

Agenda

Planning and Environment Committee

The 8th Meeting of the Planning and Environment Committee

May 25, 2020, 4:00 PM

Virtual Meeting - during the COVID-19 Emergency

City Hall is currently closed to the public, please view the meeting via live-streaming (YouTube or the City Website)

Members

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

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To make a request specific to this meeting, please contact PEC@london.ca

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

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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: Peter Hamstra
1510 Fanshawe Park Road East

Meeting on: May 25, 2020

Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Peter Hamstra relating to the property located at 1510 Fanshawe Park Road East, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 2 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Holding Community Facility (h*CF1/CF3) Zone **TO** a Community Facility (CF1/CF3) Zone to remove the "h" holding provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the "h" holding symbol from the zone map to permit the addition of a field house (with washrooms) and landscape improvements to a private park on the existing church lands.

Rationale of Recommended Action

The conditions for removing the holding provisions have been met, as the required security has been submitted and the development agreement has been signed. All issues have been resolved and the holding provision is no longer required.

1.0 Site at a Glance

1.1 Property Description

The site is addressed as 1510 Fanshawe Park Road East and is located on the north side east of Highbury Avenue North. The subject site is a church (London North Park Community Church) and a private park for members of the congregation. There are vacant lands to the west (zoned for commercial uses), existing residential uses to the north and south, and a cemetery, and extractive industrial use to the east.

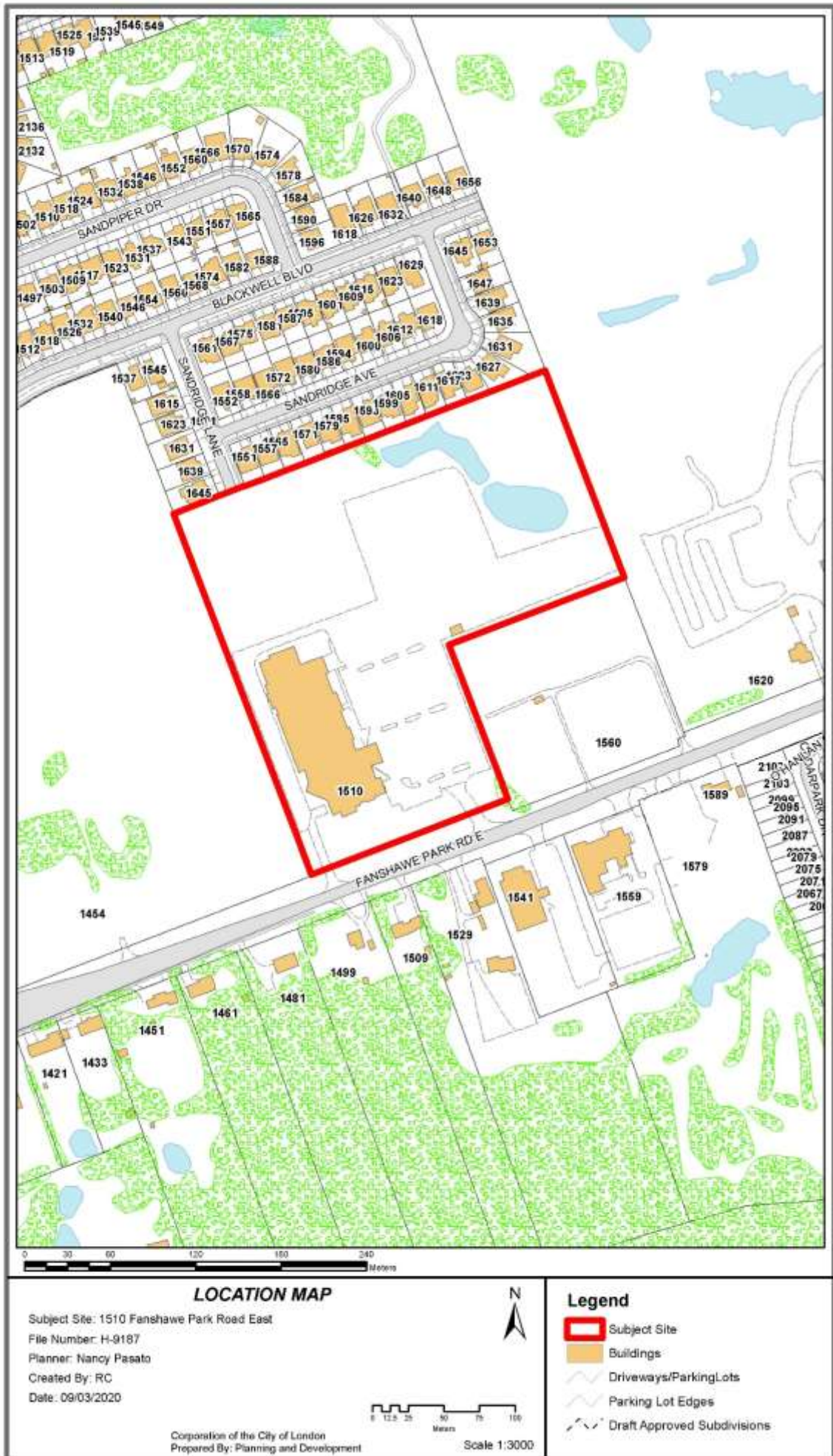
1.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Multi-Family, Medium Density Residential
- Existing Zoning – Holding Community Facility (h*CF1/CF3) Zone

1.3 Site Characteristics

- Current Land Use – Place of Worship
- Frontage – 155.9 m (511.5 feet)
- Depth – 270.1 m (886.2 feet)
- Area – 6.0 ha (14.8 acres)
- Shape – irregular

1.4 Location Map



1.5 Surrounding Land Uses

- North – residential
- East – cemetery; extractive industrial
- South – residential
- West – vacant - future commercial

2.0 Description of Proposal

2.1 Development Proposal

The requested amendment will permit the development of a field house (with washrooms) and landscape improvements to a private park on the existing church lands.

3.0 Relevant Background

3.1 Planning History

The church was constructed in 1993. Prior to the church use the lands were used for agricultural purposes

3.2 Requested Amendment

The applicant is requesting the removal of the “h” holding provision from the Zone on the subject lands, which requires that the securities be received, and a development agreement be executed by the owner.

3.3 Community Engagement (see more detail in Appendix B)

No comments were received in response to the Notice of Application.

3.4 Policy Context

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, Municipal Council must pass a zoning by-law with holding provisions (“h” symbol), an application must be made to Council for an amendment to the by-law to remove the holding symbol, and Council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the (1989) Official Plan contain policies with respect to holding provisions, the process, and notification and removal procedures.

4.0 Key Issues and Considerations

4.1 What is the purpose of the “h” holding provision and is appropriate to consider its removal?

The “h” holding provision states:

“To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law.”

The Applicant has provided the necessary securities and has entered into a development agreement with the City. This satisfies the requirement for the removal of the “h” holding provision.

5.0 Conclusion

The Applicant has provided the necessary securities and has entered into a development agreement with the City. Therefore, the required conditions have been met to remove the “h” holding provision. The removal of the holding provisions is recommended to Council for approval.

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

April 17, 2020

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompilii, Manager, Development Planning
Mike Pease, Manager, Development Planning

NP/np

\\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2020\H-9187 - 1510 Fanshawe Park Road East (NP)\DRAFT 1510 Fanshawe Park Rd E H-9187 NP.docx

Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2020

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1510 Fanshawe Park Road East.

WHEREAS Peter Hamstra has applied to remove the holding provisions from the zoning for the lands located at 1510 Fanshawe Park Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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 the lands located at 1510 Fanshawe Park Road East, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Community Facility (CF1/CF3) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 2, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 2, 2020
Second Reading – June, 2020
Third Reading – June, 2020

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

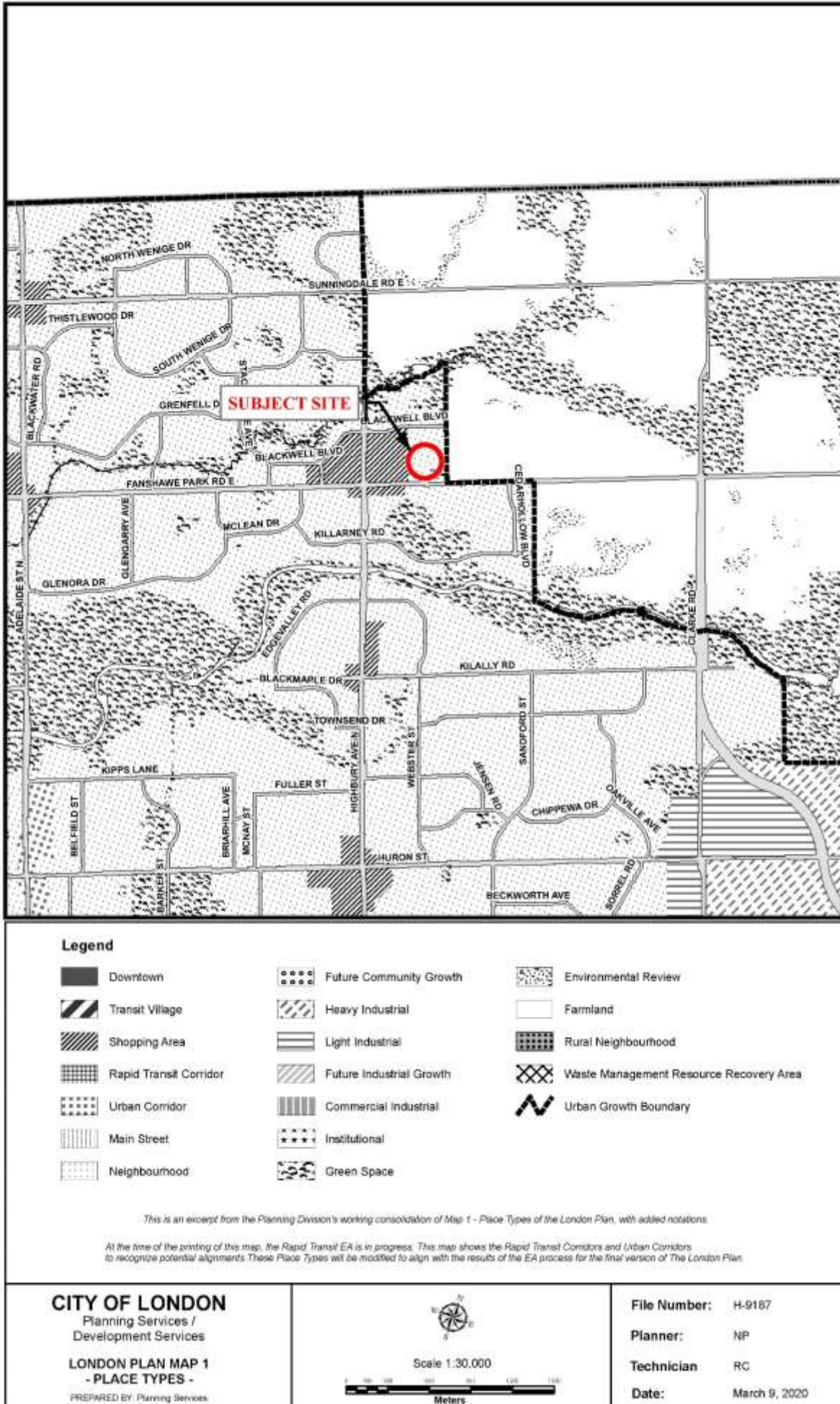


Previous Reports and Applications Relevant to this Application

None.

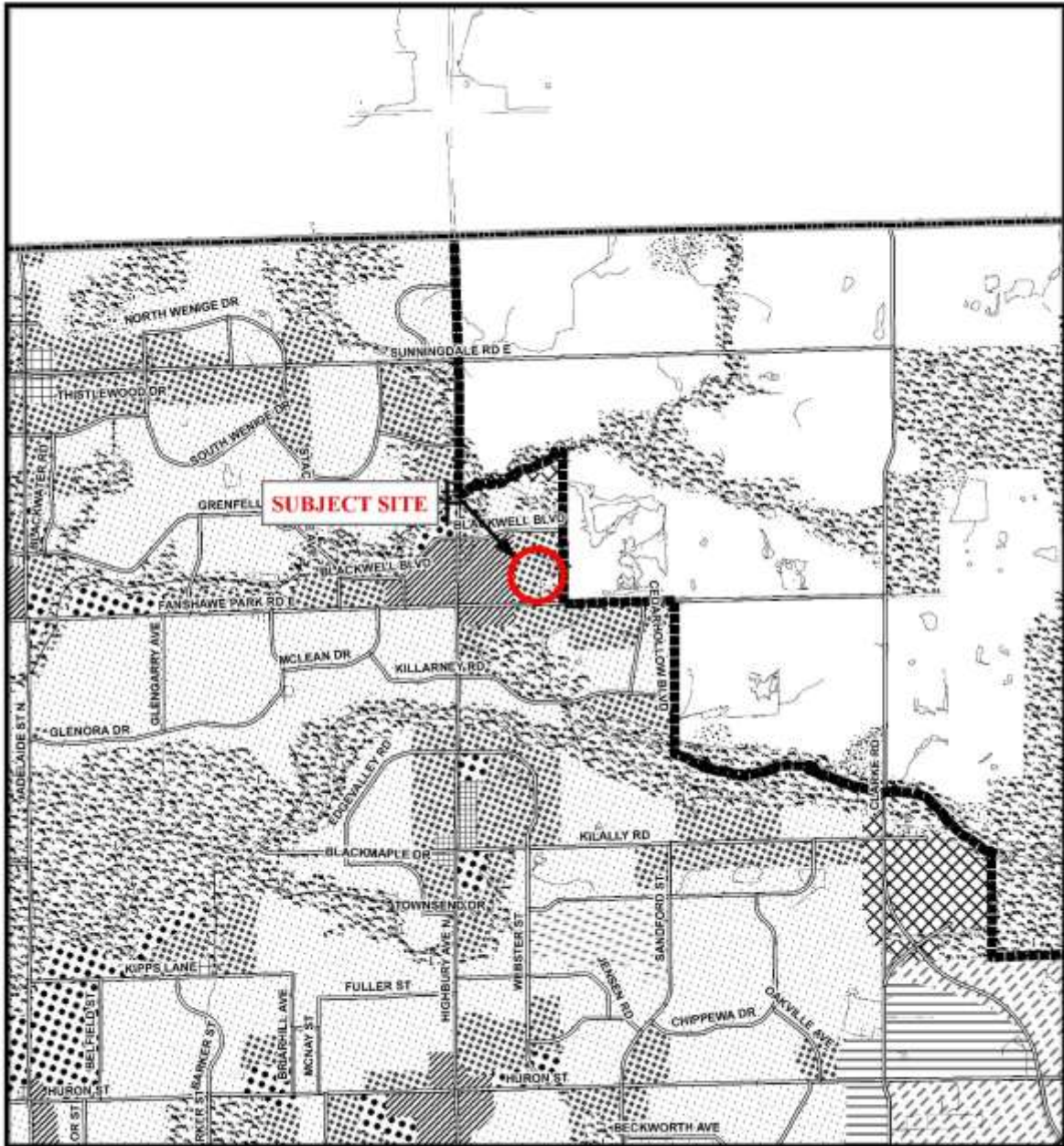
Appendix B – Relevant Background

London Plan Excerpt



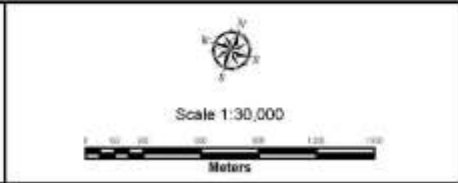
Project Location: E:\Planning\Projects\p_officialplan\work\conso\K0\excerpts_LondonPlan\mxd\H-9187-Map1-PlaceTypes.mxd

