

Agenda

Environmental and Ecological Planning Advisory Committee

The 9th Meeting of the Environmental and Ecological Planning Advisory Committee
August 15, 2019, 5:00 PM
Committee Rooms #1 and #2

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Next Meeting Date: September 19, 2019



City Planning
206 Dundas Street
London, ON
N6A 1G7

August 8th, 2019

To:

Environmental and Ecological Planning and Advisory Committee
Heather Lysynski
Committee Secretary
Environmental and Ecological Planning Advisory Committee
hlysynsk@london.ca

RE: Pre-Consultation Initiation and Invitation for the Update to the Environmental Management Guidelines (2007) for the City of London

The City of London's Environmental Management Guidelines (EMG) provide direction regarding the policies, procedures and requirements for preparing environmental reports and studies that may be required to evaluate planning applications, municipal infrastructure projects, Secondary Plans, Conservation Master Plans, Subject Land Status Reports, Environmental Assessments or Environmental Impact Studies. The EMG update process will consider the recommendations of the EIS Performance Monitoring Study completed in 2014. A link to the Planning and Environment Committee staff report (August 26, 2014), and [study](#) can be found [here](#). This review to the EMG is intended to update this document to connect standards and practices to reflect the policies of The London Plan and to align the Guidelines with other City planning initiatives.

The London Plan identifies the purpose of the Guidelines in Policy 1423_:

The City may prepare environmental management guidelines setting out in more detail the requirements of environmental studies for development and site alteration. Environmental studies are the means by which the City establishes the precise boundaries of natural features and areas and the significant ecological functions within them. They also assess the potential impacts of development and site alteration on the Natural Heritage System and on their adjacent lands, and are required prior to the approval of development to prevent negative impacts on the Natural Heritage System, and to demonstrate that there will be no negative impacts on the natural heritage features and areas or their ecological functions.

The EMG are intended to be tools to implement existing policies and do not replace or supersede such policies. Approved Provincial or procedural policy will not be explored as part of this update. Whenever possible, reference will be made to these approved documents to focus the EMG update scope to London-specific items.

Consultation with external resources (stakeholders and community groups) and First Nations will be completed throughout this update process. This letter inviting groups to engage in the process is intended to initiate the resulting process. The Draft Terms of Reference (ToR) for the update project are attached, and you are encouraged to comment on both the ToR and the existing EMG (approved by Council in 2007) ([link](#), also attached).

Next Steps & Invitation to Participate and Provide Comments:

August 15, 2019, 5:00pm: Presentation on EMG Update Process at the EEPAC Meeting in Committee Room 1 and 2, Second Floor, City Hall.

- We are intending to kick-off this pre-consultation process with a project presentation at EEPAC. All external resources and First Nations receiving this invitation are invited to attend, hear an overview of the project, ask questions and make initial comments related to the ToR. The slides from this presentation will be made available on the City's website.
- Meetings will be established for external resource groups that would prefer this mode of engagement.

September 19, 2019: Deadline to provide comments on the Draft Terms of Reference for the EMG Update and current version of the EMG.

- We are requesting any comments relating to the ToR and initial EMG comments by September 19 so that we can circulate the final ToR for consultant selection on September 27, 2019. In order to assist us in responding to your comments we have included a comment spreadsheet. All comments received will be considered and will help guide the revisions in order to effectively update the EMG. Initial EMG comment responses and a draft of the revised EMG will be circulated for comment in early 2020.

Improving the usability and effectiveness of the City's EMGs will ensure the City's Natural Heritage System is identified, the impacts of development are assessed, and that the identified natural heritage features and functions are protected over the long-term as required by the Provincial Policy Statement and the City's Official Plan.

We appreciate your feedback on how we can best engage with you throughout this process and are open to scheduling meetings, corresponding via email or holding conference calls as appropriate.

We look forward to working with you on this initiative.

Best Regards,

A handwritten signature in cursive script that reads "Emily Williamson".

Emily Williamson, M.Sc.
Ecologist | Planner
Long Range Planning and Sustainability
City of London

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The Corporation of the City of London

Invitation for Informal Quote to Undertake the Consultation and Preparation of the Environmental Management Guidelines (2007) Update for the City of London

1.0 Introduction – Goals and Objectives

Goal

The City of London (herein after referred to as the City) is seeking qualified consultants to design and complete an update to the current version of Environmental Management Guidelines (EMGs). The goal of the update is to clarify the existing guidelines and standards, propose new guidelines and standards where appropriate, and to align the guideline with the updated Provincial Policy Statement (2014) and with London's new Official Plan, the London Plan (2016). Consideration should also be given to the draft 2019 Provincial Policy Statement, currently not in force.

The Provincial Policy Statement (2014) in policy 4.14 and 4.15 encourages municipalities to; “identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement. Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.”

The London Plan states in policy 1423_ “The City may prepare environmental management guidelines setting out in more detail the requirements of environmental studies for development and site alteration. Environmental studies are the means by which the City establishes the precise boundaries of natural features and areas and the significant ecological functions within them. They also assess the potential impacts of development and site alteration on the Natural Heritage System and on their adjacent lands, and are required prior to the approval of development to prevent negative impacts on the Natural Heritage System, and to demonstrate that there will be no negative impacts on the natural heritage features and areas or their ecological functions.”

Additionally, London Plan policy 1424_ states “These guidelines shall be updated as required to reflect changes to provincial policy and technical documents and to reflect improvements in scientific knowledge regarding natural features and ecological functions.”

