



Draft Byron Gravel Pits Secondary Plan



January 10, 2024

Community Advisory Committee on Planning

Byron Gravel Pits



Boundaries:

- East of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road, and generally north-west of Longworth Road and Crestwood Drive.

History:

- The site contains an unusually deep glacial deposit which has been used to produce sand and gravel products to supply the London construction market for over 75 years.
- The City of London began the process of exploring the long-term planning for the gravel pits and future use of this area in the early 1990's.
- The process of developing a secondary plan for this area was initiated in 2016, and was in part prompted by a development proposal.
- The development of the Secondary Plan was paused for the Commissioners Road West Realignment EA

What is a Secondary Plan?

Secondary Plans form part of the *Official Plan*:

- provide more **specific vision and policies** to guide growth and change **for a particular area** than the those contained with the existing *Official Plan*.
- They allow for a comprehensive study and a coordinated planning approach

No development is currently proposed, the Secondary Plan will provide direction for the review of future development applications (Zoning Amendments, Subdivisions, Condominiums, etc.)



Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, high-density, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site to provide for:

- a range of different recreational activities, both active and passive;
- an opportunity to maintain and grow our natural heritage system; and,
- create new and unique housing forms.

This area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and linking, existing and proposed facilities and amenities in the area.



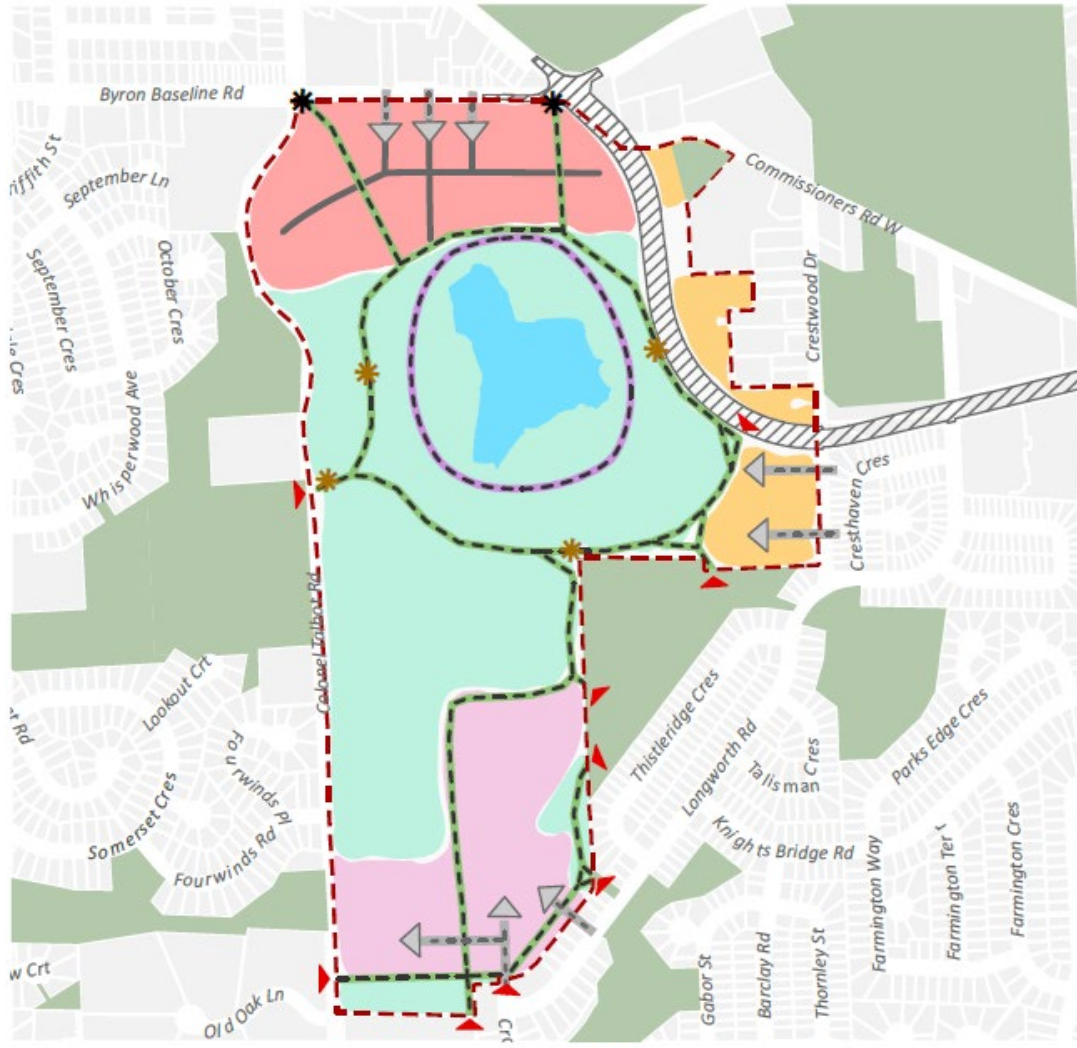
Principles














The preparation of this *Secondary Plan* has been guided by the following principles:

- 1) Promote Unique Opportunities for Recreation
- 2) Create a Unique Community that Supports a Mix of Uses and Housing Types
- 3) Create an Exceptional Community
- 4) Create a Diverse and Resilient Natural Environment
- 5) Sustainable Growth Management



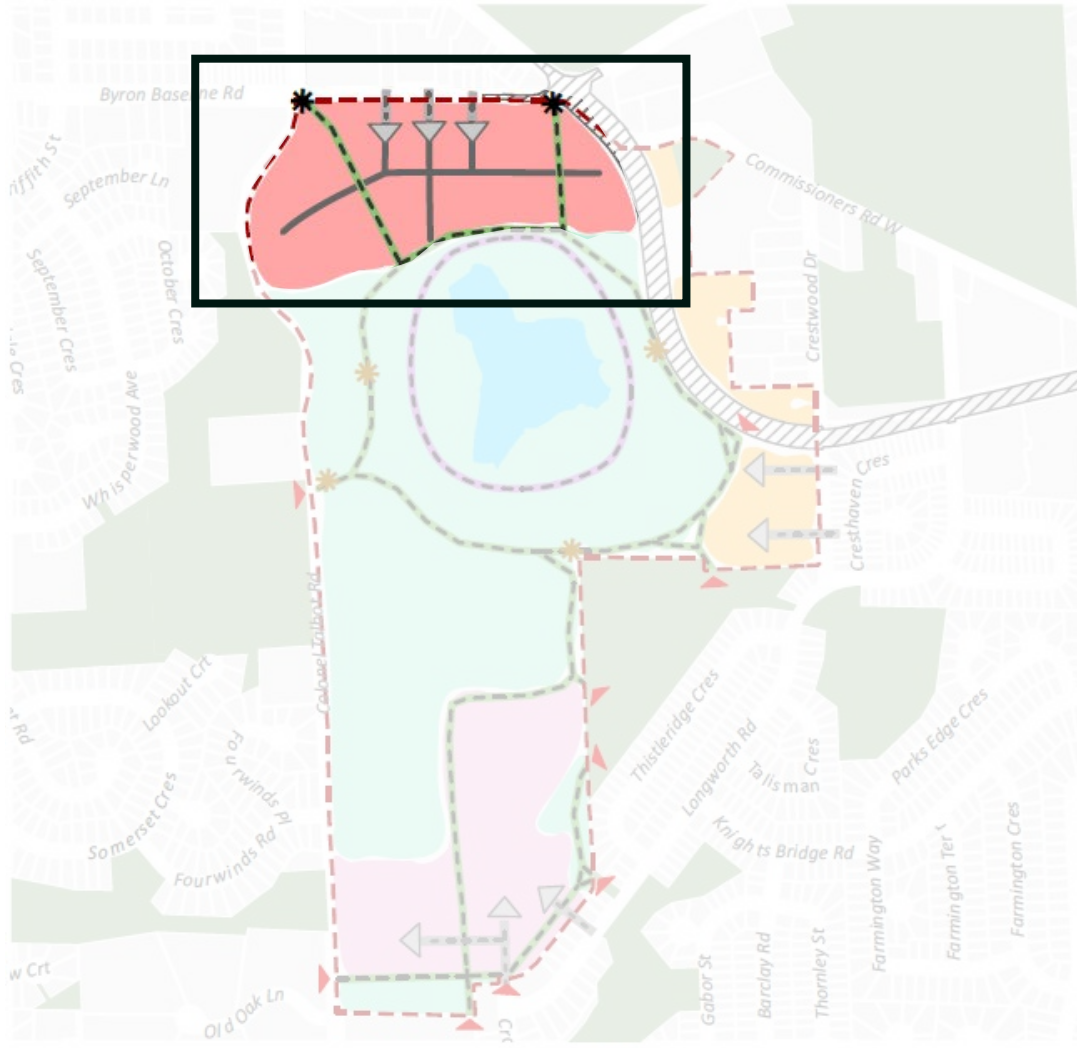
Land Use Plan



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment



Byron Baseline Policy Area



- Gateway / Public Access
- Lookout
- Potential Pathway Entrance
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- Commissioners Rd W Realignment