1989 Official Plan Excerpt



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

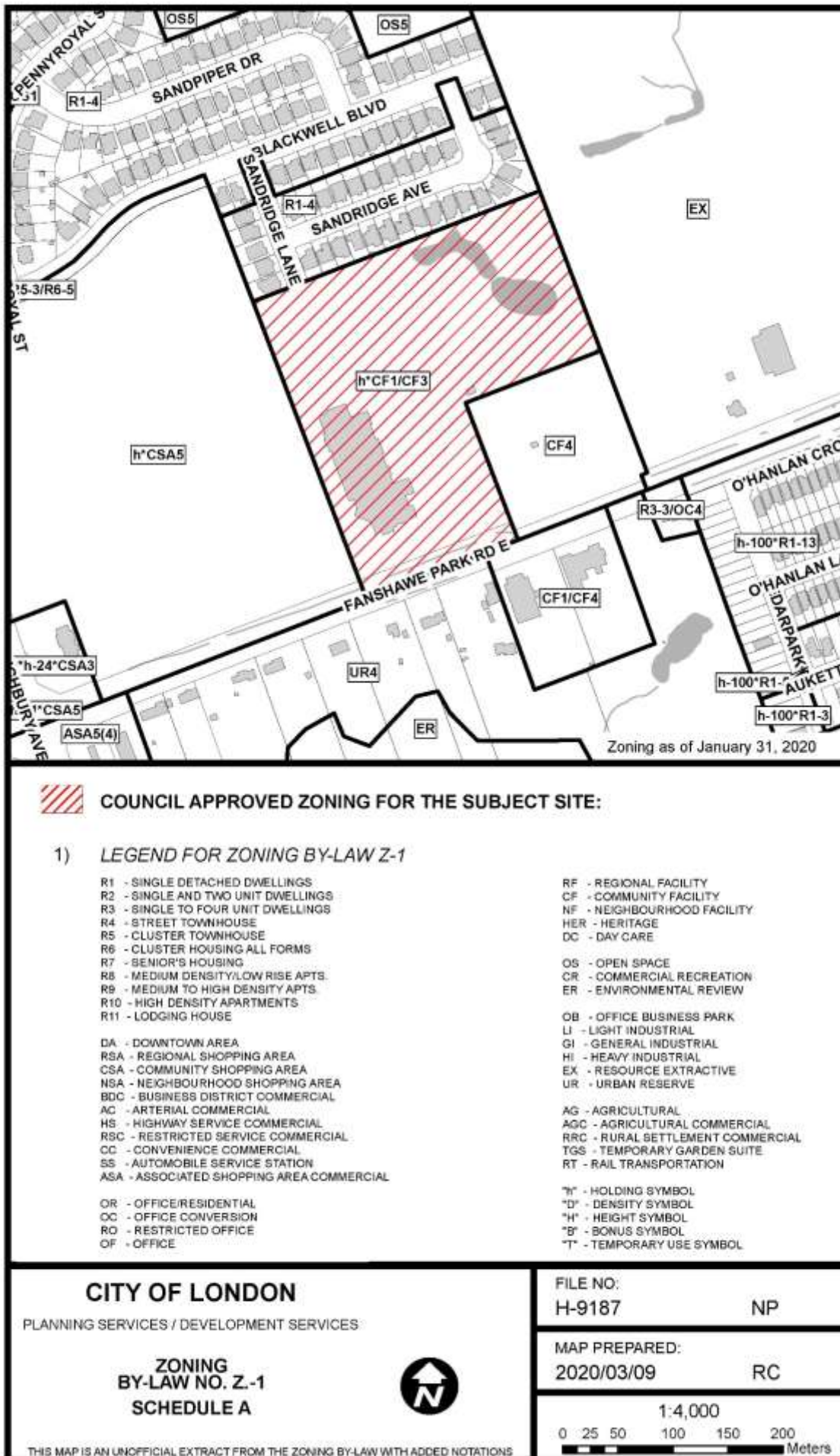
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: H-9187
 PLANNER: LM
 TECHNICIAN: RC
 DATE: 06/03/2020

PROJECT LOCATION: c:\planning\project\sp_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_NEW_b&w_Bx14.mxd

Zoning Excerpt



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: Exception to Delegated Authority for Consent

Meeting on: May 25, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the delegation of Municipal Council's authority to grant consent:

- (a) Section 2.2, Exception, London Consent Authority, of By-law No. CP-23 be amended to number the exception(s), and exceptions **BE ADDED** to appoint the Director, Development Services as the London Consent Authority for all consent matters during the COVID-19 emergency, and until December 1, 2020; and
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 2, 2020 to amend By-law No. CP-23 to enact the changes in clause (a).

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to add a new exception to Municipal Council's delegated consent-granting authority to appoint the Director, Development Services as the temporary London Consent Authority for all consent matters during the COVID-19 emergency and until December 1, 2020, when the Committee of Adjustment's ("CoA's") ability to conduct public hearings and capacity to carry-out consent decisions would be disrupted.

Rationale of Recommended Action

1. The recommended action will allow Consent Applications to be advanced during the COVID-19 emergency.
2. The recommended action will alleviate capacity constraints anticipated to be experienced by the CoA immediately following the COVID-19 emergency.
3. The recommended action will allow Development Services to conduct the planned orientation for the CoA related to consent matters disrupted by the COVID-19 emergency.

Analysis

1.0 Relevant Background

1.1 Consents and Current Roles and Responsibilities

Consent Applications facilitate the division of land into smaller parts through lot creation, adjustment of property lines, registration of easements for rights-of-way, or for mortgages or charges over part of a property. The authority to grant consent to divide land is derived from the *Planning Act, R.S.O 1990 (the "Planning Act")*. Section 50(1) of the *Planning Act* assigns single-tier municipalities the consent-granting authority. Municipal Councils may in turn delegate, by by-law, their consent-granting authority, or

any part of their authority, to a Committee of Council, to the CoA, or to an appointed officer in accordance with Section 54(5) of the *Planning Act*. The “London Consent Authority” is the title of the committee or officer to which Municipal Council has delegated their authority.

Historically, the London Consent Authority has been delegated to an appointed officer, with periodic changes made to which officer the consent-granting authority has been delegated. However, more recently Municipal Council passed a by-law in December 2019 that would change Municipal Council’s delegated consent-granting authority from one appointed officer (the City Planner) to the CoA and another appointed officer (the Director, Development Services). The by-law took effect on May 1, 2020. The CoA now acts as the consent-granting authority for all instances, except for technical matters for which the Director, Development Services acts as the consent-granting authority.

The rationale for the recent change in Municipal Council’s delegated consent-granting authority was to improve community engagement, participation, and transparency in the decision-making process through the introduction of public hearings before the CoA; allow decisions on related Consents and Minor Variance applications to be made concurrently by the CoA in a coordinated and consistent manner; and for technical matters that typically result in minimum public engagement and would not benefit from public hearings before the CoA, allow decisions to continue to be made by an appointed officer (the Director, Development Services) that is part of the service area that intakes and processes Consent Applications.

1.2 COVID-19 Impacts on Service Delivery

The novel coronavirus, or COVID-19 as it is commonly known, is causing an unprecedented disruption to the daily activities of individuals, businesses and institutions around the world. Included in this disruption is the regular operation and delivery of services by the Corporation of the City of London and Development Services. The processing of planning and development applications in particular have been affected by the implementation of social distancing measures aimed at slowing the spread of the virus and the subsequent suspension of public hearings or public participation meetings that are legislated requirements under the *Planning Act* for many planning and development applications.

2.0 Key Issues and Considerations

Although, advantageous for Consent Applications, public hearings are not a legislated requirement under the *Planning Act*. As such, in an effort to advance planning and development applications where possible, and provide the best possible level of service during this time, Development Services is recommending an exception be added to Municipal Council’s delegated consent-granting authority to appoint the Director, Development Services as the temporary London Consent Authority for all consent matters during the COVID-19 emergency, and until December 1, 2020.

The CoA has been suspended since meeting last on March 16, 2020, and at this time, Staff continue to investigate options and logistical matters to resume public hearings before the CoA with public participation opportunities. The recommended exception would allow an appointed officer to continue to advance consent decisions during the COVID-19 emergency, while public hearings are cancelled and the CoA is suspended. Recently, Development Services has expanded the types of new planning and development applications being accepted during the COVID-19 emergency to include Consent Applications in support of development and construction industry partners.

Capacity constraints are anticipated to be experienced by the CoA immediately following the COVID-19 emergency, since the CoA carries-out multiple quasi-judicial duties. Specifically, the CoA is the decision-making body for Consent Applications, Minor Variance Applications, and will continue to act as the Property Standards Appeals Committee until Property Standards Appeals are scheduled to transition to separate hearings officers.

At present, there are approximately thirty-five Consent Applications in various stages of review that have yet to receive a Consent decision. Twenty-one Minor Variance Applications and thirteen Property Standard Appeals were scheduled for public hearing dates in March and April 2020 and will need to be rescheduled. At present, Development Services is not accepting new Minor Variance Applications while public hearings are cancelled. However, once public hearings before the CoA can resume and Development Services transitions to accepting new Minor Variance Applications there may be a subsequent influx in new Minor Variance Applications.

The recommended exception to Municipal Council’s delegated consent-granting authority would help to alleviate the anticipated capacity constraints by allowing an appointed officer to make decisions on Consent Applications until December 1, 2020, while the CoA focuses on progressing Minor Variance Applications and transitioning Property Standards Appeals.

Moreover, the recommended exception will provide Development Services the opportunity to conduct the planned orientation for the CoA related to consent matters, which was put on hold with the move to minimal operations and delivering essential services during the COVID-19 emergency.

4.0 Conclusion

The recommended exception to the appointment of Municipal Council’s consent-granting authority will allow an appointed official to continue to advance consent decisions during the COVID-19 emergency and until December 1, 2020, when the CoA’s ability to conduct public hearings and capacity to carry-out consent decisions would be disrupted. In a period of unprecedented uncertainty, the recommended exception assists in advancing the business and service delivery of Development Services, and the Corporation of the City of London as a whole, in support of development and construction industry partners.

Prepared by:	Melissa Campbell, MCIP, RPP Manager, Development Planning, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
<p>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.</p>	

May 15, 2020

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

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. CP-23-__

A by-law to amend By-law No. CP-23 entitled "Committee of Adjustment and Consent Authority By-law".

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 44 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provides for a municipality to constitute and appoint a committee of adjustment;

AND WHEREAS section 45 of the *Planning Act*, as amended, sets out the powers of a committee of adjustment with respect to minor variance applications;

AND WHEREAS section 5 of the *Planning Act*, as amended, permits municipal council by by-law to delegate the authority of the Council under section 53 of the *Planning Act* to a committee of council or to an appointed officer identified in the by-law by name or position occupied;

AND WHEREAS subsection 54(5) of the *Planning Act*, as amended, provides that Municipal Council may by by-law delegate the authority of the council under section 53 of the Act or any part of that authority to an appointed officer identified in the by-law by name or position occupied or to the committee of adjustment;

AND WHEREAS it is deemed expedient to pass this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Section 2.2, Exception, London Consent Authority, of By-law No. CP-23 is amended by numbering the exception(s) (a), (b) and (c), and adding the following exceptions:
 - (b) Notwithstanding the delegation described in 2.1 of this by-law, The Corporation of the City of London hereby delegates the authority with respect to the granting of consents provided for under section 53 of the *Planning Act*, as amended, to the Director, Development Services, acting as the "London Consent Authority" during the emergency declared in the Province of Ontario pursuant to Order in Council 518/2020 (Ontario Regulation 50/20) on March 17, 2020 pursuant to section 7.0.1 of the *Emergency Management and Civil Protection Act*, and until December 1, 2020.
 - (c) The powers delegated to the Committee of Adjustment under 2.1 of this by-law shall be suspended for the period of the time described in 2.2 (b) of this by-law. Notwithstanding this section, the Committee of Adjustment may continue to exercise powers delegated under section 1.3 of this by-law.

This by-law comes into force and effect on the day that is passed.

PASSED in Open Council on June 2, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – June 2, 2020
Second reading – June 2, 2020
Third reading – June 2, 2020

Additional Reports

December 2, 2019, Report to the Planning and Environment Committee; *“Delegated Authority for Consent”*

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: Southbridge Health Care G.P. Inc.
184 Exeter Road
Removal of Holding Provisions

Meeting on: May 25, 2020

Recommendation

That, on the recommendation of the Director, Development Services, based on the application of Southbridge Health Care G.P. Inc. relating to the property located at 184 Exeter Road the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 2, 2020 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning for a portion of 184 Exeter Road **FROM** a Holding Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (h*h-100*h-198*R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone **TO** a Holding Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (h-100.R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone to remove the “h” and “h-198” holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

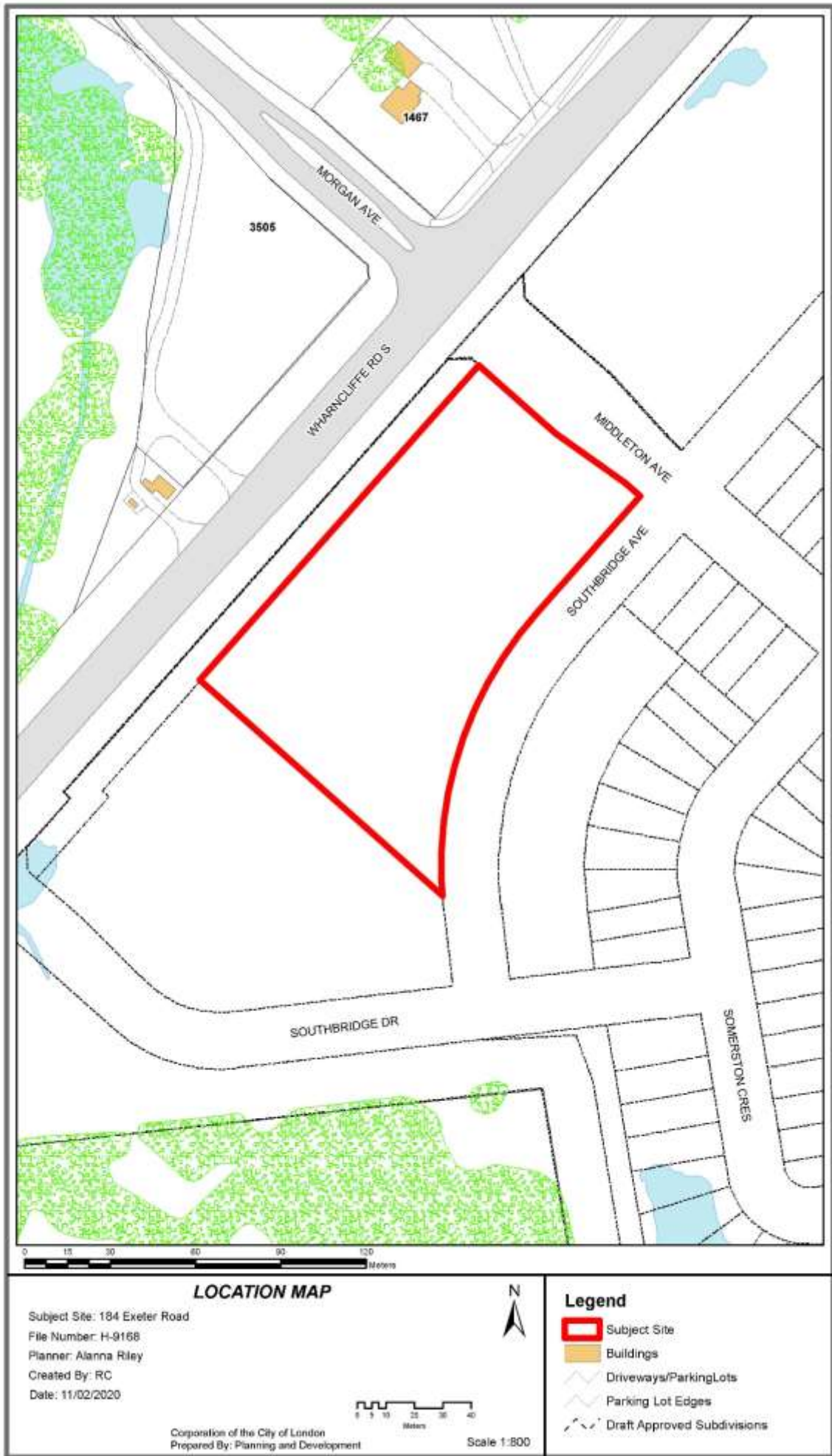
The purpose and effect of this zoning change is to remove the “h”, and “h-198” holding symbols to permit the development of a Long Term Care Facility. The removal of the “100” holding provision is not being recommended at this time and will be brought forward for consideration to a future PEC meeting.

Rationale of Recommended Action

1. The removal of the “h” and “h-198” holding provisions is in conformity with The London Plan and (1989) Official Plan and in compliance with the Zoning By-law.
2. Through the site plan approval process, the required security has been submitted to the City of London and a development agreement has been executed. The “h” holding provision is no longer required.
3. The proposed long term care facility provides a street-oriented development which has been reviewed by urban design staff through the site plan approval process. The “h-198” is no longer required on this portion of the property.
4. At this time the “h-100” holding provision is not being recommended to be removed as confirmation on how the site can be appropriately serviced by a looped water watermain system has not been satisfied..

