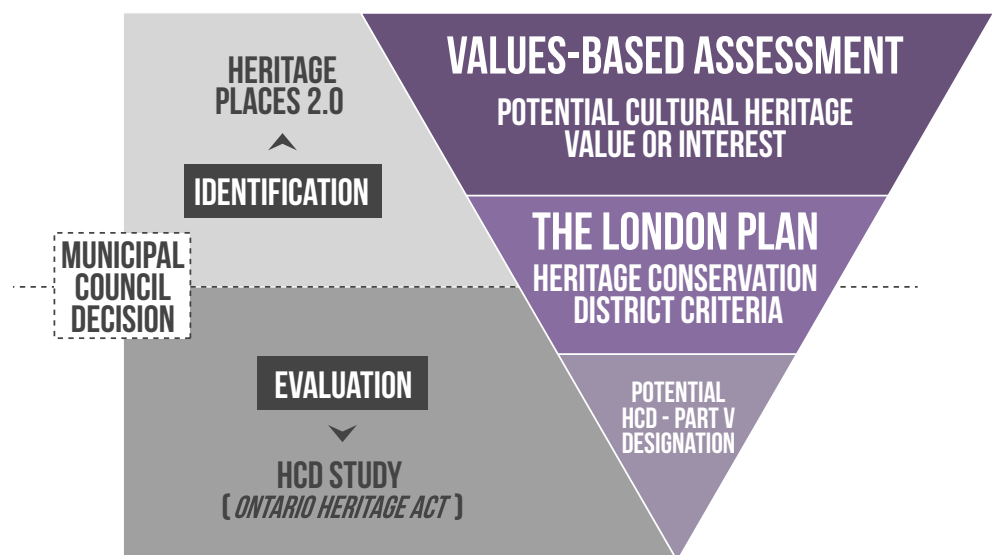
Candidate areas were prioritized based on how strongly the area associated with each of the factors noted above. Table 2 summarizes this information.

Fourteen areas (14) in the City of London have been identified as having potential cultural heritage value or interest for possible designation as heritage conservation districts. Note that this prioritization is by no means a measure or reflection of the perceived cultural heritage value or interest of candidate areas. It is recommended that the areas listed below be studied further, prioritized as follows:

1. North Talbot
2. SoHo (South of Horton)
3. The Smokestack District
4. Stanley-Becher-Riverforks

5. Old East Village-Dundas Street
6. Piccadilly
7. Old South II
8. Old North
9. Orchard Park Sherwood Forest
10. Lambeth
11. Hamilton Road
12. Braemar Crescent
13. Hall's Mills
14. Pond Mills

It is important to stress that the outcome of *Heritage Places 2.0* is not an evaluation or recommendation of these candidate areas for designation, but simply the identification and recognition that these areas have potential cultural heritage value or interest. These areas are not being recommended for HCD designation at this time, but are recommended for further study and evaluation as part of Municipal Council's decision to move forward with future HCD studies under Part V of the *Ontario Heritage Act* for any of these candidate areas. See Figure 1.








**Figure 1. Identification versus evaluation of properties for further study for potential heritage conservation district designation**

VALUE		CHARACTERISTICS
MAIN VALUES	<b>Historical/Associative</b>	Association of area (or properties) with: <ul style="list-style-type: none"> <li>- an individual, development period, event or theme significant to a community</li> </ul>
	<b>Physical/Design</b>	Presence in area of: <ul style="list-style-type: none"> <li>- distinctive architectural design, style or construction method</li> <li>- clusters of properties considered to be of cultural heritage value or interest</li> </ul>
	<b>Contextual</b>	Presence in area of: <ul style="list-style-type: none"> <li>- distinctive landscapes</li> <li>- landmarks</li> <li>- a distinctive sense of place</li> <li>- properties that are significant as a result of their location or setting</li> </ul>
ADDITIONAL VALUES	<b>Spiritual</b>	Association of area with: <ul style="list-style-type: none"> <li>- particular religious communit(ies)</li> <li>- clusters of religious building/cemeteries, ceremonial or cosmological features</li> <li>- oral traditions identifying significance</li> </ul>
	<b>Educational &amp; Scientific</b>	Association of area with: <ul style="list-style-type: none"> <li>- teaching landscape(s)</li> <li>- a significant presence of educational/training facilities</li> </ul>
	<b>Natural</b>	Association of area with: <ul style="list-style-type: none"> <li>- natural features</li> <li>- environmentally sensitive area(s)</li> <li>- environmental elements which are collectively significant to the community</li> </ul>
	<b>Archaeological</b>	Association of area with: <ul style="list-style-type: none"> <li>- known architectural site(s)</li> <li>- potential archaeological site(s)</li> <li>- known burials</li> </ul>
	<b>Social</b>	<ul style="list-style-type: none"> <li>- Area contributes to a broader understanding of a way of life</li> <li>- Area contributes to the understanding of an underrepresented aspect or group in London's history</li> <li>- Presence in area of memorial or symbolic elements within the landscape</li> <li>- Area depicts a particular way of life</li> </ul>

Table 1. Description of values used in assessment of candidate areas



RANK	CANDIDATE AREAS					
01	NORTH TALBOT	██████████	██████████	██████████	██████████	██████████
02	SOHO (SOUTH OF HORTON)	██████████	██████████	██████████	██████████	██████████
03	THE SMOKESTACK DISTRICT	██████████	██████████	██████████	██████████	██████████
04	STANLEY-BECHER-RIVERFORKS	██████████	██████████	██████████	██████████	██████████
05	OLD EAST VILLAGE-DUNDAS STREET	██████████	██████████	██████████	██████████	██████████
06	PICCADILLY	██████████	██████████	██████████	██████████	██████████
07	OLD SOUTH II	██████████	██████████	██████████	██████████	██████████
08	OLD NORTH	██████████	██████████	██████████	██████████	██████████
09	ORCHARD PARK SHERWOOD FOREST	██████████	██████████	██████████	██████████	██████████
10	LAMBETH	██████████	██████████	██████████	██████████	██████████
11	HAMILTON ROAD	██████████	██████████	██████████	██████████	██████████
12	BRAEMAR CRESCENT	██████████	██████████	██████████	██████████	██████████
13	HALL'S MILLS	██████████	██████████	██████████	██████████	██████████
14	POND MILLS	██████████	██████████	██████████	██████████	██████████

**FACTORS:**



VALUES-BASED ASSESSMENT



COMMUNITY FEEDBACK + READINESS



OTHER FACTORS



POTENTIAL FOR CHANGE



FITNESS OF PLANNING TOOL

Table 2. Prioritization of candidate areas charted along factors used for ranking purposes



## **F** AREA CHARACTERIZATION STUDIES

Similar to its predecessor, a substantial part of *Heritage Places 2.0* is dedicated to characterization studies of areas within the City of London. Fourteen areas were identified as having potential cultural heritage value or interest, and prioritized for further study as possible heritage conservation districts. The characterization studies are brief, illustrated, and intended to act as an indicator of potential cultural heritage value or interest, not an exhaustive review of each area.

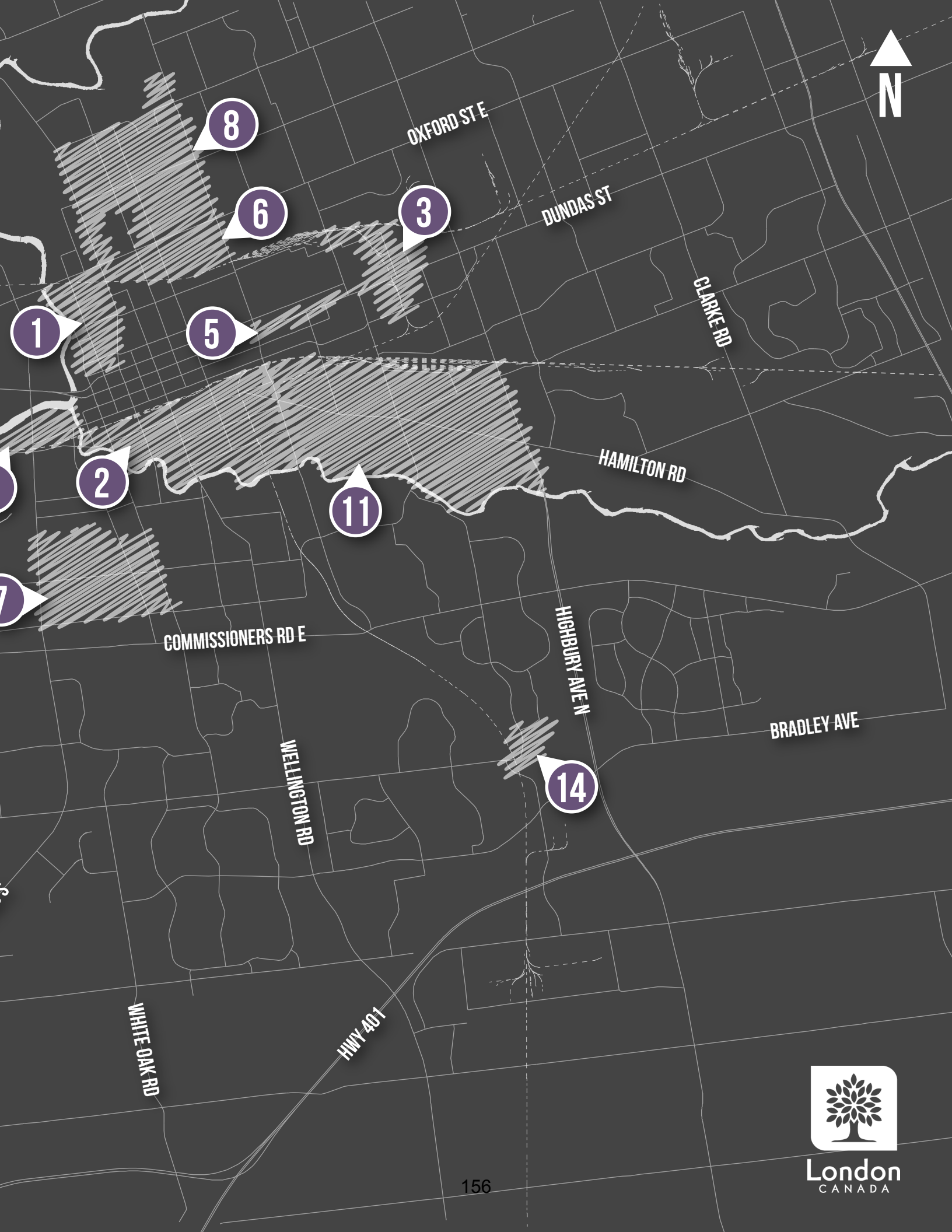
The following characterization studies include a:

- numerical ranking;
- place name;
- description of the area's location along with a location map;
- statement of primary use of properties within the area;
- summary of assessment and illustrative graph; and finally,
- description of the area.

# HERITAGE PLACES 2.0 CANDIDATE AREAS



- 01 NORTH TALBOT
- 02 SOHO (SOUTH OF HORTON)
- 03 THE SMOKESTACK DISTRICT
- 04 STANLEY-BECKER-RIVERFORKS
- 05 OLD EAST VILLAGE-DUNDAS STREET
- 06 PICCADILLY
- 07 OLD SOUTH II
- 08 OLD NORTH
- 09 ORCHARD PARK SHERWOOD FOREST
- 10 LAMBETH
- 11 HAMILTON ROAD
- 12 BRAEMAR CRESCENT
- 13 HALL'S MILLS
- 14 POND MILLS



8

6

3

1

5

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11

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14





# 01 NORTH TALBOT

The North Talbot area generally includes properties on Talbot Street between Fullarton Street and Oxford Street East. Harris Park and the north branch of the Thames River (including Ann Street Park) form a natural border to the west. Abutting the North Talbot area are three existing heritage conservation districts – West Woodfield (to the east), Blackfriars-Petersville (to the west), and the Downtown Heritage Conservation District (mainly to the south-east).

**PRIMARY USE:** residential

**ASSESSMENT:**

North Talbot rates strongly in all factors used to assess candidate areas for further study as potential heritage conservation districts.





## Background

The North Talbot area was not settled until the 1860s, but quickly became London's first 'suburb' established outside of the City-proper. Early on, the area developed to have an exclusive character reflecting London's elite, including homes of the Carling, Leonard, Gunn, Smart, and Blackburn families. Riverside mansions lined the east bank of the Thames River, and wealthy Londoners built expansive homes along major thoroughfares to reflect their high social standing. Over time, this area has transitioned to accommodate many of London's prominent business enterprises, often within historic buildings. Today, North Talbot still retains a predominantly residential character that is also clearly bordered with commercial main streets.

## Description

The area is associated with the urban development of London following its annexation in 1840 and includes properties exhibiting late 19th and early 20th-century architectural styles and details (e.g., Italianate, Gothic Revival, and Queen Anne). Some of the most characteristic features of the area is the

many architectural variations on the Italianate style along with commanding residences and the prevailing use of buff brick. The natural landscape predominates with several access points and views along the Thames River.