The EMGs provide direction regarding the standards, procedures and requirements for preparing environmental reports and studies that may be required to evaluate planning applications, municipal infrastructure projects, Conservation Master Plans, Secondary Plans, Area Plans, Subject Land Status Reports, Environmental Assessments or Environmental Impact Studies.

Updating the EMGs will ensure that there is a consistent approach in the preparation of environmental studies that may be required to establish boundaries of natural heritage features, assess the potential impacts of development and site alteration on the Natural Heritage System, and identify protection, mitigation, and compensation measures that may be needed to protect Natural Heritage Features and functions.

Objective

The objective of the study is to undertake a document review and update of the EMGs (2007) to identify relevant processes and reference documents, identify data gaps, and to improve the usability of the EMGs as a tool that sets out the requirements for the preparation of environmental studies that may be required to implement the London Plan and other approved provincial policies and legislation.

2.0 Background - Current Environmental Management Guidelines

Improving the usability and effectiveness of the City's EMGs will ensure the City's Natural Heritage System is identified, the impacts of development are assessed, and the identified natural heritage features and functions are protected over the long-term as required by the Provincial Policy Statement and the City's Official Plan. The EMGs are tools to implement existing policy and do not replace or supersede these policies. Revision of these approved policies will not be considered as part of this update.

The current version of the EMGs was approved by Council in 2007 and is available on the City's website in this link. The EMGs update process will consider the recommendations of the EIS Performance Monitoring Study that included engagement with the London Development Institute (LDI) and Environmental and Ecological Planning Advisory Committee (EEPAC). A link to the Planning and Environment Committee staff report (August 26, 2014), and study can be found here.

3.0 Scope of Work

3.1 Review Background Documents to Identify Data Gaps and Updated Policy Documents

The consultant will assemble a background review, taking into consideration all relevant background reference documents (and comments received on the current version of the EMGs) including but not limited to:

- Provincial Policy Statement (2014)
- Draft Provincial Policy Statement (2019)
- The London Plan (2016) – the City of London's new Official Plan has been Council adopted and approved by the Minister of Municipal Affairs and Housing. More than 80% of the plan is in force and effect. Portions of The London Plan are currently under appeal before the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board), and until those appeals are resolved the previous Official Plan (1989) also remains in effect.
- The City of London Official Plan (1989) – portions of the 1989 Official Plan remain in effect until the appeals process is resolved.
- The City of London (2017). *London Invasive Plant Management Strategy*.
- Ontario Ministry of Natural Resources and Forestry (2010). *Natural Heritage Reference Manual 2nd edition (March 2010)*.
- Environment Canada (2013). *How Much Habitat is Enough? Third Edition*. Environment Canada, Toronto, Ontario.
- Ontario Ministry of Natural Resources and Forestry (2015). *Significant Wildlife Habitat Ecoregional Criteria Schedules: Ecoregion 7E*.
- Ontario Ministry of Natural Resources and Forestry (2014). *Significant Wildlife Habitat Mitigation Support Tool*.

- Ontario Ministry of Natural Resources and Forestry (2014). *Significant Wildlife Habitat Mitigation Support Tool Version 2014*. Southern Region Resources Section, Peterborough, Ontario.
- Oldham, M. J., Carolinian Canada and Ontario Ministry of Natural Resources and Forestry (2017). *List of the Vascular Plants of Ontario's Carolinian Zone (Ecoregion 7E)*.
- Beacon Environmental Ltd. (2014). *Environmental Impact Study (EIS) Performance Evaluation for the City of London*.
- Environmental and Ecological Planning Advisory Committee (EEPAC) (2019). *A Wetland Conservation Strategy for London: A Discussion Paper on Best Practices*. EEPAC, London, Ontario.
- Other Secondary Source literature – should be used to support a robust mitigation and restoration strategy.
- Existing references used in the Current EMG (2007) document

3.2 Consultation

Consultation with external resource groups (stakeholder and community groups) and First Nations will be completed throughout the update process.

As the EMGs are tools to implement existing policy and do not replace or supersede these policies, the specifics of the EMGs that are included in such policies will not be part of this consultation process.

External Resources

External resource groups that will be included as part of the consultation for this project include:

- Environmental and Ecological Planning Advisory Committee
- Advisory Committee on the Environment
- Upper Thames River Conservation Authority
- Lower Thames Valley Conservation Authority
- Kettle Creek Conservation Authority
- The Urban League of London
- The London Development Institute
- London Home Builders Association
- Nature London

First Nations Consultation

First Nation communities will be invited to engage in all stages of the EMGs update; Pre-consultation, Phase 1 and Phase 2. Pre-consultation will guide the project engagement process and establish the desired on-going consultation with First Nations communities. Community engagement requirements will be included in the revised EMGs at the direction and desire of the communities.

To foster consistent inclusion of communities related to environmental planning and approval initiatives the City of London proposes to develop engagement standards with the communities to include in the EMGs update. These standards could consist of consultation during the initial EIS project stages for development projects that have not involved prior consultation, as typically completed during the EA process. Inclusion throughout the study process and during

post construction monitoring as appropriate will also be explored during the EMGs revision in collaboration with the communities.

The Provincial Policy Statement (2014) in policy 1.2.2; *'Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.'*

First Nations that will be included as part of the consultation for this project include:

- Chippewas of the Thames First Nation
- Munsee-Delaware Nation
- Oneida Nation of the Thames

Pre-consultation: The City of London

Initial project initiation with external resources and First Nations will be undertaken by the City of London to establish a clear engagement process.

A presentation at EEPAC will be completed by City staff during this stage to introduce the project and consultation process. All external resources and First Nations will be invited to attend this project initiation presentation and engage in the process from the outset.