Analysis

1.1 Location Map



2.0 Description of Proposal

The removal of the “h” “100” and “h-198” holding provisions apply to this property which is currently going through Site Plan Approval (SPA19-102). The future development of this site consists of a 3-storey long term care facility.

3.0 Relevant Background

3.1 Requested Amendment

The applicant is requesting the removal of the “h”, “h-100”, and “h-198” holding provisions from a portion of the property located at 184 Exeter Road.

3.2 Community Engagement (see more detail in Appendix B)

In response to the Notice of Application, no comments were received.

3.3 Planning History

The subject site is part of Plan of Subdivision – 39T-15501 that was accepted on March 12, 2015. It was circulated to the required agencies and municipal departments on March 23, 2015 and advertised in the *Londoner* on April 2, 2015. A revised application and plan was received on April 20, 2016 and was advertised in the *Londoner* on May 19, 2016. Notice of Public Meeting was sent out on November 29, 2016 and was advertised in the *Londoner* on November 24, 2016. The Public Meeting was held on December 12, 2016. Draft Approval was granted on January 27, 2017 by the Approval Authority. The Plan of Subdivision consists of 26 low density blocks, 11 medium density blocks, 1 school block, 2 park blocks, 4 multi-use pathway blocks, 1 open space block, 1 stormwater management facility block, 1 future stormwater management facility or residential block, 1 light industrial block, 2 future road blocks, and 11, 0.3 m reserves and road widenings, all served by 5 new secondary collector roads, and 11 new local streets. Phase 1, the residential portion of the plan was registered in October of 2019.

These lands form part of Phase 2 of this subdivision. A request for final approval has been made and is imminent.

3.4 Policy Context (see more detail in Appendix C)

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the (1989) Official Plan contain policies with respect to holding provisions, the process, and notification and removal procedures.

4.0 Key Issues and Considerations

Why is it Appropriate to remove the “h” and “h-198” Holding Provisions?

h Holding Provision

The h holding provision states that:

h Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

The applicant has submitted the required security to the City of London and the development agreement has been executed by both the applicant and the City of London. This satisfies the requirement for removal of the “h” holding provision.

h-198 Holding Provision

The (h-198) holding provision states that:

Purpose: To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan.

The proposed long term care facility provides a street-oriented development which has been reviewed by Urban Design Staff through the site plan approval process. A development agreement has been entered into to ensure that the new development is designed and approved consistent with the Southwest Area Secondary Plan.

This satisfies the requirement for removal of the “h-198” holding provision.

Why is it Not Appropriate to remove the “h-100” Holding Provision at this time?

h-100 Holding Provision

The (h-100) holding provision states that:

Purpose: 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 to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.
Permitted Interim Uses: A maximum of 80 residential units.

At this time, the water system has not been constructed and the applicant has not been able to demonstrate that a looped watermain system is available for this site. Therefore, the requirement for removal of the “h-100” holding provision has not been satisfied.

More information and detail about public feedback and zoning is available in Appendix B.

5.0 Conclusion

It is appropriate to remove the “h”, and “h-198” holding provisions from the subject lands at this time as a development agreement has been enter into and the required security has been submitted to the City of London. This application will remain open and a report will be brought forward to a future PEC meeting regarding the removal of the “h-100” holding provision.

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Planning
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official
<p>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.</p>	

May 15, 2020
MC/

cc: Matt Feldberg, Manager, Development Services (Subdivisions)
cc: Lou Pompilii, Manager, Development Planning
cc: Ted Koza, Manager Development Engineering

Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning from lands located at 184 Exeter Road.

WHEREAS Southbridge Health Care G.P. Inc. have applied to remove the holding provisions from the zoning for a portion of the lands located at 184 Exeter Road as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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 the lands located at 184 Exeter Road, as shown on the attached map, to remove the h and h-198 holding provisions so that the zoning of the lands as Holding Residential R5 Special Provision/R6 Special Provision/Residential R7 Special Provision (h-100.R5-4(22)/R6-5(50)/R7(21).D45.H17) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

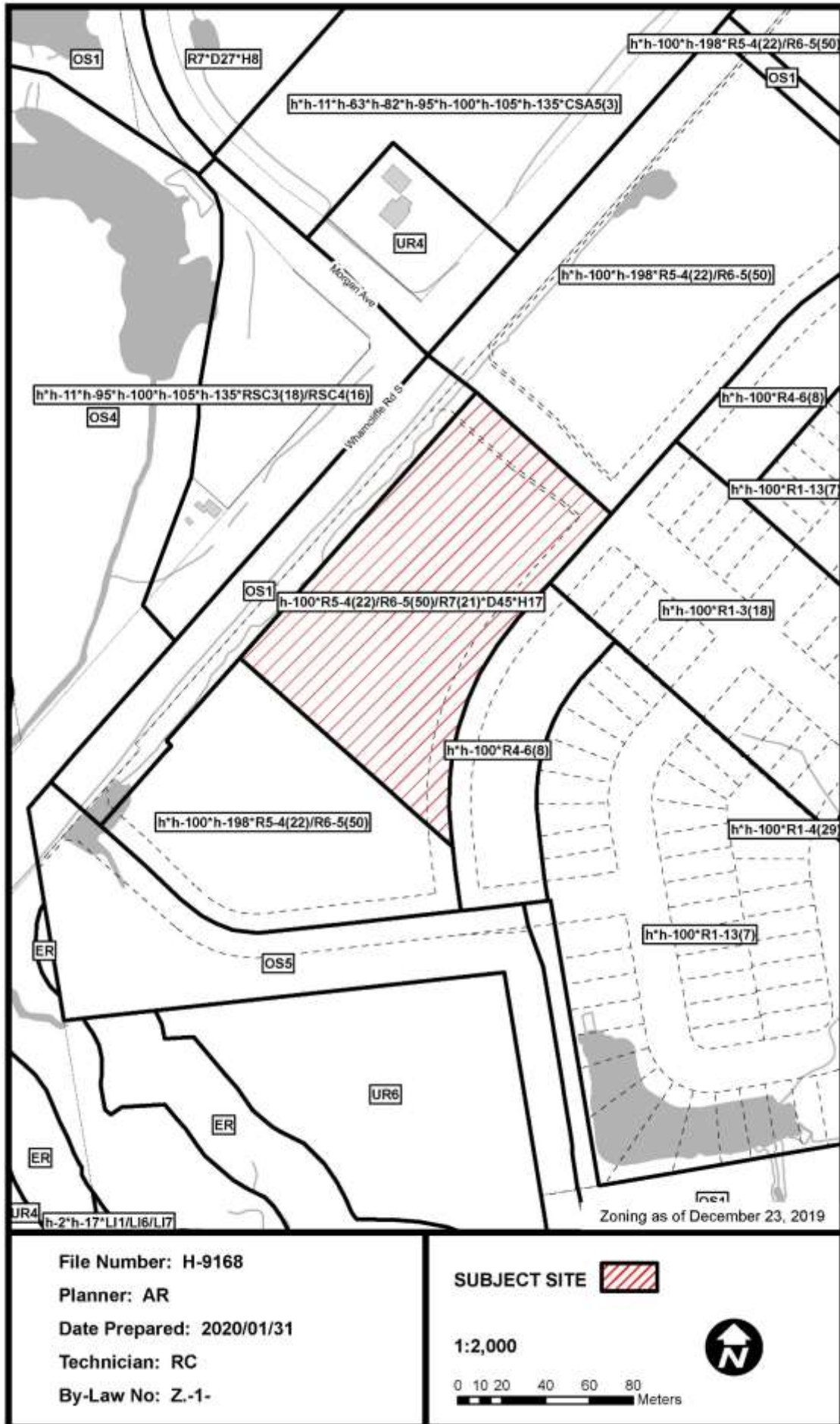
PASSED in Open Council on June 2, 2020.

Ed Holder
Mayor



Catharine Saunders
City Clerk

First Reading – June 2, 2020
Second Reading – June 2, 2020
Third Reading – June 2, 2020

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



File Number: H-9168
Planner: AR
Date Prepared: 2020/01/31
Technician: RC
By-Law No: Z-1-

SUBJECT SITE 
1:2,000
0 10 20 40 60 80 Meters 

GeoBolt.com

Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on February 6, 2020.

0 replies were received

Nature of Liaison: City Council intends to consider removing the “h”, “h-100”, and “h-198” holding provisions from the lands which requires for the provision of all municipal services, two or more public access, discouragement of noise walls, street orientation, and an agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than March 9, 2020.

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: Exemption from Part-Lot Control
Application By: Rockwood Homes
Address: 3313 Strawberry Walk and 2673 Asima Drive
Meeting on: May 25, 2020

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application by Rockwood Homes the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 2, 2020 to exempt Blocks 50 and 51, Plan 33M-699 from the Part-Lot Control provisions of Subsection 50(7) of the *Planning Act*, for a period not exceeding three (3) years.

Executive Summary

Summary of Request

Request for approval to exempt Blocks 50 and 51, Plan 33M-699 from the Part Lot Control provisions of the *Planning Act*.

Purpose and Effect of Recommended Action

Exemption from Part-Lot Control will facilitate the creation of eight (8) street townhouse units, with access provided via Asima Drive, and seven (7) street townhouse units, with access provided via Strawberry Walk.

Rationale for Recommended Action

The conditions for passing the Part-Lot Control By-law have been addressed and it is appropriate to allow the exemption from Part-Lot Control. The cost of registration of the by-law is to be borne by the applicant, all in accordance with the previous Council Resolution.

1.0 Analysis

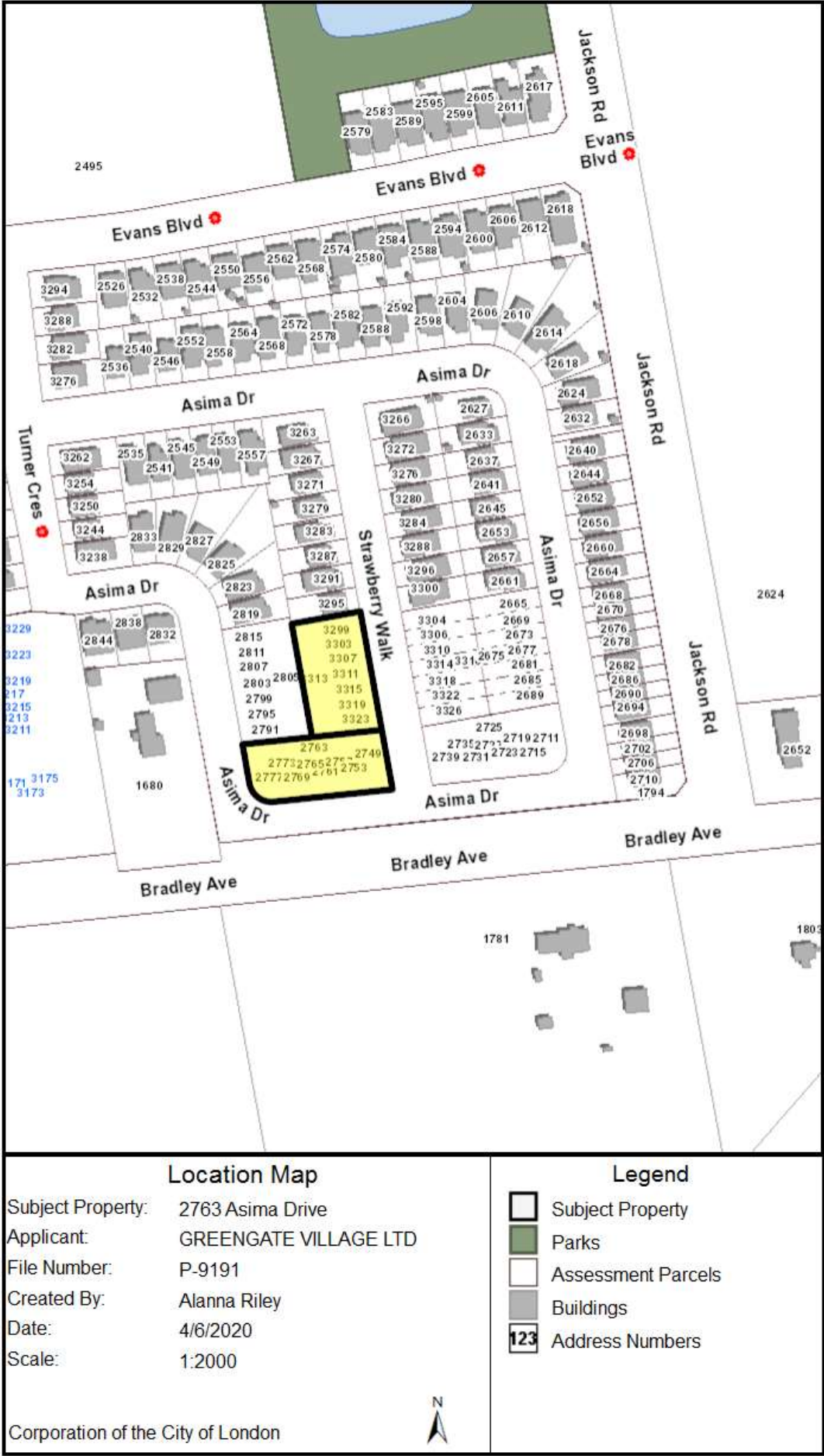
At its meeting held on May 5, 2020, Municipal Council resolved:

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rockwood Homes to exempt Blocks 50 and 51, Plan 33M-699 from Part-Lot Control:

- (a) Pursuant to subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, the attached proposed by-law **BE INTRODUCED** at a future Council meeting, to Blocks 50 and 51, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the said Act, **IT BEING NOTED** that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-5(2)) which permits street townhouse dwellings;
- (b) The following conditions of approval **BE REQUIRED** to be completed prior to the passage of a Part-Lot Control By-law for Blocks 50 and 51, Plan 33M-699 as noted in clause (a) above:

- i. *The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;*
- ii. *The applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;*
- iii. *The applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;*
- iv. *The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;*
- v. *The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*
- vi. *The applicant shall enter into any amending subdivision agreement with the City, if necessary;*
- vii. *The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*
- viii. *The applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;*
- ix. *The applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;*
- x. *The applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;*
- xi. *The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;*
- xii. *The applicant shall provide a draft transfer of the easements to be registered on title; and*
- xiii. *That on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question.*

LOCATION MAP



Location Map

Subject Property: 2763 Asima Drive
 Applicant: GREENGATE VILLAGE LTD
 File Number: P-9191
 Created By: Alanna Riley
 Date: 4/6/2020
 Scale: 1:2000

Corporation of the City of London

Legend

- Subject Property
- Parks
- Assessment Parcels
- Buildings
- Address Numbers

ACCEPTED DRAFT REFERENCES TO BE DEPOSITED 2673 Asima Drive

The exemption from Part-Lot Control will allow for lot lines for individual units (lots) to be established on the registered block in a registered plan of subdivision. The conditions noted above have been satisfied as follows:

- i. *The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;*

Acknowledged by the applicant on April 24, 2020.

- ii. *The applicant submit a draft reference plan to the Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;*

Development Services staff have confirmed that the draft reference plan complies with the Zoning.

- iii. *The applicant submits to the Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;*

Satisfied by submission to Development Services received on April 24, 2020.

- iv. *The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;*

Satisfied by approval from London Hydro received on April 23, 2020.

- v. *The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*

Satisfied through the acceptance of Lot Grading and Servicing Plans implemented through the approved Site Plan and registered Development Agreement (SPA18-074) for this development.

- vi. *The applicant shall enter into any amending subdivision agreement with the City, if necessary;*

Satisfied, as the subdivision agreement was registered and no further amendments are required.

- vii. *The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*

The construction of all services, including private drain connections and water services, in accordance with the approved final design of the lots will be completed through the permit, construction and compliance process required to complete the works to implement the approved Site Plan and registered Development Agreement (SPA18-074) for this development.

- viii. *The applicant shall obtain confirmation from the Development Services that the*

assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;

Satisfied by municipal numbering assigned through the site plan process.

- ix. *The applicant shall obtain approval from the Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;*

The Applicant has submitted the attached draft reference to Development Services and it has been accepted.

- x. *The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;*

The reference plans were deposited to the Land Registry Office as 33R-20671 and 33R-20661.

- xi. *The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;*

The applicant has acknowledged and agreed that this condition will be fulfilled prior to the issue of building permits.

- xii. *The applicant shall provide a draft transfer of the easements to be registered on and,*

The applicant has indicated that easements will be the same as the Block 52 transfers that were registered as Instrument Number ER1298110 dated April 20, 2020.

- xiii. *That on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question."*

Acknowledged by applicant on April 23, 2020.

