

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Byron Gravel Pits Secondary Plan Final Report
Public Participation Meeting
Ward 10

Date: April 9, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to *Byron Gravel Pits Secondary Plan* Final Report:

- (a) The proposed by-law, attached hereto as Appendix “A”, **BE INTRODUCED** at the Municipal Council meeting to be held on April 23, 2024, **TO AMEND** the Official Plan, *The London Plan* as follows:
- i) **ADOPT** the *Byron Gravel Pits Secondary Plan*, attached hereto as Schedule “1”;
 - ii) **DELETE** Policy 1168, Specific Policies for the Byron Gravel Pits within the Future Community Growth Place Types;
 - iii) **AMEND** Policies 1537 and 1538, Byron Gravel Pits and Adjacent Lands Specific Policies for Aggregate Resources;
 - iv) **AMEND** Policy 1565 **TO ADD** the *Byron Gravel Pits Secondary Plan* to the list of adopted Secondary Plans;
 - v) **AMEND** Map 1 – Place Types to change the land use designation **FROM** Future Community Growth, Environmental Review, Green Space and Neighbourhoods Place Types **TO** Neighbourhoods, Green Space and Environmental Review Place Types as indicated on the attached Schedule “2”;
 - vi) **AMEND** Map 3 – Street Classifications **TO MODIFY** Commissioners Road West, a Civic Boulevard, as indicated on the attached Schedule “3”;
 - vii) **AMEND** Map 4 – Active Mobility Network **TO MODIFY** the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan* Area as indicated on the attached Schedule “4”; and,
 - viii) **AMEND** Map 7 - Specific Policy Areas **TO ADD** *Byron Gravel Pits Secondary Plan* Area, and **MERGE** Specific Policy Area 66 into Specific Policy Area 67 as indicated on the attached Schedule “5”.

Executive Summary

Purpose and Effect of the Recommended Action

The purpose and effect of the recommended action is for Council to adopt the *Byron Gravel Pits Secondary Plan*, and add it to the list of adopted Secondary Plans. The *Byron Gravel Pits Secondary Plan* will provide more specific direction for the growth and development of the area than the general policies of the Official Plan, *The London Plan*.

Rationale of Recommended Action

- i) The recommended amendment is consistent with the *Provincial Policy Statement, 2020*, which:
 - Promotes opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment, taking into account existing building stock or areas.
 - Promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips to support current and future use of transit and active transportation.
 - Promotes healthy, active communities by planning public streets, spaces and facilities to be safe, meet the needs of the public, foster social interaction and facilitate active transportation and community connectivity.
 - Protects existing mineral aggregate operations, and promotes the progressive and final rehabilitation of mineral aggregate operations by accommodating subsequent land uses, promoting land use compatibility, recognizing the interim nature of extraction, and mitigating negative impacts to the extent possible.
 - Requires that development on lands within, abutting or adjacent to mineral aggregate operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
 - Requires the protection of natural features and areas for the long term by maintaining, restoring, or where possible, improving the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems.
- ii) The recommended amendment is consistent with the policies of *The London Plan* that provide direction to prepare a Secondary Plan for lands designated as where a more detailed and coordinated planning policy framework is required for redevelopment and intensification.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

A Strategic Plan Area of Focus: **Housing and Homelessness**

- by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- by increasing access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.

Strategic Plan Area of Focus: **Wellbeing and Safety**

- by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- by ensuring Londoners have safe access to public spaces, services, and supports that increase wellbeing and quality of life.

Strategic Plan Area of Focus: **Mobility and Transportation**

- by ensuring London's active transportation network is better connected and serves persons of all ages and abilities.

Strategic Plan Area of Focus: **Climate Action and Sustainable Growth**

- by ensuring infrastructure is built, maintained, and secured to support future growth and protect the environment.
- by a strong and healthy environment ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

July 18, 2016 - Report to Planning and Environment Committee – *Byron Gravel Pits Secondary Plan* Direction Update.

October 17, 2016 - Report to Planning and Environment Committee – *Byron Gravel Pits Secondary Plan* Terms of Reference.

August 22, 2022 - Report to Planning and Environment Committee – *Byron Gravel Pits Secondary Plan* Update.

July 17, 2023 - Report to Planning and Environment Committee providing an overview of the vision, principles, structure and policy framework of the draft plan, and tabling the Draft *Byron Gravel Pits Secondary Plan* for community engagement.

1.2 Study Area

The study area is located on the east side of Colonel Talbot Road, south of Baseline Road and Commissioners Road West and has an area of approximately 76 hectares (188 acres). Portions of the site are within both the Westmount and Byron neighbourhoods. The site contains an unusually deep glacial deposit which has been used to produce sand and gravel products to supply London and surrounding area construction market for over 75 years. The study area is comprised of 14 separate parcels, with several properties under similar ownership. The Corporation of the City of London owns two parcels, one located in the northwest corner and one small parcel located near the northeast corner of the study area. The remainder of the lands within the *Secondary Plan* area are privately owned. A map detailing the study area can be found in Figure 1.

The majority of the study area has been licensed under the *Aggregate Resources Act* for sand and gravel extraction. The aggregate licenses are under the jurisdiction of the Ministry of Natural Resources and Forestry (MNRF), and the Ministry oversees compliance with operating conditions and rehabilitation of the site. It is noted that the pit extraction activities have been completed and pit rehabilitation activities are underway for the site.

1.3 Purpose of the *Byron Gravel Pits Secondary Plan*

The Byron Gravel Pits is a unique area within the City of London. Characterized by dramatic topography and a central pond that has been shaped by years of aggregate extraction. As the aggregate activities have been completed within the Byron Gravel Pits, and the rehabilitation activities are underway, there is a need to plan for future uses of the lands. This secondary planning process is a comprehensive review of the lands and establishes a vision for this unique area that focuses on both open space and recreational opportunities that the site provides, as well as the integration of urban development that could occur along the perimeter of the former gravel pit operations.

The London Plan identifies the majority of the lands as being located within the Future Community Growth Place Type, and there are portions within the Neighbourhoods, Green Space and Environmental Review Place Types. The Future Community Growth

Place Type establishes Municipal Council's intent for future urban development on the lands while ensuring that development does not occur until a secondary plan is prepared to determine the appropriate place type(s) to be applied to the lands and to guide the long-term management and approval of growth. The Future Community Growth Place Type also creates an expectation that non-industrial Place Types will be applied through the secondary planning process. The lands are also identified as a Specific Policy Area on Map 7 of *The London Plan*. This Policy provides further direction for the land and indicates that the long-term use of this area will be a mix of mid-rise housing types and recreational uses, and rehabilitation of this area will be based on a comprehensive rehabilitation and development plan.

The *Secondary Plan* will guide the review of future *Planning Act* applications including draft plans of subdivision, zoning by-law amendments, consents and minor variances, draft plans of condominium, and site plan approval.

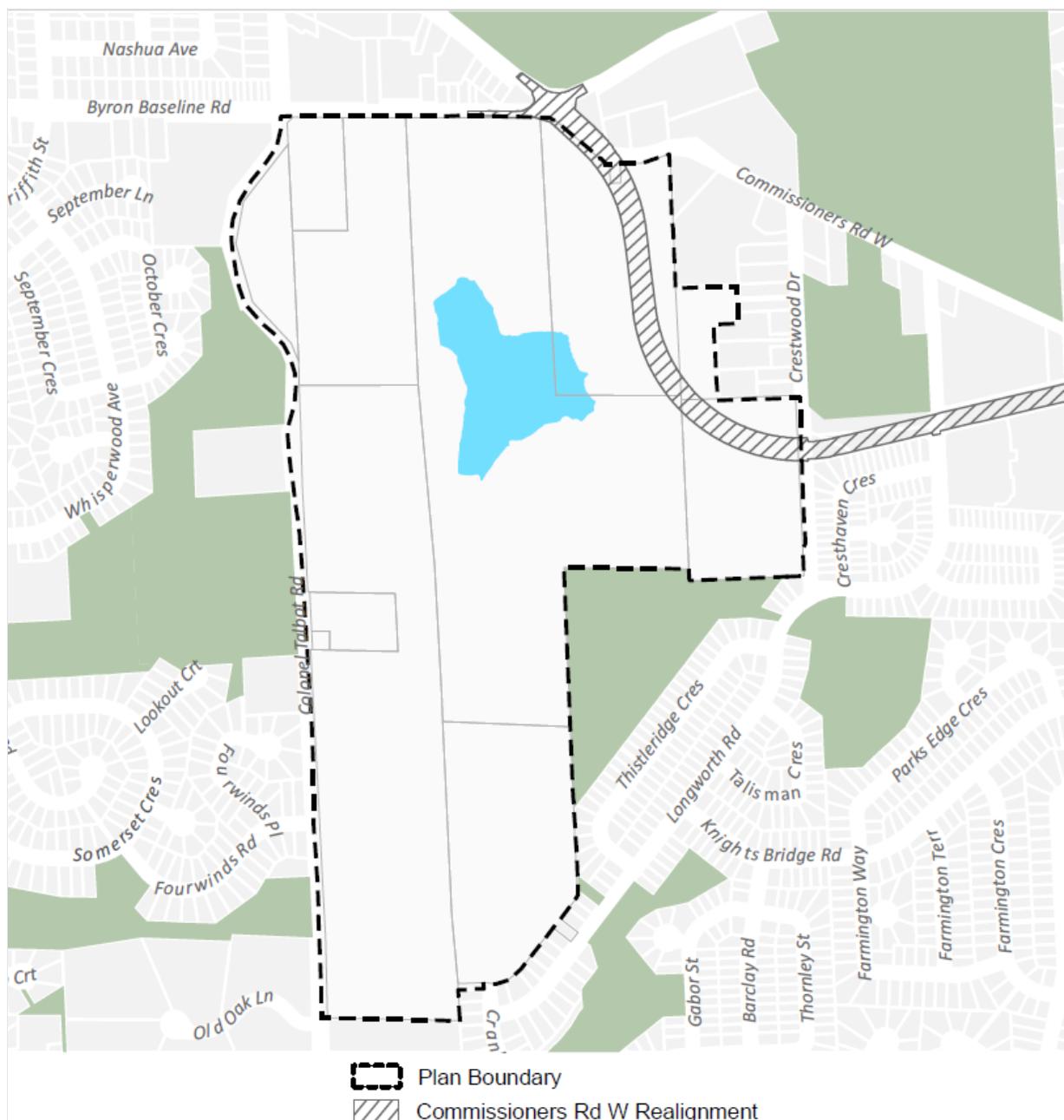


Figure 1 - Map of Study Area

The development of the *Secondary Plan* includes the following elements:

- Review of the current study area and approved land use plan to determine if this still meets the needs of the landowners, City, and the community;
- Ensure landowners, licensed aggregate operators, agencies and the community are consulted and involved in the preparation of the *Secondary Plan*;
- Define a vision for the open space/park lands that will form the majority of the site;

- Apply appropriate place types that are consistent with the recommended land use plan, delineate possible road alignments, identify and protect natural heritage features and open space lands, and delineate a pathway network through the site;
- Co-ordinate with the Municipal Class Environmental Assessment during the *Secondary Plan* process to finalize the alignment of Commissioners Road West; and,
- Provide development principles that will be integrated into parts of the *Secondary Plan*.

1.4 Overview of the Study Process

On October 26, 2016, Council approved the Terms of Reference for the *Byron Gravel Pits Secondary Plan*, thereby directing Staff to undertake the development of a secondary plan to guide future development in the Study Area. Following Council's adoption of the Terms of Reference, Staff began the work to develop the *Secondary Plan*.