North Talbot contains a high concentration of cultural heritage resources with nearly 120 heritage listed and designated properties on the City's *Register*. Some notable properties within the North Talbot area include:

- 76 Albert Street (c.1865), built for Josiah Blackburn
- 90 Albert Street (c.1870), home of William R. Meredith, member of Ontario Legislature in 1872 and leader of the Conservative opposition government in 1878; elected Chief Justice of Ontario in 1884
- 93-95 Dufferin Avenue – including 93 Dufferin Ave (c.1864), attributed to Samuel Peters
- Kent Streetscape – including 126-128 Kent Street, home of Thomas H. Carling, president of the Carling Brewing and Malting Company, 130 Kent Street (c.1863), built for George Mackenzie Gunn, and 136 Kent Street (c.1888), designed by

- George F. Durand for William A. Gunn, son of George M. Gunn
- 140-146 Mill Street (c.1863), a set of two double houses in the Italianate style
  - 513 Talbot Street (1881), formerly the Talbot Street Baptist Church
  - 651 Talbot Street (c.1905) and adjacent 653 Talbot Street (c.1908) part of the 'Riverside Residences'

North Talbot was identified in the original *Heritage Places* as an area of outstanding historical, architectural, and natural character that had potential for designation as a heritage conservation district under Part V of the *Ontario Heritage Act*. In July 2017, Municipal Council requested that North Talbot be considered as the top priority on the list of upcoming heritage conservation districts for designation.



## 02 SOHO (SOUTH OF HORTON)

SoHo or South of Horton, is largely situated south of Horton Street East as the name of this area implies. The area generally includes properties south of the Canadian National Railway lines and west of Adelaide Street North, with south branch of the Thames River form a natural southern and western boundary. SoHo abuts the Downtown and the existing Downtown Heritage Conservation District.

**PRIMARY USE:** residential/commercial

### ASSESSMENT:

SoHo rates strongly in nearly all factors used to assess candidate areas for further study as potential heritage conservation districts.





## Background

SoHo has a long history as a community in the City of London from its early days as a place of refuge on the Underground Railroad, to housing one of the City's major medical facilities, to being located along the edges of the Downtown and the Thames River. These factors have given this neighbourhood a prominent role in the development of the City.

The area is generally characterized by an eclectic mix of late 19th to 20th-century residential properties, with commercial properties along Wellington Street and Horton Street East. The portion of the area west of Wellington Street was located within the boundaries of Burwell's *Survey of the Town Site of London* (1826). It is the location of several of London's early mills and industries, including the Labatt Brewery. A major feature affecting the character of SoHo is the now vacant South Street Hospital Complex (formerly the London General Hospital, Victoria Hospital) including the remaining heritage buildings and vacant lands. When the London General Hospital first opened in 1875, the surrounding streets were lined with modest homes, the majority of which were occupied by a largely working-

class community.

In addition to the prominent themes of healthcare and medicine, SoHo is associated with early mills and industry, as well as Clark's Bridge, and a car barn associated with the London & Port Stanley Railway that bisects the area east of Maitland Street. Afro-Canadian history in London is linked to 'The Hollow' (around Thames Street) and the area more broadly. Other ethnic communities in London, including the Jewish and Polish communities are associated with the area and vestiges of their institutions are situated among its built heritage. The area is also associated with the history of the 1840 annexation of London.

## Description

The SoHo area contains a high concentration of cultural heritage resources with over 125 heritage listed and designated properties on the City's Register. A distinct sense of place is found throughout particularly noting key streetscapes, such as Clarence Street, Colborne Street, Grey Street, and Henry Street. Some notable properties within the area include:

- 430 Grey Street (c.1868), Beth Emmanuel British Methodist Episcopal Church, one of the oldest

surviving churches representing the Black community in London

- 432 Grey Street (c.1853), Fugitive Slave Chapel; associated with early development of the Black community in London and later connections to the Underground Railway
- 391 South Street (c.1899), the Colborne Building; is the only building that remains on the south side of South Street as part of the original Victoria Hospital
- 392 South Street (c.1922), War Memorial Children's Hospital; built after WWI for specialized child care; Neo-classical styling with cut stone trim and foundations
- 240 Waterloo Street (c.1886), the Michigan Central Roundhouse

The SoHo Community Improvement Plan (2011) recommended that this area be further studied for potential heritage conservation district status. In 2013, Municipal Council supported this recommendation by adding SoHo to a 'priority listing' of areas identified for further HCD study.





# 03 THE SMOKESTACK DISTRICT

The Smokestack District comprises an area dotted with industrial complexes situated south of the Canadian Pacific Railway lines and west of Ashland Avenue. Florence Street and Kelloggs Lane and Burbrook Place loosely form the southern and western edges of the area.

**PRIMARY USE:** industrial heritage

**ASSESSMENT:**

The Smokestack District rates strongly in nearly all factors used to assess candidate areas for further study as potential heritage conservation districts.





## Background

The Smokestack District includes a number of exemplary early 20th-century industrial complexes along Dundas Street. The area is also associated with municipality-sponsored industrial development in the 1910s to 1920s. It is one of a small number of urban areas in the City with observed industrial land uses nearby low- to mid-rise residential, commercial, and park land uses.

The area was annexed by the City of London in 1912. At the time, it was a largely underdeveloped stretch of land between the City of London and Pottersburg. A number of expansive factory complexes were constructed with factory workers' housing being constructed along many of the side streets in adjacent areas.

The District and its physical legacy is integral with the history of London. The District's development pattern traces the City's relationship with rail transportation. Remaining building structures and typologies reflect early 20th-century industrial architecture, factory workers' housing, and the rise of automobile usage (e.g. the early gas station).

## Description

There is a concentration of intact examples of early 20th-century factory complexes, as well examples from the late 19th century and mid 20th-century, many of which are listed on the City's *Register*. Some notable properties within the area include:

- 1108 Dundas Street (earliest construction dates to 1907), the Empire Brass Company building, designed by architect John Mackenzie Moore
- 1152 Dundas Street (c.1920), Ruggles Truck building, designed by architectural firm Watt & Blackwell; classical structure with a center bay dominated by three great arched windows and flanked by two symmetrical wings; ornamentation in both the stone and the brickwork is extensive for an industrial structure
- 1156 Dundas Street (c.1914), McCormick Manufacturing Company building, designed by architectural firm Watt & Blackwell; McCormick's was one of the largest employers in London, and remains a major architectural landmark on Dundas Street
- 100 Kellogg Lane (1913-1931), original structure designed by architect John Mackenzie Moore

and boiler house by Albert Kahn; a large industrial structure dominating its portion of Dundas Street with repetitive pillars of red brick separated by large windows

- 445 Nightingale Avenue (c.1923), the Reid Brothers; red brick structure, indicative of the smaller companies in the District; original smokestack and skylights remain
- 471 Nightingale Avenue (c.1917), the Hunt Milling Company building, designed by architectural firm Watt & Blackwell; when built it housed one of the largest flour mills in Canada

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The Smokestack District was identified in the Cultural Heritage Landscape Study of London (1996) as a potential Cultural Heritage Landscape – “Dundas East Industrial”. In 2017, fifteen properties in this area were added to the City's *Register*.



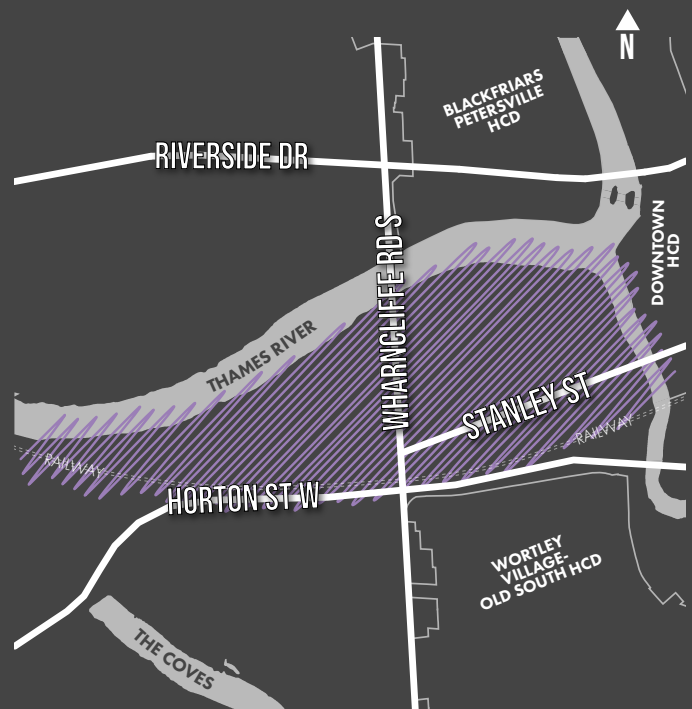
# 04 STANLEY-BECHER-RIVERFORKS

The Stanley-Becher-Riverforks area is bounded by the Thames River on the north, east and west, and the Canadian National Railway to the south. Surrounding the area are three existing heritage conservation districts – Blackfriars-Petersville (to the north), Wortley Village-Old South (to the south) and the Downtown Heritage Conservation District (to the east).

**PRIMARY USE:** residential

**ASSESSMENT:**

Stanley Becher-Riverforks rates strongly in many of the factors used to assess candidate areas for further study as potential heritage conservation districts.





## Background

Stanley Street used to be the primary route that linked the Wharncliffe Highway to Ridout Street on the south side of the Thames River. Stanley Street was later subdivided into building lots in the 1870s, with much of the development in the Stanley-Becher-Riverforks area dating from the subsequent period. Some of the oldest homes in London are in this area such as "Stanley Terrace" and "Wincomblea".

Stanley-Becher-Riverforks is generally characterized by a mix of single and semi-detached, and row houses, many built in the mid 19th to early 20th-century. Parks along the Thames River are a defining element of this area with Stanley Street providing a connection from the Wharncliffe Highway (now Wharncliffe Road) to Ridout Street North via the Westminster Bridge. The area is closely associated with the Forks of the Thames River with scenic views to this natural heritage resource.

Examples of period architectural styles and refined details are found throughout the area. The King Street Bridge connecting the Stanley-Becher-Riverforks to Ivey Park, is recognized as a significant cultural heritage resource through its designation under

the *Ontario Heritage Act*. The area is associated with a number of prominent figures, including but not limited to James Givens, a judge in the County Court and President of the London Town Council in 1840-1841.

## Description

The Stanley-Becher-Riverforks contains a number of properties listed in the *City's Register*. Key streetscapes include Stanley Street, Becher Street, The Ridgeway, Riverview Avenue, and Evergreen Avenue. Some notable properties within the area include:

- 40 Becher Street (c.1856) – known as Wincomblea – built for Finlay McFee and later occupied by Charles Hutchinson, Crown Attorney for the County of Middlesex and, later, Clerk of the Peace; it is a simple, two storey, buff brick home with a low hip roof and prominent chimneys; the architecture combines Georgian and Regency styles
- 15-17-19-21 Stanley Street (1843) – known as Stanley Terrace – built as the home of Judge James Givens, the first notary and solicitor for the Bank of Upper Canada and also president of the London Town Council in 1841
- 28-30-32 Stanley Street (c.1888), terrace cluster in a mixture of the

Georgian and Italianate styles; the porch features cut-out pattern detailing

- 50 Stanley Street (c.1886), designed by architect George Durand; a Queen Anne Revival home with unusual L-shaped plan with an offset, centre bay projection topped by a conical roof
- 54 Stanley Street (c.1879), unusual Italianate style and liberal use of stone work and detailing
- Numerous groupings of properties on the *Register* (ranging from 1843-c.1925)

Stanley-Becher was identified in the original *Heritage Places* as an area of outstanding historical, architectural and natural character that had potential for designation as a heritage conservation district under Part V of the *Ontario Heritage Act*. In 2013, Municipal Council added Riverforks to Stanley-Becher-Riverforks to recognize the candidate areas on both sides of Wharncliffe Road South. Areas of archaeological potential are identified in the area in the *Archaeological Management Plan* (2017).



# 05 OLD EAST VILLAGE-DUNDAS STREET

The Old East Village-Dundas Street area generally includes properties on Dundas Street between Adelaide Street North and Quebec Street. In the surrounding area is the Western Fair and the existing Old East Heritage Conservation District – which the area abuts at its northern edge.

**PRIMARY USE:** commercial

**ASSESSMENT:**

Old East Village-Dundas Street rates strongly in many of the factors used to assess candidate areas for further study as potential heritage conservation districts.





## Background

The Old East Village-Dundas Street area is closely associated with the former Village of London East and the annexation of the area in 1885, as the City of London expanded eastward. The area is also associated with the 1912 annexation of the ‘Smokestack District’, immediately east of this candidate area, and the growth of London’s industries. Examples of late 19th and early 20th-century commercial architectural styles and details are found throughout the area as well as examples of important religious and institutional architecture.

## Description

The Old East Village-Dundas Street area is generally characterized by several blocks of late 19th to early 20th-century commercial storefronts, Aeolian Hall (the former Town Hall of the Village of London East), the Palace Theatre building, several turn of the century residential buildings and prominent religious structures. The area reflects the commercial centre of the former Village of London

East. A distinct sense of place is found throughout the area due in part to a cohesive main street streetscape. The area contains a concentration of cultural heritage resources with nearly 75 heritage listed and designated properties on the City’s *Register*. Some notable properties within the area include:

- 609 Dundas Street (1871), Lilley's Corners
- 664 Dundas Street (1897), London Clay Arts Centre; Late Victorian, part of Anderson Block
- 694 Dundas Street (c.1900), two storey, red brick Italianate building – flat roof with large wooden cornice
- 710 Dundas Street (1929), Palace Theatre, Park Theatre; in the Art Deco style – currently the London Community Players
- 778-780 Dundas Street (1886), first business on premises was J. H. Cunningham Fancy Goods; Italianate, two-storey white brick
- 795 Dundas Street (1883), Aeolian Hall
- 864-872 Dundas Street (1885, c.1907), Hayman Commercial Block; built in two sections, with brick of

earlier section stained red to match c.1907 addition

- 869-871 Dundas Street (1890), Hayman House; built for John Hayman, founder of J. Hayman & Sons, contracting business; extensive verandah with bandshell

In 2018, the City of London undertook the preparation of the Old East Village-Dundas Street Corridor Secondary Plan, which was adopted by Municipal Council on June 25, 2019. This area is also subject to the Old East Village Community Improvement Plan (CIP) and guidelines contained within the Old East Village Commercial Corridor: Urban Design Manual (2016).