Conclusion

In accordance with the Council Resolution, the conditions required to be completed prior to the passage of a Part-Lot Control By-law have been substantially satisfied through the acceptance of submitted lot development plans, servicing plans, an approval the Site Plan and executed Development Agreement, and the applicant has acknowledged that the registration of the by-law is to be at their cost.

Prepared by:	A. Riley, MCIP, RPP Senior Planner - Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official

2020
AR/

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering

Y:\Shared\ADMIN\1- PEC Reports\2020 PEC Reports\3 - Feb 3\P-9150 2675 Asima Drive and 3316 Strawberry Walk PEC Report
to pass Pt Lot By-law AR.docx

Appendix A

Bill No. (Number inserted by Clerk's Office)
2020

By-law No. C.P.- (Number inserted by Clerk's Office)

A by-law to exempt from Part-Lot Control, lands located at 3313 Strawberry Walk and 2673 Asima Drive, legally described as Blocks 50 and 51, Plan 33M-699.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rockwood Homes, it is expedient to exempt lands located at 3313 Strawberry Walk and 2673 Asima Drive, legally described as Blocks 50 and 51, Plan 33M-699, from Part Lot Control;

THEREFORE the Municipal Council of The Corporation of The City of London enacts as follows:

1. Blocks 50 and 51, Plan 33M-699, located at 3313 Strawberry Walk and 2673 Asima Drive, are hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit street townhouse units in conformity with the Residential R4 Special Provision (R4-5(2)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on June 2, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 2, 2020
Second Reading – June 2, 2020
Third Reading – June 2, 2020

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: Foxhollow North Kent Developments Inc.
1258 and 1388 Sunningdale Road West
Removal of Holding Provisions

Meeting on: May 25, 2020

Recommendation

That, on the recommendation of the Director, Development Services, based on the application of Foxhollow North Kent Developments Inc. relating to the properties located at 1258 and 1388 Sunningdale Road West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 2, 2020 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R1 (h*h-100*R1-3) Zone **TO** Residential R1 (R1-3) Zone to remove the “h” and h-100” holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the “h” and h-100” holding provisions to permit the development of 52 single detached dwellings.

Rationale of Recommended Action

1. The removal of the holding provisions will allow for development in conformity with the Zoning By-law.
2. The requirements for removing the holding provisions have been met. It is appropriate to remove the holding provisions as they are no longer required.

Analysis

1.1 Location Map



Description of Proposal

The purpose of the “h” and h-100” holding provisions is to ensure that the security has been provided for the subdivision, that the subdivision agreement has been executed, and a looped watermain system is constructed and a second public access provided to the satisfaction of the City Engineer. The removal of the “h” and h-100” holding provisions at 1258 and 1388 Sunningdale Road West will allow for the construction of 52 single detached dwellings.

3.0 Revelant Background

3.1 Planning History

The application for Draft Plan of Subdivision Approval was originally accepted on November 17, 2004. After a number of modified versions of the plan it was approved by the Approval Authority on October 14, 2009. The first and second phase of this subdivision have been registered (33M-703).

This application is to remove the holding provisions from phase 3 of this subdivison. On November 17, 2018 Council endorsed the special provisions and recommended that a subdivision agreement be entered into with the City of London. The Owner and the City have signed the subdivision agreement and securites have been posted. Final registration for phase 3 of the subdivison is imminent.

3.2 Requested Amendment

The applicant is requesting the removal of the “h” and h-100” “h” holding provisions from the lands to permit development.

3.3 Community Engagement (see more detail in Appendix B)

In response to the Notice of Application, no comments were received.

3.4 Policy Context (see more detail in Appendix C)

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the (1989) Official Plan contain policies with respect to holding provisions, the process, and notification and removal procedures.

4.0 Key Issues and Considerations

Why is it Appropriate to remove these Holding Provisions?

The h holding provision states that:

h Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

The applicant has submitted the required security to the City of London and the subdivision agreement has been executed by both the applicant and the City of London.

This satisfies the requirement for removal of the “h” holding provision.

h-100 Holding Provision

The (h-100) holding provision states that:

Purpose: 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 to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

Water engineering confirmed that the development has incorporated water servicing through the development agreement.

This satisfies the requirement for removal of the “h-100” holding provision.

5.0 Conclusion

It is appropriate to remove the “h” and “h-100” holding provisions from the subject lands at this time as full municipal services are available, the required security has been submitted, and the subdivision agreement has been executed by both the applicant and the City of London. Water engineering confirmed that the development has incorporated water servicing through the development agreement. Final registration for the subdivision is imminent.

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

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering

May 15, 2020
AR/ar

Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1258 and 1388 Sunningdale Road West.

WHEREAS Foxhollow North Kent Developments Inc. have applied to remove the holding provisions from the zoning for the lands located at 1258 and 1388 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

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 the lands located at 1258 and 1388 Sunningdale Road West, as shown on the attached map, to remove the h and h-100 holding provisions so that the zoning of the lands as a Residential R1 (R1-3) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 2, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - June 2, 2020
Second Reading – June 2, 2020
Third Reading - June 2, 2020

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



Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner in February 6, 2020

0 replies were received

Nature of Liaison: City Council intends to consider removing the holding h and h-100 Provisions from the subject lands. The removal of the holding provisions are contingent on: that the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development, and a looped watermain system is constructed and a second public access provided to the satisfaction of the City Engineer. Council will consider removing the holding provision as it applies to these lands no earlier than March 9, 2020.

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: Drewlo Holdings Inc.
130, 136, 146 & 164 Pond Mills Road
Pond Mills Subdivision - Special Provisions

Meeting on: May 25, 2020

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 Drewlo Holdings Inc. for the subdivision of land over Lot 1, Lot 7 and Lot 8 Registered Plan No. 284(C) and Part of Lot 17 and Lot 18 Broken Front Concession B (Geographic Township of Westminster) and Part of Block 73 Plan 33M-269 in the City of London, County of Middlesex; situated on the east of Pond Mills Road, south of the Thames River, and west of Shelborne Place, municipally known as 130, 136, 146 & 164 Pond Mills Road;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Pond Mills Subdivision (39T-12501) 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 fulfil its conditions.

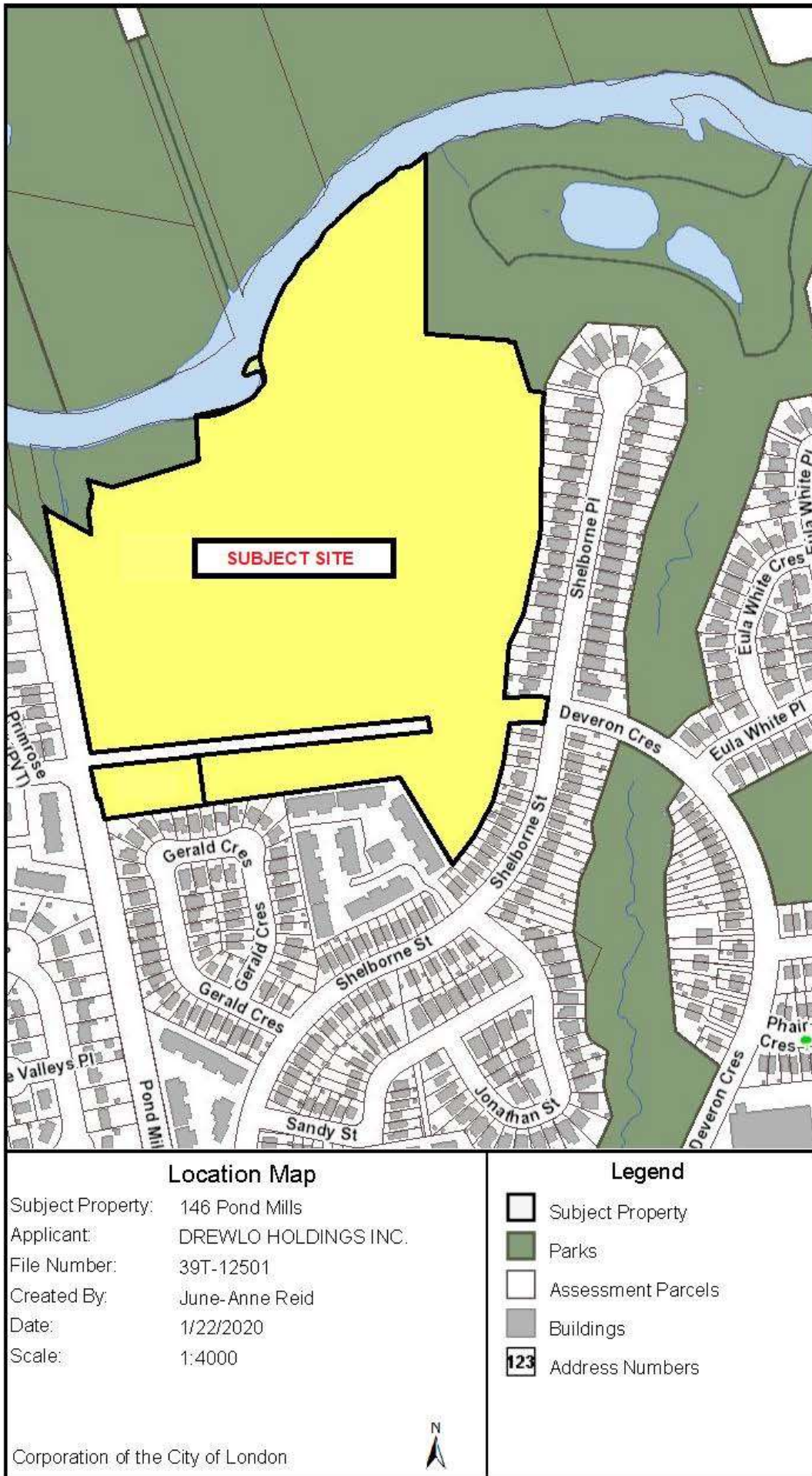
Analysis

1.0 Site at a Glance

1.1 Property Description

The subdivision site comprises an area of approximately 16 hectares (40 acres) of land located east of Pond Mills Road, west of Shelborne Place, and south of the Thames River. These lands are presently accessed from Pond Mills Road opposite Cleveland Avenue via an unopened road allowance formally known as Centre Street. This road allowance extends east from Pond Mills Road across the southerly limits of the site and dead-ends approximately three quarters of the way across. The subdivision will connect Deveron Crescent from Shelborne Street to Pond Mills Road along the unopened road allowance. The central portion of the site is occupied by agricultural tableland which slopes gently down towards a steep embankment overlooking the Thames River valley, and is flanked by wooded ravines on the east and west sides. Previous uses included several residential dwellings with outbuildings, agricultural fields and an abandoned orchard. One of the dwellings, the former Peter White residence, is listed on the City's Register of Cultural Heritage Resources as a property of cultural heritage value and interest. This dwelling has been preserved and is to be retained on its own lot within the subdivision plan (Lot 18). The other dwellings and outbuildings on the site had deteriorated or were damaged by fire and have since been removed. A former stand-alone convenience store on Pond Mills Road at Centre Street was demolished in 2014.

1.2 Location Map - Pond Mills Subdivision



1.3 Pond Mills Subdivision



2.0 Description of Proposal

2.1 Development Proposal

The draft plan of subdivision with conditions was approved by the Ontario Municipal Board following a hearing of an appeal by Drewlo Holdings Inc. held in January 2017. The proposed subdivision plan consists of 134 single detached lots (Lots 1 to 134), two (2) multi-family, medium density residential blocks (Blocks 135 and 136), one (1) neighbourhood park block (Block 137), a large (8.08 hectare) open space block (Block 138), and two (2) new local streets (Julie Crescent and Christopher Court). The plan includes the extension of Deveron Crescent, partly aligned on an existing unopened road allowance (formerly known as Centre Street) resulting in the completion of an east/west public street connection between Shelbourne Street on the east and Pond Mills Road on the west. The Owner is registering the subdivision plan as one phase.

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.

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

May 15, 2020

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering

GK/PY/LM

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Appendix A – Special Provisions

5. STANDARD OF WORK

Add the following new Special Provision:

- #1 The Owner shall include in all Agreements of Purchase and Sale and/or Lease for the transfer of Lots 29 and 30 in this Plan, as shown on the accepted plans and drawings, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the storm and sanitary sewers located in the setback areas. This protects these sewers from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

6. SOILS CERTIFICATE/GEOTECHNICAL

Add the following new Special Provisions:

- #2 Upon completion of construction of the slopes on Deveron Crescent, the Owner shall stabilize all slopes in this Plan, all to the specifications and satisfaction of the City.
- #3 The Owner shall have its Professional Engineer ensure that all geotechnical issues, including erosion, maintenance and structural setbacks related to slope stability associated with the Thames River, existing ravines and Block 138 in this Plan, are adequately addressed for the subject lands, as per the accepted engineering drawings and all to the satisfaction of the City Engineer.

9. INITIAL CONSTRUCTION OF SERVICES AND BUILDING PERMITS

Remove Subsection 9.5 (a) and **replace** with the following:

- 9.5 (a) Provide a copy of the video inspection of all storm and sanitary sewer systems (including the stormwater exfiltration pipes) constructed to serve this Plan in a format acceptable to the City Engineer. The video is to be checked in advance by the Owner's Professional Engineer to identify the deficiencies, with an explanation of how the deficiencies were corrected.

15. PROPOSED SCHOOL SITES

Remove Subsections 15.3 to 15.8 as there are no school blocks in this Plan.

24.1 STANDARD REQUIREMENTS

Add the following new Special Provisions:

- #4 In conjunction with site plan approval for Block 135, the Owner shall undertake a Scoped Environmental Impact Study for this Block, all to the satisfaction of the City. Until a Scoped Environmental Impact Study for Block 135 is completed and accepted by the City, the limit of development shall be the limit as depicted on Schedule 'X'. Alterations to the limit of development for Block 135 shall be to the satisfaction of the City, as determined through the Scoped Environmental Impact Study.
- #5 Prior to site plan approval for Block 135, the Owner shall take such actions as are necessary to ensure that the future owner of Block 135 complies with the limit of development as established by the Scoped Environmental Impact Study and implements the recommendations from the Scoped Environmental Impact Study for Block 135, all to the satisfaction of the City.
- #6 The Owner agrees that no development shall occur in Block 135 outside of the established limit of development, identified on Schedule 'X', except as

determined through completion of the Scoped Environmental Impact Study, to the satisfaction of the City.

- #7 Prior to any construction in this Plan, the Owner shall reconstruct the driveway and provide water, storm and sanitary services to the existing property/house to be retained on Lot 18 in this Plan, as per the accepted engineering drawings, to the satisfaction of the City.
- #8 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.
- #9 Prior to assumption of this subdivision 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) Removal of automatic flushing devices/blowoffs in future, an amount of \$5,000 each flusher
- #10 The Owner shall include in the Purchase of Sale Agreements and/or Lease for Lots backing onto Block 138 in this Plan that the steep slopes in the Open Space area are not to be disturbed.
- #11 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct and/or make adjustments to the existing works and services on Pond Mills Road, Shelborne Place and Cleveland Avenue, adjacent to this Plan to accommodate the proposed works and services on these streets to accommodate the Lots/Blocks in this Plan (eg. hydro poles, street light poles, etc.) in accordance with the approved design criteria and accepted engineering drawings, all to the satisfaction of the City Engineer, at no cost to the City.
- #12 The Owner shall include in all Agreements of Purchase and Sale, and/or Lease, of Blocks 135 and 136 in this Plan, a warning clause advising the purchaser/transferee that if it is determined by the Ministry of Environment and Conservation and Parks (MOECP) that the water servicing for the Block is a regulated drinking water system, then the Owner or Condominium Corporation may be required to meet the regulations under the Safe Drinking Water Act and the associated regulation O.Reg. 170/03.
- If deemed a regulated system, the City of London may be ordered by the Ministry of the Environment and Conservation and Parks (MOECP) to operate this system in the future. The system may be required to be designed and constructed to City standards.
- #13 Within one (1) year of registration of this Plan, the Owner shall implement all the recommendations of the approved Environmental Impact Study and associated Addendums to the satisfaction of the City. The Owner shall provide written confirmation to the City as to when and how the recommendations were implemented including a monitoring program.

24.2 CLAIMS

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

- (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:

- (a) for the engineering costs for the construction of external road works on Pond Mills Road as per the accepted engineering drawings, the estimated cost of which is \$12,587, excluding HST, as per the accepted work plan;
- (b) for the construction of external road works on Pond Mills Road as per the accepted engineering drawings, the estimated cost of which is \$87,566, excluding HST, as per the accepted work plan; and
- (c) for the construction of Low Impact Development infrastructure, in conjunction with this Plan, subsidized at an estimated cost of which is \$107,085.00, excluding HST.