The following section provides a summary of the process that was undertaken to develop the *Secondary Plan*:

- The secondary plan process started with developing an understanding of the unique physical characteristics of the site and the surrounding landscape, including environmental features and linkages, residential communities, and recreational facilities.
- The initial evaluation of recreational and open space options looked at opportunities to compliment other existing and proposed facilities in the area, including: the network of parks and open spaces; nearby Boler Mountain; local sports fields and facilities, including the existing Byron Optimist Community Centre; and, the new Southwest Community Centre YMCA and Library.
- Landowner outreach was carried out in the early stages of the project to assess the expectations for future development of the lands within the Study Area. This portion of the project also provided a greater understanding of the ongoing gravel pit extraction and rehabilitation activities.
- Consultation with Staff from the MNRF has also been important for the success of this project, as the MNRF is responsible for overseeing compliance and rehabilitation of the aggregate licenses.
- The *Secondary Plan* Study included a number of component reviews, similar to other *Secondary Plan* studies completed for the City, but in less detail. These included a Natural Heritage Review, a Traffic Impact Study, and a Sanitary, Water and Stormwater Servicing Study. Detailed analysis of these study components will be undertaken in the future as part of planning justification for development applications.
- Three concept plans were prepared and introduced at a community open house in December 2018 that considered the input from landowners, industry partners, and a visioning group for the secondary plan project. The concepts focused on ideas for the green space component of the *Secondary Plan* Area. Feedback from the open house, together with potential residential development around the site, was reflected in the Land Use Concept Plan that was shared with the community in April 2019.

A graphic highlighting the steps to develop the *Secondary Plan* can be found in Figure 2.

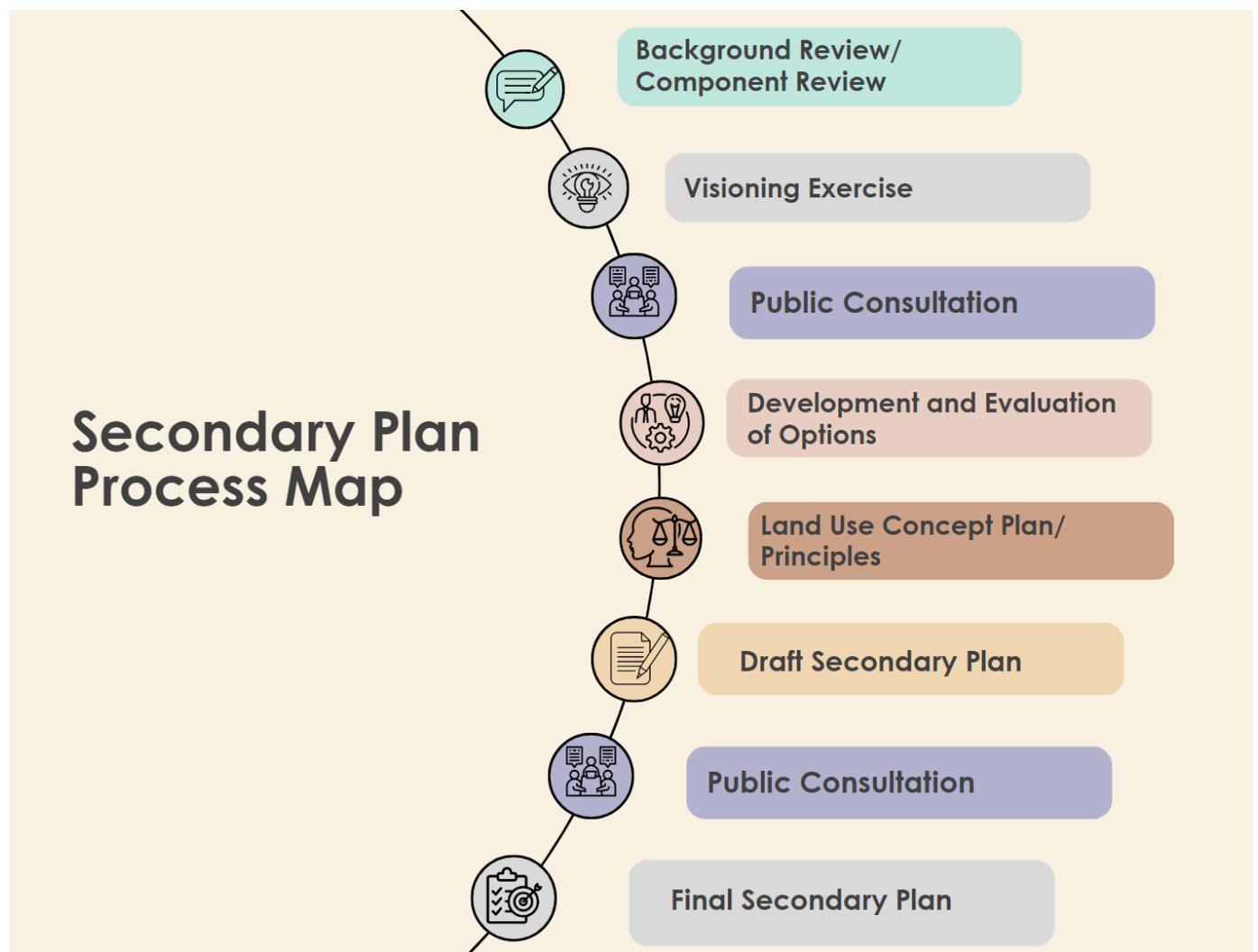


Figure 2 – *Secondary Plan* Process Map

1.5 Commissioners Road West Municipal Class Environmental Assessment

During the *Secondary Plan* review process, the City of London undertook the Commissioners Road West Municipal Class Environmental Assessment (Class EA) to determine the ultimate road alignment of Commissioners Road West between Byron Baseline Road and Cranbrook Road. The Class EA included two public information meetings in 2017 and consultations with property owners, agencies, and the public. In 2018, Municipal Council approved the recommendations of the Class EA which re-aligned the road allowance through the Byron Gravel Pits.

2.0 Policy Framework

2.1 *Provincial Policy Statement, 2020*

The *Provincial Policy Statement (PPS), 2020*, provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the Planning Act, all planning decisions shall be consistent with the *PPS* and the land use planning policies: Building Strong Healthy Communities; Wise Use and Management of Resources; and Protecting Public Health and Safety.

Policies within the *PPS* promote efficient land use and development patterns through the accommodation of appropriate affordable and market-based range and mix of residential, recreation, park and open space, and other uses to meet long-term needs; integration of land use planning growth management, transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and, promoting development and land use patterns that conserve biodiversity (Section 1.1). The draft *Secondary Plan* will achieve these objectives as it will provide for range of housing types and densities, provide an open space and multi-use trail network within the interior of the lands, integrate land use planning and infrastructure planning to optimize existing investments, and will establish

land use patterns that mitigate environmental and public safety concerns and encourage opportunities to maintain, or re-establish habitat for endangered or threatened species.

The *PPS* encourages settlement areas to be the focus of growth and development, and directs that land uses within this area provide for densities and a mix of uses which are appropriate and efficiently use land, infrastructure, and public services; support active transportation, and are transit-supportive (Section 1.1.3). The proposed *Secondary Plan* is located within the built-up area of the City, will utilize available or planned infrastructure and public service facilities, and will establish a multi-use trail network to provide opportunities for active transportation and permit a range of housing forms and densities that are transit-supportive. A coordinated, integrated, and comprehensive approach when dealing with planning matters is promoted in the *PPS*, specifically when managing or promoting growth and development that is integrated with infrastructure planning, and managing natural heritage, water, and mineral resources (Section 1.2.1). As part of the secondary planning process a comprehensive study was completed to identify the appropriateness of development on the lands, and to coordinate future development with the provision of infrastructure and municipal services. In addition, the lands incorporate the redevelopment of a former aggregate area, existing natural heritage features, and water body on the lands.

The *PPS* seeks to create healthy and active communities by planning and providing for publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources (Section 1.5.1). The *PPS* supports long-term economic prosperity by minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature (Section 1.7.1). The *PPS* also seeks to protect natural heritage and water resources, and requires that these be maintained, restored or improved (Sections 2.1 and 2.2). Due to the topography that has been created from decades of extraction within the former gravel pit, the perimeter of the *Secondary Plan* area is suitable for urban development, and the balance of the lands will be planned for parks, trails, and open space uses. Within the open space areas opportunities will be explored to maintain, reconfigure, or re-establish the existing natural heritage features and water body.

2.2 The London Plan

The lands within the study area have a variety of Place Types including: Future Community Growth, Neighbourhoods, Green Space and Environmental Review. The Future Community Growth Place Type establishes Council's intent for future urban development on the lands, while ensuring that development does not occur until a comprehensive plan is prepared for the area that conforms with the policies of *The London Plan* (1153). The Future Community Growth Place Type is applied to where there is an expectation that non-Industrial Place Types will be established on the lands (1158). A secondary plan will be prepared to determine the appropriate place types to be applied to the lands and to guide the long-term management and approval of growth (1160). The Future Community Growth Place Type also contains a specific policy for the Bryon Gravel Pits and anticipates that the long-term use of this area will be a mix of mid-rise housing types and recreational uses, based on a comprehensive rehabilitation and development plan (1168).

Policy 1556 of *The London Plan* provides the direction to prepare a secondary plan to elaborate on the policies of *The London Plan*. Areas that may warrant the preparation and adoption of a secondary plan, including areas within the Future Growth Place Type, and areas where a coordinated approach to the development multiple properties is required for a specific planning and design objective are identified in Policy 1557.

The *Secondary Plan* will establish a vision for this unique area that focuses on both open space and recreational opportunities, and the integration of urban development that could occur along the perimeter of the former gravel pit operations.

3.0 Vision and Principles

3.1 Vision

The *Byron Gravel Pits Secondary Plan* is comprised of six sections and five schedules, to achieve the following vision:

The *Byron Gravel Pits Secondary Plan* Area will be an exceptionally designed, 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 with varying levels of intensity. This Area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and connecting, existing and proposed facilities and amenities.

3.2 Secondary Plan Principles

The development of the *Secondary Plan* was also guided by the following overarching Principles:

Promote unique opportunities for recreation.

The Byron Gravel Pits area is a unique area in the City of London, shaped by years of aggregate extraction. The area is characterized by unique topography that features a central pond, tablelands, and steep side slopes.

The majority of the area fronts on Byron Baseline Road, Colonel Talbot Road and Commissioners Road West which are classified as Civic Boulevards in *The London Plan*. This area will focus on creating a central space for a range of unique recreational uses of regional significance, together with a range of residential uses complemented by a range of residential uses. The predominant open space and recreational uses should be augmented and balanced with residential, and cultural uses, promote season-long and year-round enjoyment and appreciation of the natural heritage features in and around the area. A Master Park Plan will be prepared and adopted to guide the future design and investment of recreational activities and facilities within the Central Pond and Open Space Policy Area.

Connections to Springbank Park, the Arboretum and Reservoir Park and other nearby trail systems and natural features and area are to be encouraged and supported.

Create an exceptional community.

The Byron Gravel Pits area is intended to be an inclusive, attractive and connected community with a range of uses and housing types that support urban development, the extension of the natural heritage system, and unique active and passive recreational opportunities.

Create a diverse and resilient natural environment.

Integrate the unique topography and natural features and areas in a sensitively designed built setting to distinguish the Byron Gravel Pits area as a high quality, master planned community and recreational destination in a unique and enhanced natural setting.

Sustainable growth management.

Build sustainability into all aspects of the Byron Gravel Pits Area's growth in an efficient and financially responsible manner.

3.3 *Secondary Plan Structure*

The Principles inform the policies of the *Secondary Plan* which provide detailed planning and development direction on matters such as:

- Community Structure
- Mobility and Public Realm
- Natural Heritage
- Green Development
- Habitat for Endangered and Threatened Species
- Built Form
- Affordable Housing
- Servicing
- Character Area Place Types, including intent, character, permitted uses and built form and intensity
- Implementation Tools

The policies and principles of the *Secondary Plan* provide a greater level of detail and more specific guidance for the development of the Byron Gravel Pits Area than the general policies of *The London Plan*.

3.4 *Secondary Plan Policy Areas*

The area subject to the *Byron Gravel Pits Secondary Plan* has been divided into four Policy Areas. Some of the policies in the *Secondary Plan* apply to the entire area, while others are specific to the individual Policy Areas.

The *Secondary Plan* includes the following Place Types:

- Neighbourhoods: includes the Byron Baseline, Crestwood, and Longworth Policy Areas;
- Green Space: includes the central pond and natural heritage features, and areas in the adjacent lands (including Somerset Woods and Cresthaven Woods); and,
- Environmental Review: includes wooded and successional natural areas remaining in the Study Area after the completion of the aggregate extraction activities (including the area west of Cresthaven Woods), consistent with the Place Type Schedule in *The London Plan*.

The exact limit of the developable area shall be determined through future development applications. Development applications will be required to submit the appropriate technical reports, including a Geotechnical Report that outlines the stability of the slope and the feasibility of providing municipal services.