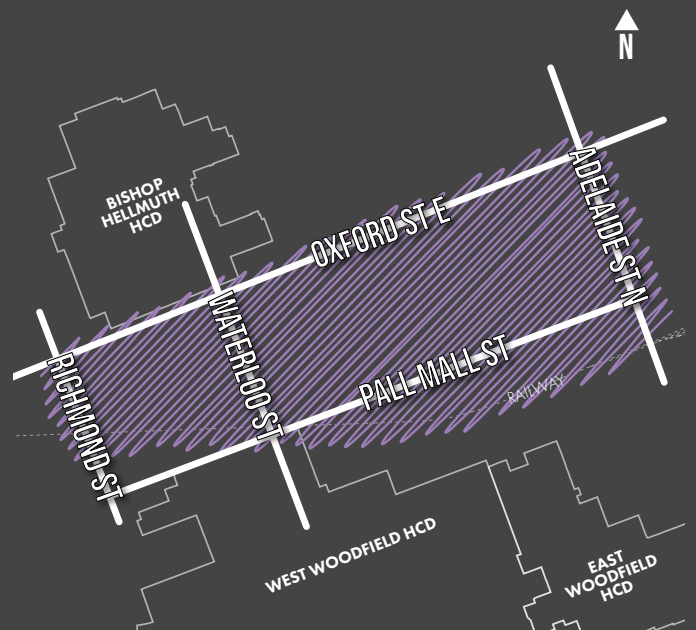
# 06 PICCADILLY

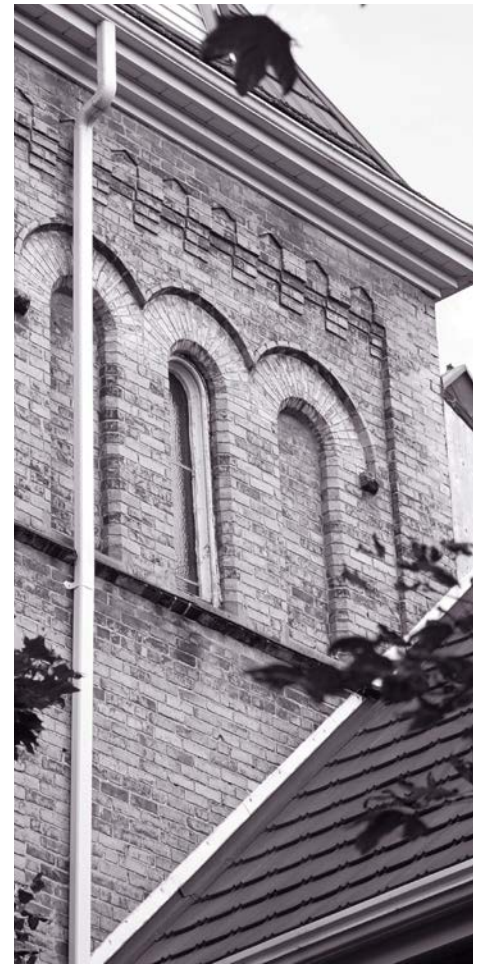
The Piccadilly area generally includes properties south of Oxford Street East, west of Adelaide Street North, north of the Canadian Pacific Railway and east of Richmond Street. Surrounding the area are three existing heritage conservation districts- West Woodfield Heritage Conservation District, East Woodfield Heritage Conservation District, and the Bishop Hellmuth Heritage Conservation District, which abuts the northern edge of the Piccadilly area.

**PRIMARY USE:** residential

**ASSESSMENT:**

Piccadilly rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





## Background

The Piccadilly area was sparsely populated until the 1880's, due to several blocks being occupied by the British Garrison and the Carling Brewery. The British Garrison was situated on land east of Richmond Street and south of Piccadilly Street down to present day Victoria Park. An artificial body of water, named Lake Horn after Colonel Horn, was created by the British Garrison in the mid 1800's at the most northern point of the Garrison grounds. The Carling Creek, which runs through the Piccadilly area, was dammed at Richmond Street to create Lake Horn. The Garrison grounds were gradually quitted after 1865, but the area just south of Piccadilly Street was not sold for development until the 1880's.

The former Carling Brewery occupied most of the Piccadilly, Waterloo, Pall Mall, and Colborne Street block, just east of the British Garrison. Thomas Carling opened the brewery around 1840. By the 1880's, the former Garrison grounds had been divided up, the dam at Richmond Street was removed and Horn Lake had disappeared.

In 1888 the brewery was relocated to Talbot Street. The block that once occupied Carling Brewery was open for development and the Canada Pacific Railway tracks were laid out alongside Carling Creek. Colborne Street Methodist Church, built in 1889, was the first development on the former Carling Brewery property.

## Description

The availability of land in a relatively short time resulted in consistency in building designs representing the period of development. Wide gable ends on the front, with small attic windows, ornamented with milled woodwork that are sided with shingles, can still be seen throughout the area. While these decorative gables are a common element in the area, the distinctiveness comes from similarities being found in a variety of building plans and heights.

The Piccadilly area contains a high concentration of cultural heritage resources with over 70 heritage listed and designated properties on the City's *Register*. Some notable properties within the area include:

- 301 Piccadilly Street (c.1872), home of James Shanley, organizer of the London Field Battery and Local Master of the Supreme Court
- 336 Piccadilly Street (c.1907), also known as Kenross, designed for Charles R. Somerville, founder of a paper box manufacturing company that grew into Somerville Industries
- 398 Piccadilly Street (c.1903), designed by Herbert E. Mathews for John George Richter, a president of the London Life Insurance Company
- 445 Piccadilly Street (c.1905), built by architect William G. Murray for Mr. Fred Henderson, a clerk with Robinson, Little & Co., Wholesale and Dry Goods Dealers

The Piccadilly area is consistently recognized by members of London's heritage community when areas in the City are discussed for potential Heritage Conservation District designation. Although the area has seen newer 20th-century development, much of Piccadilly still dates from its early turn-of-the-century period of rapid building and construction.





# 07 OLD SOUTH II

The Old South II area generally includes properties south of Duchess Avenue/McKenzie Avenue, west of Ridout Street South, fronting Baseline Road East, and west of Wharncliffe Road South. The area abuts the existing Wortley Village- Old South Heritage Conservation District.

**PRIMARY USE:** residential

**ASSESSMENT:**

Old South II rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





## Background

The Old South II area developed substantially between World War I and World War II. South of Emery Street East (between Wharncliffe Road South and Edward Street) interwar period homes of the 1920s and 1930s are laid out in narrow blocks. East-west roads in this portion of the area extend only one or two blocks, with several prominent bends (notably along Elworthy and Iroquois Avenues). Examples of predominantly vernacular styles, dating to the early 20th century, are found throughout the area. A distinct sense of place is found with respect to scale, massing, setbacks and groupings of similar decorative motifs or plans.

## Description

The Old South II area is generally characterized by an eclectic mix of 20th century detached residential properties. The development pattern was influenced by estate lots on the edge of the City. The area contains a number of cultural heritage resources with nearly 50 heritage listed and

designated properties on the City's *Register*. Some notable properties within the area include:

- 244 Base Line Road East (c.1934), Eclectic styling in brick with Tudor details
- 139 Briscoe Street East (c.1882), Ontario Cottage with edged hip roof and pediment gable with gingerbread verging
- 161 and 163 Devonshire Avenue; couplet of (c.1938) Tudor Revival brick buildings with stone trim
- 198 Emery Street East (c.1875), Ontario Cottage built for Thomas Hayden who farmed the area bounded by Wortley Road, Wharncliffe Road S, Briscoe Street and Devonshire Avenue
- 212 Emery Street East (c.1890), Ontario Cottage with central pediment gable and two front bays
- 128 Langarth Street East (c.1883), Ontario Cottage, frame with original wood siding
- 353 Wortley Road (c.1919), one-and-a-half storey Queen Anne red brick with high cross-gabled roof
- 379 Wortley Road (1921), one-and-a-half storey in the Prairie style

with red Spanish tile roof; former home of Mary Scoffield (1907-1992), London's first female medical specialist

- 385 Wortley Road (c.1890), Italianate styling with partially enclosed front verandah

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There are some areas of archaeological potential identified in the *Archaeological Management Plan* (2017).



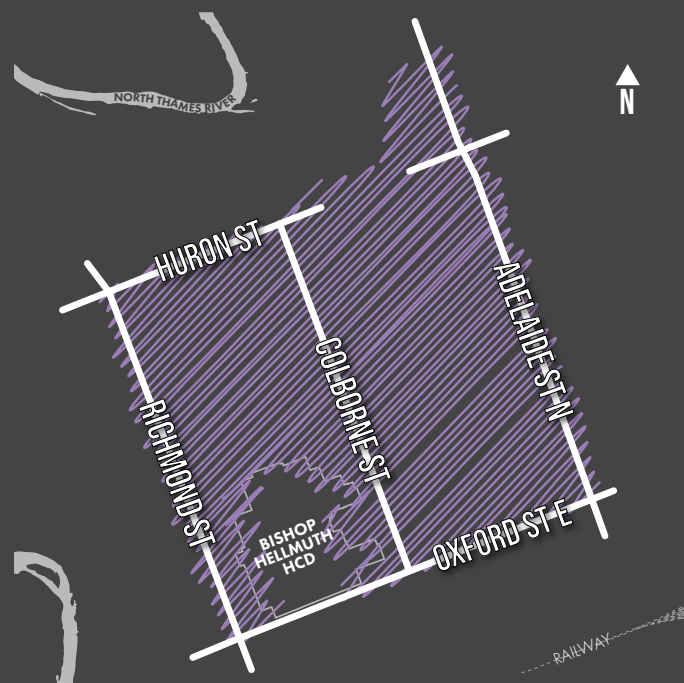
# 08 OLD NORTH

The Old North area generally includes properties south of Huron Street and the North London Athletic Fields, west of Adelaide Street North, north of Oxford Street and east of Richmond Street. Old North completely surrounds the existing Bishop Hellmuth Heritage Conservation District.

**PRIMARY USE:** residential

**ASSESSMENT:**

Old North rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





## Background

Formerly located at the north end of the City of London, Old North was part of a large area surveyed for settlement in the 1840s. The area remained largely undeveloped until the end of the 19th century. Many of the extant residential structures were constructed in the early 20th century, mostly before World War II. North-south streets within the area are generally continuations of those of the old City of London. The survey pattern of Old North generally reflects its association with inter-war era development.

## Description

Old North is generally characterized by detached, low-rise residential properties with a number of wide, tree-lined boulevards. Groupings of residential-vernacular (with some examples of architect-designed residences) are found throughout the area. A distinct sense of place is found throughout, particularly along prime streetscapes, such as Clenray Place and Richmond Street between Oxford

## Street East and Huron Street.

The area contains a high number of cultural heritage resources with over 180 heritage listed and designated properties on the City's *Register*. Some notable properties within the area include:

- 1 to 18 Chalmers Street (1933-37), clustering of inter-war Tudor Revival residential properties
- 1 to 17 Clenray Place, cul-de-sac (1932-36), strong streetscape of compatibly-designed properties
- 807 Colborne Street (1909), Fire Hall No. 4; designed by architect Arthur E. Nutter and features a hose-drying tower
- 290 Huron Street (1929), owned by Stuart Gallagher of Gallagher Motors Ltd; Tudor Revival style with original casement windows and picturesque dormers
- 401 Huron Street (1937) Colonial with centre hall plan and wood siding
- 986 Richmond Street (c1908), in the Shingle Style with gambrel roof sheathed in slate
- 268 Regent Street (1935), Albert

- M. Masuret was the first owner who was a well-known wholesale grocer; Herbert E. Murton architect, designed in the English Cottage style
- 273 Regent Street (1927), house exhibiting many recognizable features that define the Arts & Crafts style
  - 784 Richmond St (1863), Picturesque Gothic with double gable façade
  - 371 St James Street (1880), former home of William Wyatt in the Italianate style
  - 325 Victoria Street (1930) Tudor Revival styling in stucco and brick, projecting decorative beams on front façade and low pitched gable roof

The area contains archaeological potential identified in the *Archaeological Management Plan* (2017).



# 09 ORCHARD PARK SHERWOOD FOREST

The Orchard Park Sherwood Forest area generally includes properties south of Gainsborough Road and Medway Valley Heritage Forest ESA, west of Brescia Lane, north of Sarnia Road and east of Wonderland Road North. Abutting the Orchard Park Sherwood Forest area to the north is the Elsie Perrin Williams Estate, and to the east is Brescia College.

**PRIMARY USE:** residential

**ASSESSMENT:**

Orchard Park Sherwood Forest rates strongly in several factors and is emerging in others used to assess candidate areas for further study as potential heritage conservation districts.