The City of London will circulate the ToR to the external resource groups and First Nations for comment. Comments from this initial consultation stage will be considered in the revision of the ToR prior to retaining a consultant and will guide the consultation process throughout.

Comments on the existing EMGs document and how this policy tool can be improved or revised will be invited and gathered during this initial stage. Given the potential for a high volume of responses, an excel spreadsheet matrix will be circulated to organize comments. Responses will be completed in subsequent project phases. These initial comments will be considered in the revision of the Terms of Reference and circulated to the retained consultant during Phase 1 of the project.

Phase 1: Project Initiation, Background Review and Draft Preparation

Phase 1 will begin with a project kickoff meeting between the consultant and the City of London. The consultant will be responsible for circulating meeting minutes.

The City of London will circulate the comments gathered during the Pre-consultation Phase to the retained consultant as part of the background review. Comments will be addressed within the spreadsheet and circulated to the external resource groups and First Nations. Consolidated comments will be circulated to all engaged external resource groups and First Nations.

The consultant will be responsible for up to two meetings per external resource group or First Nation band during Phase 1 of the consultation process. The consultant will be responsible for meeting minutes.

Based on the review of the background materials identified in Section 3.1 and in consultation with the City of London's Ecologist Planners, the consultant will complete the first revision of the EMGs, considering the initial comments provided by external resource groups and First Nations on suggested EMGs revisions.

A presentation at EEPAC will be completed by the consultant during this stage to present the initial draft of the revised EMGs. All external resource groups and First Nations will be invited to attend this presentation and engage in the process. The revised EMGs document will be circulated to all external resource groups and First Nations in coordination with this presentation for review and comment.

Phase 2: Draft Review, Comment Resolution

The consultant will be responsible for up to two meetings per external resource group and First Nation band during Phase 2 of the consultation process. These meetings will work to review and resolve comments provided by the external resource groups and First Nations and explain comment responses. The retained consultant will be responsible for circulating meeting minutes to the City of London and the involved external resource groups and First Nations for the meetings. The consultant will accept one round of comments from all external resource groups and First Nations within the EMGs comment spreadsheet in response to the draft EMGs.

Based on comment resolution completed within the EMGs comment spreadsheet and during the external resource groups and First Nations meetings, the consultant will revise the EMGs draft. The City of London and consultant will resolve any outstanding comments and finalize the EMGs document for presentation at EEPAC and Planning and Environment Committee (PEC). The consultant will be responsible for presenting to EEPAC and PEC.

All external resource group and First Nation feedback will be considered throughout the process, however, all comments may not be incorporated in the final draft recommended to Council.

3.3 Revise the Environmental Management Guidelines

Section specific updates will be completed to align with the aforementioned background documents and policies. This update will confirm and update the existing EMGs sections, assessing if those sections are necessary and if any additional sections or deletions are warranted. During the update for the 2020 EMGs, the current 2007 EMGs remain in full force and effect.

1. **Guidelines for the Preparation and Review of Environmental Impact Statements (EIS)**
2. **Data Collection Standards for Ecological Inventory**
3. **Guideline Documents for Environmentally Significant Areas Identification, Evaluation and Boundary Delineation**
4. **Guideline Document for the Evaluation of Ecologically Significant Woodlands**
5. **Guidelines for Determining Setbacks and Ecological Buffers**
6. **Guide to Plant Selection for Natural Heritage Areas and Buffers**

4.0 Summary of Deliverables

The process to update the EMGs for the City of London will include:

1. Development of updated draft EMGs and a “final” EMGs in consultation with the Ecologist Planners, external resource groups and First Nations based on municipal, provincial and federal policies. Use of secondary sources where appropriate to develop

robust policies and procedures that foster the identification, protection and restoration of the Natural Heritage System in the City of London.

2. Responses to written comments.
3. Minutes of all meetings.
4. Attend, present (prepare slideshow) and answer questions on the updated EMGs at an EEPAC meeting
5. Attend, present (prepare slideshow) and answer questions on the updated EMGs to London City Council at a future Planning and Environment Committee Meeting.

5.0 Timeline

Pre-consultation (August 1 – November 1, 2019):

August 1, 2019 – Circulate Terms of Reference, EMGs initial comment matrix and EEPAC presentation invitation to external resource groups and First Nations

August 15, 2019 – City of London project initiation presentation at EEPAC

September 19, 2019 – External resource groups and First Nations response deadline for ToR and comments on the 2007 version of the EMGs

September 27, 2019 – City of London to revise the ToR for bid circulation

October 4, 2019 – ToR circulated and invitation to bid sent out

October 18, 2019 – Deadline for Bid Submission

November 1, 2019 – Project Award to Successful Bidder

Phase 1 – Background Review and Draft Development (November 15, 2019 – May 21, 2020):

November 15, 2019 – Kick-off Meeting between successful bidder and the City of London

November 22, 2019 – Begin engaging external resource groups and First Nations (via email with up to two meetings per group)

December 20, 2019 – Background review and address initial EMGs comments. Circulate consolidated comments to engaged external resource groups and First Nations

April 16, 2020 – EEPAC presentation and circulation of the updated Draft EMGs for comment

May 21, 2020 – Deadline to receive comments on the Draft EMGs from external resource groups and First Nations

Phase 2 – Draft Revision and Planning and Environment Committee Presentation (June 1 – July 27, 2020):

June 1, 2020 – Begin external resource group consultation on the Draft EMGs (up to two per group)

July 10, 2020 – Final Version of Revised EMGs circulated

July 27, 2020 – Consultant Presentation of Final EMGs at Planning and Environment Committee

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. Pompili, 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.