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.

24.5 HYDROGEOLOGICAL WORKS

Add the following new Special Provisions:

- #14 Prior to construction and during all phases of development, the Owner shall implement and undertake all activities of the groundwater and surface water monitoring plan (hereinafter referred to as the "Monitoring Plan") accepted by the City of London, as prepared by EXP dated January 31, 2020, all to the satisfaction of the City Engineer. Such activities shall be carried out by the Owner's Consultant and shall include but are not necessarily limited to: duration of monitoring, sampling frequency and locations, analytical protocols, documentation procedures, preparation of monitoring reports, establishing water quality and quantity thresholds and implementation of mitigation measures as required.
- #15 Monitoring reports prepared as part of the groundwater monitoring plan shall be provided to the City at the following intervals, to the satisfaction of the City:
 - a) Once (1) – prior to the start of construction activities (baseline information);
 - b) Twice (2) per year – during servicing construction including one (1) event during the horizontal directional drilling (HDD) operations;
 - c) Twice (2) per year – until assumption of the development is granted;
 - d) Once (1) per year – following assumption, until the end of the warranty period.
- #16 In the event of an adverse impact to the identified hydrogeological regime, seepage locations and/or natural heritage features (an "**Adverse Impact**"), which occurs prior to the end of warranty and is as a result of the Owner's failure to comply with the recommendations, reports and engineering design accepted or amended by the City of London for this development, the Owner shall implement contingency measures to the satisfaction of the City Engineer. In the event that contingency measures do not address the Adverse Impact, appropriate remedial measures shall be implemented by the Owner to ensure the intent of the Monitoring Plan is satisfied, which measures shall be to the satisfaction of the City Engineer.

24.6 EROSION AND SEDIMENT CONTROL

Remove Subsection 24.6 in its entirety and **replace** with the following:

- (a) Prior to any work on the site, the Owner shall implement all interim and long term erosion and sediment control measures identified as a component of the Functional Storm/Drainage Servicing Report and shall have these measures established as per the accepted engineering drawings and approved all to the satisfaction of the City Engineer. The erosion and sediment control measures shall be maintained and operated as intended during all phases of construction.
- In the event that the staging of this Plan differs to that as set out in the accepted engineering drawings, the Owner's Professional Engineer shall prepare and submit updated drawings depicting revisions to the erosion and sediment control measures in conformance with City and Ministry of the Environment, Conservation and Parks standards and requirements, for acceptance by the City, all to the satisfaction of the City.
- (b) The Owner shall have its Professional Engineer monitor the erosion and sediment control measures installed in accordance with the above-noted E&SC plan(s) and accepted engineering drawings and submit to the City Engineer monitoring reports with a log of dates when the facilities were inspected, the condition of the facilities at that time, and what remedial/maintenance actions, if any, was needed and taken during the reporting periods. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith. The monitoring reports are to be available at any time upon request by the City and submitted to the City Engineer by April 1, July 1 and November 1 of each year until all works and services in this Plan are assumed by the City.
- (c) The Owner shall protect the stormwater exfiltration trench systems during construction, through the implementation of the erosion and sediment control plan(s) in accordance with the accepted drawings. The Owner shall undertake regular inspection, maintenance, and E&SC failure response requirements to react to ongoing construction activities, staging and environmental conditions. The Owner acknowledges that the integrity of the stormwater exfiltration trench systems shall be protected during all stages of the subdivision build out. The E&SC plan(s) will be in effect until all works and services in this Plan are assumed by the City, and will include specific lot level controls on areas draining to the stormwater exfiltration trench systems.
- Further to 24.6(b) above the Owner's Professional Engineer shall include the inspection of the stormwater exfiltration trench systems protective measures and confirm the status within the monitoring reports to be provided to the City, to the satisfaction of the City.
- (d) The Owner shall take sufficient precautions, as outlined in the Guidelines on Erosion and Sediment Control for Urban Construction Sites (December 2006) prepared by the Ministry of Natural Resources, or most recent available industry guideline, to prevent erosion resulting from development of this Plan, all to the satisfaction of the City Engineer.
- (e) Prior to the issuance of a Certificate of Conditional Approval for this Plan, the Owner shall have its Professional Engineer certify to the City Engineer in the form as set out in **Schedule 'J'** to this Agreement, that the erosion and sediment control measures required under this Agreement were installed prior to any construction, including but not limited to removal of vegetation, re-grading, etc., commencing on the site, where applicable, all as recommended by the Owner's Professional Engineer and as specified on the drawings accepted by the City for construction.
- Further, the Owner's Professional Engineer's certification must confirm that the required erosion and sediment control measures were maintained and operating as intended, in accordance with the accepted engineering drawings and E&SC plan(s) during all stages of construction as required under this Agreement. All necessary E&SC measures are to remain in place until construction, as required

under this Agreement, has been completed to the specifications of the City. If construction within this Plan is completed in stages, certification from the Owner's Professional Engineer as specified in this above clause must be provided to the City Engineer to cover each individual construction phase.

- (f) The Owner shall construct applicable silt fences or other facilities, such as linear filter socks, as required, during all stages of construction to control overland flows from this subdivision to ensure that mud, silt, construction debris, etc. does not adversely affect abutting properties, all to the specifications of the City.

Add the following new Special Provisions:

- #17 Prior to any works on site, the Owner shall ensure all open space blocks are sufficiently protected from sediment throughout the construction period. A robust sediment barrier and other erosion control measures, as shown on the approved Engineering Drawings, shall be installed and maintained along all identified block limits to the satisfaction of the City. The Owner's consulting engineer shall provide written certification of the barrier installation and bi-weekly detailed site inspection reports to the City during all development activity along the edge of the woodlot and ravines.
- #18 The Owner shall ensure that any removal and disposal of sediment is to an approved site in accordance with the Ministry of Environment and Ministry of Natural Resources.
- #19 Prior to any construction in this Plan, the Owner shall construct and have operational temporary sediment and erosion control works, including temporary sediment basin, diversion swales, rock check dams, etc., in this Plan, as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.
- #20 All temporary erosion and sediment control measures, including sediment basins, installed in conjunction with this Plan shall be decommissioned and/or removed prior to assumption, as per accepted engineering drawings, all to the satisfaction of the City Engineer and at no cost to the City.
- #21 The Owner shall construct a temporary sediment basin and associated works and until said works are decommissioned, the Owner shall complete the following to the satisfaction of the City Engineer, and at no cost to the City:
- (a) Operate, monitor and maintain the temporary works;
 - (b) Remove and dispose of any sediment to an approved site.
 - (c) Address forthwith any deficiencies of the temporary works and/or monitoring program.

The Owner is responsible for all costs related to the temporary works including decommissioning and any redirection of sewers and overland flow routes.

- #22 Prior to assumption, the Owner shall decommission the existing temporary sediment basin and all associated works, all to the satisfaction of the City Engineer. The Owner is responsible for all costs related to the decommissioning and redirection of sewers and overland flow routes.

Following the removal of the existing temporary sediment basin and all associated works from the said easement and the appropriate municipal 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.

- #23 The Owner shall hold Lots 26 to 29 both inclusive, out of development until the temporary sediment basin is decommissioned, to the satisfaction of the City.

24.7 GRADING REQUIREMENTS

Add the following new Special Provisions:

- #24 The Owner shall grade the portions of Lots and Blocks in this Plan, which have a common property line with Pond Mills Road, to blend with the ultimate profile of

Pond Mills Road, in accordance with the accepted engineering drawings, to the satisfaction of the City and at no cost to the City.

- #25 The Owner shall include in all Agreements of Purchase and Sale and/or Lease for the transfer of Lots 29 and 30 in this Plan, a covenant by the purchaser or transferee to observe and comply with the following:
- (b) The purchaser or transferee shall not alter or adversely affect the said overland flow route on the said Lots 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.

- #26 The Owner shall maintain the existing overland flow route between Lots 29 and 30 in this Plan, as per the accepted engineering drawings, to the satisfaction of the City Engineer, and at no cost to the City.

24.8 STORM WATER MANAGEMENT

Add the following new Special Provisions:

- #27 The Owner shall restore any disturbed areas in this Plan as a result of construction associated within this Plan to existing or better conditions, to the satisfaction of the City.
- #28 The Owner shall include in all Agreements of Purchase and Sale and/or Lease for Lots 1 to 29, both inclusive and 42 to 65, both inclusive in this Plan, a covenant by the purchaser or transferee to observe and comply with the following:
- “The purchaser and/or transferee shall construct the roof water leaders on the said Lots as shown on the accepted lot grading and engineering drawings for this subdivision.
- #29 The Owner shall include in all Agreements of Purchase and Sale and/or Lease for Lots 1 to 29, both inclusive and 42 to 65, both inclusive, a covenant by the purchaser or transferee to observe and comply with the following:
- “The purchaser and/or transferee shall not alter the roof water leaders on the said Lots as shown on the accepted lot grading and engineering drawings for this subdivision. The maintenance of the roof water leader are the responsibility of the owner of the said Lots.
- #30 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall have the stormwater exfiltration trench systems installed complete with protective devices in this Plan to accommodate the storm servicing design in accordance with the accepted servicing drawings and the accepted Stormwater Management Report to the specifications and satisfaction of the City, at no cost to the City.
- #31 Prior to assumption, the Owner’s Consulting Professional Engineer shall certify and verify the stormwater exfiltration trench systems have been maintained and are functioning as intended in accordance with the accepted engineering drawings, all to the satisfaction of the City.
- #32 Prior to assumption, the Owner and their Consulting Professional Engineer shall demonstrate the stormwater exfiltration trench system was constructed and functions all to the satisfaction of the City. An acceptable verification, monitoring, and testing program shall demonstrate the stormwater exfiltration system functions in accordance with the accepted engineering drawings and SWM report. Documentation of all verification, monitoring, and testing program results shall be provided to the City.

This may include but not be limited to:

- (a) Documentation of visual observations to confirm system functionality.
- (b) Sign off and verification from the Owner’s Consulting Professional Engineer that the system was constructed as designed.

- (c) Exfiltration testing procedure and results. Exfiltration testing shall isolate and verify functionality of each segment of the stormwater exfiltration trench system (i.e. MH to MH) similar to the method described in OPSS 410. This could involve filling the system with water and documenting the change in water level all overtime. Results shall be reviewed in comparison the design exfiltration rate and drawdown time.

Upon review, alternative testing verification and methodologies may be deemed acceptable by the City.

- #33 The City will initiate a monitoring program to verify the stormwater exfiltration trench systems subsurface infrastructure is infiltrating and functioning as designed. The cost of said monitoring program will be borne by the City.
- #34 The Owner agrees that the protective devices on all stormwater exfiltration trench systems in this subdivision shall not be removed and the stormwater exfiltration trench system activated until assumption, all to the satisfaction of the City.
- #35 Prior to assumption, the Owner shall grade and sod all undeveloped Lots in this Plan which are tributary to the stormwater exfiltration trench system, to prevent silt impacts, all to the specifications and satisfaction of the City and at no cost to the City.
- #36 All temporary storm works and servicing installed within this Plan shall be decommissioned and/or removed when warranted, all to the satisfaction of the City, at no cost to 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 and Blocks in this Plan, which is located in the Thames River Central Area Subwatershed, and connect them to the City's existing storm system in accordance with accepted engineering drawings, to the satisfaction of the City.

Remove Subsection 24.9 (f) as there are no unassumed sewers or SWM Facilities.

Add the following new Special Provisions:

- #37 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall decommission, remove and dispose of the existing septic system and weeping bed on Lot 18 of this Plan, offsite when warranted, to the satisfaction of the geotechnical engineer and the City, at no cost to the City.
- #38 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct sanitary and storm sewers and all necessary appurtenances (eg. headwall, maintenance access, etc.), between Lots 29 and 30 in this Plan and across Block 138 in this Plan, and provide necessary easements, as per the accepted engineering drawings, all to the specifications and satisfaction of the City.
- #39 Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct a maintenance access (to service the sanitary sewers) over Block 138 in this Plan as per the accepted engineering drawings, to the satisfaction of the City Engineer, at no cost to the City.
- #40 The Owner shall maintain the sanitary and storm sewer and maintenance access (to service the sanitary and storm sewer) over lands in this Plan as required herein until the said sewers and maintenance access are assumed by the City, all to the satisfaction of the City Engineer and at no cost to the City.
- #41 Prior to undertaking work by trenchless methods through Block 138 in this Plan, the Owner shall have its directional drilling contractor complete the following:

- (a) confirm bore and receiving pit geometry and target depths and grades. Prior to construction, all equipment shall be calibrated to the satisfaction of the engineer and the City;
- (b) provide a work plan that includes, but not limited to, a construction dewatering plan, a shoring plan (if required) and have it reviewed by the geotechnical consultant prior to commencing any works in this Plan;
- (c) prepare and submit a detailed work plan, a list of experienced personnel, a drilling fluid management plan and a safety plan for review by the Engineer and the City; and
- (d) provide a written contingency plan for clean up of surface seepage of drilling fluid before undertaking any site works.

24.10 WATER SERVICING

Add the following new Special Provisions:

- #42 Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
 - (a) construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm diameter watermain on Deveron Crescent and the existing 300 mm diameter watermain on Pond Mills Road; and
 - (b) 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
- #43 Prior to the issuance of any Certificates of Conditional Approval, the Owner shall reconstruct the existing 300 mm diameter watermain on Deveron Crescent as per the accepted engineering drawings, to the specifications and satisfaction of the City and at no cost to the City.
- #44 The available fire flows for development Blocks within this Plan have been established through the subdivision water servicing design study as follows:
 - Block 135 @ 91.49 l/sec
 - Block 136 @ 91.21 l/secFuture development of these Blocks shall be in keeping with the established fire flows in order to ensure adequate fire protection is available.
- #45 Prior to the decommissioning of the existing 300mm watermain on Deveron Crescent, the Owner shall provide and maintain an adequate water supply to the existing residence on Lot 18 until such time as the ultimate connections on Julie Crescent are available, all to the satisfaction of the City and at no cost to the City.

The Owner shall provide specific details of the proposed water supply to the City for review and acceptance prior to the disconnection of the existing residence on Lot 18 from existing municipal services.
- #46 If the Owner requests the City to assume Christopher Court, with the automatic flushing device still in operation, all as shown on this Plan of Subdivision, 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 north of Christopher Court 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 which amount sufficient security is to be provided in accordance with Condition _____. 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.

- #47 Prior to any earthworks/grading, the 300 mm diameter watermain on Deveron Crescent shall be cut and capped in accordance with the accepted engineering drawings, to the satisfaction of the City.

24.11 ROADWORKS

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

- #48 **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 Pond Mills Road via Deveron Crescent.

Add the following new Special Provisions:

- #49 Should complaints be received regarding construction traffic to this Plan via Shelborne Street on Deveron Crescent, the City Engineer may direct the Owner to construct a barricade and temporary turning facility for vehicles at the east limit of Centre Street/Deveron Crescent, complete with any associated easements and security as necessary, to the specifications and satisfaction of the City.
- The Owner may be required to modify the barricade to accommodate a temporary emergency access until this barricade is removed. When the temporary turning circle and barricade are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.
- #50 The Owner shall make minor boulevard improvements on Pond Mills Road 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.
- #51 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a left turn lane on Pond Mills Road at Deveron Crescent, to the satisfaction of the City, as per the accepted engineering drawings, to the satisfaction of the City.
- #52 The Owner shall maintain the existing gravel access for Lot 18 in this Plan during the construction of services, to the satisfaction of the City.

24.13 PARKS

Add the following new Special Provisions:

- #53 The Owner shall deliver to all purchasers and transferees of the lots in this Plan, a homeowner guide/education package as approved by the City that explains the stewardship of natural areas and the value of existing tree cover, as well as indirect suburban effects on natural areas.
- #54 The Owner shall construct an asphalt pathway on the north side of Deveron Crescent from Julie Crescent to Shelborne Place as per the accepted engineering drawings, to the satisfaction of the City and at no cost to the City.
- #55 Within one (1) year of registration of this Plan, the Owner shall construct and install the naturalization plan in accordance with the approved Engineering drawings.
- #56 Within one (1) year of registration of this Plan, the Owner shall prepare and deliver to all homeowners, an education package which explains the stewardship and protection of the natural area, the value of existing tree cover, the use of native pollinator friendly plants, and the protection and utilization of the grading and drainage patterns on these lots. The educational package shall be prepared

to the satisfaction of the City.