## Background

The Orchard Park Sherwood Forest area is associated with residential subdivision development outside the City during a period of post-war growth. In 1955, developer Bill Davies confirmed plans for a \$7.5 million, 500 home development on land in the Brescia Heights area of what was then the Township of London. Promotional material stated that this project was to be “carved out a huge apple orchard” from family farms owned by the Sleight's, Edward's, and Palser's into the Orchard Park subdivision. Many of the street names within Orchard Park reflect Davies' interests. Bromleigh Avenue is from Birmingham, England, where Davies' daughter lived. Further, Wychwood Park echoes the name of the Toronto neighbourhood where Davies grew up. Development continued gradually north of Orchard Park, as Sherwood Forest on the former site of Dr. Russell Schram's farm. The development proceeded in three phases: 1960, 1963, and 1964.

## Description

The Orchard Park Sherwood Forest area is a characteristic planned residential subdivision of the 1960s era, comprising mainly single-family detached residential properties sited along winding crescents and cul-de-sacs. Irregular parcels have resulted a distinct rhythm of staggered building frontages.

There are many parks with open green space in the area, including Gretna Green Park, Ruskin Park, Rollingwood Circle Park, and A.L. Furanna Park. The grounds of the former Sherwood Forest Public School also offer recreation opportunities. There are two elementary schools, Orchard Park and St. Thomas More.

The area includes two heritage listed properties on the City's *Register* – 33 Bromleigh Avenue (1962) and 122 Bloomfield Drive (1956) – which reflect Mid-Century Modern architectural styling. In addition to a high concentration of 1950s and 1960s residential structures, the area includes a number of physical features

and characteristics representative of subdivision planning and design including the prevalence of bungalows with attached garages or carports, wide chimneys and wide setbacks. Development of the subdivision is indicative of the period, and includes the use of cul-de-sacs and integration with the natural topography and planned park spaces.

A request from the Orchard Park-Sherwood Forest Ratepayers Association was received in May 2013 to add their community to the priority listing of potential heritage conservation districts. This was received by the London Advisory Committee on Heritage (LACH) on June 12, 2013, and approved by Municipal Council's resolution on June 25, 2013.



# 10 LAMBETH

The Lambeth area is located in the south end of London and includes properties in the former village of Lambeth. James Street, Campbell Street, Sunray Avenue and Dingman Creek loosely form the edges of the area.

**PRIMARY USE:** commercial/residential

**ASSESSMENT:**

Lambeth is an emerging area for further study as a potential heritage conservation district, reflecting many of the factors used to assess candidate areas for *Heritage Places 2.0*.





## Background

For the purposes of this characterization study, the Lambeth area generally comprises the central core of the former rural village of Lambeth – centered around the intersection of two historic transportation routes – Colonel Talbot Road and Main Street/Longwoods Road. Lambeth dates to around 1809, when Abraham Patrick settled on the east side of Dingman Creek. A post office was established in the community in 1840, operating under the names of Westminster and Lambeth; the post office was located along Main Street, west of Colonel Talbot Road. Lambeth was annexed by the City of London in 1993, and maintains a strong sense of place as a distinct community.

## Description

The area includes a number of low-rise detached residential structures, commercial structures and park spaces. Two churches, Lambeth United Church and Trinity Anglican Church, along with a cemetery and cenotaph

are located near the intersection of Main Street and Colonel Talbot Road. Several of the primary streets in the area are named for key figures in Lambeth’s development history. For example, James and Beattie Streets are named for James and Sarah Beattie, who, in 1865, purchased land from the St. Andrew’s Division of the Sons of Temperance, and then sold this property to the Wesleyan Methodist Church in 1866 (Anguish, p16).

The area contains a concentration of cultural heritage resources with nearly 40 heritage listed and designated properties on the City’s *Register*. Some notable properties within the area include:

- 4307 Colonel Talbot Road (1868), Trinity Anglican Church and Cemetery
- Lambeth’s Cenotaph
- 4380 Colonel Talbot Road (1861), Beresford House; property associated with early settler Merrill S. Ayers, who purchased the lot in 1853 where the present house is located
- 4402 Colonel Talbot Road (1925),

former M.B. McEacheren Public School; designed by architect Herbert McBride in the Beaux Arts style

- 2457 Main Street (c.1870), Gothic Revival styling
- 2527 Main Street (c.1865), Georgian style with centre hall plan

The City of London is currently undertaking the preparation of a Community Improvement Plan (CIP) for Lambeth (draft 2018). The Lambeth Village Core is subject to the Southwest Area Secondary Plan (2017 update). Areas of archaeological potential are identified in the Archaeological Management Plan (2017).





# 11 HAMILTON ROAD

The Hamilton Road area is located southeast of the Downtown and includes properties surrounding Hamilton Road. The area generally includes properties south of the Canadian National Railway, west of Highbury Avenue North and east of Adelaide Street North. The south branch of the Thames River forms a natural southern boundary.

**PRIMARY USE:** commercial/residential

**ASSESSMENT:**

Hamilton Road is an emerging area for further study as a potential heritage conservation district, reflecting many of the factors used to assess candidate areas for *Heritage Places 2.0*.





## Background

The Hamilton Road area has, and continues to be, an important route into the City's Downtown. The area east of Adelaide Street was annexed by London in 1840 and after annexation, the area began to emerge as an industrial area with a number of small oil refineries. The number of industrial and commercial properties increased after the Grand Trunk Railway (currently part of the Canadian National Railway system) was completed in 1853. The remaining portion of the Hamilton Road area became a part of the City of London in 1885 when the area west of Egerton Street was annexed. In the early 20th century, a number of industrial businesses relocated, which allowed for large areas to be subdivided for housing. Industrial business along the railway consolidated, and commercial properties continued to grow along Hamilton Road.

## Description

Hamilton Road continues to be the spine that runs through the area,

and includes low-rise commercial properties as well as institutional, educational, and spiritual structures. The angle of Hamilton Road creates an irregular, but rhythmic pattern of lots and building facades. Neighbourhoods branching off from Hamilton Road include residential structures dating from the late 19th to mid 20th century, and it is not uncommon for a structure to be identical to other houses on the street.

The Hamilton Road area contains a high concentration of cultural heritage resources with over 150 heritage listed and designated properties on the City's *Register*. Some notable properties within the area include:

- 75 Dillabough Street (c.1915), first occupant was J.H. Parker, a foreman
- 88 Egerton Street (c.1914), first occupant was W. Clarke Rumble of Barton and Rumble Carworks
- 77 Price Street (c.1875), occupant Henry Stratford, a plasterer
- Smith Street (c.1908), a row of identical houses

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Working with the local community, Planning Services undertook a Community Improvement Plan (CIP) for the Hamilton Road Area which was adopted by Municipal Council in March 2018.



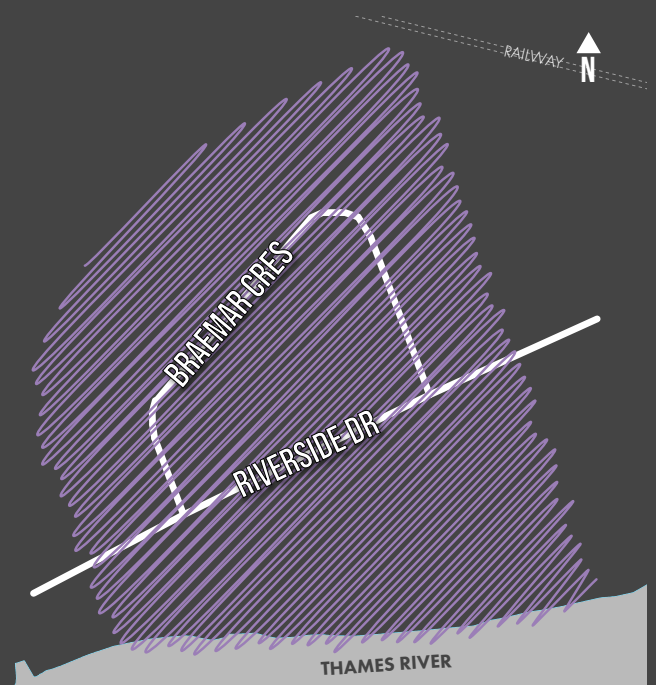
# 12 BRAEMAR CRESCENT

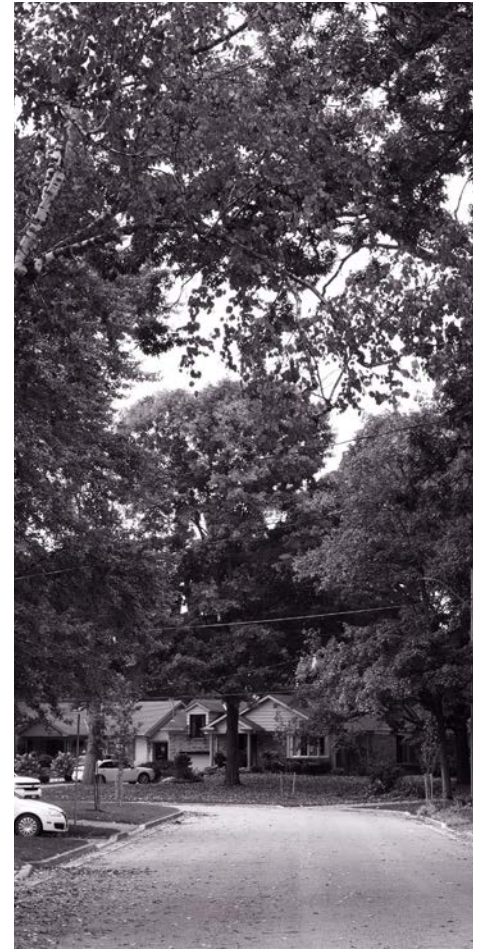
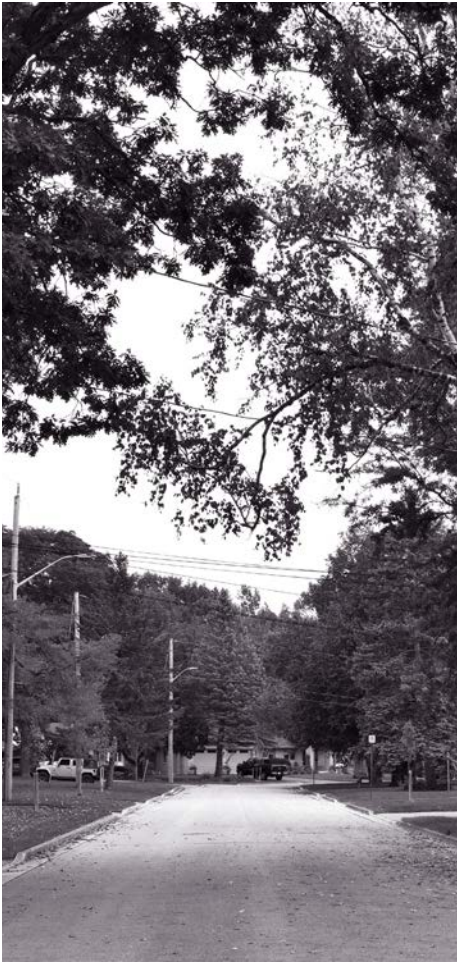
The Braemar Crescent area is located in West London and generally includes properties fronting Braemar Crescent. The area is generally located south/west of Braemar Crescent, north of the Thames River, and east of Wonderland Road North.

**PRIMARY USE:** residential

**ASSESSMENT:**

Braemar Crescent is an emerging area for further study as a potential heritage conservation district, reflecting many of the factors used to assess candidate areas for *Heritage Places 2.0*.





## Background

Braemar Crescent was London's first subdivision. It is also the first subdivision development undertaken by London home-builder Harry Sifton (The Sifton Construction Company) in an area then located outside of the City of London.

The area is generally characterized by mainly single story, two and three bedroom homes situated on lots to take advantage of the existing landscape and mature trees. Development primarily dates from 1949 to 1951. The south half of the plan of subdivision was registered in 1948 and comprises long residential lots fronting Riverside Drive (then North River Road) and backs onto the Thames River. The north half of the subdivision – comprising smaller, irregularly-shaped lots along Braemar Crescent – was approved in 1950. Construction began in spring 1950, with a total of 57 homes being built from 1950-1951. Braemar Crescent was pivotal for Sifton as the company considered future development in London.

## Description

Braemar Crescent is associated with the suburban development of London beginning in the 1950s. It is the first example of a suburban residential development by a private developer. The area includes a high concentration of structures from the 1949-1951 development. A distinct sense of place is found along Braemar Crescent throughout the Braemar Crescent development. No properties within the area are currently listed or designated on the City's *Register*.