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

July 31, 2019

A. Rammeloo
Manager III

L. McDougall
Ecologist Planner

I hereby certify that the Municipal Council, at its meeting held on July 30, 2019 resolved:

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 following actions be taken with respect to the election of Chair and Vice-Chair for the term ending November 30, 2019:
 - i) notwithstanding section 4.12 of the General Policy for Advisory Committees, S. Levin BE ELECTED as Chair; and,
 - ii) S. Hall BE ELECTED as Vice-Chair;
- b) the Working Group comments appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee, relating to the One River Master Plan Municipal Class Environmental Assessment BE FORWARDED to the Civic Administration for consideration;
- c) R. Trudeau and K. Moser BE APPOINTED as the representative and alternate, respectively, to the Trails Advisory Group for Environmentally Significant areas; and,
- d) clauses 1.1, 1.2, 3.1 to 3.4, inclusive, 4.2 and 5.2 BE RECEIVED for information. (2.3/13/PEC)

C. Saunders
City Clerk
/lm

cc. Chair and Members, Environmental and Ecological Planning Advisory Committee

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

800, 805 & 810 Chelton Road



File: Z-9089

Applicant: The Ironstone Building Company Inc.

What is Proposed?

Zoning amendment to allow:

- Residential dwellings including townhouses and back-to-back townhouse units up to three storeys in height; and apartment buildings ranging in height from four (4) to six (6) storeys.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 21, 2019**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: Z-9089

london.ca/planapps

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

Councillor Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Community Shopping Area CSA3 Zone, an Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone, and a holding Residential R6/R9 (h-54 R6-5/R9-3 H20) Zone to a Residential R5 (R5-7) Zone, Residential R5 Special Provision (R5-7()) Zone, Residential R9 Special Provision (R9-7()) Zone, and an Open Space OS5 Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

805 Chelton Road

Zone: Community Shopping Area CSA3

Permitted Uses: A range of community-scale commercial uses within a shopping centre; including such uses as assembly halls, convenience service establishments, financial institutions, medical/dental offices, personal service establishments, private clubs, restaurants, retail stores, supermarkets, taverns, cinemas and private schools.

Gross Floor Area: 15,000 square metres maximum

Height: 9.0 metres maximum

800 Chelton Road

Zone: Associated Shopping Area Commercial (ASA1/ASA2/ASA3)

Permitted Uses: A range of uses including animal hospitals, convenience stores, dry cleaning and laundry plants, financial institutions, grocery stores, restaurants, retail stores, personal service establishment, pharmacies, service and repair establishments, day care centres, clinics, medical/dental, professional and service offices.

Gross Floor Area: 6,000 square metres maximum

Height: 12 metres maximum

810 Chelton Road

Zone: holding Residential R6/R9 (h-54 R6-5/R9-3 H20)

Permitted Uses: A range of dwelling types including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, apartments buildings, senior citizens apartment buildings and continuum-of-care facilities.

Residential Density: 100 units per hectare maximum

Height: 20.0 metres maximum

Requested Zoning

Zone: Residential R5 (R5-7) and Residential R5 Special Provision (R5-7())

Permitted Uses: Cluster townhouses and cluster stacked townhouses

Special Provisions (applies to Blocks 151/152 only): Interior side yard depth 2.0 metres minimum, with a 0.0 metre yard setback adjacent an OS5 Zone.

Residential Density: 60 units per hectare maximum

Height: 12 metres maximum

Zone: Residential R9 Special Provision (R9-7())

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities.

Special Provisions: Front yard depth 6.0 metres minimum, exterior side yard depth 3.0 metres minimum, 0.0 metre yard setback adjacent an OS5 Zone.

Residential Density: 150 units per hectare maximum

Height: 25.0 metres maximum

Zone: Open Space OS5

Permitted Uses: Conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots

Height: 12.0 metres maximum

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

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Community Commercial Node and Multi-family, High Density Residential in the Official Plan. Community Commercial Node permits a range of commercial and retail uses including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions; a limited range of automotive services; and professional, medical/dental and service-oriented office uses. Multi-family, high density residential uses and community facilities may also be permitted in this designation through a zoning by-law amendment application, site plan application and consideration of design features which provide for the proper integration of the two uses.

Multi-family, High Density Residential permits low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses as the main uses. Portions of the northerly perimeter of the lands west of Chelton Road are designated as Open Space.

The subject lands are in the Shopping Area and Neighbourhoods Place Types in *The London Plan*. The Shopping Area Place Type permits a range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. The Neighbourhoods Place Type permits a range of uses including single detached, semi-detached, triplexes, fourplexes, townhouses, stack townhouses, mixed-use buildings, low rise apartments, and small-scale community facilities.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