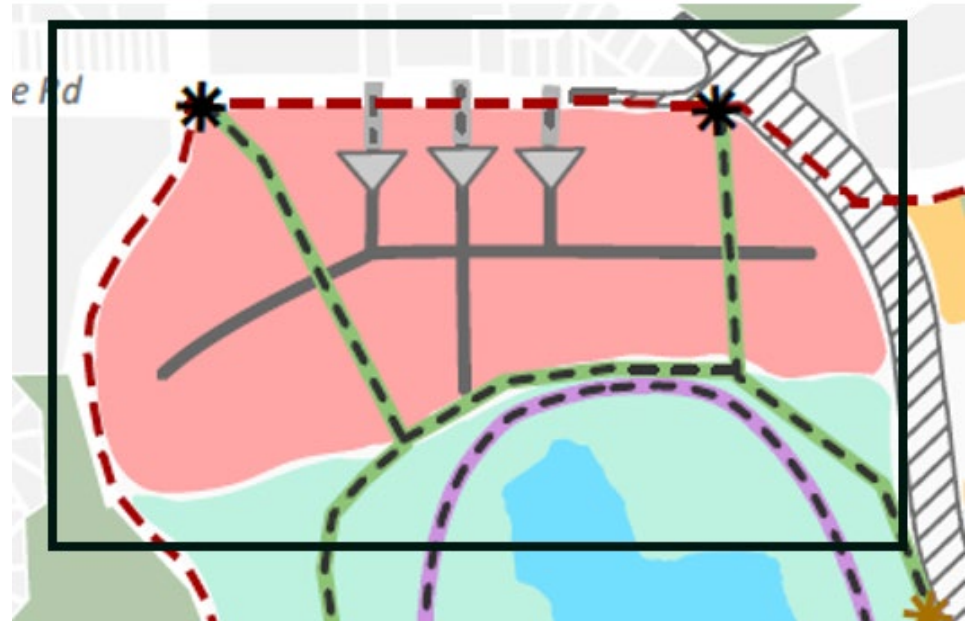
Byron Baseline Policy Area

Permitted Uses

- Residential:
 - apartment buildings;
 - townhouses and stacked townhouses; and
 - mixed-use buildings.
- Commercial: only within mixed use buildings, small scale-commercial uses may be permitted, including:
 - Medical/dental offices; Retail stores; Restaurants; Personal service establishments; Private and commercial schools; Convenience stores; Day care centers; Specialty food stores; Studios and galleries; Fitness and wellness establishments; and, Financial institutions.

Access and Services:

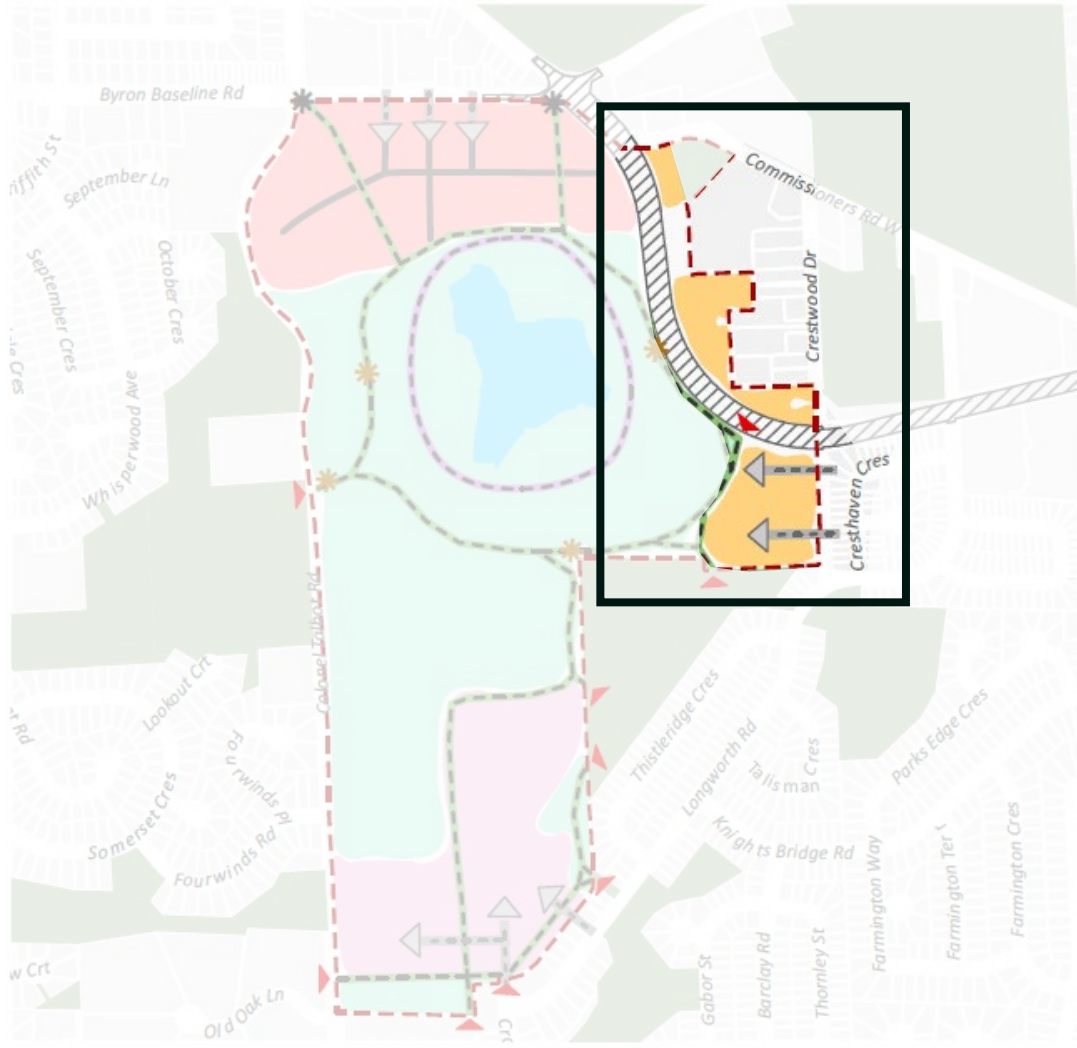
- Access and services must be available from Byron Baseline Rd.
















Permitted Heights

- Minimum 3 Storeys
- Maximums:
 - North Portion along Byron Baseline: between 6 and 9 storeys
 - Middle/South Portions near Open Space: between 9 and 12 storeys

Crestwood Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  **Crestwood Policy Area**
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Crestwood Policy Area

Permitted Uses:

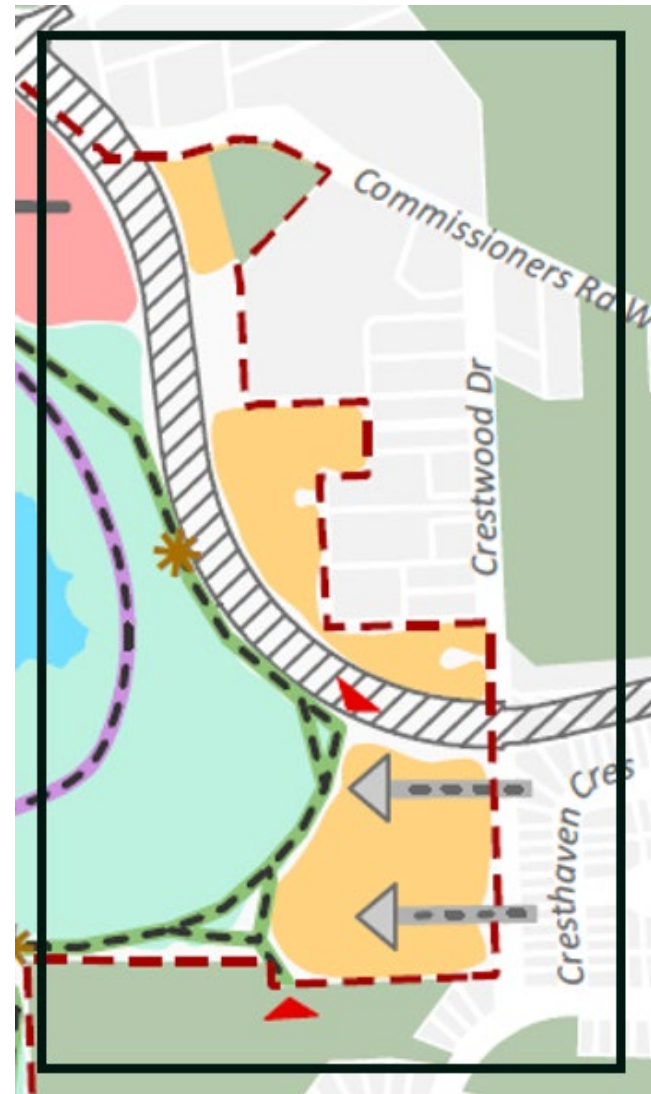
- Single detached, semi-detached, duplex, cluster dwellings and converted dwellings.
- Street townhousing, stacked townhousing, low-rise apartments, duplexes and triplexes are encouraged where appropriate.