The boundaries and unique characteristics of each Policy Area are described in the following sections:

Byron Baseline Policy Area

The Byron Baseline Policy Area is located in the northern portion of the *Secondary Plan* Area and includes the frontage along Byron Baseline together with a portion of the existing Commissioners Road West and Colonel Talbot Road. This area is intended to provide for the development of a mid- to high-rise, mixed-used district that is pedestrian-oriented; a focal point for the neighbourhood level services and civic functions; and a gateway to the Byron Gravel Pit neighbourhood and natural areas.

Crestwood Policy Area

The Crestwood Policy Area is located in the eastern portion of the *Secondary Plan* Area. The adjacent areas are characterized by single detached residential developments, as well as a senior's residence. This Area is adjacent to Cresthaven Woods, a significant woodland, and in proximity to the Cresthaven Park. Realignment of Commissioners Road West, currently planned for 2035, constrains development within this Policy Area.

Longworth Policy Area

The Longworth Policy Area is located in the southern portion of the *Secondary Plan* Area. This area is bounded by the top of the steep slopes created by the former aggregate extraction activities, some of which support habitat for Species at Risk.

Single detached residential development surrounds this Policy Area to the east, south and west. The Buttonbush Wetland, a Provincially Significant Wetland, is located nearby this Policy Area in the Longworth Neighbourhood, north of Southdale Road. This policy area is constrained by the steep slopes around the Central Pond and it is anticipated that this Policy Area will be integrated with the existing residential neighbourhood to the southeast of the *Secondary Plan* Area.

Central Pond and Open Space Policy Area

The Central Pond and Open Space Policy Area includes the side slopes and pond in the central portion of the site, also by-products of the former aggregate extraction activities, and natural area not appropriate for development.

At the date of this Plan, the majority of this area remains privately owned. However, the City plans to explore opportunities through development applications to bring some or all of these central lands into public ownership to support the provision of passive and active recreational opportunities that take advantage of the area's unique topography and location.

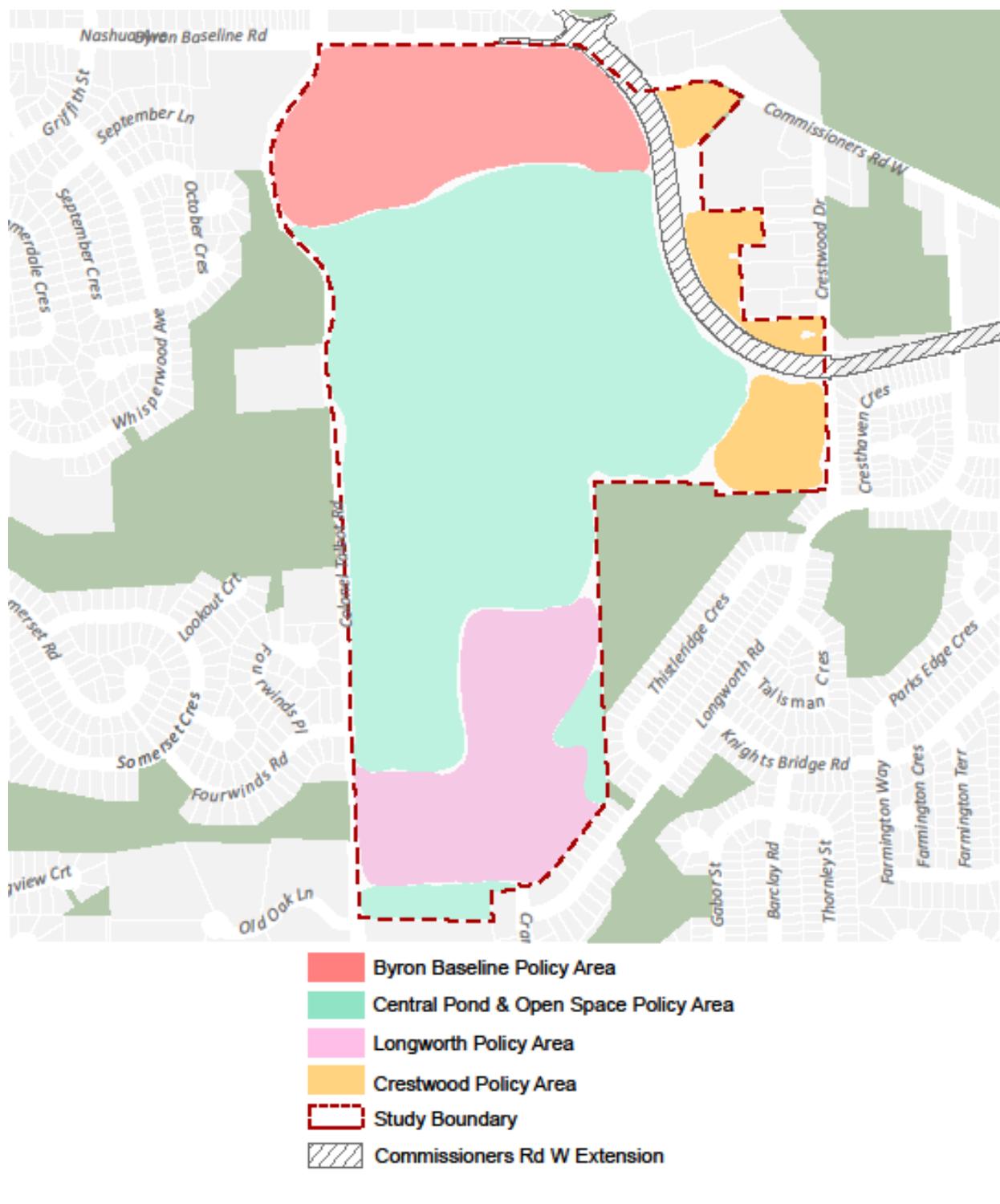


Figure 3 - Policy Areas

4.0 Community Engagement

The *Byron Gravel Pits Secondary Plan* was introduced at the July 17, 2023, Planning and Environment Committee meeting to provide an opportunity for review and to gather input prior to adoption. Since that time, changes to the *Secondary Plan* have been made based on input from the public, commenting departments, agencies, and property owners.

4.1 Public Engagement

On October 5, 2023, Notice of Public Information Centre was sent to 718 property owners and residents within an expanded 240m distance of the *Secondary Plan* Area. Notice of Public Information Centre was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on Thursday, October 5, 2023. Multiple “Planning Application” signs were also placed on the northern, eastern, and southern limits of the *Secondary Plan* Area.

Public Information Centers (PICs) were hosted by City Staff at the Bostwick Community Center on October 24th, 2023, and October 26th, 2023, between 5:00 p.m. and 8:00 p.m.

Both PICs were well attended by members of the public, including property owners within the *Secondary Plan* Area and adjacent. Over 60 people provided written comments and/or asked to be notified of future updates regarding the *Secondary Plan*.

An article announcing the release and providing an overview of the draft *Byron Gravel Pits Secondary Plan* was published in the *Byron Villager*, a local community magazine, in December 2023. A follow up article to provide an update on the changes since the release of the draft secondary plan and give notice of the Public Participation Meeting at the Planning and Environment Committee was published in the April edition of the *Byron Villager*.

Key comments and issues identified by the public expressed the following:

- Generally supportive of the vision of the plan, including the creation of a large area for parkland and the network of pathways. Many ideas for amenities and recreational activities to include in the park were received.
- Concerns about the potential loss of wildlife habitat, and how any potential negative impacts from development will be mitigated / prevented.
- Concern about the loss of wooded areas around the edges of the Gravel Pits on the berms that currently screen the pit the surrounding neighbourhoods and mitigate the impacts of the aggregate operations.
- Concerns about the heights, density, and traffic that could result from the envisioned development in the former Gravel Pit. This included:
 - Concerns about the amount and height of potential development in the Crestwood Policy Area, whether it was feasible to even develop there, and the traffic impacts.
 - Several people were opposed to the heights and densities proposed within the Byron Baseline Policy Area.
 - General concerns about potential increases in traffic were received.
- Concerns about ensuring there is a safe and convenient connection over Springbank Road and Commissioners Road West between the planned pathway network and Springbank Park.
- Support the opportunity to increase both the amount housing and the variety of different housing types within the neighbourhood.
- Interest in the realignment of Commissioners Road West, and concerns about the impacts that would have on the neighbourhood to the east of the *Secondary Plan* Area.
- Many people were interested in the timeline for development of the Gravel Pit, and the construction of the realigned Commissioners Road West.

City Staff also received comments from several of the property owners within the *Byron Gravel Pits Secondary Plan* Area. Key issues identified by property owners include:

- The housing shortage within the City and the Byron community and the opportunity to accommodate greater heights and density within the Byron Baseline Policy Area
- A desire to allow for more flexibility in the policies of the *Secondary Plan* by replacing mandatory policies (“will” or “shall”) with guiding policies (“should” or “may”).
- A desire to allow for greater access to the Byron Baseline Policy Area from Colonel Talbot Road and the realigned Commissioners Road West.
- Concern about the need for rehabilitation the slopes of the gravel pit due to the danger to the public, private property, and municipal infrastructure (Colonel Talbot Road).

- Recognition that the policy areas, as well pathway alignments, in the *Secondary Plan* are conceptually illustrated, and will be determined based upon the final rehabilitation plans for the gravel pit approved by the Province.
- Recognition of the presence of significant wildlife habitat, protected under the *Endangered Species Act*, on the slopes of the Gravel Pit needs to be considered in the rehabilitation of the Gravel Pit.

Comments received from the public were considered in the review of this application and are addressed in Section 5.0 of this report.

4.2 Departments, Agencies and Community Advisory Committees

In December 2023 and January 2024, City staff presented an overview of the Draft *Byron Gravel Pits Secondary Plan* to the Integrated Transportation Community Advisory Committee, Environmental Stewardship and Action Community Advisory Committee, Ecological Community Advisory Committee, and Community Advisory Committee on Planning.

In addition, the draft *Secondary Plan* was circulated to internal Service Areas and public agencies for review and comment. Comments received were considered in the review of this application and are addressed in Section 5.0 of this report.

Key issues identified by commenting departments, agencies and community advisory committees include:

- Questions about how the *Endangered Species Act* and *Aggregate Resources Act* interact as they relate to significant wildlife habitat within an area with an active aggregate extraction licence.
- Questions about how the required environmental studies will be undertaken in a comprehensive process to ensure a suitable location for the relocation of significant wildlife habitat can be identified if necessary.
- Need for servicing studies prior to development which outline the proposed densities, areas, populations, and servicing assumptions (including routing and outlets).
- There are significant stable slope considerations and topographical transition areas that should be considered. Geotechnical studies will be required to review the slope stability of the site and establish the limits of development.
- The pond in the middle of the pit is not a stormwater pond, and it is unclear if this could be used as a stormwater outlet. This could have unique Environmental Compliance Approval implications.
- Potential transportation impacts from developments within the *Secondary Plan* area will need to be evaluated.

Comments received from the departments, agencies and community advisory committees were considered in the review of this Application and are addressed in Section 5.0 of this report.

5.0 Discussion and Considerations

5.1 Rehabilitation of Aggregate Resource Extraction

The management, operation and rehabilitation of aggregate extraction and extraction pits is regulated by the *Aggregate Resources Act* and under the jurisdiction of the Ministry of Natural Resources and Forestry (MNR). Under this *Act* (Section 48 (1)), every licensee has the duty to rehabilitate the pit or quarry according to the site plans approved by the MNR. These site plans detail how the pit or quarry will be returned to a safe and stable condition, and the process requires reports to be submitted periodically at prescribed times reporting on the progress and finalization of rehabilitation. Pit rehabilitation can take different forms including filling in the extracted

area with engineered fill; grading or stepping the slope to provide stability; and, seeding and/or providing plantings on the slope for stability.

Licensees can submit site plan amendment requests to the MNRF to change how the pit or quarry will be rehabilitated. Once a request has been received, the MNRF will determine if it is considered a major or minor amendment. A consultation process is conducted for major amendment requests including consultation with interested parties such as the City. Once the site is rehabilitated according to the site plan and to the satisfaction of MNRF, any required fees or securities have been paid, the extraction permits can be surrendered.