- #57 Prior to any site works, the Owner shall ensure that the recommendations of the approved Tree Preservation Report are implemented. The Owner shall provide written confirmation to the City detailing the manner in which each recommendation has been satisfied.
- #58 Within one (1) year of registration of this Plan, the Owner shall grade, service and seed Block 137 in accordance with the approved engineering plans, to the satisfaction of the City, and at no cost to the City.
- #59 Within one (1) year of registration of this Plan, the Owner shall construct and install all aspects of the landscape mitigation plan in accordance with the approved Engineering drawings to the satisfaction of the City, and at no cost to the City.

SCHEDULE "C"

This is Schedule "C" to the Subdivision Agreement dated this _____ day of _____, 2020, between The Corporation of the City of London and Drewlo Holdings Inc. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Centre Street/Deveron Crescent shall have a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.

- Julie Crescent and Christopher Court (from Deveron Crescent to Julie Crescent) shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.

- Christopher Court (from Julie Crescent to cul-de-sac) shall have a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.

Sidewalks

A 1.5 metre sidewalk shall be constructed on both sides of Deveron Crescent from Pond Mills Road to Julie Crescent.

An asphalt pathway shall be constructed on the north boulevard of Deveron Crescent from Julie Crescent to Shelborne Place as per the accepted engineering drawings.

A 1.5 metre sidewalk shall be constructed on one side of

- (i) Pond Mills Road – east boulevard across frontage of plan
- (ii) Julie Crescent – north and west boulevard
- (iii) Christopher Court (from Deveron Crescent to Julie Crescent) – west boulevard

Pedestrian Walkways

There are no pedestrian walkways in this Plan.

SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2020, between The Corporation of the City of London and Drewlo Holdings 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:	Add 0.3 m reserves across frontages of Lot 97 and Block 135
Road Widening (Dedicated on face of plan):	Block 139 and 140
Walkways:	NIL
5% Parkland Dedication:	Blocks 137 and 138
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 _____, 2020, between The Corporation of the City of London and Drewlo Holdings 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:	\$ 557,203
BALANCE PORTION:	<u>\$3,157,483</u>
TOTAL SECURITY REQUIRED	\$3,714,686

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 _____, 2020, between The Corporation of the City of London and Drewlo Holdings 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:

Multi-purpose easements for servicing 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) Between Lots 29 and 30 in this Plan for sanitary and storm servicing as per accepted engineering drawings

Temporary Easements:

A temporary easement shall be deeded to the City in conjunction with this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:

- (i) Over Lots 26 to 29 in this Plan for the temporary sediment basin

Appendix B – Related Estimated Costs and Revenues

Agenda Item # Page #

Pond Mills Subdivision - Drewlo Holdings
 Subdivision Agreement
 39T-12501

Estimated Costs and Revenues

Estimated DC Claim Costs	Estimated Cost (excludes HST)
Claims for Owner led construction from CSRF	
Channelization (DC19RS1001) Construction - on Pond Mills Rd. at Deveron Cres & Cleveland Ave.	\$87,566
Channelization (DC19RS1001) Engineering - on Pond Mills Rd. at Deveron Cres & Cleveland Ave.	\$12,587
Low Impact Development (DC19MS1003)	\$107,085
Total	\$207,238
Estimated DC Revenues (January 1, 2020 to December 31, 2020 Rates)	Estimated Revenue
CSRF TOTAL	\$5,264,723

- 1 Estimated DC Claim Costs are for Owner led construction projects and do not include City led projects required to accommodate growth.
- 2 Estimated DC Revenues are calculated using current DC rates. The City employs a "citywide" approach to cost recovery for all eligible growth services, therefore the Estimated DC Claim Costs and Revenues in the table above are not directly comparable.
- 3 DC Claim Costs are based on the approved Work Plan cost estimates provided by the Owner for engineering and construction of the claimable works. Final claim payments will be approved based on actual costs incurred by the Owner in conjunction with the terms of the registered Subdivision Agreement, Work Plan and the DC By-law.
- 4 LID Subsidy costs are based on estimates from the accepted engineering drawings and the current DC By-law. Final claim payments will be approved based on constructed quantities in conjunction with the DC By-law.

Reviewed by:

Date

 Matt Feldberg
Manager, Development Services (Subdivisions)

Approved by:

Date

 Paul Yeoman
Director, Development Finance

Appendix C – Source of Financing

Chair and Members
Planning and Environment Committee

#20061
April 27, 2020
(39T-12501)

RE: Subdivision Special Provisions
Pond Mills Subdivision - Drewfo Holdings
Capital Budget Project TS165119 - Minor Roadworks - Channelization (2019-2023) (Subledger 2487797)
Capital Budget Project ES543819 - Low Impact Development (2019-2023) (Subledger 2487798)

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 and the Manager, Development Planning, the detailed source of financing is:

	Approved Budget	Committed To Date	This Submission	Balance for Future Work
ESTIMATED EXPENDITURES				
TS165119 - Minor Roadworks - Channelization				
Engineering	\$199,000	\$59,130	\$12,808	\$127,062
Construction	1,480,740	244,916	89,108	1,146,716
	1,679,740	304,046	101,916	1,273,778
ES543819 - Low Impact Development				
Engineering	500,000	\$0		500,000
Construction	4,919,532	19,497	108,970	4,791,065
	5,419,532	19,497	108,970	5,291,065
NET ESTIMATED EXPENDITURES	\$7,099,272	\$323,543	\$210,886 1)	\$6,564,843
SOURCE OF FINANCING				
TS165119 - Minor Roadworks - Channelization				
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) \$1,679,740	\$304,046	\$101,916	\$1,273,778
ES543819 - Low Impact Development				
Drawdown from City Services - Stormwater Reserve Fund (Development Charges)	2) 5,419,532	19,497	108,970	5,291,065
TOTAL FINANCING	\$7,099,272	\$323,543	\$210,886	\$6,564,843
	Engineering	Construction	ES543819	Total
1) Financial Note	TS165119	TS165119		
Contract Price	\$12,587	\$87,566	\$107,085	\$207,238
Add: HST @13%	1,636	11,384	13,921	26,941
Total Contract Price Including Taxes	14,223	98,950	121,006	\$234,179
Less: HST Rebate	1,415	9,842	12,036	23,293
Net Contract Price	\$12,808	\$89,108	\$108,970	\$210,886

- 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

Appendix D – Additional Information

Previous Reports

December 10, 2018 – Planning and Environment Committee Public Participation Meeting – Application by Drewlo Holdings Inc. for approval of Zoning By-law Amendment for lands located at 172-174 and 176 Pond Mills Road (Agenda Item #3.3).

February 1, 2016 – Planning and Environment Committee Public Participation Meeting – Appeals to the Ontario Municipal Board - Application by Drewlo Holdings Inc. for approval of Draft Plan of Subdivision and Zoning By-law Amendment for lands located at 130, 136, 146 & 164 Pond Mills Road, and 925 Deveron Crescent (Agenda Item #6).

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: 2557727 Ontario Inc.
3425 Emilycarr Lane

Meeting on: May 25, 2020

Recommendation

That, on the recommendation of the Director, Development Services, based on the application by 2557727 Ontario Inc. relating to the property located at 3425 Emilycarr Lane, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 2 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Holding Residential R1 Special Provision (h-94*R1-3(7)) Zone **TO** a Residential R1 Special Provision (R1-3(7)) Zone to remove the "h-94" holding provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the "h-94" holding symbol from the zone map to permit the development of single detached dwellings.

Rationale of Recommended Action

The conditions for removing the holding provision have been met. Provisional Consent (B.047/19) was granted on February 18, 2020 to consolidate the remnant part blocks. The applicant has submitted a complete clearance of conditions package that has been accepted by staff as of the deadline date for finalization of this report. It is anticipated that certificates of consent will be issued and registered by the time that this matter goes to Municipal Council. The removal of the holding provision will allow the applicant to submit and be issued building permits and supports re-building the local economy.

1.0 Site at a Glance

1.1 Property Description

The site is addressed as 3425 Emilycarr Lane. These lands are within a draft plan of subdivision application (39T-18506). The lands are currently vacant.

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 R1 Special Provision (h-94*R1-3(7))
Zone

1.3 Site Characteristics

- Current Land Use – vacant
- Frontage – approx. 60.1 m (197.2 feet)
- Depth – approx. 255 m (836.6 feet)
- Area – 3.0 ha (7.4 acres)
- Shape – irregular

1.4 Surrounding Land Uses

- North – commercial (Teppermans)
- East – residential (single detached)
- South – future residential
- West – vacant - future commercial

2.0 Description of Proposal

2.1 Development Proposal

The requested amendment will permit the development of up to six (6) single detached dwellings.

3.0 Relevant Background

3.1 Planning History

This application for Draft Plan of Subdivision was accepted on December 3, 2018. The Public Meeting was held on April 15, 2019. Draft Approval was granted on May 27, 2019. Through this draft approval, the h-94 holding provision was added to several part blocks that were created. It was anticipated that these lands would amalgamate in the future with adjacent part lots and through the previous subdivision located to the northeast. A Consent application (B.047/19) was received and processed in 2019 and Provisional Consent was issued on February 18, 2020.

3.2 Requested Amendment

The applicant is requesting the removal of the “h-94” holding provision from the Zone on the subject lands, which requires that the part residential blocks be consolidated with adjacent lands.

3.3 Community Engagement (see more detail in Appendix B)

No comments were received in response to the Notice of Application.

3.4 Policy Context

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, Municipal Council must pass a zoning by-law with holding provisions (“h” symbol), an application must be made to Council for an amendment to the by-law to remove the holding symbol, and Council must make a decision on the application within 150 days to remove the holding provision(s).

The London Plan and the (1989) Official Plan contain policies with respect to holding provisions, the process, and notification and removal procedures.

Location Map



4.0 Key Issues and Considerations

4.1 What is the purpose of the “h-94” holding provision and is it appropriate to consider its removal?

The “h-94” holding provision states:

Purpose: To ensure that there is a consistent lotting pattern in this area, the “h-94” symbol shall not be deleted until the block has been consolidated with adjacent lands.

Provisional Consent (B.047/19) was granted on February 18, 2020 to consolidate the remnant part blocks with adjacent lands to create a consistent lotting of single detached lots. The applicant has submitted a complete clearance of conditions package that has been accepted by staff as of the deadline date for finalization of this report. It is anticipated that certificates of consent will be issued and registered by the time that this matter goes to Municipal Council on June 2, 2020.

This satisfies the requirement for the removal of the “h-94” holding provision.

5.0 Conclusion

The Applicant has completed the necessary severance application to consolidate the remnant part blocks with adjacent lands to create a consistent lotting of single detached lots. The removal of the holding provision will allow the applicant to submit and be issued building permits and is being recommended to Council for approval. The removal of this holding provision supports the re-building of our local economy.

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

May 13, 2020
CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompili, Manager, Development Planning

NP/np

\\FILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2019\H-9149 - 3425 Emily Carr Lane (NP)\Draft 3425 Emily Carr H-9149 NP.docx

Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2020

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3425 Emily Carr Lane.

WHEREAS 2557727 Ontario Inc. has applied to remove the holding provision from the zoning for the lands located at 3425 Emily Carr Lane, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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 the lands located at 3425 Emily Carr Lane, as shown on the attached map, to remove the h-94 holding provision so that the zoning of the lands as a Residential R1 Special Provision (R1-3(7)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 2, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 2, 2020
Second Reading – June, 2020
Third Reading – June, 2020

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



GeoBrowsers

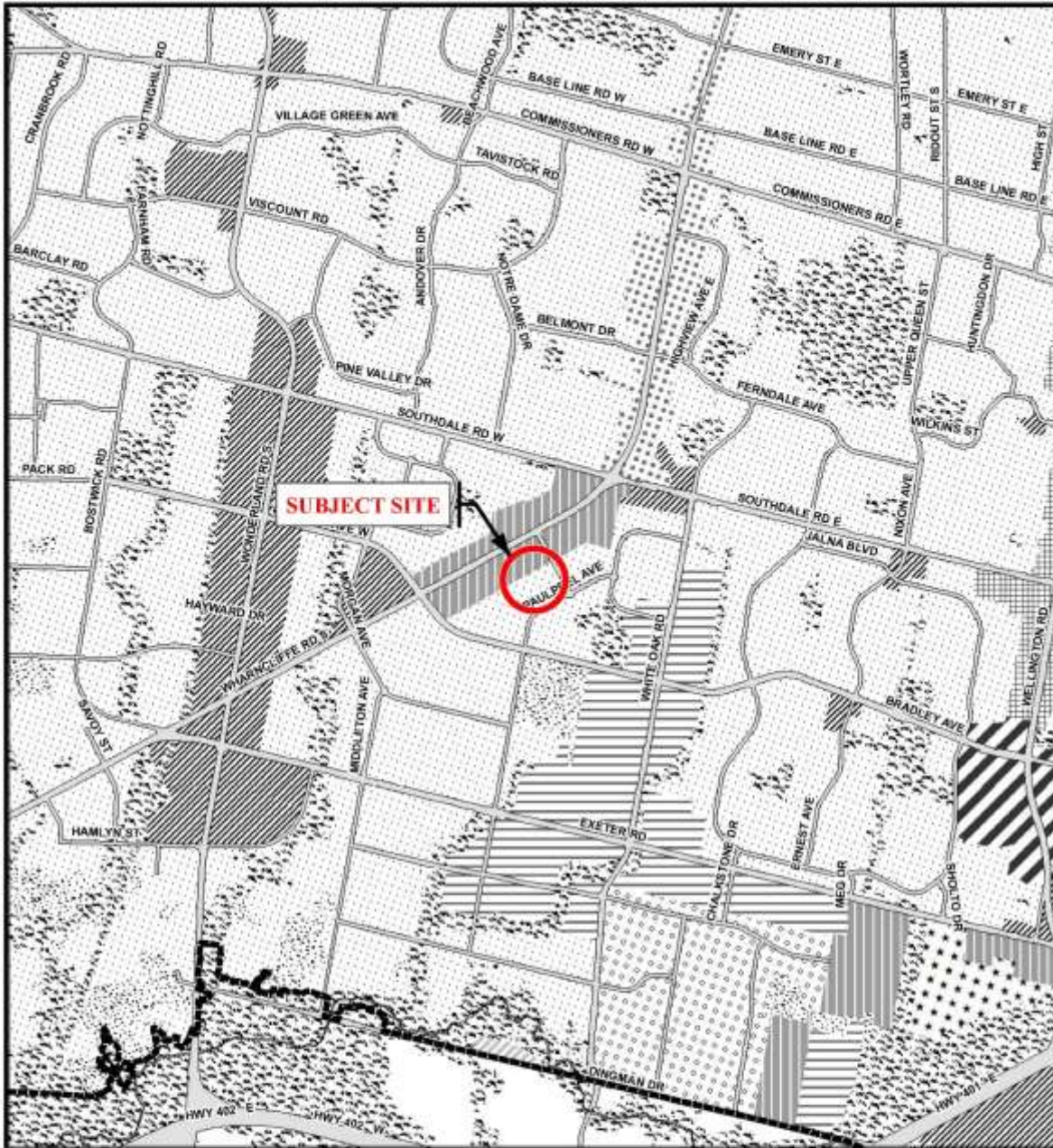
Previous Reports and Applications Relevant to this Application

April 15, 2019 – Draft Approval and Zoning By-law amendment report to PEC for subdivision located at 3425 Emilyarr Lane (39T-18506/Z-8988)

November 22, 2019 – Removal of holding provision from draft plan lands (h, h-100) (H-9139)

Appendix B – Relevant Background

London Plan Excerpt



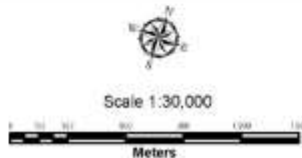
Legend

- | | | |
|------------------------|--------------------------|---|
| 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.