Permitted Heights:

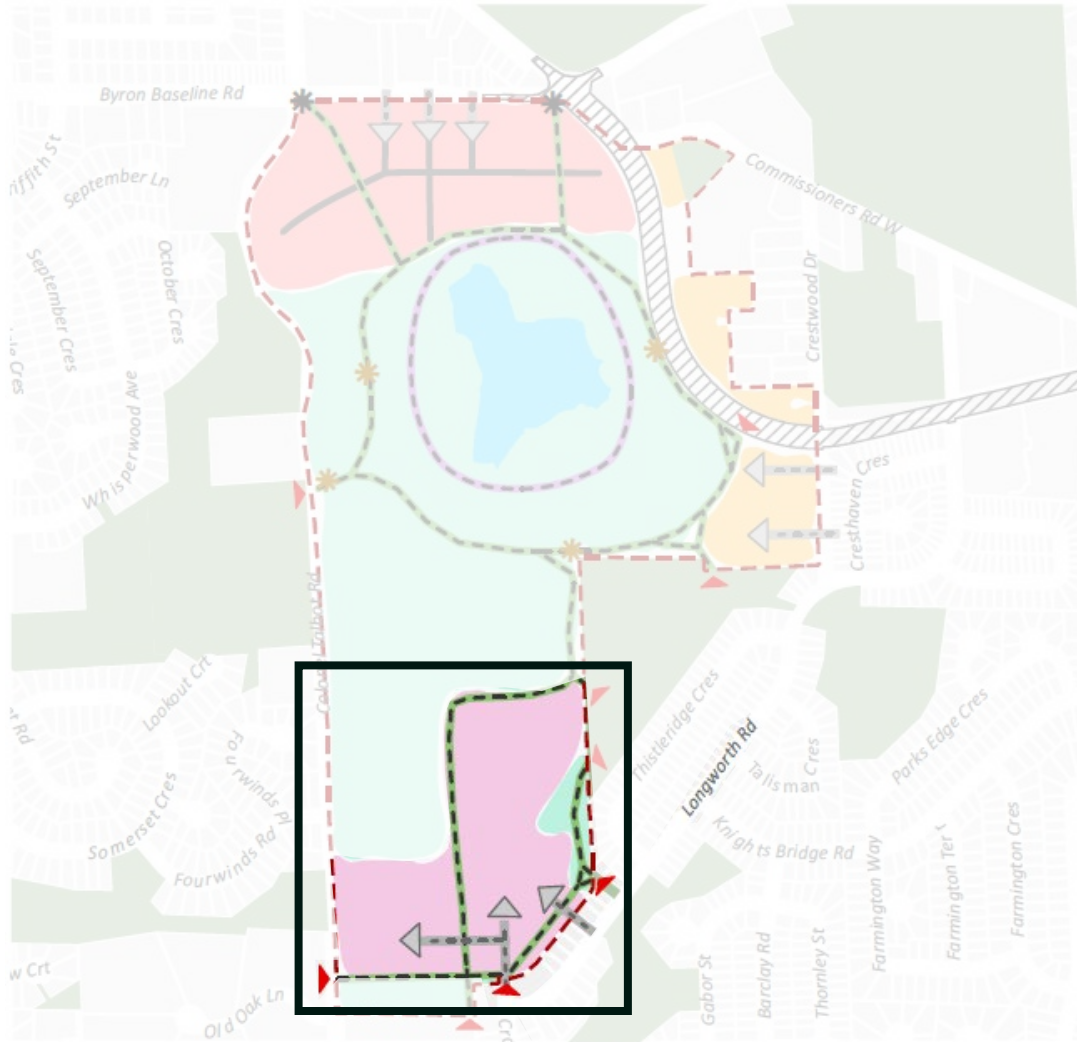
- Minimum 2 Storeys
- Maximum between 4-6 storeys