Aggregate extraction activities in the Byron Gravel Pits have created a unique topography with steep slopes, some of which are unstable and will need to be rehabilitated to ensure public safety and support future development or recreational amenities. Applicants will be required to demonstrate through the required slope stability and geotechnical studies the top of the stable slope, after rehabilitation works are complete, which will determine the limits of development. Some slope stabilization and pit rehabilitation works have been completed, but this work is still in progress.

The *Secondary Plan* includes policies that would allow for the use of the stable slopes to provide for high quality, regional-level recreational amenities and facilities at this unique site within the City of London. An approved Secondary Plan outlining long term vision and permitted land uses for the area will assist in the MNRF's review of the amendments to the rehabilitation site plans, should an amendment process be required.

5.2 Natural Environment and Significant Wildlife Habitat

Planning Staff have worked closely with subject matter experts to understand what natural heritage features are in and around the Gravel Pit, as well as to develop policies to explore opportunities to enhance, restore and expand the natural heritage system, including the addition of naturalization areas.

Bank Swallows, a Threatened Species in Ontario, are known to nest in the Gravel Pit and their habitat is protected under the *Endangered Species Act*. Planning Staff have engaged with the Ministry of Environment, Conservation and Parks (MECP) to further understand the responsibilities of property owners in terms of protecting the habitat, where feasible, during rehabilitation and development, as well as what permits or permissions are required.

Due to ongoing rehabilitation of the extracted area and site access constraints, a comprehensive environmental assessment of the *Secondary Plan Area* could not be undertaken. As such, Applicants will be required to submit a Subject Land Status Report (SLRS) and an Environmental Impact Study (EIS) prior to development as part of future development applications. These environmental studies will be required to assess the extent and significance of natural heritage features and wildlife habitat, evaluate the impacts of proposed development, and identify how to avoid or mitigate potential impacts. Significant Wildlife Habitat replacement may be considered where the feature(s) and function(s) can be provided elsewhere and it can be demonstrated to provide a net gain to the Natural Heritage System.

It is incumbent upon the licensees and the property owners to be aware of their responsibilities under the *Endangered Species Act* and to act accordingly when proceeding with rehabilitation works and eventually development.

5.3 Use

The lands within the Study Area are currently designated Future Community Growth, Neighbourhoods, Green Space and Environmental Review in *The London Plan*. The Future Community Growth Place Type establishes Council's intent for future urban development on the lands, while ensuring that development does not occur until a comprehensive plan is prepared for the area that conforms with the policies of *The London Plan* (1153). Specific policies for the Byron Gravel Pits are included in the

Future Community Growth Place Type and anticipates that the long-term use of this area will be a mix of mid-rise housing types and recreational uses, based on a comprehensive rehabilitation and development plan (1168).

The *Secondary Plan* is proposed to include the following Place Types:

- Neighbourhoods: includes the Byron Baseline, Crestwood, and Longworth Policy Areas;
- Green Space: includes the central pond and natural heritage features, and areas in the adjacent lands (including Sommerset Woods and Cresthaven Woods); and,
- Environmental Review: includes wooded and successional natural areas remaining in the Study Area after the completion of the aggregate extraction activities (including the area west of Cresthaven Woods), consistent with the Place Type Schedule in *The London Plan*.

The vision for the Neighbourhoods Place Type is to ensure that neighbourhoods are vibrant and exciting places that contribute to community well-being and quality of life. This vision is supported by key elements, some of which include strong neighbourhood character; attractive streetscapes; diverse housing choices; well-connected neighbourhoods; alternatives for mobility; employment opportunities close to where people live; and parks and recreational opportunities. The proposal is in keeping with the vision for the Neighbourhoods Place Type and its key elements. It contributes to neighbourhood character, attractive streetscapes, and a diversity of housing choices. The proposed development is near to lands designated within the Shopping Area and Commercial Industrial Place Types, providing for amenities and employment opportunities within a distance appropriate for active transportation.

The Byron Baseline Policy Area of the *Secondary Plan* is proposed to permit the broadest range of uses including residential apartments, townhouses and small-scale commercial uses within mixed-use developments. This is consistent with the vision for this area as set out in *The London Plan* in the Neighbourhoods Place Type and will support the transformation of the Area into an exceptionally designed, high-density, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site. The residential land use proposed for the Crestwood and Longworth Policy Areas permits a range for low-rise residential forms that is consistent with the vision and principles of the *Secondary Plan* and will integrate with the existing residential neighbourhoods that surround them.

The vision for the Green Space Place Type is to create new green linkages through the City and increase our tree cover. Together with the Environmental Policies, the Green Space Place Type will help to protect and conserve natural areas and their delicate ecosystem, keep development an appropriate distance from our hazard lands, and offer a variety of parks that contribute significantly to the quality of life for Londoners. The Green Space Place Type aligns with the areas proposed to be designated within the Central Pond and Open Space Policy Area, which is intended to provide passive recreational opportunities within the neighbourhood, as well as protect natural heritage lands throughout the *Secondary Plan* Area that will be identified through ecological studies. This aligns with the vision of the Green Space Place Type, as well as the vision of the *Secondary Plan* to take advantage of the unique physical characteristics of the site to provide a unique range of recreational activities.

5.4 Form

The policies of the *Byron Gravel Pits Secondary Plan* provide detailed guidance for low-, mid- and high-rise development to facilitate an inclusive, attractive, mixed-use and connected community with a range of housing and services for located residents.

The greatest heights in the *Secondary Plan* Area are in the Byron Baseline Policy Area, located at the intersection of Commissioners Road West and Byron Baseline Road, where there is strategic proximity to the existing businesses and transit routes on Commissioners Road West, as well as Springbank Park and the Arboretum. Permitted

uses include apartments, townhouses and stacked townhouses. Small-scale commercial uses are permitted in mixed-use buildings to provide for an enhanced ground floor that is activated with commercial uses and pedestrian movement. Additional policies for the Byron Baseline Policy Area speak to building design, articulation, orientation, and the location of parking, storage and loading areas to contribute to a street and pedestrian oriented streetscape. Heights in the Byron Baseline Policy Area transition to greater heights where the Policy Area fronts onto the Central Pond and Green Space Policy Area in order to take advantage of the slopes within the Gravel Pit and limit the visual impact of the building height of the existing residential areas.

The Crestwood and Longworth Policy Areas are intended to provide for low-rise residential forms that will integrate with the existing residential neighbourhoods that surround them. Permitted uses in the Crestwood Policy include: single detached, semi-detached, duplex, street townhouses converted dwellings and cluster housing. Street townhouses, stacked townhouses, triplexes and fourplexes are permitted where appropriate, based on *The London Plan* policies, are permitted in the Crestwood Policy Area. The same uses are permitted in the Longworth Policy Area, except for cluster housing. These permitted uses are in keeping with those considered in *The London Plan*.

The *Secondary Plan* includes a mix of permitted uses and built form that is intended to contribute to a range of housing types and affordability within the community and the City. The policies of the *Secondary Plan* support the general intent and key directions of *The London Plan*, which supports new neighbourhoods that are planned to provide a mix of housing types and integrated mixed-use developments to create housing opportunities and opportunities for aging in place (507 and 509).

5.5 Intensity

The vision for the Neighbourhoods Place Type is to ensure that neighbourhoods are vibrant and exciting places that contribute to community well-being and quality of life. The range of heights permitted within the *Secondary Plan* will help to encourage an efficient use of the land within the Gravel Pit and mixed-use developments. Permitted heights within the Neighbourhoods Place Type is based on street classification. The Byron Baseline Policy Area fronts onto three Civic Boulevards, Byron Baseline Road, Commissioners Road West and Colonel Talbot Road. Height permissions at this location include a minimum of two (2), standard maximum of four (4), and an upper maximum of eight (8). The *Secondary Plan* policies permit heights greater than this to take advantage of the slopes and strategic location of this Policy Area. The policy reads as follows:

The standard maximum building height in the Byron Baseline Policy Area along the Byron Baseline Road frontage shall be four storeys, with an upper maximum of six storeys. At the future intersection of the road access points and Byron Baseline, the maximum height is nine storeys and the upper maximum is 12 storeys. There shall be a transition to the interior of the Policy Area where buildings shall have a standard maximum height of 12 storeys with an upper maximum of 18 storeys for lands fronting onto the Central Pond and Green Space Policy Area. Applications to exceed the standard maximum will be reviewed according to the Our Tools Section of The London Plan. Applications exceeding the upper maximum heights will not be permitted without an amendment to this Plan in accordance with the Our Tools Section of The London Plan.

The draft *Secondary Plan* required a minimum height of three (3) storeys and permitted a maximum height of six (6) to nine (9) storeys at the future access points along Byron Baseline Road transitioning to a maximum of nine (9) to twelve (12) storeys fronting on the Central Pond and Green Space Policy Area. During the review of the Draft *Secondary Plan*, interest was expressed by members of the public, property owners and Staff for heights above what was contemplated in the policy. This interest was reviewed by Staff, and the heights were increased to the maximum height of nine (9) storeys and

the upper maximum is twelve (12) storeys at the access points and Byron Baseline Road, and maximum of twelve (12) storeys with an upper maximum of eighteen (18) storeys for lands fronting onto the Central Pond and Green Space Policy Area.

The Crestwood Policy Area would allow for a minimum height of two (2) storeys and a maximum of four (4) and an upper maximum of six (6). The Longworth Policy Area would allow for a minimum height of one (1) storey, a maximum height of three (3) and an upper maximum of four (4) storeys. These permissions are in keeping with *The London Plan* and the existing residential neighbourhoods, allowing for integration of new and compatible development.

Conclusion

The *Byron Gravel Pits Secondary Plan* is based on the parent policies of *The London Plan* and has been developed with community, department/agency and industry partner input. The *Secondary Plan* provides the policies and direction that will help shape and transform the Byron Gravel Pits Area to an exceptionally designed, high-density, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site. This Area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and connecting, existing and proposed facilities and amenities. Therefore, Staff are satisfied that the proposal represents good planning in the broad public interest and recommend adoption of the *Byron Gravel Pits Secondary Plan* and approval of the accompanying amendments to *The London Plan*.

Prepared by: Alison Curtis
Planner, Subdivision Planning

Michael Clark
Planner, Subdivision Planning

Reviewed by: Bruce Page
Manager, Subdivision Planning

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic
Development

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning and Development.

CC: Peter Kavcic, Manager, Subdivisions and Development Inspections
Britt O'Hagan, Manager, Current Development
Justin Adema, Manager, Long Range Planning & Research
Kevin Edwards, Manager, Community Planning
Mike Harrison, Manager, Subdivision Engineering

Appendix A: Adoption of the *Secondary Plan – The London Plan*

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to Byron Gravel Pits Secondary Plan area.

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

1. The Byron Gravel Pits Secondary Plan, as contained in Schedule “1” attached hereto and forming part of this by-law, is adopted.
2. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
3. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.
4. This by-law comes into effect on the day it is passed subject to this provisions of PART VI.1 of the Municipal Act, 2001.

PASSED in Open Council on April 23, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 2024

AMENDMENT NO.
to the
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

- 1) To adopt the “*Byron Gravel Pits Secondary Plan*” as a Secondary Plan under the Official Plan for the City of London, 2016;
- 2) To delete the existing specific policies 1168 in the Future Community Growth Place Type for the Byron Gravel Pits;
- 3) To amend the Byron Gravel Pits and Adjacent Lands Specific Policies 1537 and 1538 for Aggregate Resources to reflect the adoption of the *Byron Gravel Pits Secondary Plan*;
- 4) To add the “*Byron Gravel Pits Secondary Plan*” to the list of Adopted Secondary Plans in Policy 1565 of the Official Plan for the City of London, 2016;
- 5) To amend Map 1 – Place Types by redesignating the *Byron Gravel Pits Secondary Plan Area* from Future Community Growth, Neighbourhoods, and Environmental Review Place Types to reflect the land use designations in the *Byron Gravel Pits Secondary Plan*;
- 6) To amend Map 3 – Street Classification by modifying the alignment of Civic Boulevard (Commissioners Road West) to reflect the alignment approved through the Commissioners Road West Realignment Municipal Class EA;
- 7) To amend Map 4 – Active Mobility Network by updating the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan Area* to reflect the multi-use pathways and promenade shown in the Byron Gravel Pits Secondary Plan; and
- 8) To amend Map 7 – Specific Policy Areas and add the *Byron Gravel Pits Secondary Plan Area*, and merge Specific Policy Area 66 into Specific Policy Area 67.