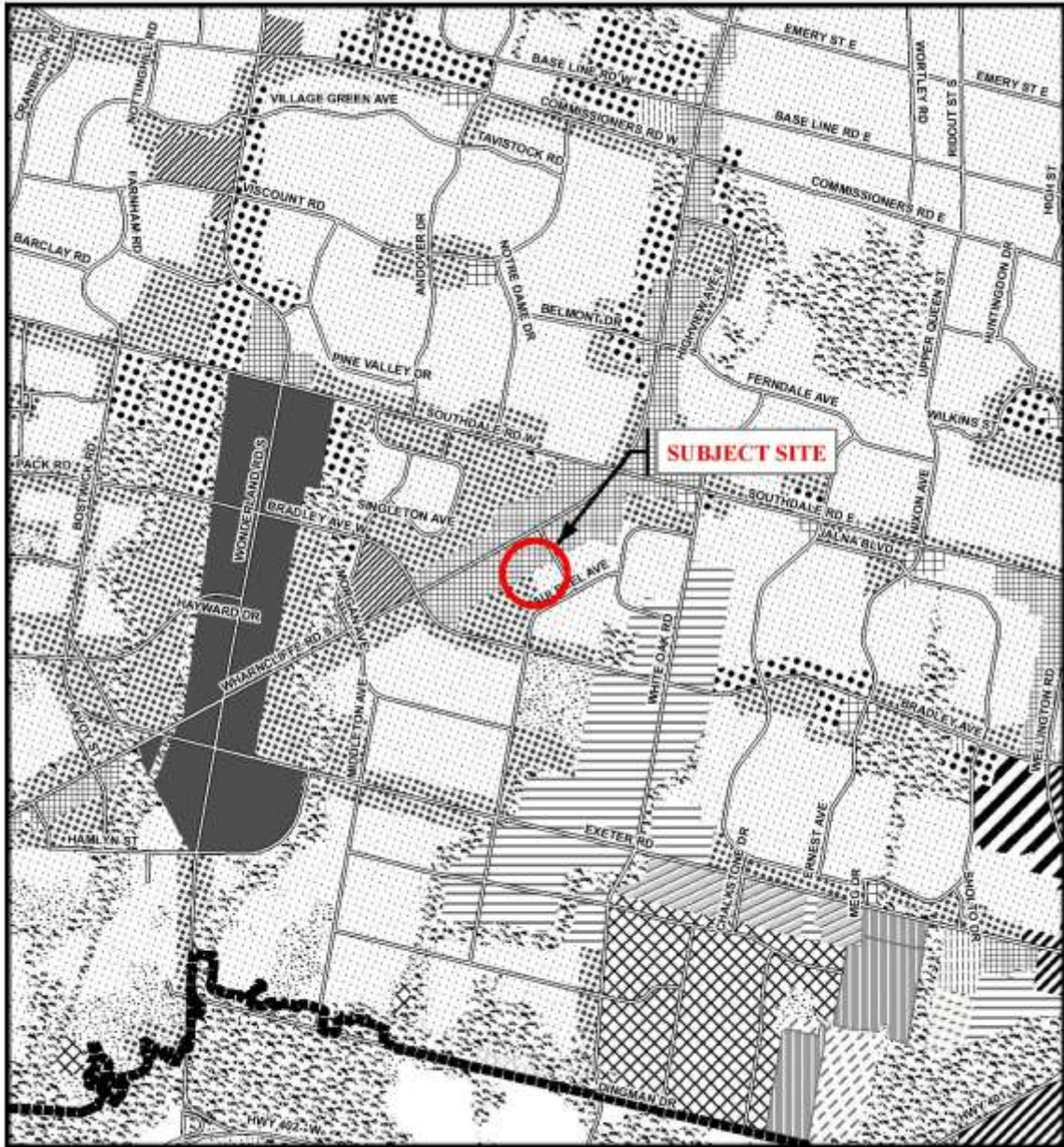
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services /
 Development Services
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning Services



File Number: H-9149
Planner: NP
Technician: RC
Date: May 13, 2020

1989 Official Plan Excerpt

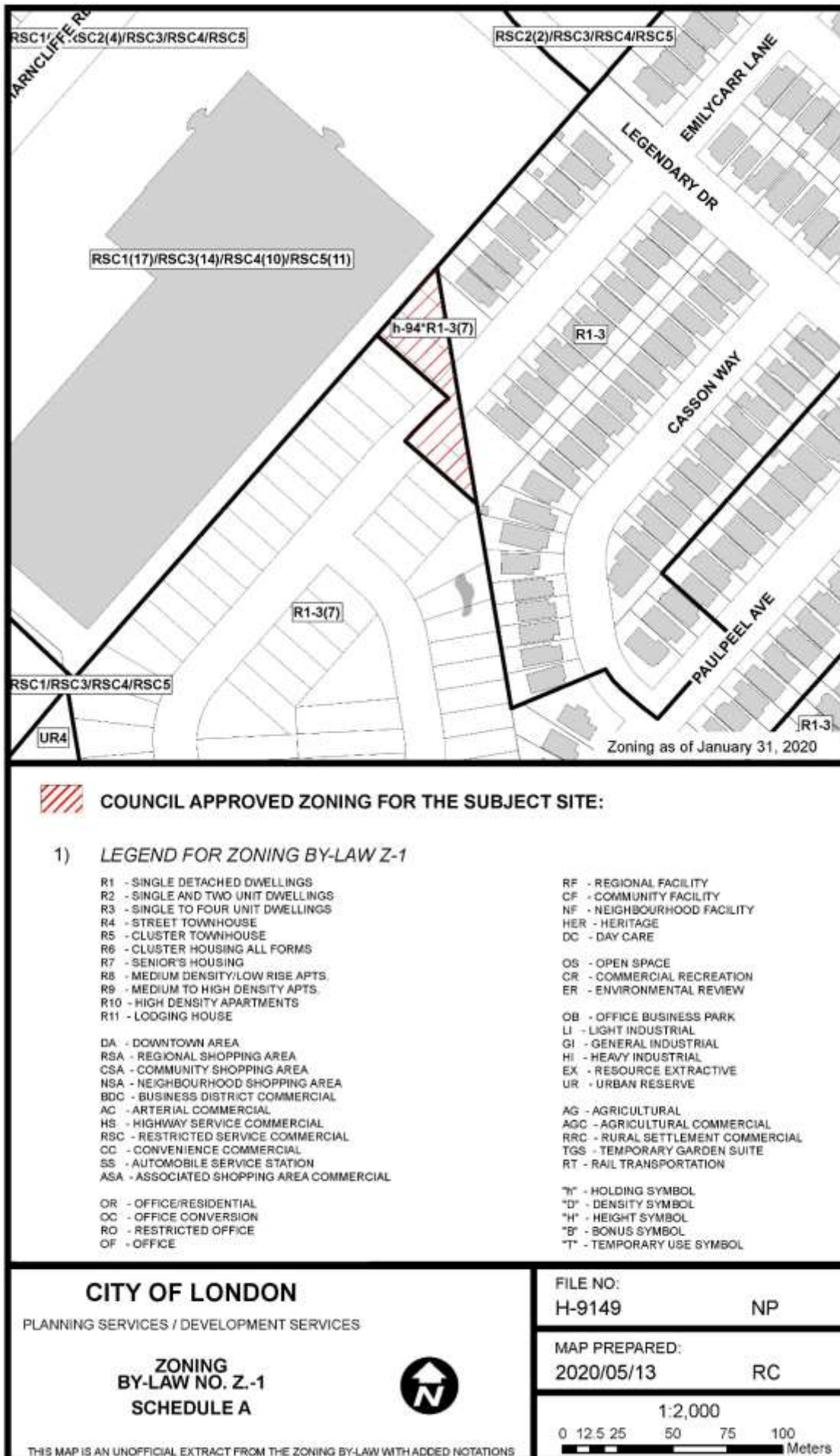


Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
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>CITY OF LONDON City Planning / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Development Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: H-9149</p>
		<p>PLANNER: NP</p> <p>TECHNICIAN: RC</p> <p>DATE: 2020/05/13</p>

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\kono\00\excerpt\med_templates\scheduleA_b&w_8x14_with_SWAP.mxd

Zoning Excerpt





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: May 6, 2020

RE: **Monthly Report for March 2020**

Attached are the Building Division's monthly report for March 2020 and copies of the Summary of the Inspectors' Workload reports.

Please note the March numbers include the effects of the COVID-19 closure which began March 17, 2020.

Permit Issuance

By the end of March, 776 permits had been issued with a construction value of \$150.2 million, representing 228 new dwelling units. Compared to last year, this represents a 12.2% decrease in the number of permits, a 23.9% increase in the construction value and an 18.8% decrease in the number of dwelling units.

To the end of March, the number of single and semi-detached dwellings issued were 173, which was a 37.3% increase over last year.

At the end of March, there were 687 applications in process, representing approximately \$732 million in construction value and an additional 1,666 dwelling units, compared with 687 applications having a construction value of \$963 million and an additional 1,474 dwelling units for the same period last year.

The rate of incoming applications for the month of March averaged out to 10.9 applications a day for a total of 241 in 22 working days. There were 62 permit applications to build 62 new single detached dwellings, 12 townhouse applications to build 55 units, of which 5 were cluster single dwelling units.

There were 243 permits issued in March totalling \$49.7 million including 87 new dwelling units.

Inspections

BUILDING

Building Inspectors received 1,366 inspection requests and conducted, 2,052 building related inspections. An additional 2 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 12 inspectors, an average of 174 inspections were conducted this month per inspector.

Based on the 1,366 requested inspections for the month, 96% were achieved within the provincially mandated 48 hour time allowance.

CODE COMPLIANCE

Building Inspectors received 296 inspection requests and conducted 523 building related inspections. There were 84 inspections completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 4 inspectors, an average of 126 inspections were conducted this month per inspector.

Based on the 296 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

PLUMBING

Plumbing Inspectors received 626 inspection requests and conducted 781 plumbing related inspections. An additional 3 inspections were completed relating to complaints, business licenses, orders and miscellaneous inspections. Based on a staff compliment of 6 inspectors, an average of 111 inspections were conducted this month per inspector.

Based on the 626 requested inspections for the month, 99% were achieved within the provincially mandated 48 hour time allowance.

NOTE:

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

AD:cm
Attach.

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

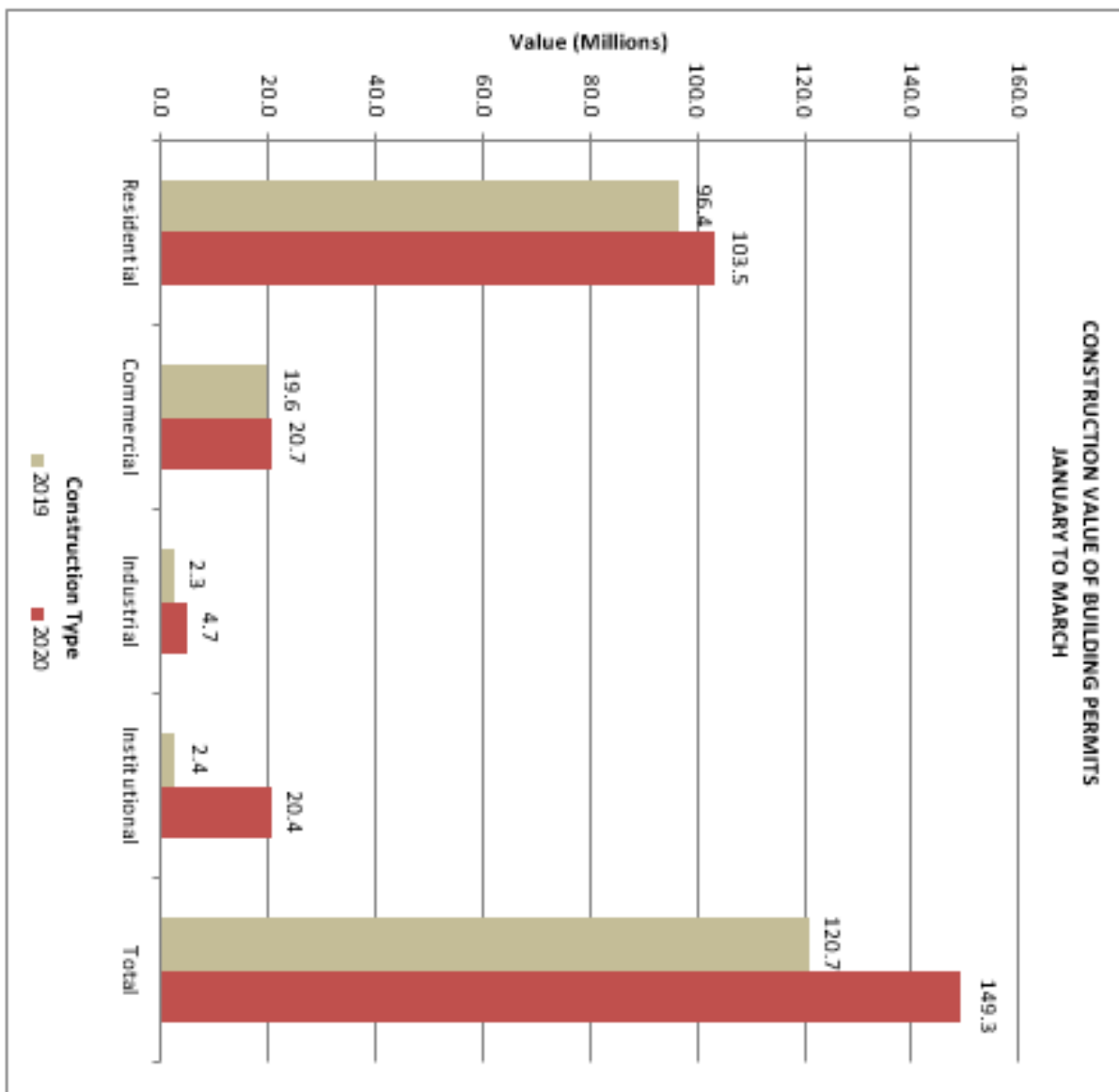
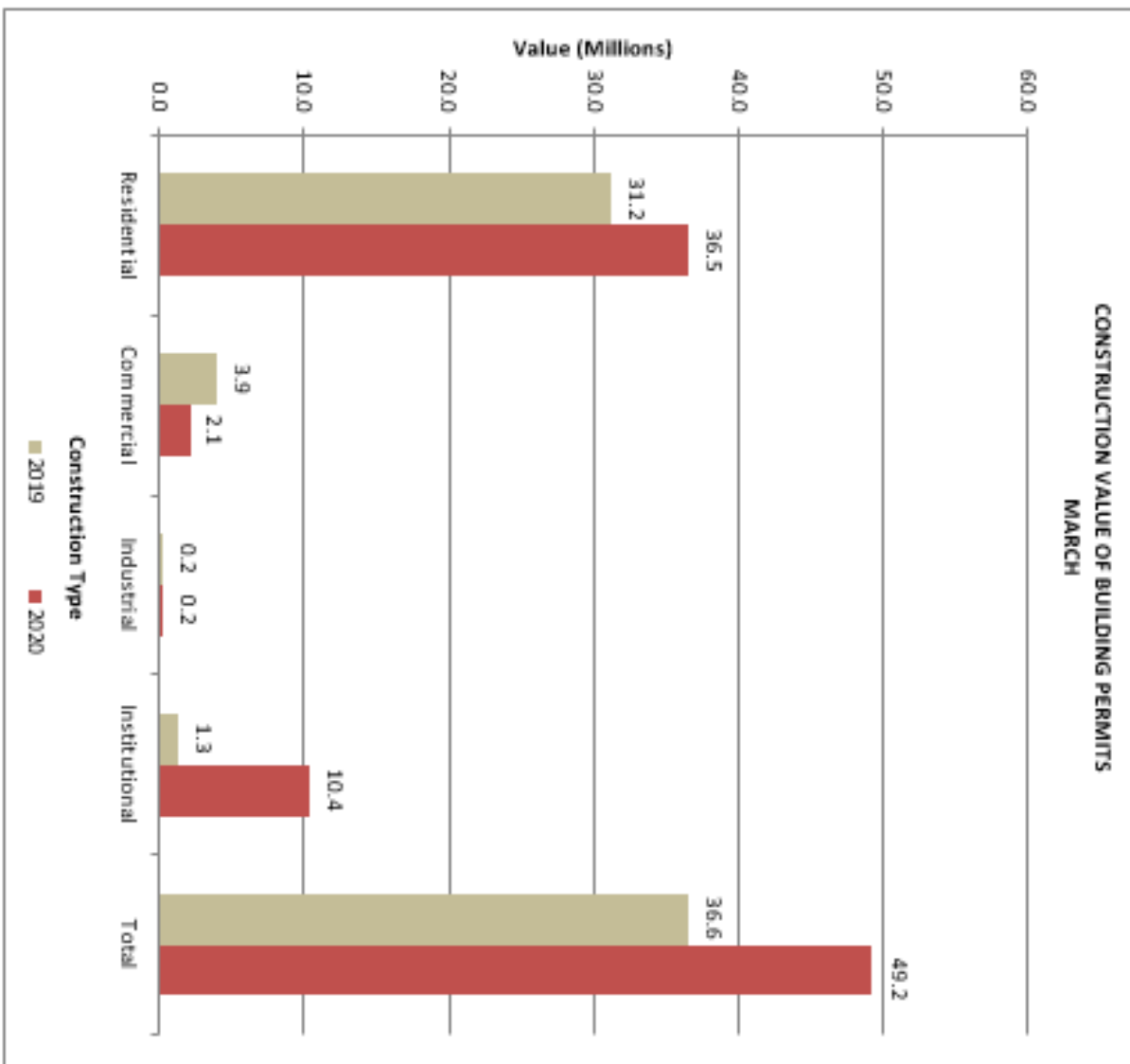
CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF March 2020