Access and Services:

- Access must be from Crestwood Dr.
- Stable top of Slope must be demonstrated



Longworth Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  **Longworth Policy Area**
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Longworth Policy Area

Permitted Uses:

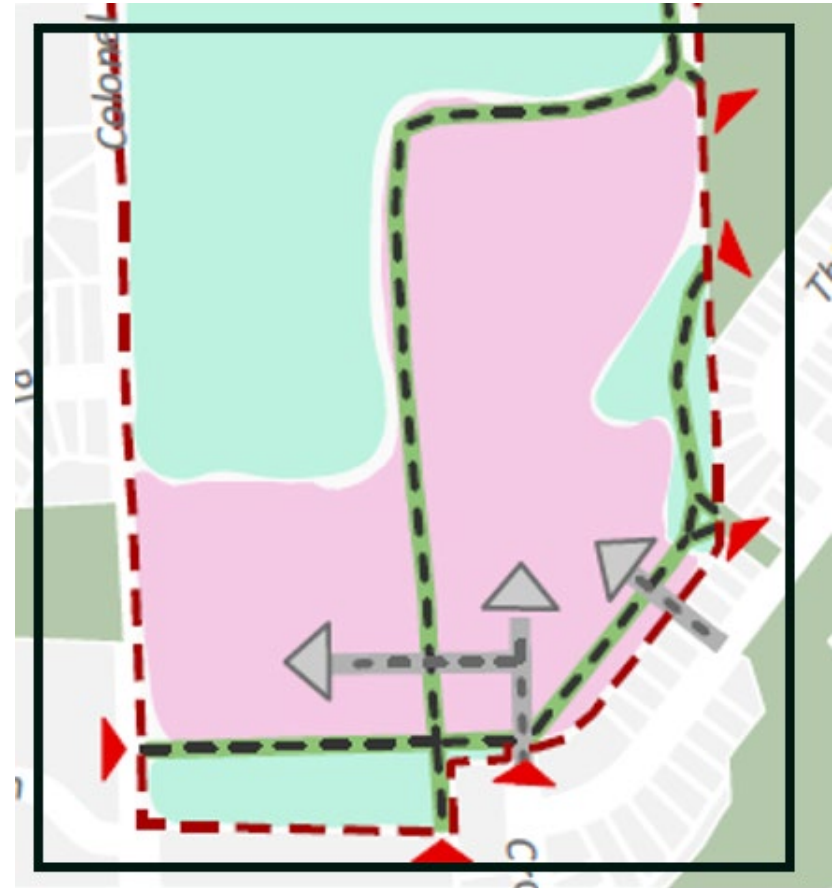
- Single detached, semi-detached, duplex, and converted dwellings with the exception of cluster housing.
- Street townhousing and stacked townhousing are encouraged where appropriate.

Permitted Heights:

- Minimum 1 Storey
- Maximum between 3-4 storeys

Access and Services:

- Access must be from Longworth Rd. / Cranbrook Rd.
- Stable top of Slope must be demonstrated





Central Pond and Open Space Policy Area



- * Gateway / Public Access
- * Lookout
- ▶ Potential Pathway Entrance
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Central Pond and Open Space Policy Area