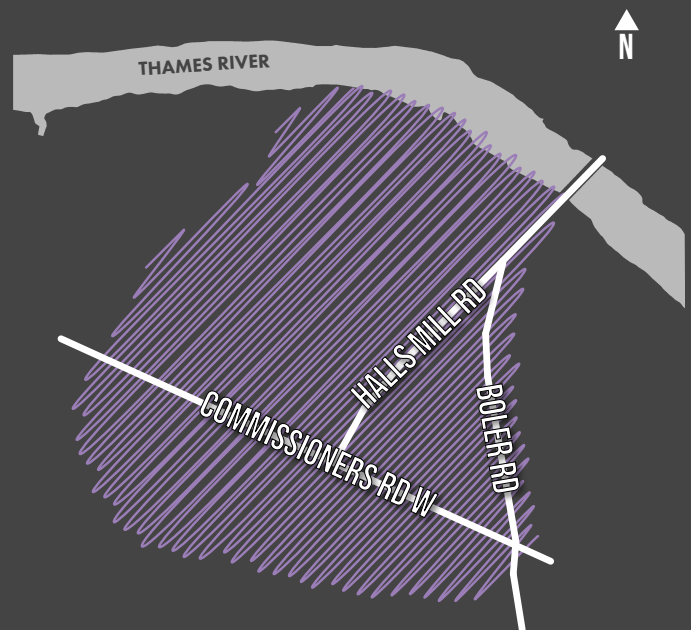
# 13 HALL'S MILLS

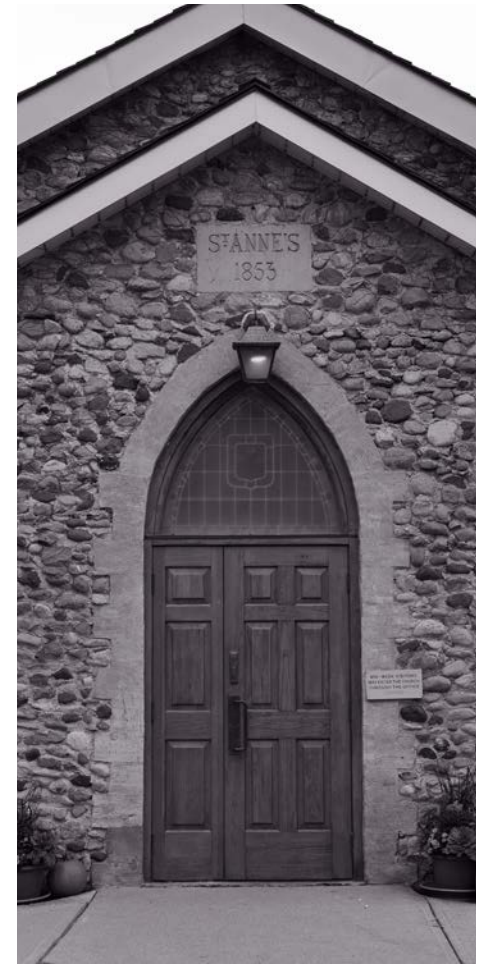
The Hall's Mills area is located in Byron and generally includes properties on Halls Mill Road. The area is generally bounded by the Thames River to the north, Boler Road to the west, Commissioners Road West to the south and Stephen Street to the east. The adjacent area includes Springbank Park.

**PRIMARY USE:** residential

**ASSESSMENT:**

Hall's Mills is an emerging area for further study as a potential heritage conservation district, reflecting several of the factors used to assess candidate areas for *Heritage Places 2.0*.





## Background

The Hall's Mills area is associated with the early history of Westminster, Hall's Mills and the village of Byron. In the 1820s, a carding and fulling mill was constructed in this location along the Thames River. Burleigh Hunt purchased that property in 1831 and constructed a gristmill and dam across the Thames River. The business was purchased in 1833 by Cyrenius Hall, after whom the hamlet was known.

Westminster was called Hall's Mills as early as 1845 by local community members. In 1853 the area officially became Hall's Mills in honour of Cyrenius Hall, an early owner of a gristmill and dam constructed across the Thames River at this location. At that time the area was settled by 200 people and had a post office. Ultimately, the village of Byron developed around Hall's Mills, and in 1961 the village of Byron was annexed by the City of London.

## Description

The Thames River exerts a strong presence in the area and is a

significant geographical, contextual, and historical feature. The natural topography, dense canopy, and location of Hall's Mills along the Thames River contribute to the character and secluded sense of place.

The Hall's Mill area is generally characterized by the collection of early to mid 19th-century properties along Halls Mills Road and Commissioners Road West. The properties along Halls Mills Road range in styles, including Georgian, Ontario Cottage and Queen Anne. There are several properties along Commissioners Road West that are included in the area, including 1289 Commissioners Road West, which is believed to be the last remaining building of the original commercial area.

Within a relatively small area, Hall's Mills contains a concentration of cultural heritage resources that are listed on the City's *Register*. Some notable properties within the area include:

- 1289 Commissioners Road West (c.1835), property of Lanson Harrington, a trunk and saddle maker

- 1344 Commissioners Road West (c.1853), St. Anne's Church in Gothic Revival style
- 225 Halls Mill Road (c.1860), Ontario Cottage with centre gable
- 247 Halls Mill Road (c.1890), Queen Anne styled with bargeboard and open verandah with decorative gingerbread detailing
- 249 Halls Mills Road (c.1835), occupied by Dr. John Lee and his wife who operated a private school out of their home until 1842 – it is a typical five-bay Georgian styled house
- 1288 Halls Mill Place (c.1834), Gothic Revival, built by C. M. Elson, carpenter in Byron



# 14 POND MILLS

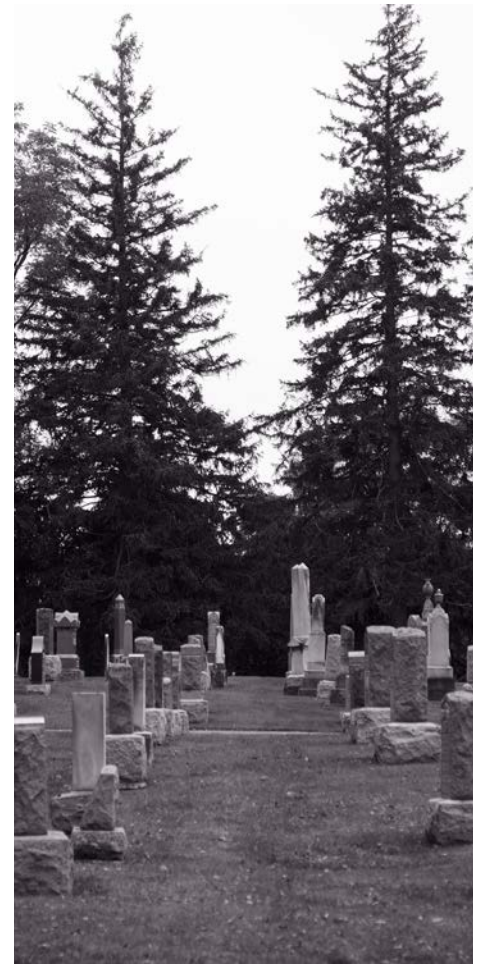
The Pond Mills area is located north of Highway 401 and west of Highbury Avenue South. It is mostly surrounded by Westminister Ponds-South-Pond Mills Environmentally Sensitive Area (ESA) which contains six kettle ponds. The area generally includes properties south of Pond View Road, north/west of Pond Mills Road and east of Pond Mills Road/Southdale Road East.

**PRIMARY USE:** residential

**ASSESSMENT:**

Pond Mills is an emerging area for further study as a potential heritage conservation district, reflecting several of the factors used to assess candidate areas for *Heritage Places 2.0*.





## Background

Pond Mills is one of the oldest settlements in the former Westminster Township and is associated with the small rural settlement that developed in the 19th century. The area is characterized by the surrounding natural landscape, which includes the Westminster Ponds – Pond Mills Environmentally Sensitive Area and its kettle ponds. This is a key landscape feature. Previously recorded Indigenous sites in the area include at least one late Archaic period site (2500 – 1000 BC) and one Middle Woodland period site (BC 500- 500 AD).

This area attracted early settlers to the shores of the ponds, with a French settler named Mr. Lumeree, building the first mill on a pond in 1823. A hamlet soon grew to include small grist mills, cheese factories, general stores, a school, church, and cemetery. The Pond Mills Cemetery on the North Pond, is one of the oldest in London, with the first burial recorded on May 12, 1825.

Pond Mills contains several scenic

features. These include the natural areas surrounding the ponds and stretches of scenic roadways along Pond Mills Road where it meets Southdale Road East as well as a stretch of Pond View Road.

## Description

The area includes several listed properties on the City's *Register* which comprise remnants of the former settlements that grew around the ponds. Some notable cultural heritage resources within the Pond Mills area include:

- Pond Mills Cemetery
- 555 Pond Mills Road (c.1843), original home of a miller whose grist mill was located nearby; the foundations of the mill are still visible
- 570 Pond Mills Rd (c.1870), 1 ½ storey buff brick Ontario farmhouse
- 700 Pond Mills Road (c.1870), Baty House, a Gothic Revival farmhouse still within its original setting
- 1075 Pond View Road (c.1870), an early Ontario farmhouse

Pond Mills was identified in the original *Heritage Places* as an area of outstanding historical, architectural, and natural character that had potential for designation as a heritage conservation district under Part V of the *Ontario Heritage Act*. Areas of archaeological potential are identified in the *Archaeological Management Plan* (2017).



# APPENDIX

## HERITAGE CONSERVATION DISTRICT - DESIGNATION PROCESS

One of the objectives of designating an area under Part V of the *Ontario Heritage Act (OHA)* is the long-term conservation and management of its cultural heritage value or interest.

### Policy – Ontario Heritage Act + The London Plan

The *Ontario Heritage Act (OHA)* enables local municipalities to designate heritage conservation districts (HCDs) provided the requirements of the *OHA* are met and the municipality has sufficient supporting policies within its official plan. London's official plan, *The London Plan*, contains sufficient policies to enable the designation of an HCD in accordance with the *OHA*, as well as the identification of criteria for the evaluation of potential HCDs.

“City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

1. The association of the area with a particular historical event or era that is unique to the community.
2. The presence of properties which are considered significant to the community as a result of their location or setting.
3. The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.
4. The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.
5. The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community” (Policy 576).

### Process – Requests for Designation

The City has traditionally dealt with a request for HCD Designation in a sequential process. Following Municipal Council's direction in response to a request from the community, a request for proposals is issued to select consultants to undertake the formal study to determine whether an area meets *The London Plan* criteria and provincial requirements for protection as an HCD

under Part V of the *Ontario Heritage Act (OHA)* and to make recommendations regarding possible boundaries. As part of this phase, at least one public information meeting is required. Upon reporting back to Municipal Council, Municipal Council may then direct the preparation of a Plan & Guidelines for the proposed HCD. Again, at least one public information meeting is required as well as a statutory public meeting before the Planning and Environment Committee prior to a recommendation that Municipal Council pass a by-law to designate the HCD pursuant to Part V of the *OHA*. The passing of the bylaw triggers a thirty-day appeal period. If an appeal is launched, the HCD is not in force and effect until the appeal is resolved.

The following are the key steps to designate an HCD as outlined in the *Ontario Heritage Tool Kit – Heritage Conservation Districts* (p16):

#### The Study

- Step 1 – Request to designate
- Step 2 – Consultation with the Municipal Heritage Committee
- Step 3 – Official Plan provisions should be in place
- Step 4 – The Area Study
- Step 5 – Evaluation of cultural heritage resources and attributes
- Step 6 – Delineation of boundary of the study area & potential HCD
- Step 7 – Public consultation on draft HCD study  
→ Municipal Council decision

#### The Plan

- Step 8 – Preparation of the HCD plan and guidelines (public consultation required)
- Step 9 – Passing the designation bylaw & adoption of the HCD plan
- Step 10 – Registration of bylaw on title
- Step 11 – Notification of passing of bylaw to the Ontario Heritage Trust
- Step 12 – Proposed changes to existing bylaws and Official Plan provisions
- Step 13 – Implementing the HCD Plan

See Table 3.

### HCD Study – Required Contents under the Ontario Heritage Act

Section 40(2) of the *Ontario Heritage Act (OHA)* requires that a study for the purpose of designating one or more

HCDs shall include the following:

- a) Examine the character and appearance of the area that is subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- b) Examine and make recommendations as to the geographic boundaries of the area to be designated;
- c) Consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under Section 41.1;
- d) Make recommendations as to any changes that will be required to the municipality's official plan and to any municipal bylaws, including any zoning by-laws. 2005, c. 6. S. 29.