CLASSIFICATION	March 2020				to the end of March 2020				March 2019				to the end of March 2019			
	NO. OF PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	PERMITS	CONSTRUCTION VALUE	NO. OF UNITS	
SINGLE DETACHED DWELLINGS	62	26,209,680	62	173	75,460,800	173	48	18,507,510	48	126	51,400,020	126	0	0	0	
SEMI DETACHED DWELLINGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOWNHOUSES	6	5,870,000	19	22	12,933,900	41	7	5,780,800	27	36	27,781,690	131	36	27,781,690	131	
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	2	2,275,000	4	3	3,525,000	4	3	3,525,000	4	
RES-ALTER & ADDITIONS	91	4,397,533	6	287	15,099,008	14	124	4,601,115	9	331	13,728,925	20	331	13,728,925	20	
COMMERCIAL - ERECT	0	0	0	1	940,000	0	0	0	0	2	1,329,480	0	2	1,329,480	0	
COMMERCIAL - ADDITION	0	0	0	2	2,001,800	0	1	300,000	0	2	2,800,000	0	2	2,800,000	0	
COMMERCIAL - OTHER	20	1,668,400	0	96	17,795,906	0	63	3,624,150	0	139	15,472,470	0	139	15,472,470	0	
INDUSTRIAL - ERECT	1	436,700	0	2	3,436,700	0	0	0	0	1	100,000	0	1	100,000	0	
INDUSTRIAL - ADDITION	0	0	0	1	18,800	0	0	0	0	2	65,000	0	2	65,000	0	
INDUSTRIAL - OTHER	3	223,337	0	14	1,113,837	0	5	243,200	0	20	2,116,900	0	20	2,116,900	0	
INSTITUTIONAL - ERECT	0	0	0	1	575,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - ADDITION	0	0	0	1	2,000,000	0	0	0	0	0	0	0	0	0	0	
INSTITUTIONAL - OTHER	17	10,419,200	0	36	17,831,200	0	11	1,259,900	0	26	2,401,570	0	26	2,401,570	0	
AGRICULTURE	0	0	0	1	100,000	0	0	0	0	1	10,000	0	1	10,000	0	
SWIMMING POOL FENCES	16	488,740	0	25	802,740	0	10	357,732	0	13	455,732	0	13	455,732	0	
ADMINISTRATIVE	3	25,000	0	9	25,000	0	13	56,000	0	25	56,000	0	25	56,000	0	
DEMOLITION	5	0	5	19	0	14	15	0	9	26	0	15	26	0	15	
SIGNS/CANOPY - CITY PROPERTY	1	0	0	1	0	0	2	0	0	9	0	0	9	0	0	
SIGNS/CANOPY - PRIVATE PROPE	18	0	0	85	0	0	55	0	0	122	0	0	122	0	0	
TOTALS	243	49,738,590	87	776	150,234,691	228	356	37,005,408	88	884	121,242,788	281	884	121,242,788	281	

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

2) Mobile Signs are no longer reported.



**City of London - Building Division
Principal Permits Issued from March 1, 2020 to March 31, 2020**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
ST PETER'S SEMINARY ST PETER'S SEMINARY	1040 Waterloo St	Alter Clubs, Recreational Facilities INSTTT- INTERIOR RENOVATIONS FOR ST. PETERS SEMINARY - PHASE 2B FRR/FPD	0	2,500,000
Roman Catholic Episcopal Corporation Diocese of Lo	1040 Waterloo St	Alter Clubs, Recreational Facilities INSTTT- INTERIOR RENOVATIONS FOR ST. PETERS SEMINARY - PHASE 2B FRR/FPD	0	2,500,000
Richmond North Property Corp	1490 Richmond St	Alter Offices CM - OFFICE RENOVATIONS for L360 ARCHITECTURE	0	104,000
MAPLE LEAF FOODS INC, MAPLE LEAF FOODS INC.	1577 Wilton Grove Rd	Erect-Food Processing Plant ID - ERCT SECURITY BUILDING FOR MAPLE LEAF FOODS INC	0	436,700
SIFTON LIMITED SIFTON PROPERTIES LIMITED	1592 Ed Ervasti Lane	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, 4 BEDROOMS, COVERED PORCH, A/C INCLUDED, SB-12 AS **HOT2000**, PART 26 33M-721 BLOCK 1, HRV & DWHR REQUIRED, SOILS REQUIRED, ***NO M-PLAN AVAILABLE DO NOT ISSUE PERMIT UNTIL CONFIRMED***	1	406,000
THE RIDGE AT BYRON INC. THE RIDGE AT BYRON INC.	1710 Ironwood Rd 5	Erect-Townhouse - Cluster SDD ERCT CLUSTER SDD, 1 STOREY, 2 CAR GARAGE, FINISHED BASEMENT, DECK INCLUDED, A/C INCLUDED, SB-12 A-5, LOT 3 (DPN 5), M/LCP 903, 2 BEDROOMS, SOILS REQUIRED, HRV AND DWHR REQUIRED	1	800,000
2560533 Ontario Inc c/o Stoney Creek Commercial	1830 Adelaide St N	Alter Restaurant INTERIOR ALTER FOR WILLIAMS FRESH CAFE	0	119,600
2730957 Ontario Inc	1994 Mallard Rd	Alter Warehousing ID - INTERIOR OFFICE RENOVATION	0	200,000
Glen Cairn Community Resource Centre	244 Adelaide St S	Alter Dental Offices CM - INTERIOR ALTERATION FOR DENTAL OFFICE	0	280,000
5016029 Ontario Inc	362 Richmond St	Alter Retail/Apt Complex CM - ALTER TO RENOVATE COMMERCIAL AND RESIDENTIAL UNITS ON ALL 4 STORES, 2/ MECHANICAL, PLUMB, STRUCT, FPD	0	300,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC.	39 Tecumseh Ave E	Install-Apartment Building INSTALL NEW FIRE ALARM SYSTEM TO REPLACE EXISTING. BUILDING 1.		171,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC.	39 Tecumseh Ave E	Install-Apartment Building INSTALL NEW FIRE ALARM SYSTEM TO REPLACE EXISTING. BUILDING 2		171,000
LONDON & MIDDLESEX COMMUNITY HOUSING INC.	39 Tecumseh Ave E	Install-Apartment Building INSTALL NEW FIRE ALARM SYSTEM TO REPLACE EXISTING. BUILDING 3		171,000
Corlon Properties Inc.	435 Callaway Rd	Install-Site Services INSTALL SITE SERVICES		596,123

City of London - Building Division

Principal Permits Issued from March 1, 2020 to March 31, 2020

Owner	Project Location	Proposed Work	No. of Units	Construction Value
AUBURN INC. AUBURN HOMES INC.	600 Guinness Way F	Erect-Townhouse - Condo ERECT - 4 UNITS - DPN'S 30, 32, 34, 36, 2 STOREY, SINGLE CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, SB-12 PERFORMANCE, NO DWHR, WITH A/C	4	852,100
AUBURN INC. AUBURN HOMES INC.	600 Guinness Way G	Erect-Townhouse - Condo ERECT - 4 UNITS - DPN'S 31, 33, 35, 37, 2 STOREY, SINGLE CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, SB-12 PERFORMANCE, NO DWHR, WITH A/C	4	852,100
AUBURN INC. AUBURN HOMES INC.	600 Guinness Way H	Erect-Townhouse - Condo RT - ERECT - DPN'S 25, 27, 29 - 2 STOREY, SINGLE CAR GARAGE, 3 BEDROOMS, FINISHED BASEMENT, SB-12 PERFORMANCE, NO DWHR, WITH A/C	3	641,800
LUNA 1059 TRAINING FUND MANAGEMENT INC. LUNA 1059 TRAINING FUND MANAGEMENT INC. MANAGEMENT SECRETARIAT MANAGEMENT BOARD SECRETARIAT	635 Wilton Grove Rd 711 Exeter Rd	Alter Medical offices OM - INTERIOR ALTER FOR CHIROPRACTOR OFFICE, FRR/FPO Alter Correctional & Detention Centre ALTER INTERIOR FOR KITCHEN IN FEMALE DETENTION AREA, ROOM 141. Cooking Hood and Fire Suppression Shop Drawings to be submitted before full permit. Submit form for Integrated Testing Co-Ordinator.	0	210,000 403,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	8 Mountsfield Dr 8 Mountsfield Dr	Alter Schools Elementary, Kindergarten ALTER FOR BARRIER FREE UPGRADES, ELEVATOR, WASHROOMS, LIFT, DOORS AND SITE WORK AS SPECIFIED ON PLANS. SHELL PERMIT ONLY - MISC METALS SHOP DRAWINGS AND GRCC TO BE SUBMITTED FOR REVIEW/APPROVAL PRIOR TO FABRICATION/INSTALLATION.	0	900,000
THAMES VALLEY DISTRICT SCHOOL BOARD VALLEY DISTRICT SCHOOL BOARD	8 Mountsfield Dr 8 Mountsfield Dr	Alter Schools Elementary, Kindergarten ALTER FOR BARRIER FREE UPGRADES, ELEVATOR, WASHROOMS, LIFT, DOORS AND SITE WORK AS SPECIFIED ON PLANS. SHELL PERMIT ONLY - MISC METALS SHOP DRAWINGS AND GRCC TO BE SUBMITTED FOR REVIEW/APPROVAL PRIOR TO FABRICATION/INSTALLATION.	0	900,000
JBL INC. JBL INC.	80 Essex St 82 Essex St	Add Triplex RENOVATION AND ADDITION TO EXISTING BUILDING Add Triplex RENOVATION AND ADDITION TO EXISTING TRIPLEX	0 0	361,400 361,400
ST JOSEPH'S HEALTH CARE LONDON	825 Commissioners Rd E	Install-Hospitals INSTALL GENERATORS AND STRUCTURAL PLATFORMS Foundation permit only	0	30,282,440



**City of London - Building Division
Principal Permits Issued from March 1, 2020 to March 31, 2020**

Owner	Project Location	Proposed Work	No. of Units	Construction Value
SIFTON LIMITED SIFTON PROPERTIES LIMITED	965 Upperpoint Ave A	Erect-Street Townhouse - Condo ERECT NEW 6 UNIT TOWNHOUSE BLOCK A - 2 STOREY, 3 BEDROOMS, 2 CAR GARAGE, UNFINISHED BASEMENT, NO DECK, WITH A/C, SB-12 AL, UNITS 1, 2, 3, 4, 5, 6, DWHR & HRV REQUIRED, SOILS REPORT REQUIRED.	6	2,318,000

Total Permits 25 Units 19 Value 46,837,663

** 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. -1535-144

OWNER

Commercial Permits regardless of construction value

DEFERRED MATTERS

**PLANNING AND ENVIRONMENT COMMITTEE
(AS OF MAY 6, 2020)**

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
1	EEPAC Terms of Reference – Civic Admin to report allowing EEPAC to work with staff during the collaboration of reports, electronic distribution of files and to provide advice directly to PEC	May 12/15 (7/11/PEC)	Q4 2015	Saunders	Preparing initial report to PEC to seek Council direction.
2	Dundas Place Management and Dundas Place Field House – City Planner to report back on results of monitoring all aspects of Dundas Place Management by mid-2019 in order to inform the development of the 2020-2023 Multi-Year Budget.	November 28/17 (17/22/PEC)	Q1 2021	Stafford/Yanchula	Dundas Place Manager is now in place.
3	Medway Valley Heritage Forest ESA – Refer back to Staff to report back after deleting the proposed Bridge A and Bridge D; further public consultation with respect to those	April 24/18 (3.2/7/PEC)	2019/2020	Barrett	Next steps currently under review. Staff continuing work with Advisory Group to address concerns and move forward

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	portions of the CMP that effect changes to the eastern boundary of the ESA, including the use of public streets; further consultation with the ACCAC, the EEPAC, UTRCA and neighbouring First Nations governments and organizations with respect to improved trail access and conditions; actions be taken to discourage crossings of the creek at sites A, B, C, D and E, as identified in the CMP; hardscaped surfaces on the level 2 trails be limited to the greatest extent possible; ways to improve public consultation process for any ESA and CMP; and, amending the Trails Systems Guidelines to incorporate consultation with neighbouring First Nations, Governments and Organizations at the beginning of the process.				No change-consultation with EEAPAC and AAC on-going.
4	Inclusionary Zoning for the delivery of affordable housing - the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee outlining options and approaches to implement Inclusionary Zoning in London, following consultation with the London Home Builders	August 28/18 (2.1/13/PEC)	Q1 2020	Barrett	Consultation with London Home Builders Association and London Development Institute underway

[Type here]

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	Association and the London Development Institute.				Inclusionary Zoning will be considered as part of the Affordable Housing Toolkit. Inclusionary Zoning project to conclude in 2020. Recent changes to the Planning Act permit Inclusionary Zoning within Major Transit Station Areas only. An amendment to identify such Major Transit Station Areas in the London Plan is being considered.
5	The City of London Tree Protection By-law C.P.-1515-228 – refer to TFAC for review and comment; and, the proposed by-law be referred to a public participation meeting to be held by the Planning and Environment Committee on September 24, 2018 for the purpose of seeking public input and comments on amendments to The public input provided at the September 23, 2019 Planning and Environment Committee meeting with respect to the proposed new Tree Protection By-law appended to the staff report dated September 23, 2019 BE REFERRED to the Civic Administration for consideration in the preparation of a revised Tree Protection By-law; and, the Civic Administration BE	June 18/18 (4.1/11/PEC) Sept 23/19 (3.3/16/PEC)	2019 2020	Scherr	Proposed new by-law referred to TFAC at their June 2018 meeting and comments provided at Aug meeting. Some comments have been received from Industry. Report with the DRAFT By-law language along with notice of PPM is scheduled for May 14, 2019 meeting. The report and PPM for the approval of the City's new Tree Protection By-law is scheduled for September 23, 2019.

[Type here]

File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	DIRECTED to provide a proposed by-law to repeal and replace the existing Tree Protection By-law C.P.-1515-228 at a future Planning and Environment Committee meeting including replacing the term "City Planner" with "City Engineer".				
6	Section 45 (1.4) of the <i>Planning Act</i> – Civic Administration to report back with potential process options in response to applications for minor variances	Aug 27, 2019 (5.1/14/PEC)	Q3 2020	Kotsifas/Yeoman	Report to be provided within Q3 of 2020.
7	Draft City-Wide Urban Design Guidelines – Civic Admin to report back at a future PPM of the PEC Civic Admin to review and report back on implications related to the <i>Municipal Conflict of Interest Act</i>	Oct 29/19 (2.1/18/PEC) Dec 10/19 (3.1/1/PEC)	Q4 2020	Barrett/O'Hagan	The Draft Urban Design Guidelines were presented in June 2019. Staff are working through edits with the development industry and other stakeholders. Expected for final approval in Q4 2020.
8	Environmental considerations relating to studies and reports - Civic Administration to review and report back on best practices and legal limitations for performing Subject Land Status reports and Environmental Impact Studies on lands that are under private ownership and that are owned by multiple parties and, in particular, where one or more	Nov 12/19 (3.1.19/PEC)	Q2/2020	Barrett/Fabro	Report to PEC ready to go Report was scheduled to go to PEC in March. Deferred until opportunity for public comment at Committee meetings is permitted. Deferred to next quarter.

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File No.	Subject	Request Date	Requested/ Expected Reply Date	Person Responsible	Status
	of the property owners refuse staff entry onto their lands; and, to review the plan for Meadowlark habitat on a comprehensive ecological systems basis, so that Secondary Plans and Planning Applications can address habitat requirements in accordance with this larger context				
9	Comprehensive Community Regeneration Study of the Argyle Business Improvement Area and surrounding areas – Civic Administration to report back	Nov 12/19 (3.2/19/PEC)	Q4 2020	Barrett/O'Hagan	Study Currently underway. Update information report expected to go to PEC June 2020.
10	130, 136, 146 and 164 Pond Mills Road – Civic Administration to have further consultation with the applicant and to report back to a future meeting.	May 5/20 (2.6/7/PEC)		Kotsifas/Pompilii	PEC May 25, 2020 COMPLETE – PLEASE REMOVE

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