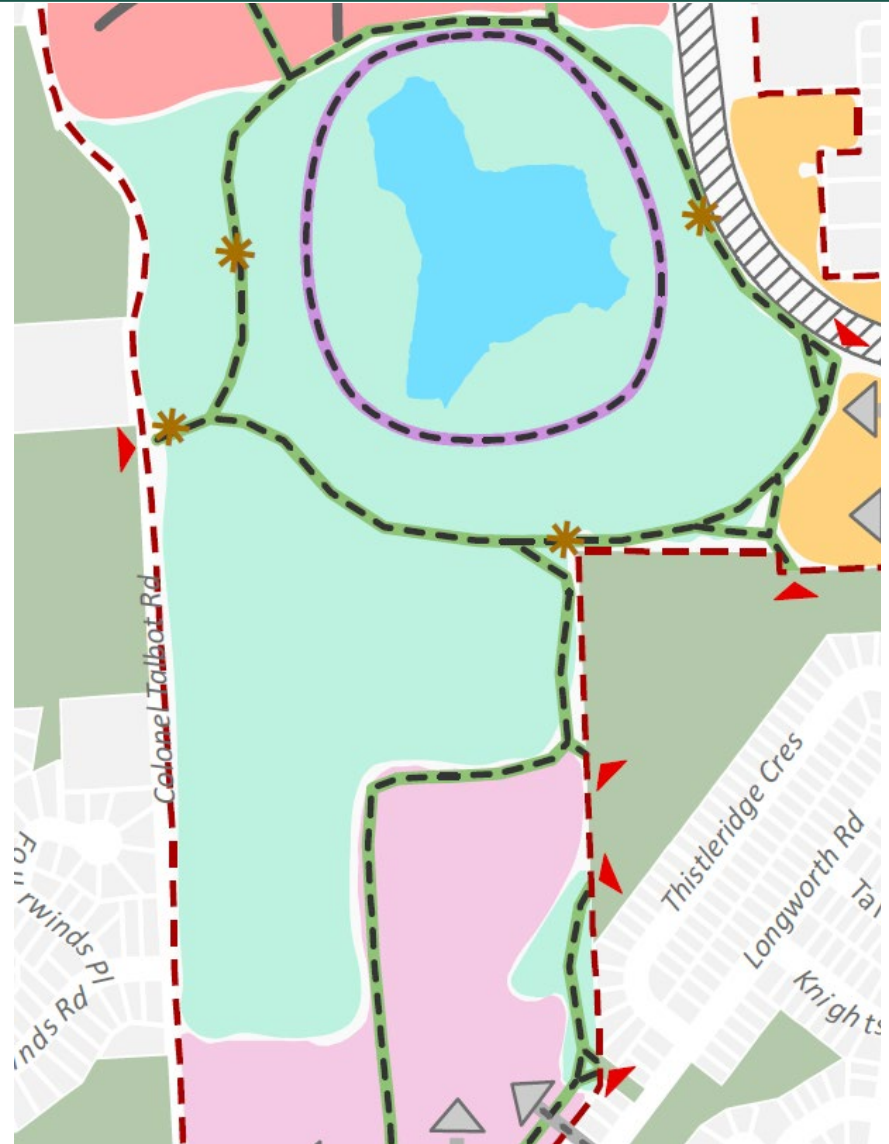
A Central Open Space is planned to be created which provides:

- High Quality Regional Recreational Activities and Facilities;
- Open Space Active and Passive Recreational Uses;
- Habitat for Threatened and Endangered Species;
- Significant Natural Heritage Features;
- Natural Hazards and Slopes; and,
- Water Resource System.

The design, facilities and layout the open space will be determined through a future Park and Recreation Master Plan, and may include, but not be limited to:

- Multi-use pathways, including connecting the top of the slope (south and east) to the bottom (north);
- An enhanced promenade around the central pond;
- Formal and informal gathering places;
- Viewpoints and lookouts;
- Connections to the surrounding park / pathway system outside the *Secondary Plan* (incl. Springbank Park); and,
- Other active and passive recreational facilities and uses designed at a regional level.

The Policy Area will also be applied to protect natural heritage lands throughout the *Secondary Plan* identified through ecological studies.



Natural Heritage and Species at Risk – Schedule



 Study Boundary

 Potential Naturalization Areas

 Water Body

 Natural Features and Areas Outside Study Area

 Unevaluated Vegetation Patch

 Unevaluated Wetland



Green Development

The *Byron Gravel Pits Secondary Plan* is based on a design in which one of the goals is to maximize the potential for sustainable development. This is achieved through such features as enhanced connectivity, mixed-use development, and a connected open space system. Sustainable design elements shall be incorporated into municipal facilities and private developments.