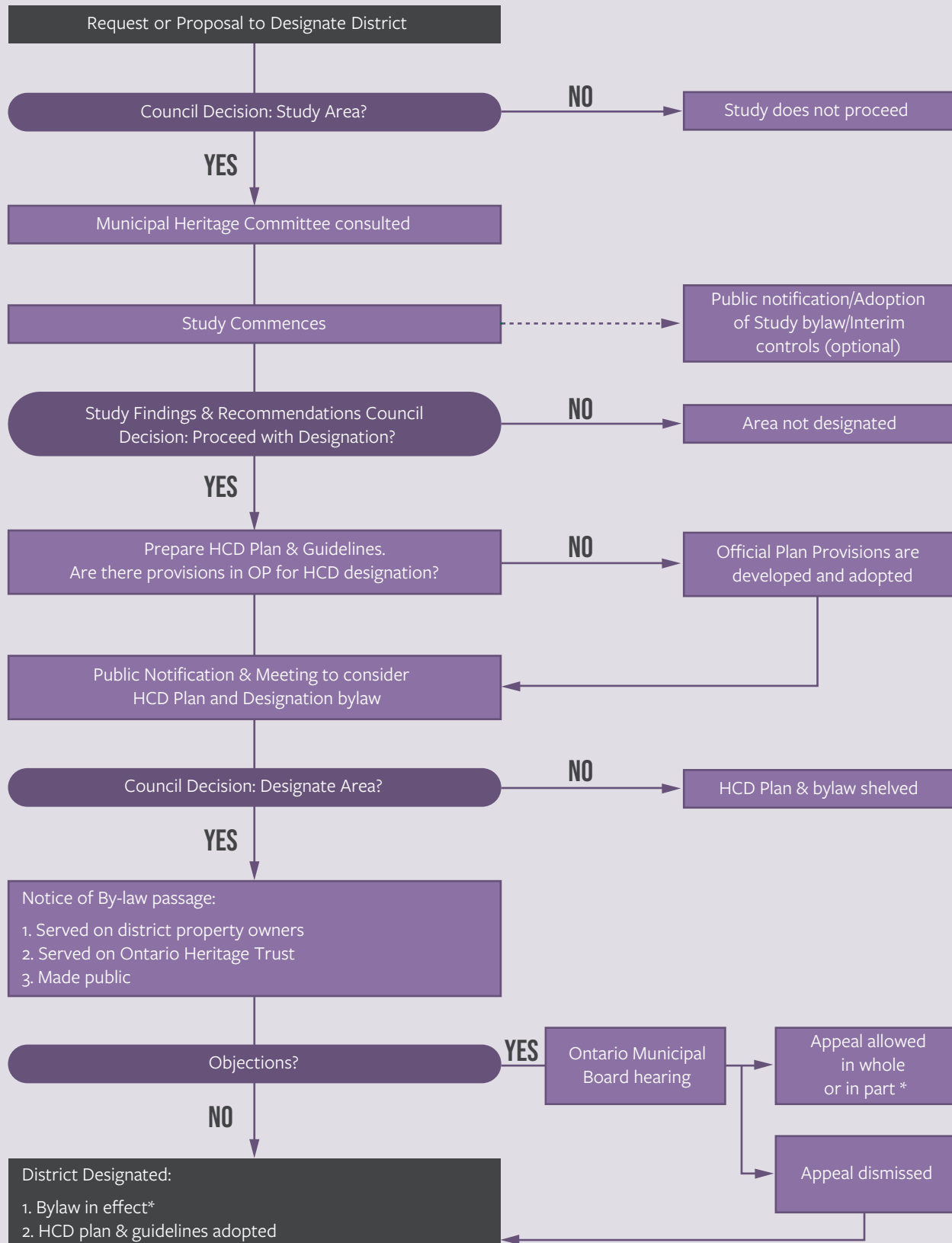
The *OHA* requires consultation with a municipal heritage committee, where established, with respect to the study (Section 40(3)). London's municipal heritage committee is the London Advisory Committee on Heritage (LACH).

### HCD Plan – Required Contents under the Ontario Heritage Act

Should the council of a municipality be satisfied with the findings and recommendations of an HCD Study, it may direct the preparation of an HCD Plan as required by Section 41.1(1) of the *Ontario Heritage Act (OHA)*. The *OHA* specifies that an HCD Plan shall include:

- a) A statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) A statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) A description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and,
- e) A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under Section 42.

# HERITAGE CONSERVATION DISTRICT DESIGNATION PROCESS



\*NB. Bylaw may need to be amended for an appeal allowed “in part”

Table 3. Heritage conservation district designation process (Ontario Heritage Toolkit, HCDs, p17)

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London  
CANADA

**Appendix B**

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

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend The London Plan for the City of London, 2016 to replace the existing *Heritage Places* Cultural Heritage Guideline with an updated *Heritage Places 2.0* Cultural Heritage Guideline.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on August 27, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 27, 2019  
Second Reading – August 27, 2019  
Third Reading – August 27, 2019

**AMENDMENT NO.  
to the  
THE LONDON FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to delete the existing policy in Section 1721\_4 (Culture Heritage Guidelines) of *The London Plan* for the City of London and replace with a new entry.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located in the City of London.

C. BASIS OF THE AMENDMENT

1. The recommended amendment is consistent with Section 2.6.1 of the *Provincial Policy Statement (PPS)*, 2014 directing that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”
2. *The London Plan* provides for the adoption of Guideline Documents to provide direction for the implementation of the policies of the *Plan*. Guideline documents provide guidelines, standards and performance criteria for the evaluation of planning applications and may assist in the implementation of the policies of the *Plan*.
3. At its meeting on January 17, 2017, Municipal Council resolved that Civic Administration review the prioritized list of potential heritage conservation districts in the City, as well as update the current Heritage Places guideline document. The adoption of this guideline document fulfils this Council direction.

D. THE AMENDMENT

*The London Plan* is hereby amended as follows:

1. Cultural Heritage Guideline Policy 1721\_4 is deleted in its entirety and replaced with the following policy;
  4. Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London.

## Appendix C – Public Engagement

### Community Engagement

**Public liaison:** Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 11, 2018. A Notice of Public Meeting was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on both October 25, 2018 and July 25, 2019.

A total of 2 replies were received.

**Nature of Liaison:** “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London” is an update of the current guideline document that identifies potential heritage conservation districts in London, and includes a prioritized list of potential heritage conservation districts that have been identified as a result of a city-wide evaluation. Possible amendment to Policy 1721\_4 of The London Plan, to delete “Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London” and to replace it with “Heritage Places 2.0: A Description of Potential Heritage Conservation Districts in the City of London.”

**Responses:** A summary of the various comments received include the following:

- Expressed support for Heritage Places 2.0 and concern that the delays in moving forward with updating Heritage Places has result in the loss of “champion” buildings in North Talbot.
- Concerns regarding the ranking of the Orchard Park Sherwood Forest candidate area, as well as the reasons provided in the description for its ranking.

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

Telephone	Written
	AnnaMaria Valastro 133 John Street, Unit 1 London, Ontario N6A 1N7
	Sandy Levin Orchard Park/Sherwood Forest Ratepayers 59 Longbow Road London, Ontario N6G 1Y5



## Appendix D

### Previous Reports Pertinent to this Matter

2019, July 10. London Advisory Committee on Heritage Report to Municipal Council, re: Items for Discussion, *Heritage Places 2.0*, 5.1.

2019. *Strategic Plan for the City of London – 2019-2023*.

2018, November 20. Municipal Council Resolution, re: receive draft of *Heritage Places 2.0*, (2018-R01) (3.3/17/PEC).

2017, January 17. Municipal Council Resolution, re: recommend update of *Heritage Places*, 7.n.

2014, November 4. Report to the Planning and Environment Committee. Heritage Conservation District Work Plan and Prioritization.

2014, September 2. Municipal Council Resolution, re: prioritization of Heritage Conservation Districts in the City, 14.a.

2014, August 26. Report to the Planning and Environment Committee. Heritage Conservation District Status Report.

2006. Ontario Heritage Tool Kit. Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act. Toronto, ON: Queen's Printer for Ontario.

2003, August 25. Report to the Planning Committee. Potential Heritage Conservation District Priority List.

1993. *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*.

1993, June 21. Municipal Council Resolution, re: approval of Heritage Places as guideline document to the *Official Plan*, 10.

## Report to Planning and Environment Committee

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

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

**Subject:** Westfield Village Estates Inc.  
Southern Portion of 3086 Tillmann Road

**Public Participation Meeting on:** August 12, 2019

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Westfield Village Estates Inc. relating to the property located at the southern portion of 3086 Tillmann Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 27, 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 Holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6)) Zone and an Urban Reserve (UR1) Zone, **TO** a Residential R1 (R1-3) Zone.

## Executive Summary

### Summary of Request

The requested action is to remove holding provisions h-56 and h-84 and to amend the existing Zone to permit eleven (11) single detached dwellings lots.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to permit the development of eleven (11) single detached dwelling lots on the southern portion of 3086 Tillman Road.

### Rationale of Recommended Action

- 1) The proposed development is consistent with the PPS, 2014 because it promotes infill and the efficient use of land.
- 2) The proposed development conforms with the in-force policies of The London Plan, including but not limited to permitted single detached dwelling use within the Neighbourhood Place Type.
- 3) The proposed development conforms with the in-force policies of the (1989) Official Plan, including but not limited to the permitted use of single detached dwellings in the Low Density Residential designation.
- 4) The eleven (11) single detached dwelling lots can be accommodated on the subject site by way of the recommended zoning and holding provision removal.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject site is located on the southeast corner of Southdale Road West and Tillmann Road. The site is irregularly shaped with a lengthy frontage along Tillmann Road, tapering in depth as it extends north towards Southdale Road West. The lands are currently vacant and surrounding land uses including vacant residential land to the east, low rise residential uses to the south and west across Tillmann Road, and a commercial plaza on the southwest corner of Southdale Road West and Tillmann Road.

To the north, across Southdale Road West, is a Self-Storage Establishment and existing low rise residential uses.

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

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Low Density Residential
- Existing Zoning – Holding Residential R4 Special Provision (h-56•h-84•R4-6(6)) Zone

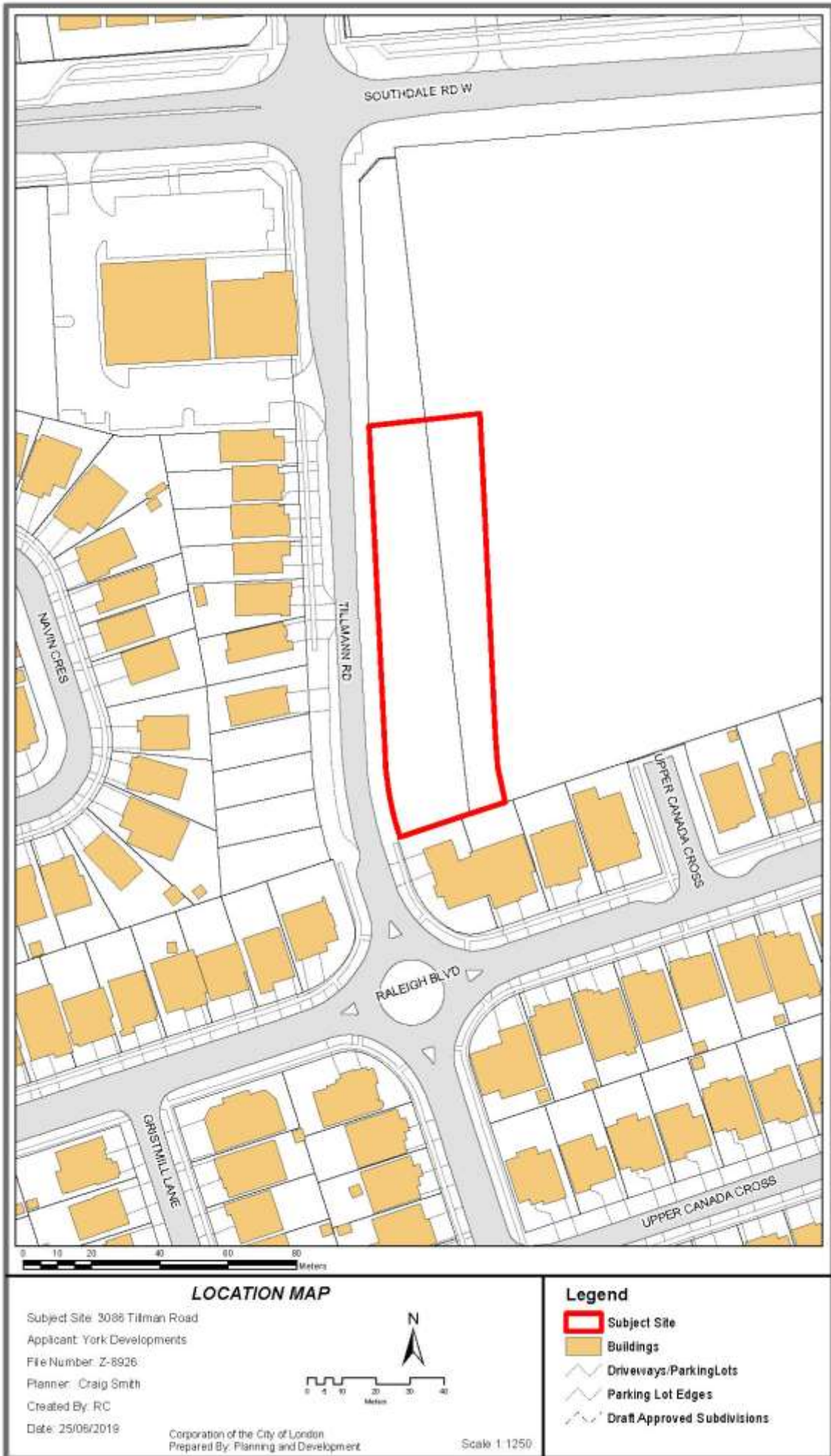
**1.3 Site Characteristics**

- Current Land Use – Vacant
- Frontage (along Tillmann Road) – 106.94 metres (350.85 feet)
- Depth – 17.42 metres (57.15 feet)
- Area – 2,142.93 square metres (23,066.3 square feet)
- Shape – Irregular

**1.4 Surrounding Land Uses**

- North – Self-Storage Establishment and Residential
- East – Vacant Residential
- South – Residential
- West – Commercial and Residential

1.6 LOCATION MAP



## 2.0 Description of Proposal

### 2.1 Development Proposal

The owner is proposing to develop the southerly portion of the subject lands with eleven (11) single detached dwellings.



Figure 1: 3086 Tillmann Road – view from Tillmann Road frontage

## 3.0 Relevant Background

### 3.1 Planning History

The subject block was created through subdivision 39T-07501, which was approved by the Ontario Municipal Board in 2008 and registered in 2010. At that time, it was expected that the lands would be consolidated with the adjacent lands to the east (municipally addressed as 799 Southdale Road West). Accordingly, holding provision h-84 was applied, which stipulates that the block must be consolidated with adjacent lands prior to its removal.