B. LOCATION OF THIS AMENDMENT

The *Secondary Plan Area* is located on the east side of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West, west of the existing development along Crestwood Drive, and north of the existing development and natural heritage features along Longworth Drive.

C. BASIS OF THE AMENDMENT

The Byron Gravel Pits and the adjacent lands are identified in *The London Plan* as an area for Future Community Growth requiring a secondary plan to be prepared to determine the appropriate place type(s), and to guide the long-term management and approval of growth on the lands.

Specific Policies within the Future Community Growth Place Type identify that it is anticipated that the long-term land use of this area will be a mix of mid-rise housing types and recreational uses based on a comprehensive plan for the rehabilitation and development of the gravel pit and adjacent lands.

The *Secondary Plan* establishes a vision, principles and policies for the future development of the area that is unique to the City. The *Secondary Plan* encourages a compact development form with a broad range of uses that are

integrated with surrounding land uses, planning for new parks and connections, and protecting the natural environment to ensure a balanced community.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and interested parties input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the creation and finalization of the *Secondary Plan*.

The *Secondary Plan* will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- 1) Adopt the *Byron Gravel Pits Secondary Plan*, attached as Schedule “1”;
- 2) Specific Policies for the Future Community Growth Place Type are amended by deleting Policy 1168 in its entirety and the heading “Byron Gravel Pits”.
- 3) Specific Policies for Aggregate Resources are amended as follows:

Policy 1537 be revised and replaced by the policy below:

1537_ Within the *Byron Gravel Pits Secondary Plan* Area east of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West, as identified on Map 7 and the adjacent within the Future Community Growth Place Type, it is anticipated that the long-term land use of this area will be a mix of mid-rise housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan consistent with the *Byron Gravel Pits Secondary Plan*. Expansion of the existing licensed aggregate area and the realignment of Colonel Talbot Road may be considered if it can be demonstrated that this will assist in the rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.

Policy 1538 be revised and replaced by the policy below:

1538_ Aggregate resource areas adjacent to the Byron Gravel Pits are identified on Map 6. It is recognized that extraction of these resources may occur during the life of this Plan as a means of assisting in the overall rehabilitation of the Byron Gravel Pits. Consideration of the long-term development for the lands identified on Map 6 as aggregate resource areas adjacent to the Byron Gravel Pits will be incorporated and form a part of the studies being undertaken to achieve a comprehensive extraction, rehabilitation, and development plan for the lands in the *Byron Gravel Pits Secondary Plan* area shown on Map 7.

- 4) Policy 1565 be revised by adding the following:
 10. Byron Gravel Pits Secondary Plan
- 5) Map 1 – Place Types is amended by redesignating the *Byron Gravel Pits Secondary Plan* Area from Future Community Growth, Neighbourhoods, Environmental Review, and Green Space Place Types to Neighbourhoods, Green Space and Environmental Review Place Types as indicated on Schedule “2” attached hereto;

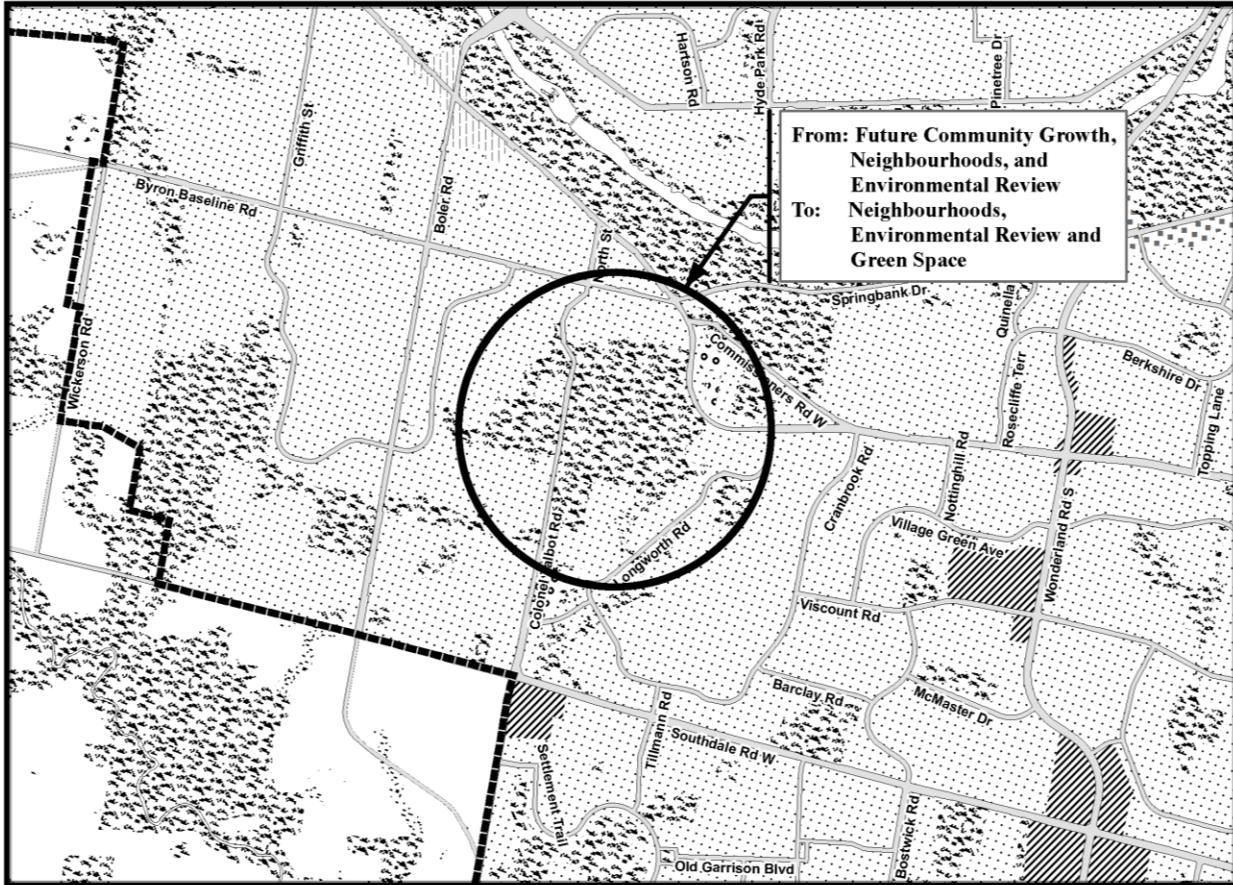
- 6) Map 3 – Street Classification is amended by modifying the Civic Boulevard (Commissioners Road West) within the *Byron Gravel Pits Secondary Plan* area to as indicated on Schedule “3” attached hereto;
- 7) Map 4 – Active Mobility Network is amended by adding and modifying the Cycling and Walking Routes within the *Byron Gravel Pits Secondary Plan* Area to as indicated on Schedule “4” attached hereto; and
- 8) Map 7 – Specific Policy Areas is amended by adding the boundary of the *Byron Gravel Pits Secondary Plan* Area and merging Specific Policy Area 66 into Specific Policy Area 67 as indicated on Schedule “5” attached hereto.

“Schedule 1”

“Schedule 2”

Amendment to The London Plan Map 1 – Place Types

AMENDMENT NO:



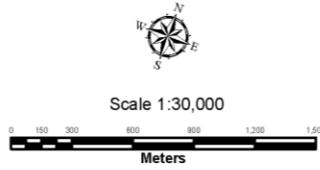
Legend

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

**SCHEDULE 1
TO**
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development

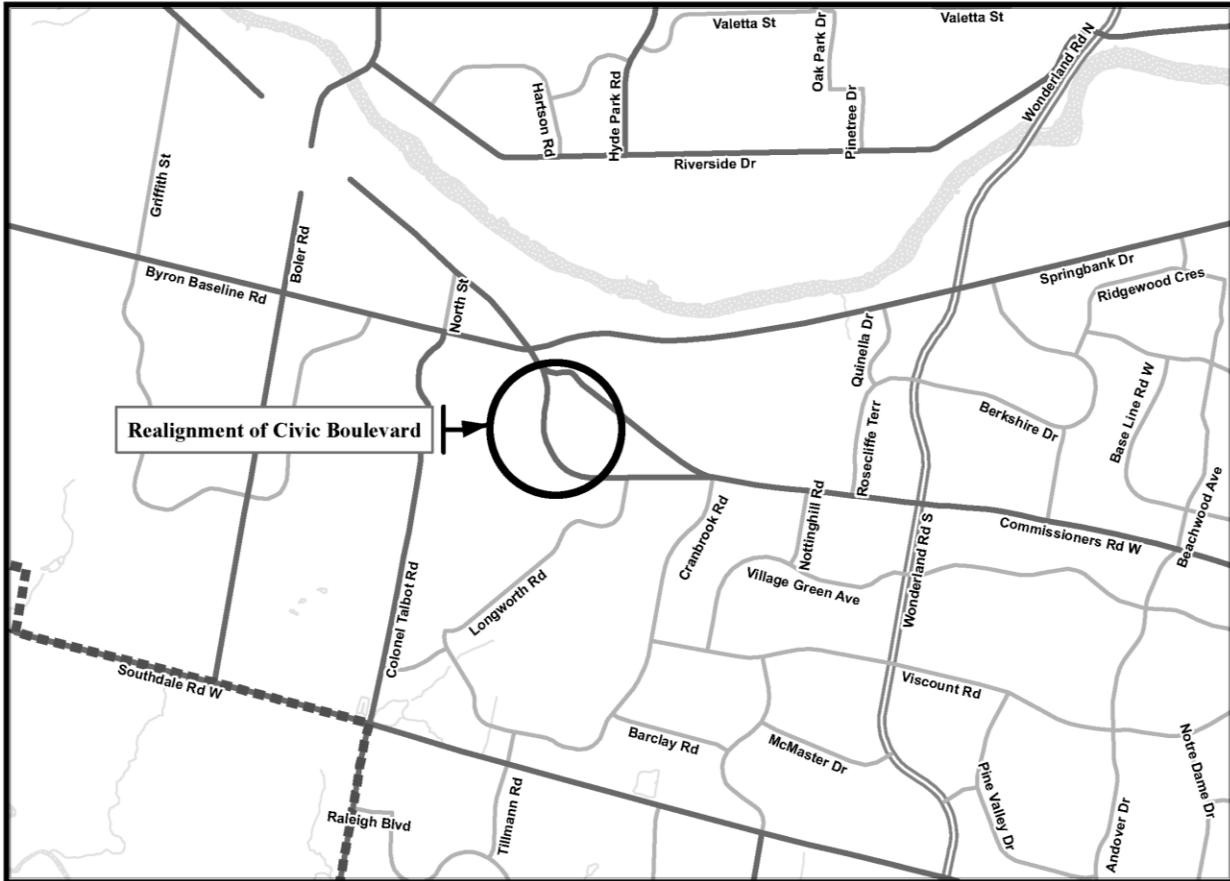


FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/5/2024

“Schedule 3”

Amendment to The London Plan Map 3 – Street Classification

AMENDMENT NO:



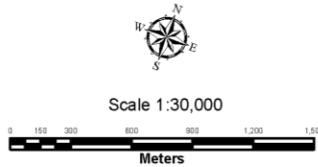
Legend

- Provincial Highway
- Expressway
- Urban Thoroughfare
- Rapid Transit Boulevard
- Civic Boulevard
- Main Street
- Neighbourhood Connector
- Rural Thoroughfare
- Rural Connector
- Interchanges
- Rapid Transit Stations
- Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