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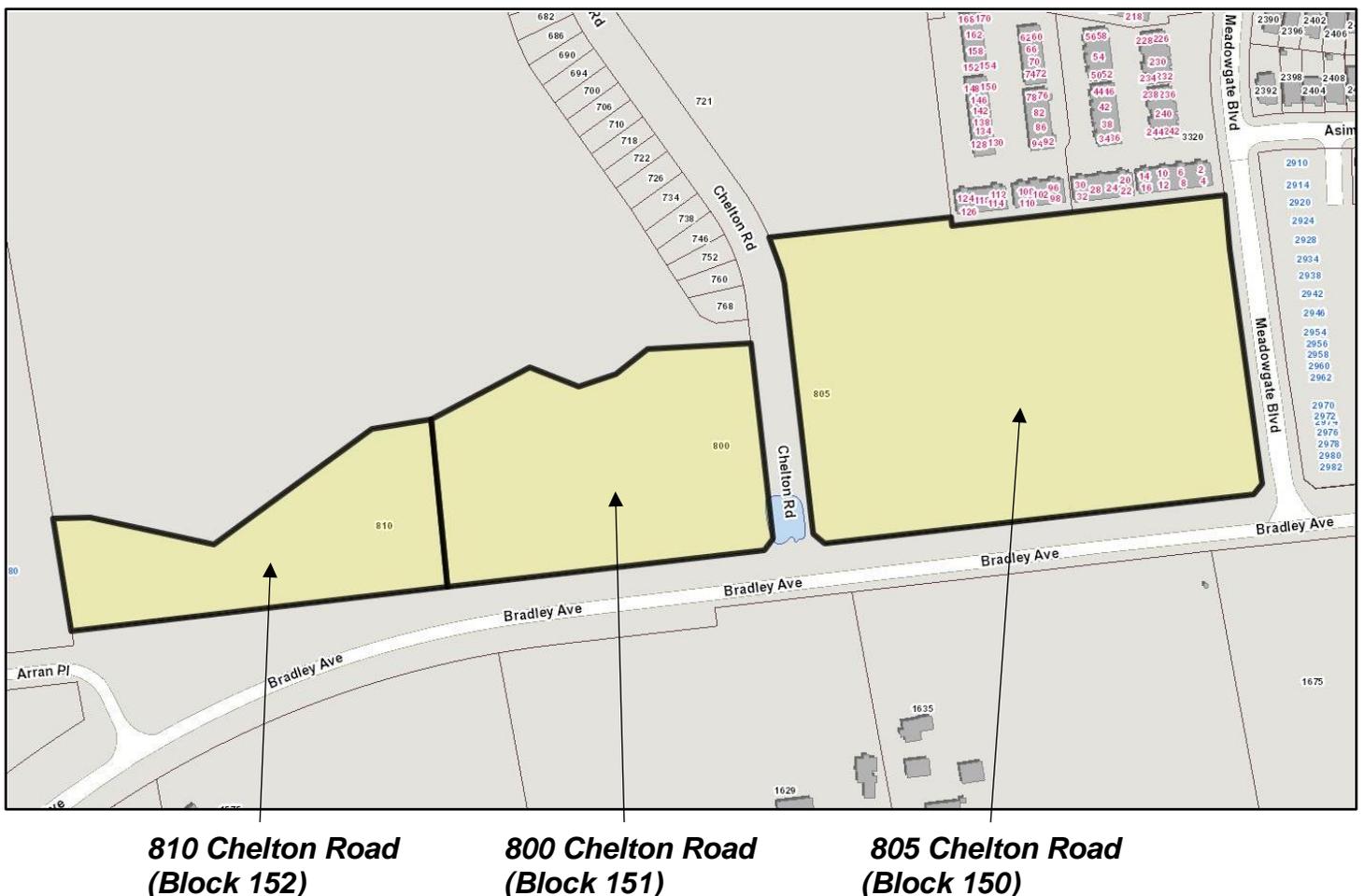
For more information go to <http://elto.gov.on.ca/tribunals/omb/about-the-omb/>.

Notice of Collection of Personal Information

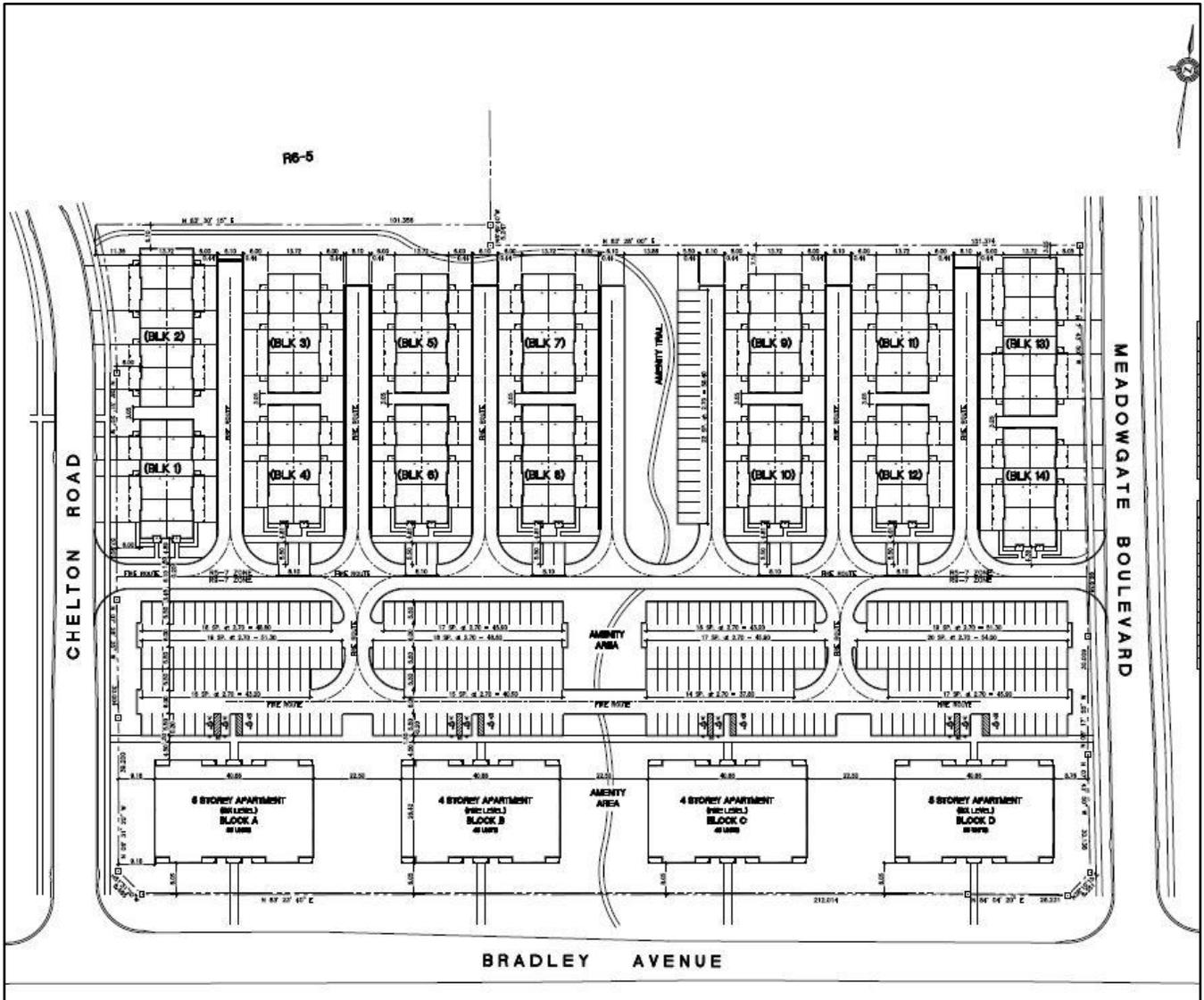
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