On July 12, 2018 the City accepted a Zoning By-law Amendment from Westfeild Village Estates to change the zoning on the southerly portion of 3086 Tillman Road. The proposed amendment was intended to permit the development of 12 street townhouses without consolidating lands with 799 Southdale Road West.

On December 10, 2018, a Public Participation meeting was held before the Planning and Environment Committee. At that time the agent for the applicant (Westfeild Village Estates) requested a referral back to Civic Administration as discussion with the abutting property owner (799 Southdale Road) where ongoing.

Municipal Council, at its meeting held on December 18, 2018 resolved:

*That, the application by Westfield Village Estates Inc. relating to the property located at the southern portion of 3086 Tillmann Road, **BE REFERRED** to the Civic Administration to allow the applicant an opportunity to revise the application; it being noted that a public participation meeting will be held when this application is brought back to the Planning and Environment Committee.*

On March 6, 2019 the City received the following applications:

1. Z-8926- revised application on the southerly portion of 3086 Tillman Road 2,142.9m<sup>2</sup> and a 1,443.2m<sup>2</sup> portion of 799 Southdale Road West. The proposed amendment to Zoning By-law Z.-1 would permit eleven (11) single detached dwellings on the consolidated lands.
2. B.007/19- Consent to sever 1,443.2m<sup>2</sup> from 799 Southdale Road West (shown

as part 3 on figure 1) to convey to the southerly portion of 3086 Tillman Road resulting in a consolidated 3,586.1m<sup>2</sup> parcel with 116m frontage on Tillman Road.

3. B.008/19- Consent to sever 1,025.37m<sup>2</sup> from 3086 Tillman Road (shown as part 2 on figure 1) to convey to 799 Southdale Road West for the purpose of future residential uses.
4. B.009/19- Consent to sever ten (ten) single detached lots with approximately 11m lot frontages and 300m<sup>2</sup> lot areas from 3086 Tillman Road for the purpose of future residential uses and retain one single detached with 11m frontage and 300m<sup>2</sup> lot area of a total of eleven (11) new single detached lots.

### Severance Sketch

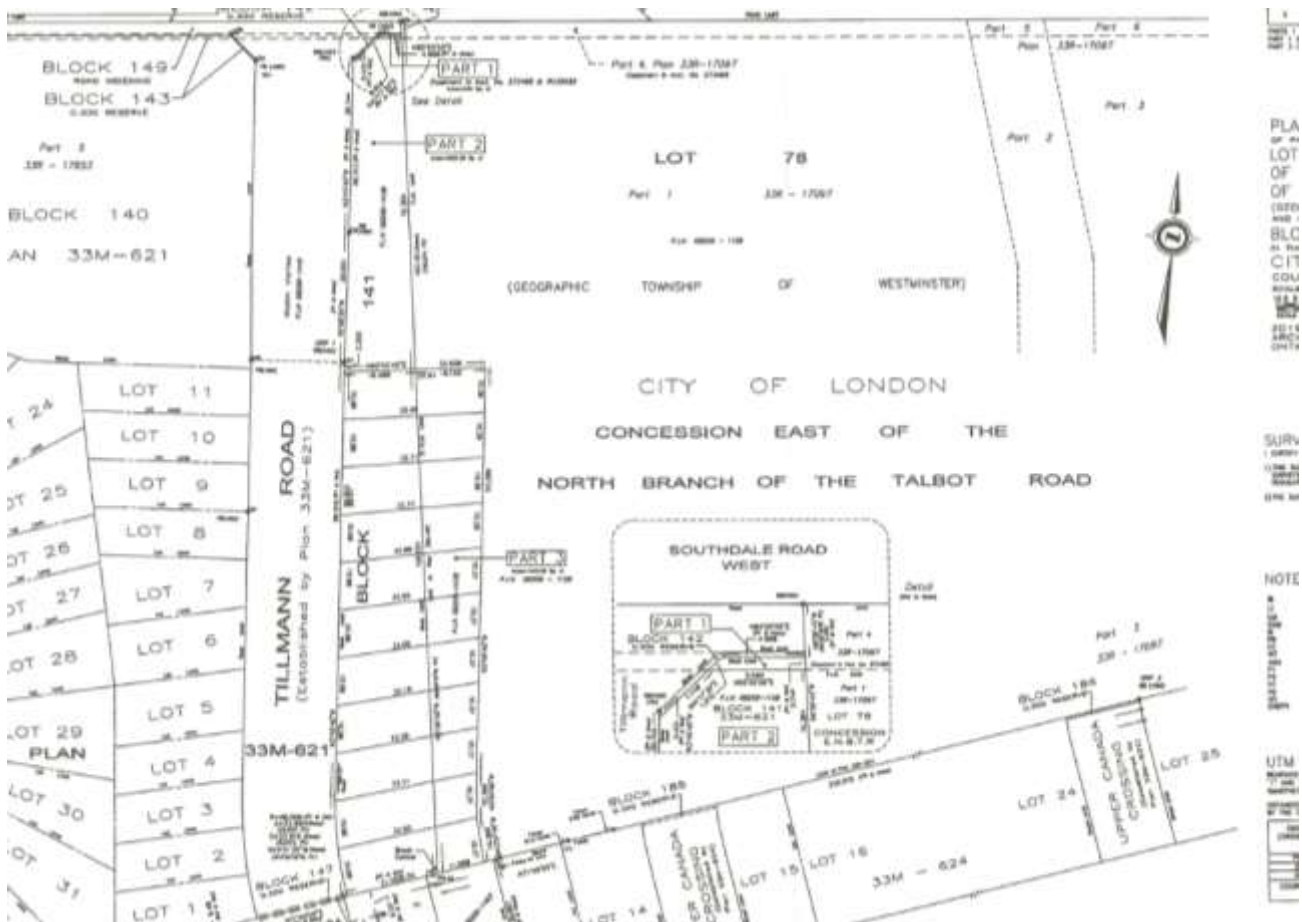


Figure 1

### 3.2 Requested Amendment

The requested amendment is to rezone the subject lands **FROM** a Holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6)) **TO** a Residential R1 (R1-3) Zone to permit the development of eleven (11) single detached lots with approximately 11 metre minimum lot frontage and a 300m<sup>2</sup> minimum lot area.

### 3.3 Community Engagement (see more detail in Appendix B)

One comment was received from the public with no concerns with the Zoning Amendment to allow the proposed single detached dwellings. Concern was raised with the width of Tillman Road and the location of the roundabout.

### **3.4 Policy Context (see more detail in Appendix C)**

#### **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. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS.

Section 1.1 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 also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3) to be the main focus of growth and development and directs municipalities to provide for appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4).

The proposed Zone will allow for single detached dwelling on the southern portion of 3086 Tillman Road. The northern 1,025.37m<sup>2</sup> portion is intended to be severed and conveyed to the larger 799 Southdale Road property. The northern portion will maintain the current Residential R4 zoning to permit street townhouse development. The depth of the northern portion is consistent with the depth of the commercial property on the west side of Tillman Road. The retention of the northern portion for future townhouse development and the development of the proposed eleven (11) single detached lots provides a mix of housing types, and as such is consistent with the policies of the PPS.

#### **The London Plan**

The subject site is located within the Neighbourhoods Place Type and is on a Neighbourhood Connector. Permitted uses within this Place Type include: single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations and group homes (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). Given that the northern portion of 3086 Tillman road is proposed for the development of street townhouse dwellings and the southern portion is proposed for single detached dwelling both are permitted uses in the Neighbourhoods Place Type, the requested amendment is in conformity with the policies of The London Plan.

#### **(1989) Official Plan**

The subject site is designated Low Density Residential in the (1989) Official Plan. The primary permitted uses in the Low Density Residential designation are single detached, semi-detached, and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted (3.2.1). Developments within this designation should have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy (3.2.2).

As the proposed single detached dwellings are a permitted use in the Low Density Residential designation and are proposed at a low-rise scale and form, the requested amendment is in conformity with the policies of the 1989 Official Plan.

#### **Zoning By-law No.Z.-1**

The proposed Residential R1-3 Zoning will permit for the development of eleven (11) single detached dwellings on the southern portion of the 3086 Tillman Road. The extent of the Residential R1-3 Zone is consistent with the lands on the west side of Tillman Road. The north portion of 3086 Tillman Road will remain Holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6)) Zone. The north portion is to be consolidated with 799 Southdale Road West the large undeveloped block to the east. Retaining the R4

Zone on the northern portion of the property will ensure an appropriate residential mix on Tillman Road when the whole of 799 Southdale Road West develops in the future.

#### 4.0 Key Issues and Considerations

##### 4.1 Issue and Consideration # 1: Removal of h-84

The existing zoning of the site contains a holding zone which requires the subject lands to consolidate with adjacent lands prior to its removal.

*h-84 Purpose: To ensure that there is a consistent lotting pattern in this area, the "h-84" symbol shall not be deleted until the part block has been consolidated with adjacent lands.*

The applicant has applied for severances (B.007/19, B.008/19 and B.009/19) that will consolidate the lands and permit the creation of eleven (11) single detached lots that are consistent with the lotting pattern on the west side of Tillman Road. The consolidation of the northern portion of 3086 Tillman Road with 799 Southdale Road West will allow for the development of street townhouses to a depth that is consistent with the commercial block on the west side of Tillman Road. The h-84 Holding Provision is not required on the proposed single detached dwellings as the lotting will be consistent with the west side of Tillman Road.

##### 4.2 Issue and Consideration # 2: Removal of h-56

The existing zoning of the site contains a second holding zone which requires a noise assessment to be undertaken in order to determine potential noise impacts from nearby arterial roads, and further, that the owner agrees to implement any noise attenuation measures recommended by the report.

*h-56 Purpose: To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the "h-56" shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.*

A noise assessment report was prepared by Development Engineering (London) Limited, dated December 4, 2017, and submitted in support of this application. The report concluded that noise warning clauses should be included in agreements of purchase and sale for the most northerly proposed single detached dwelling and that provisions must also be made for central air conditioning. Civic administration recommends that these recommendations be implemented through the Consent process. A condition of the proposed consent application required that the noise warning clause be included on title of the effected lot.

The following warning clause shall be applied to most northerly lot to be registered on title. This warning clause will be included in all agreements of purchase and sale or lease of this dwelling.

*"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of Environment."*

A wording similar to the following should also be included in all agreements of purchase of sale or lease of the buildings:

*"The City of London assumes no responsibility for noise issues which may arise from the existing or increased traffic on Southdale Road West as it relates to the interior or outdoor living areas of any dwelling within the development. The City of London will not be responsible for constructing any form of noise mitigation for this development."*



#### **4.3 Issue and Consideration # 3: Servicing**

During the previous circulation of the application, it was stated by the City's Wastewater and Design Engineering Department (WADE) that there is insufficient sanitary capacity in the interim to service townhouse Block A, until such time as the Colonel Talbot Pumping Station is fully operational and the two temporary pumping stations are decommissioned. Commissioning of the Colonel Talbot Pumping Station is anticipated for the end of 2019 and the WADE recommended that a holding provision be applied to the portion of the lands containing the proposed townhouse Block A.

Following the circulation for the application to allow for the proposed eleven (11) single detached dwellings WADE provided an email dated June 17, 2019 stating that there was no concerns for the provision of sanitary servicing for the proposed single detached dwellings. No holding provision for servicing is required at this time.

#### **4.4 Issue and Consideration # 4: Remnant Block**

The proposed single detached lots and requested amendment applies only to the southern portion of the block that has been consolidation with the adjacent lands (Part 3, figure 1). As such, the northerly portion of the block at the intersection of Tillmann Road and Southdale Road West will remain undeveloped, and the holding provisions would continue to apply. Through the consent process the lands will be consolidated with 799 Southdale Road West and will be part of the comprehensive development of the lands in the future.

#### **4.5 Issue and Consideration # 5: Road Design**

Through the circulation of this application, concerns were raised with respect to road design, of the Tillman Road and the roundabout located at Tillman Road and Raleigh Boulevard. Tillman Road and the Roundabout were designed and constructed to all City of London design standards through the subdivision process (39T-07501). The amendment to allow for eleven (11) single detached dwellings will have no impacts on the existing street infrastructure.

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

### **5.0 Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement and conforms to the policies of The London Plan and the (1989) Official Plan. The recommended amendment will enable the development of a vacant, underutilized parcel of land. Further, the recommended action will ensure the northerly portion of the site that is not subject to the amendment will be zoned to provide a mix of residential uses when the whole of 799 Southdale Road West is developed in the future.

<b>Prepared by:</b>	<b>C. Smith, MCIP, RPP Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official</b>
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	

August 2, 2019  
CS/mt

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

\\FILE2\users-z\pdp\Shared\implemen\DEVELOPMENT APPS\2018 Applications 8865 to\8926Z - 3086 Tillmann Rd (CL)\2ndG0\PEC\Z-8926-3086-Tillmann-Road-PEC-Report.docx

**Appendix A**

Bill No. (number to be inserted by Clerk's Office)  
2018

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at the southerly portion of 3086 Tillmann Road.