SCHEDULE 2
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development

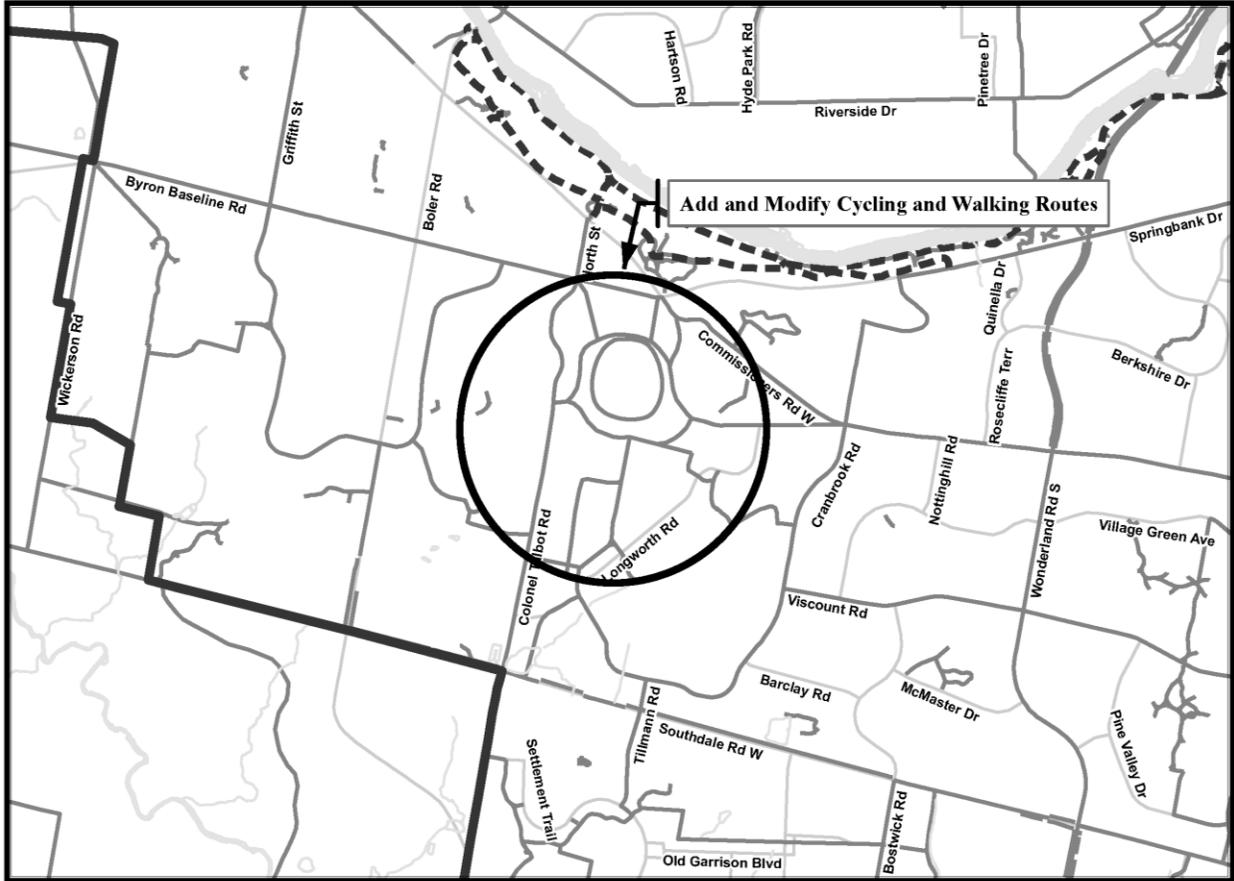


FILE NUMBER: O-8434
PLANNER: MC
TECHNICIAN: RC
DATE: 3/4/2024

“Schedule 4”

Amendment to The London Plan Map 4 – Active Mobility Network

AMENDMENT NO:



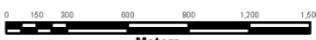
ACTIVE MOBILITY NETWORK

-  Thames Valley Parkway
-  Cycling and Walking Routes

Base Map Features

-  Railways
-  Water
-  Streets (see Map 3)

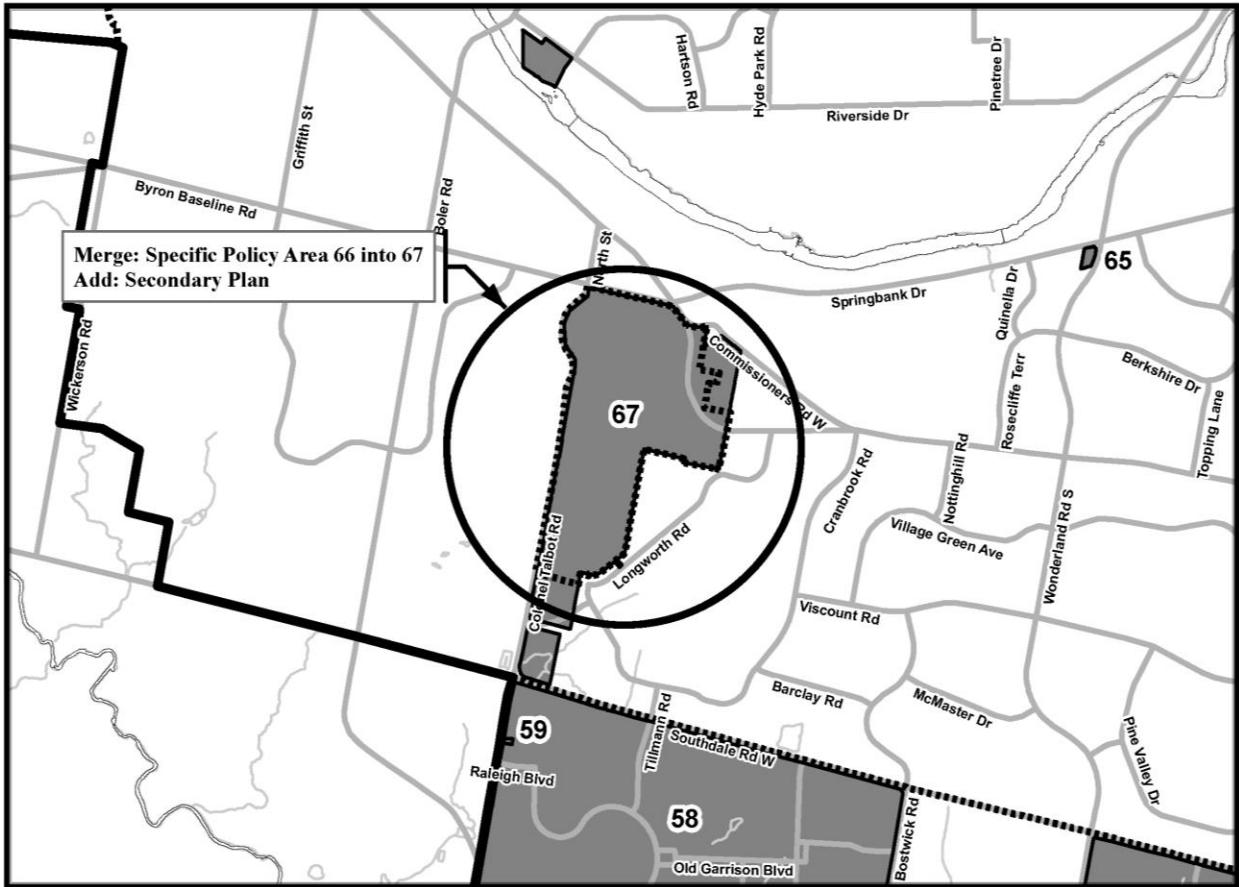
This is an excerpt from the Planning Division's working consolidation of Map 4 - Active Mobility Network of the London Plan, with added notations.

<p align="center">SCHEDULE 3 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-8434</p> <p>PLANNER: MC</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/5/2024</p>
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“Schedule 5”

Amendment to The London Plan Map 7 – Specific Policy Areas

AMENDMENT NO:



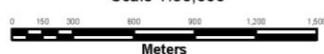
LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p align="center">SCHEDULE 4 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p align="right">PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-8434</p> <p>PLANNER: MC</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/5/2024</p>
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Byron Gravel Pits Secondary Plan

March 2024



Content

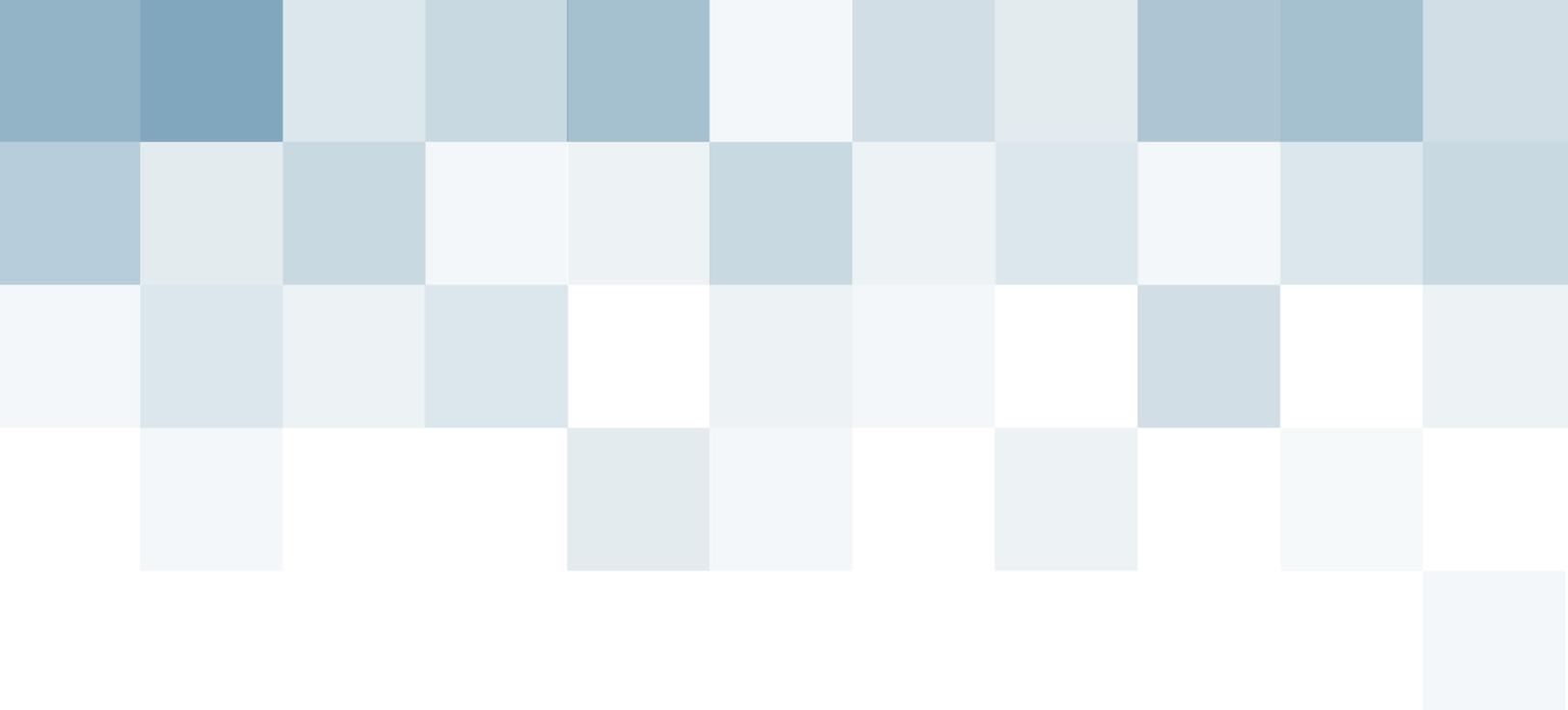
1.0	Introduction	1
1.1	Background	1
1.2	Location	3
1.3	Purpose, Use and Interpretation	5
1.4	Vision, Principles and Objectives	6
1.4.1	Vision	6
1.4.2	Principles	6
2.0	Community Structure	12
2.1	Introduction	12
2.2	Policy Areas	15
2.2.1	Byron Baseline Policy Area	15
2.2.2	Crestwood Policy Area	16
2.2.3	Longworth Policy Area	16
2.2.4	Central Pond and Green Space Policy Area	16
2.3	Views and Connectivity	17
3.0	General Policies	19
3.1	Mobility and Public Realm	19
3.1.1	Linkages and Connections	19
3.1.2	Promenade	22
3.1.3	View Corridors and View Screening	23
3.2	Natural Heritage	24
3.2.1	Natural Heritage System	24
3.2.2	Protection of Significant Natural Features	26
3.3	Green Development	27