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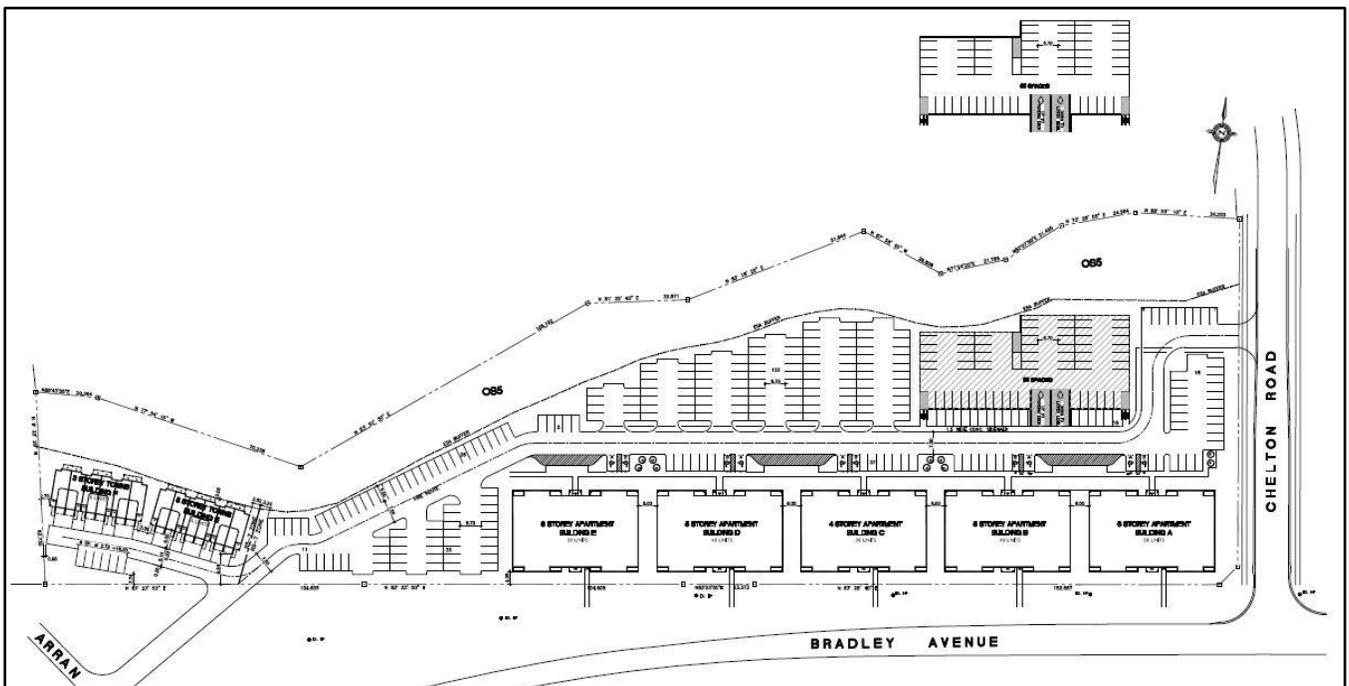
Site Location Map



Site Concept Plans



805 Chelton Road – Site concept plan showing four, 4 to 5 storey apartment buildings oriented to Bradley Avenue on the southerly portion of the site (200 units total); and 3-storey, back-to-back cluster townhouses on the northerly portion of the site (88 units total).



800-810 Chelton Road – Site concept plan showing five, 4 to 6 storey apartment buildings oriented to Bradley Avenue on the southerly portion of the site (255 units total); and cluster townhouses on the westerly portion of the site (12 units total).

The above images represents the applicant’s proposal as submitted and may change.