WHEREAS Westfield Village Estates Inc. has applied to rezone an area of land located at the southerly portion of 3086 Tillmann 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 the southerly portion of 3086 Tillmann Road, as shown on the attached map comprising part of Key Map No. A110, from a Holding Residential R4 Special Provision (h-56•h-84•R4-6(6)) Zone and Urban Reserve (UR1) Zone to a Holding Residential R1 (R1-3) 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 August 27, 2019.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – August 27, 2019  
Second Reading – August 27, 2019  
Third Reading – August 27, 2019

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



File Number: Z-8926  
 Planner: CS  
 Date Prepared: 2019/06/25  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE   
 1:1,250  
 0 5 10 20 30 40 Meters



© Kroll Associates

## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** On July 25, 2018, Notice of Application was sent to 102 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 26, 2018. A “Planning Application” sign was also posted on the site. On March 15, 2019 a Revised Notice of Application was sent to the abutting property owners and was also published in the March 21, 2019 *Londoner*.

No replies were received.

**Nature of Revised Liaison:** The purpose and effect of this zoning change is to remove holding (h-56 and h-84) provisions to permit the development of the subject lands for single detached dwellings. Possible change to Zoning By-law Z.-1 **FROM** a Holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6)) **TO** a Residential R1 (R1-3) Zone to permit the development of 10 single detached lots with a 10 metre minimum lot frontage and a 300m<sup>2</sup> minimum lot area.

### Responses:

To whom it may concern:

We have no problem with the revised zoning to allow single detached homes along this part of Tillman Road; however, the City needs to carefully consider the width of the road along this section **from Southdale Road to the roundabout at Raleigh Boulevard**.

Currently, it is too narrow (...and, incidentally, the road surface is always in terrible condition). The curb should be setback further along the undeveloped west side of the road. That being said, it will create an unwelcome situation for the two properties situated at the roundabout itself.

Someone from the City should really come and look at the widths in person. This stretch of Tillman Road, which is an important feeder into Talbot Village, has been poorly laid out.

Thank you.

**Richard and Janet Anderson**  
6716 Raleigh Blvd.  
London, ON N6P 0C1

---

### Agency/Departmental Comments

March 25, 2019: UTRCA

No objections.

June 17, 2019: Wastewater

WADE has no objection to this application and is not concerned with the proposed single detached units or even asking for (the) *sic* need for a holding provision.

August 14, 2018: Engineering

*Transportation*

No comments for the re-zoning application.

*Stormwater*

No comments for the re-zoning application.

### Noise

The Noise Assessment Report dated December 4th, 2017 by Development Engineering is acceptable.

Ensure the noise attenuation recommendations in the report for provision of forced air heating, central air conditioning and specific Warning Clauses are applied within this development and included within the Consent Agreement for this site.

## 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, 2014 (PPS)

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons)

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
  - 1. efficiently use land and resources;
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

### The London Plan

Table 10 permits single detached dwellings in the Neighbourhood Place Type on a Neighbourhood Connector.

Table 11 permits form up to 2.5 storeys in height in the Neighbourhood Place Type on a Neighbourhood Connector.

### 1989 Official Plan

#### *3.2 Low Density Residential*

The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple attached dwellings at densities similar to neighbouring detached units may be permitted. Policies in this Plan promote development which shall enhance the character of the residential area. Certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment, are also permitted.

3.2.1 The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings.

### Zoning By-law Z.-1

#### 5.2 PERMITTED USES

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

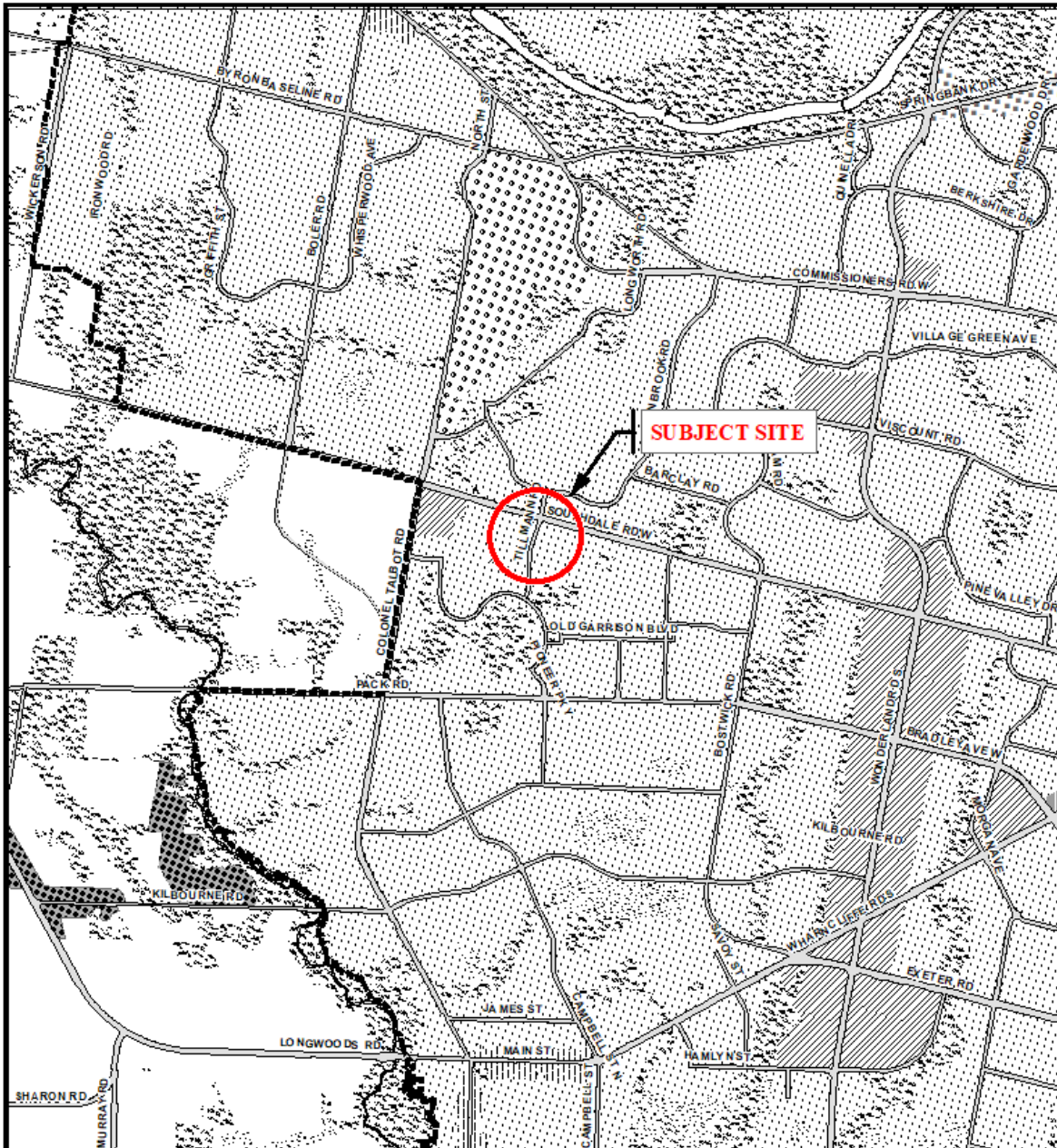
- a) A single detached dwelling.

**Additional Reports**

None

## Appendix D – Relevant Background

### Additional Maps



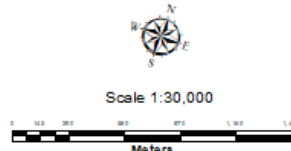
#### Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

*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.*

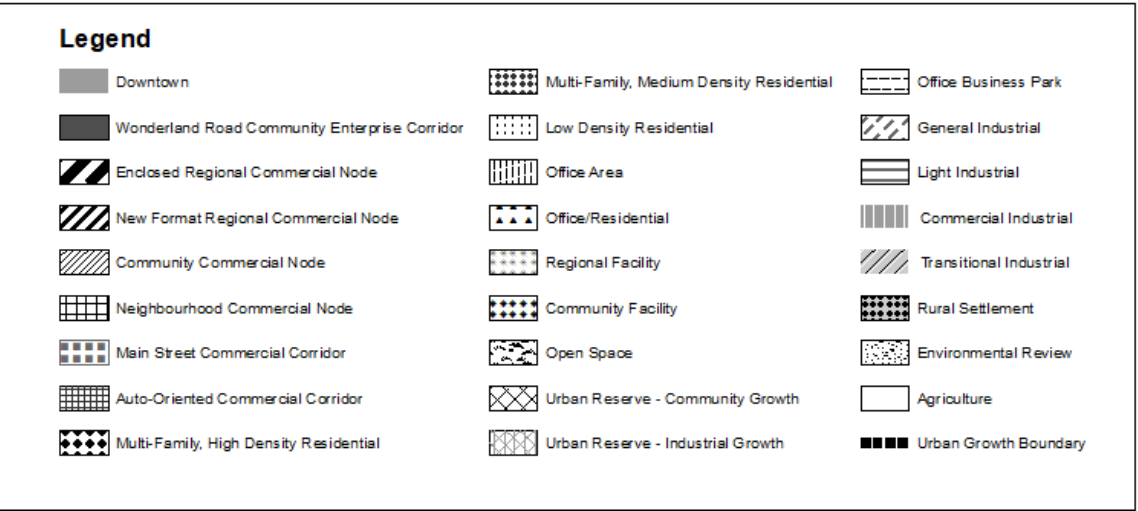
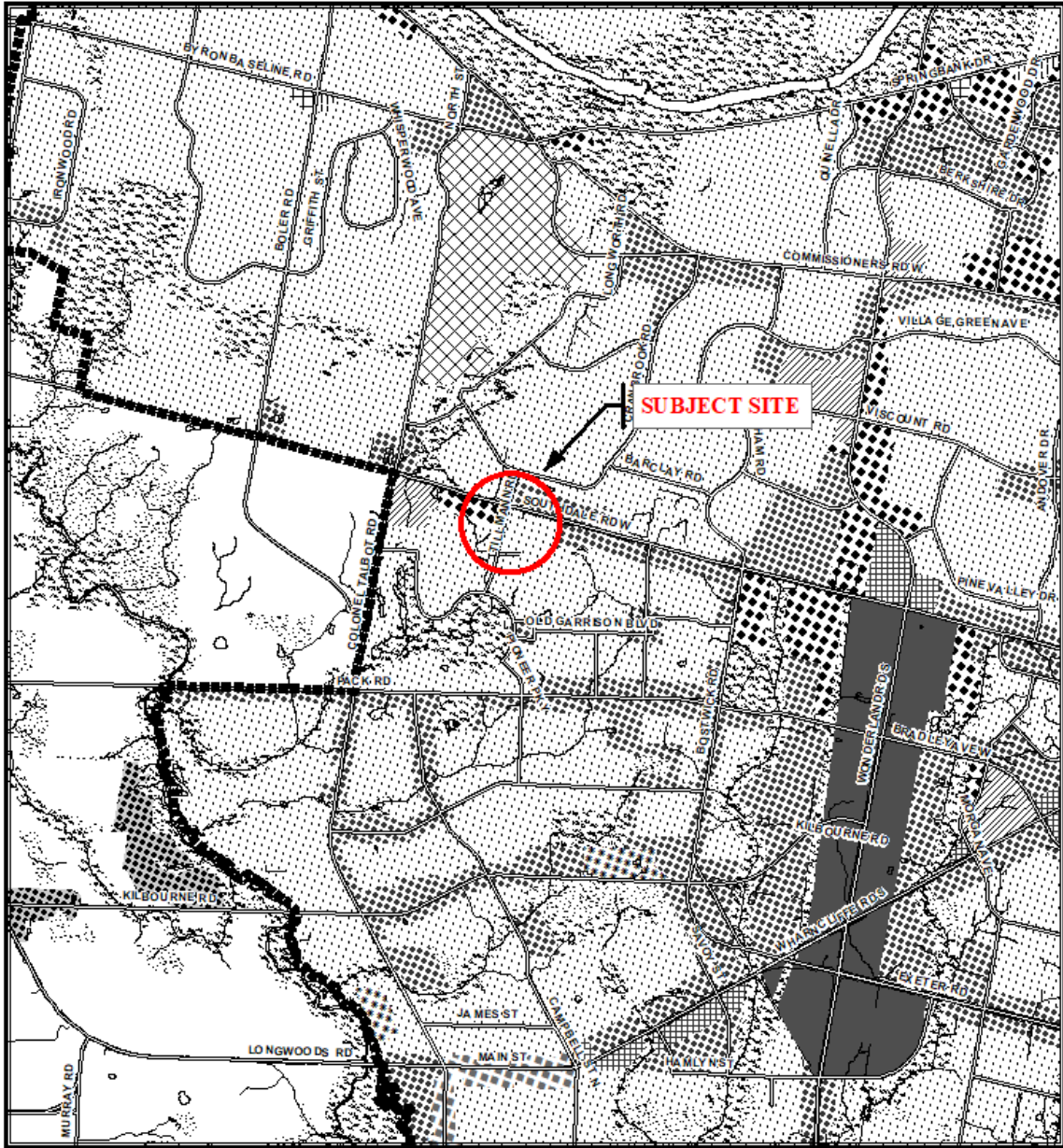
**CITY OF LONDON**  
 Planning Services /  
 Development Services  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



**File Number:** Z-8926  
**Planner:** CL  
**Technician:** MB  
**Date:** October 2, 2018

Project Location: E:\Planning\Projects\lp\_officialplan\work\consolid\00\excerpts\_LondonPlan\EXCERPT\_Map1\_PlaceTypes\_b&w\_8x14.mxd





<p><b>CITY OF LONDON</b>                  Planning Services /                  Development Services  <b>OFFICIAL PLAN SCHEDULE A</b>                  - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8926                  PLANNER: CL                  TECHNICIAN: MB                  DATE: 2018/10/02</p>
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Existing Zoning