3.3.1	Green Development Requirements for New Development Applications
-------	---

27

3.4	Habitat for Endangered and Threatened Species	28
3.5	Built Form	29
3.6	Affordable Housing	30
3.7	Servicing	31
3.7.1	General	31
3.7.2	Stormwater Management	31
3.7.3	Utilities and Telecommunications	33
4.0	Policy Areas	35
4.1	All Policy Areas	35
4.1.1	Permitted Uses	37
4.1.2	Extent of Policy Area	37
4.2	Byron Baseline Policy Area	37
4.2.1	Intent	37
4.2.2	Character	38
4.2.3	Permitted Uses	39
4.2.4	Built Form and Intensity	40
4.3	Crestwood Policy Area	43
4.3.1	Intent	43
4.3.2	Character	43
4.3.3	Permitted Uses	44
4.3.4	Built Form and Intensity	44
4.4	Longworth Policy Area	47
4.4.1	Intent	47
4.4.2	Character	47
4.4.3	Permitted Uses	47
4.4.4	Built Form and Intensity	48

4.5	Central Pond and Green Space Policy Area	50
4.5.1	Intent	50
4.5.2	Character	50
4.5.3	Permitted Uses	51
4.5.4	Policies	52
5.0	Implementation	54
5.1	Implementation of the Plan	54
5.2	Interpretation	55
5.3	Municipal Works	56
5.4	Official Plan	56
5.5	Plans of Subdivision, Plans of Condominium and Consent to Sever	56
5.6	Zoning By-law	56
5.7	Street Creation	57
5.8	Required Studies	58
5.9	Site Plan Approval	58
5.10	Guideline Documents	58
6.0	Schedules	60
	Schedule 1 - Boundary of Plan Area	61
	Schedule 2 - Community Structure Plan	62
	Schedule 3 - Natural Heritage	64
	Schedule 4 - Mobility Network	65
	Schedule 5 - Character Policy Areas	66
	Schedule 6 - The London Plan Place Types	67



1.0 Introduction

1.1 Background

The Byron Gravel Pits is a unique area within the City of London. The site contains an unusually deep glacial deposit has been used to produce sand and gravel products to supply the London and the surrounding area construction market for over 75 years. At a depth of over 60 metres, this deposit was one of the most productive aggregate resource areas in Ontario. Decades of gravel extraction have created the area's dramatic topography and central pond.

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. This work led to the development of the South-East Byron Area Plan which was approved in 1992.

As the aggregate reserves have been depleted and the extractive industrial operations are ending, there is a renewed focus of the future use of the gravel pit lands. In addition to the large scale, coordinated aggregate rehabilitation project, there is an opportunity to develop a unique community that integrates both the large open space and recreational lands with the surrounding potential future residential and mixed-use lands.

Consideration of potential future uses while progressive pit rehabilitation is underway allows for a coordination of restoration efforts to achieve a specific purpose, including making the shape of the pond more suitable for recreation activities, and introducing certain design elements and planting regimes for better habitat creation.

The process of developing a *Secondary Plan* for this area was initiated in 2016 and was in part prompted by a development proposal. At the same time, work was underway to complete an Environmental Assessment (EA) for the Commissioners Road West Realignment. The EA was completed in 2019, which identified the approved realignment of Commissioners Road West through the *Secondary Plan*. Following the completion of the EA, the City continued work on the *Secondary Plan*.



1.2 Location

The Byron Gravel Pits are located on the east side of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road West. The property lies within the Westmount Neighbourhood, immediately adjacent to the Byron Neighbourhood. The study area is comprised of 14 separate parcels, with some of the properties under similar ownership. There is one parcel, located in the northwest corner of the Study Area that is owned by the City of London. The remainder of the lands within the *Byron Gravel Pits Secondary Plan Area* are privately owned.



Figure 1 – Plan Boundary



The majority of this area has been licensed under the *Aggregate Resources Act* for sand and gravel extraction. In total, there were six (6) separate licenses within the area, each with a set of Site Plans which directed the operations and rehabilitation of the gravel pits. The aggregate licenses are under the jurisdiction of the Ministry of Natural Resources and Forestry, and the Ministry oversees compliance with operating conditions and rehabilitation of these sites.

In some cases, the land holdings have been leased by an operator to undertake the extraction of the aggregate. The complexity of ownerships and interests in the area requires a significant level of cooperation and coordination as the individual licensed areas are mined and rehabilitated. Over the years, considerable time and effort has been undertaken on a variety of studies and development proposals prepared by the private and public sectors dealing with the extraction, rehabilitation and after-use of the pits and the development of adjacent lands in this Area. On October 26, 2016, Council approved the Terms of Reference for the *Byron Gravel Pits Secondary Plan*, thereby directing Staff to undertake the development of a secondary plan to guide future development.

1.3 Purpose, Use and Interpretation

The purpose of the *Secondary Plan* is to establish a vision, principles, and detailed policies for the unique area of the *Byron Gravel Pits Secondary Plan* that provide a consistent framework to evaluate future development, that could occur along the perimeter of the former gravel pit operations, and public realm creation within the center, open space area. The intent of the policies is to provide direction and guidance to ensure the *Byron Gravel Pits Secondary Plan Area* evolves into a vibrant, connected, and mixed-use community that incorporates elements of sustainability, natural heritage, mixed-use development, walkability, passive and active recreation, and high-quality urban design.

The policies in this *Secondary Plan* apply to all properties in the boundary of the *Byron Gravel Pits Secondary Plan*. The development limits for the *Secondary Plan* shall be limited to the extent of the area that is serviceable by the existing gravity servicing elevations, which vary across the site. In general, only the perimeter of the *Byron Gravel Pits Secondary Plan Area* is suitable for residential and mixed-used development. As the ongoing rehabilitation of the site will determine the final grading, exact development limits will be subject to refinement at the time of any *Planning Act* applications.

The policies of this *Secondary Plan* provide a greater level of detail than the policies of the Official Plan, *The London Plan*. Where the policies of the Official Plan provide sufficient guidance to implement the vision of this *Secondary Plan*, these policies are not repeated. As such, the policies of this *Secondary Plan* should be read in conjunction with the Official Plan and any other applicable policy documents. If an instance arises where the Official Plan and this *Secondary Plan* appear to be inconsistent, consideration will be given to the additional specificity of the *Secondary Plan*, and the *Secondary Plan* shall prevail.

The schedules that form part of this *Secondary Plan* have policy status, whereas other figures and photographs included in the *Secondary Plan* are provided for graphic reference, illustration, and information. The policies of this *Secondary Plan* that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches that meet the intent of the policy may be considered.

The policies of this *Secondary Plan* will be implemented through mechanisms set out in this *Secondary Plan*, public investments in infrastructure and public realm improvements, as well as other tools available to the City including the Zoning By-law and Site Plan Control By-law. Planning and development applications will be evaluated based on the Planning and Development Application policies in the Our Tools section of *The London Plan* and this *Secondary Plan* to ensure that the permitted range of uses and intensities is appropriate within the surrounding context.



1.4 Vision, Principles and Objectives

1.4.1 Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, 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 with varying levels of intensity. 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.

1.4.2 Principles

The preparation of this *Secondary Plan* has been guided by a series of principles and objectives that are described below. Any amendments to this *Secondary Plan* shall be consistent with these principles.



1.4.2.1 Promote Unique Opportunities for Recreation

The *Byron Gravel Pits Secondary Plan Area* is unlike any other area in the City of London, shaped by years of aggregate extraction. The area is characterized by unique topography that features a central pond, tablelands, and steep side slopes.

The majority of the Area fronts on roads classified as Civic Boulevards (i.e., Byron Baseline Road, Colonel Talbot Road and Commissioners Road West). The policies will focus on creating a central Green Space for a range of unique recreational uses of regional significance, complemented and supported by a range of residential uses. The predominant open space and recreational uses should be augmented and balanced with residential, and cultural uses, promote season-long and year-round enjoyment and appreciation of the natural heritage features in and around the Area. A Master Park Plan will be prepared and adopted by the City to guide the future design and investment of recreational activities and facilities within the Central Pond and Green Space Policy Area.

Connections to Springbank Park, the Arboretum, Reservoir Park, and other nearby trail systems and natural features and area, are to be encouraged and supported.

Objectives:

- i) Promote the use of the site for public and/or private recreational uses that are unique in London and the Region;
- ii) Optimize use of the unique features of the area including the central pond, high side slopes, viewsheds and topography;
- iii) Organize development and locate buildings within the landscape to maintain and enhance public access to important views. Development will not obstruct significant views and vistas from the public right-of-way;
- iv) Maintain a balance of active and passive recreational uses;
- v) Provide opportunities for public access for trails and recreational uses;
- vi) Consider opportunities for public acquisition of park and open space lands;
- vii) Enhance and compliment other recreational opportunities in the vicinity and in the broader region; and,
- viii) Design parks and recreational facilities to promote a strong sense of identity and place and to serve as a meeting place with appropriate infrastructure to attract and be accessible that supports neighbourhood residents of all ages and demographics.



1.4.2.2 Create a Unique Community that Supports a Mix of Uses and Housing Types

The *Byron Gravel Pits Secondary Plan Area* is intended to be an inclusive, accessible, attractive, mixed-use and connected community with a range of housing and services for local residents integrated with a unique recreational area in the City.

Objectives:

- i) Ensure that a range and mix of housing types is provided within the limits of the *Secondary Plan* to achieve a balanced and inclusive residential community;
- ii) Achieve an urban form which makes effective use of land, services, recreational facilities, and related infrastructure;
- iii) Provide a mix of high-quality residential buildings that cater to the needs of all ages, stages of life and income groups;
- iv) Provide complementary, small-scale convenience commercial, community and commercial recreation uses within mixed-use buildings that are appropriate in a residential environment to serve the needs of local residents; and,
- v) Create an exceptional built form that incorporates the unique topography and physical landscape.

1.4.2.3 Create an Exceptional Community

The *Byron Gravel Pits Secondary Plan Area* is intended to integrate a range of uses that supports urban development, the natural heritage system, and unique active and passive recreational opportunities.

Objectives:

- i) Provide for a range of land uses including residential, small-scale commercial, open space, and recreational and leisure facilities;
- ii) Connect and integrate the new community to surrounding neighbourhoods through parks and natural areas, multi-use trails, pedestrian connections, and the street network;
- iii) Enhance recreational opportunities throughout the neighbourhoods by identifying opportunities for places and spaces that foster community identity and highlight the unique topography and habitats of this Area; and,
- iv) Showcase existing views and vistas throughout the Gravel Pit and further enhancement through building placement, street pattern, and location of trails and lookouts.



1.4.2.4 Create a Diverse and Resilient Natural Environment

Integrate the unique topography and natural features and areas in a sensitively designed built setting to distinguish the *Byron Gravel Pits Secondary Plan Area* as a high quality, master planned community and recreational destination in a unique and enhanced natural setting.

Objectives:

- i) Ensure appropriate environmental protection and mitigation through environmental studies to assess and confirm the status and significance of natural heritage features and areas as part of development applications;
- ii) Integrate parks, walking trails and multi-use trails appropriately with the natural environment to create a network of recreational and active transportation opportunities;
- iii) Enhance livable neighbourhood values using public green spaces and urban squares/parkettes as significant design features and by designing walkable and accessible neighbourhoods;
- iv) Support development patterns that provide visual and physical connectivity to natural feature areas, within and around the *Byron Gravel Pits Secondary Plan Area*,

in ways that are compatible with the protection of the Natural Heritage System;