Building Renderings



3 storey townhouse units



3 storey, back-to-back townhouse units



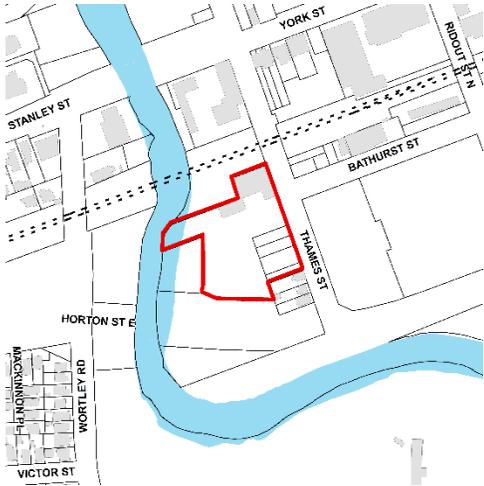
5 storey apartment building

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

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1-3 Bathurst Street and 269-281 Thames Street



File: OZ-9092

Applicant: 2497646 Ontario Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A range of office, commercial, and retail uses;
- A reduced minimum front yard depth from a primary collector road of 0.5 metres;
- An interior side yard depth of 2.6 metres;
- A maximum lot coverage of 20%;
- A maximum building height of 17 metres;
- A parking supply of 69 spaces for all permitted uses.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 19, 2019**

Catherine Lowery

clowery@london.ca

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9092

london.ca/planapps

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

Councillor Arielle Kayabaga

akayabaga@london.ca

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To change the designation of the property to add a specific policy area to the existing Open Space designation to permit office, commercial, and retail uses.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the property to add a specific policy area to the existing Green Space Place Type to permit office, commercial, and retail uses.

Requested Zoning By-law Amendment

To change the zoning from an Open Space (OS4) Zone to an Open Space Special Provision (OS4(__)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Open Space (OS4) Zone

Permitted Uses: Conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures.

Special Provisions: None

Requested Zoning

Zone: Open Space Special Provision (OS4(__)) Zone

Permitted Uses: Conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures.

Special Provisions: To permit: office, studio, office (professional), business service establishment, convenience store, financial institution, personal service establishment, restaurant, medical/dental office, and commercial retail store uses; a reduced minimum front yard depth from a primary collector road of 0.5 metres; an interior side yard depth of 2.6 metres; a maximum lot coverage of 20%; a maximum building height of 17 metres; and a parking supply of 69 spaces for all permitted uses.

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

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Open Space in the Official Plan, which permits a range of open space uses as the main uses.

The subject lands are in the Green Space Place Type in *The London Plan*, permitting a range of open space uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services

staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

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If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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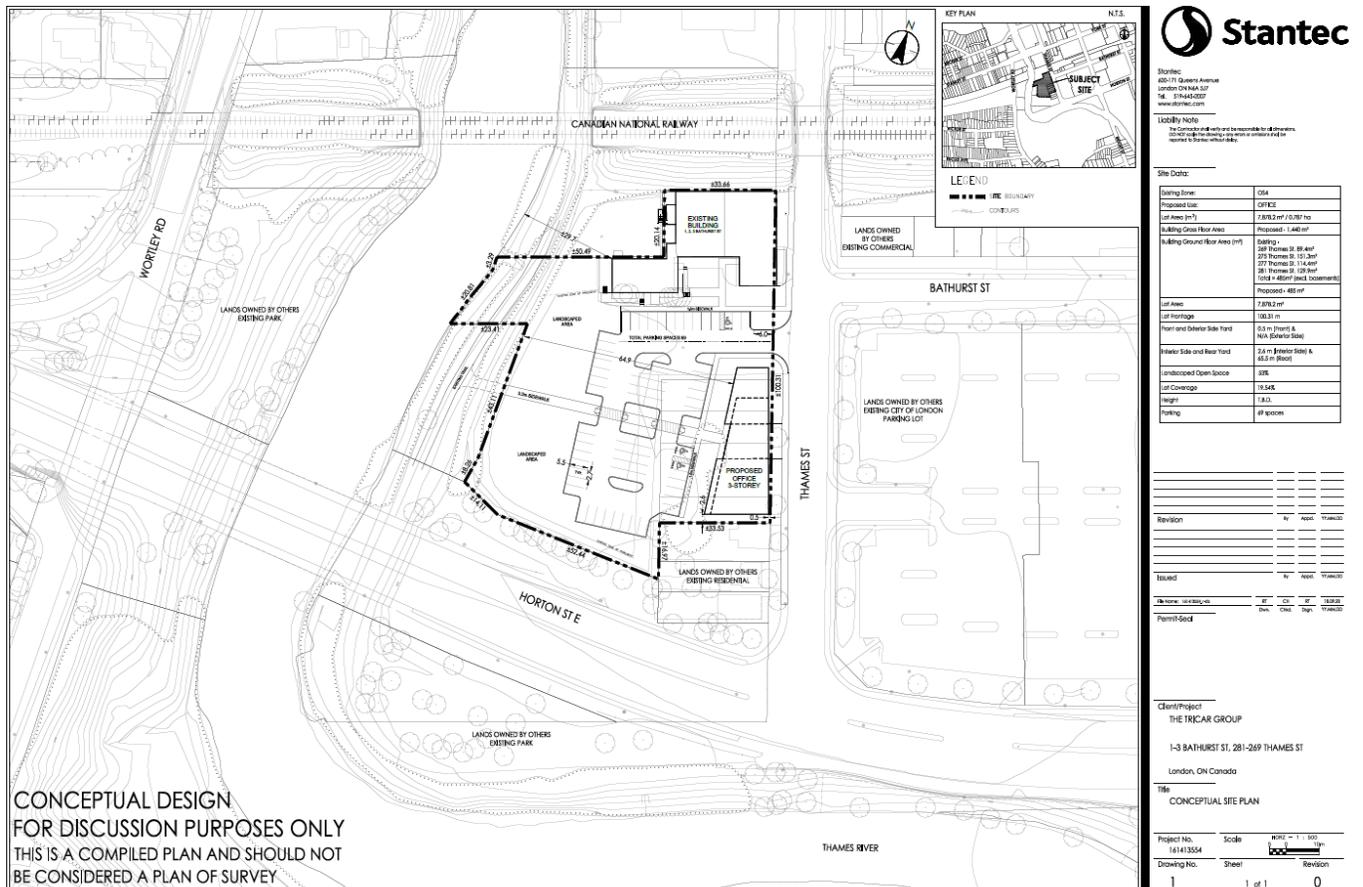
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Site Concept