Natural Heritage and Species at Risk

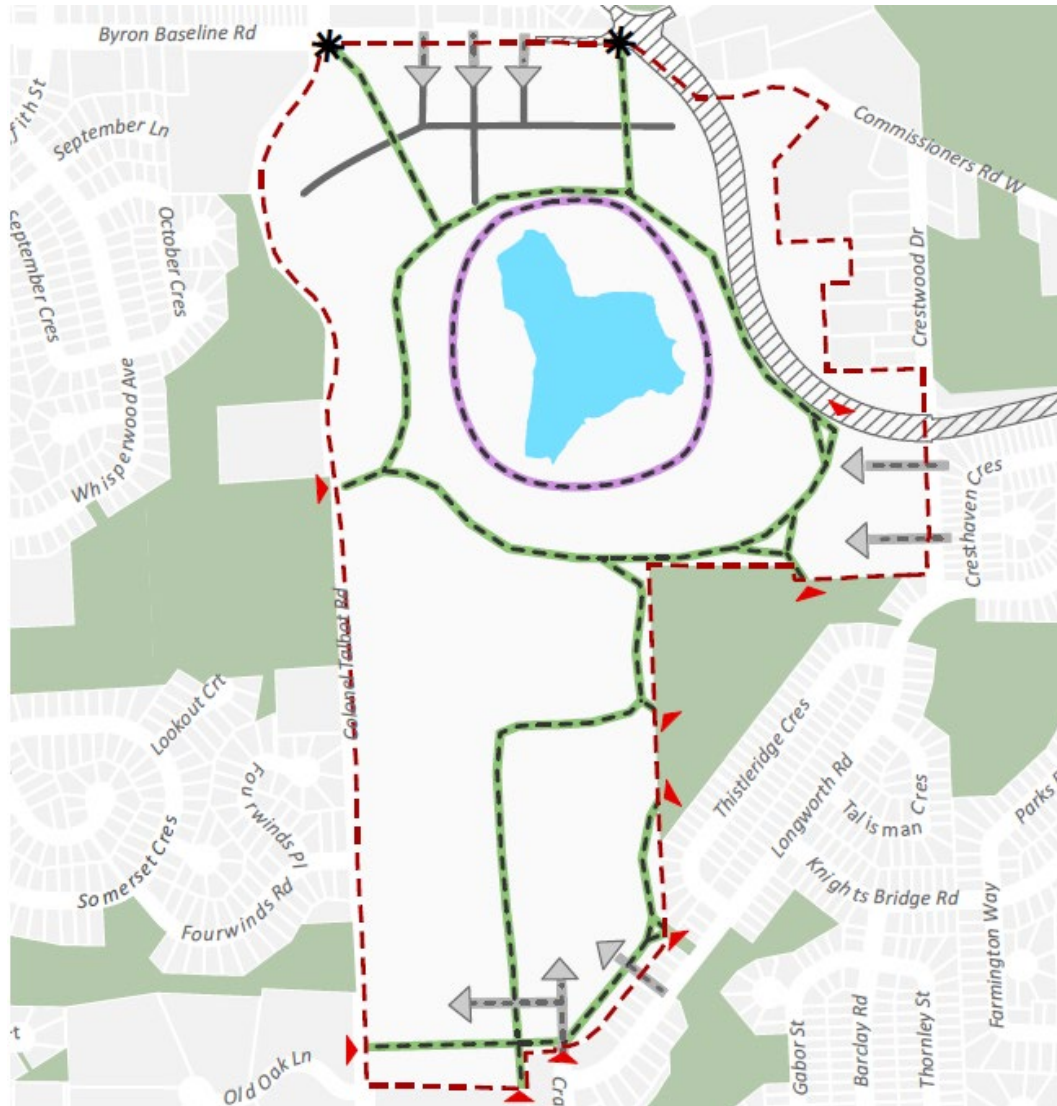










Source: Malene Thyssen, <http://commons.wikimedia.org/>



- New development or site alternation will require Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS) to:
 - Assess the extent and significance; evaluate the anticipated impacts; identify ways to avoid or mitigate impacts; and demonstrate a net gain to the Natural Heritage System.
- Recognizing the long history of disturbance in the Study Area, replacement within other areas in the Secondary Plan (including within the central open space), rather than in situ protection, may be permitted for:
 - Non-provincially significant wetlands, small / poor quality woodlands, and significant wildlife habitat.

Connectivity



-  Gateway / Public Access
-  Potential Pathway Entrance
-  Multi-use Pathway
-  Promenade
-  Study Boundary
-  Commissioners Rd W Extension
-  Road
-  Potential Road Access



Multi-Use Pathways

- Priority to create a multi-use pathway network within the Secondary Plan, which connects all areas, including the top and bottom of the pit
- Integrate the new network with adjacent park and pathway systems including Springbank Park & the Arboretum (north), the Button Bush Wetland (south), and Cresthaven Park (east).



Commissioners Road West Realignment EA

- The current Commissioners Rd. and snake hill is too steep to meeting current accessibility standards
- The Secondary Plan was paused, and an EA was undertaken in 2016 to assess alternative alignments, and the alignment through the Secondary Plan was approved in 2018.
- Will allow for a more gradual slope and permit accessible sidewalks & bike lanes, and allow emergency vehicles, and busses
- Detailed design has not been completed to date