Conceptual Site Plan

Building Renderings

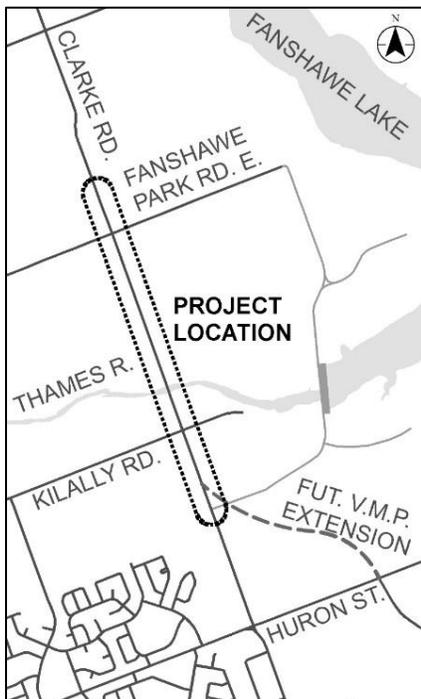


Conceptual Rendering

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

**Notice of Study Completion
Clarke Road Improvements Municipal Class Environmental Assessment
Veterans Memorial Parkway Extension to Fanshawe Park Road East, City of
London**

The City of London retained Stantec to complete a Municipal Class Environmental Assessment (EA) study to plan for improvements on Clarke Road to address future traffic volumes associated with background development and improvements to the Veterans Memorial Parkway (VMP). The preferred plan includes a symmetrical widening of Clarke Road from two to four lanes (with consideration given to the ultimate build-out of six lanes). The preliminary design of the Clarke Road corridor includes four 3.75 m lanes with a 1.0 m flush median and 3.0 m paved shoulder, as well as a separated 3.0 m multi-use pathway along the west side of the road corridor. The preferred preliminary design also includes a new multi-span bridge to replace the existing J.W. Carson bridge over the Thames River.



The study was completed following the Municipal Class Environmental Assessment (EA) (as amended in 2015), under the *Ontario Environmental Assessment Act*, as a Schedule 'C' project. A summary of the study process and recommendations are documented within an Environmental Study Report, a copy of which is available for public review for **45 calendar days from Monday, July 29, 2019 to Wednesday, September 11, 2019** online and at the following locations:

<http://www.london.ca/residents/Environment/EAs/Pages/Clarke-Road-Improvements.aspx>

City Hall, Clerk's Office, 3rd Floor and Transportation Division, 8th Floor, 300 Dufferin Avenue, London, N6A 4L9: Monday to Friday 8:30 a.m. to 4:30 p.m.

London Public Library, Central Branch, 251 Dundas Street, London, N6A 6H9: Monday to Thursday 9:00 a.m. to 9:00 p.m., Friday 9:00 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m.

If you have questions or concerns regarding the information provided in the Environmental Study Report, please contact a member of the project team before

Wednesday, September 11, 2019:

Peter Kavcic, P.Eng.
Transportation Design Engineer
Transportation Planning & Design
City of London
pkavcic@london.ca
519-661-CITY (2489) ext. 4581

Isaac Bartlett, P.Eng.
Project Manager
Stantec Consulting Ltd.
Isaac.bartlett@stantec.com
519-675-6643

If concerns regarding this project cannot be resolved in discussion with the City of London, a person/party may submit a Part II Order Request Form. The Part II Order Request Form is available online on the Forms Repository website (<http://www.forms.ssb.gov.on.ca/>) by searching "Part II Order" or "012-2206E" (the form ID number). Completed forms must be sent to the Minister of the Environment, Conservation and Parks, with a copy of the form to the Director of Environmental Assessment and Permissions Branch and the City Clerk:

Minister
Ministry of the Environment, Conservation and Parks
77 Wellesley Street West, Floor 11
Toronto ON M7A 2T5
Minister.mecp@ontario.ca

Director, Environmental Assessment and Permissions Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5
enviopermissions@ontario.ca

City of London
Office of the City Clerk
300 Dufferin Avenue, 3rd floor
London ON N6A 4L9

If the request has been turned down, the City can implement the project subject to any conditions imposed. If the request has been granted, the City can begin preparing terms of reference for an Individual EA, if they still wish to move ahead with the project.

Please note that all personal information included in a Part II Order Request – such as name, address, telephone number and property location – is collected, maintained, and disclosed by the Ministry of the Environment, Conservation and Parks for the purpose of transparency and consultation. The information is collected under the authority of the *Environmental Assessment Act* or is collected and maintained for the purpose of creating a record that is available to the general public as described in s.37 of the *Freedom of Information and Protection of Privacy Act*. Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential. Questions about this collection should be referred to the City Clerk, at 519-661-2489, extension 4937.

This Notice issued Thursday, July 18, 2019.