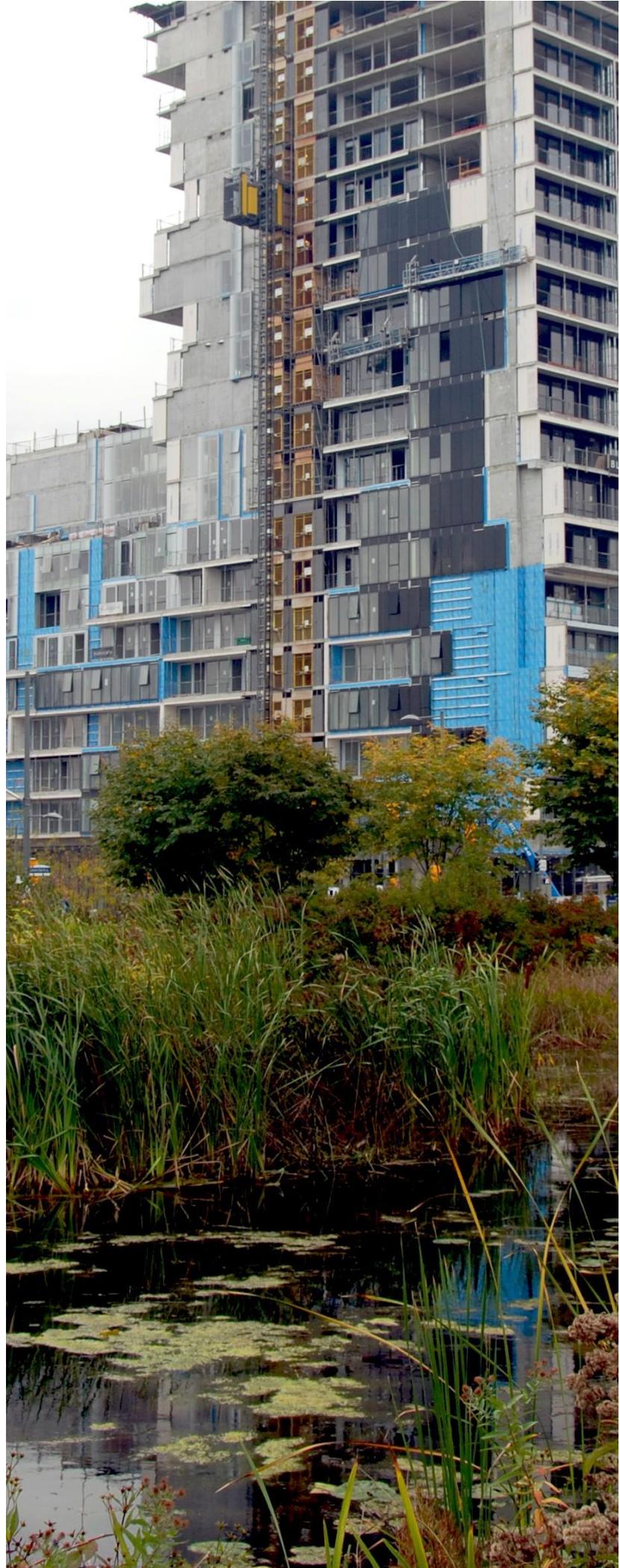
- v) Integrate protection, naturalization and restoration of a diversity of habitats suited to this Area;
- vi) Integrate strategic plantings of large statured, non-invasive trees to provide cooling, improve air quality and support outdoor activities in a context of climate change;
- vii) Support integration of appropriate on-site infiltration measures to achieve water balances and as part of stormwater management strategies in a context of climate change;
- viii) Provide Pathway Entrances designed as gathering places for residents of the surrounding neighbourhood and region, located at key access points along the multi-use pathway system at central and accessible locations connecting existing and growing neighbourhoods; and,
- ix) Encourage a built form, uses and site design that are attractive and supportive of alternative modes of transportation consistent with the City's Transportation Master Plan (latest version).

1.4.2.5 Sustainable Growth Management

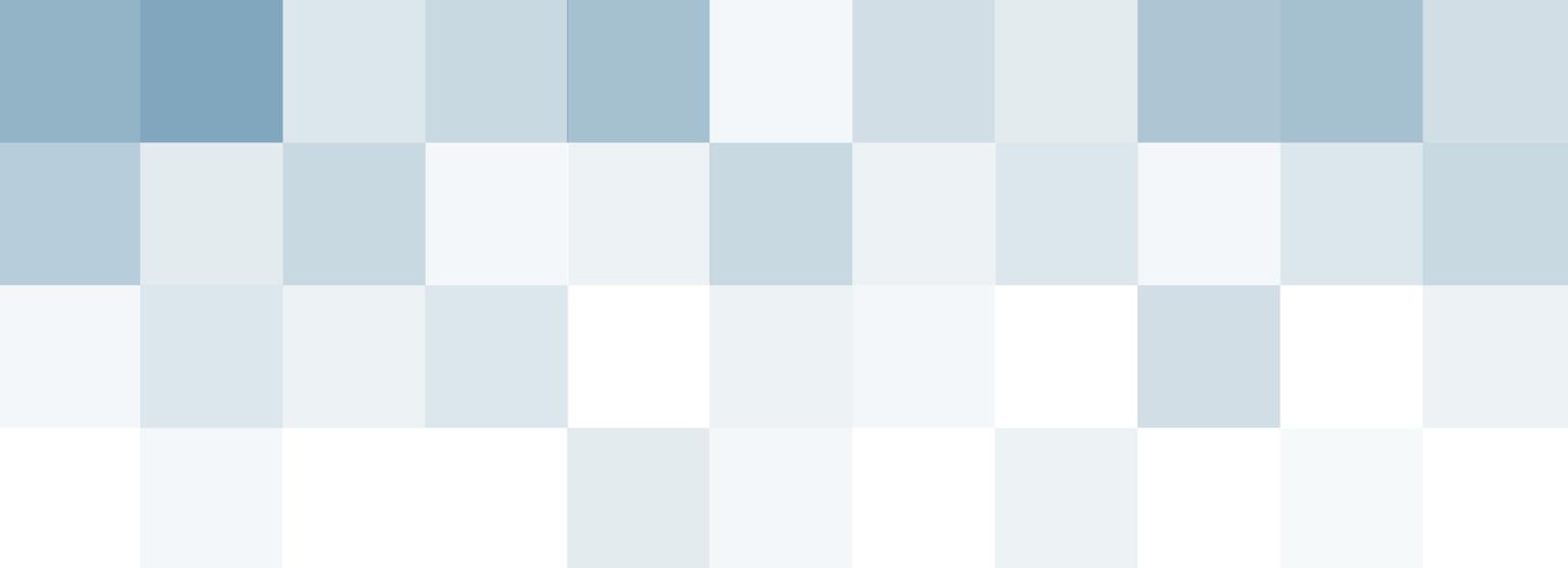
Build sustainability into all aspects of the *Byron Gravel Pits Secondary Plan Area's* growth in an efficient and financially responsible manner.

Objectives:

- i) Establish a high degree of connectivity between residential, open space, commercial and institutional uses within and between existing and new neighbourhoods. Encourage a high standard of design, construction, and landscaping;
- ii) Promote green infrastructure and green building standards. Provide sustainable design strategies, in accordance with City standards, and optimum conditions for the use of passive and solar strategies;
- iii) Integrate publicly accessible networks of sidewalks, trails and multi-use paths with the surrounding trail system, and in particular, encourage connections to Springbank Park and nearby Green Space Place Types;
- iv) Plant native trees, non-native trees and vegetation to enhance biodiversity and resilience to climate change;
- v) Work with the Province to ensure compliance with the *Endangered Species Act* as it relates to confirmed habitat for Species at Risk in the Area; and,
- vi) Ensure the use of housing densities and efficient development patterns that minimize land consumption and servicing costs.







2.0 Community Structure

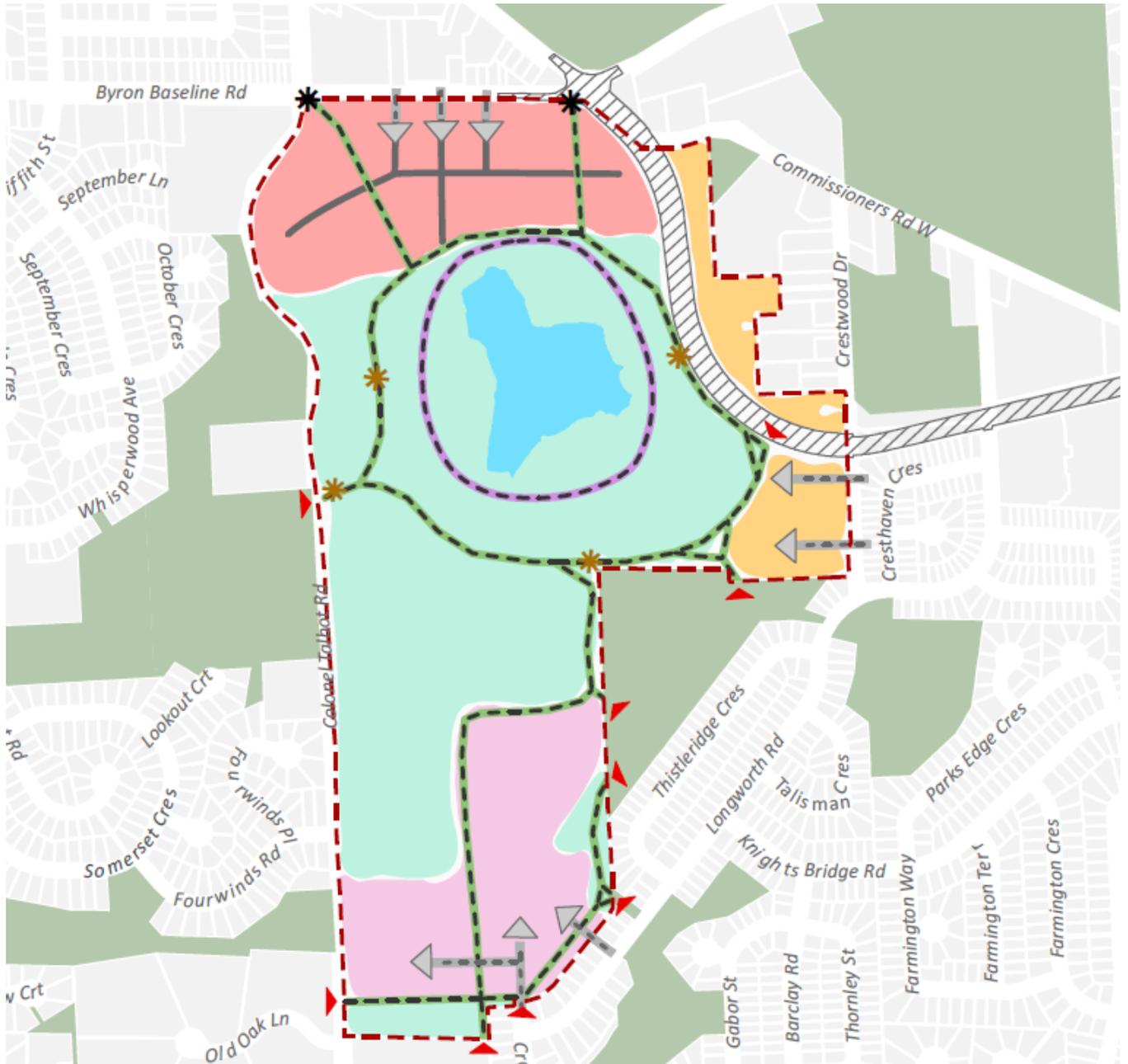
2.1 Introduction

The Community Structure Plan is illustrated in Schedule 2 of this *Secondary Plan* and sets out the overall framework for the physical and structural elements of the *Byron Gravel Pits Secondary Plan Area*. The elements described in this section are intended to assist with implementing the Vision and Principles for how the area will grow and develop relating to built form, servicing, the public realm, open space and recreation.

All Planning Applications proposing development within the *Byron Gravel Pits Secondary Plan Area* shall address the following key community structure objectives:

- i) Provide a range of housing types and choices that meet the needs of current and future residents within the limits of the *Secondary Plan*;
- ii) Direct medium and high-rise residential uses to the northern portion of the *Byron Gravel Pits Secondary Plan Area*;
- iii) Accommodate an interconnected multi-use pathway system as a defining feature of the *Byron Gravel Pits Secondary Plan Area*, linking natural heritage features and areas, parks, lookout points, stormwater management areas (including landscaped low impact development measures) and key community destination features;
- iv) Provide opportunities for focal points, such as lookout areas, seating areas, public art, and landscape features;
- v) Integrate access and visibility to privately-owned open spaces from adjacent streets and parks;
- vi) Integrate significant natural heritage features and areas with linkages to the broader open space system; and,

- vii) Provide residents with physical and visual opportunities that are accessible to everyone to enjoy nature in proximity to where they live, work and play.



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

Figure 2: Community Structure Plan

2.2 Policy Areas

The area subject to the *Byron Gravel Pits Secondary Plan* has been divided into four Policy Areas. Some of the policies in the *Secondary Plan* apply to the entire area, while others are specific to the individual Policy Areas.

The *Secondary Plan* includes the following Place Types as shown on Schedule 6:

- i) **Neighbourhoods:** includes the Byron Baseline, Crestwood, and Longworth Policy Areas;
- ii) **Green Space:** includes the central pond and natural heritage features; and,
- iii) **Environmental Review:** includes wooded and successional natural areas remaining in the Study Area after the completion of the aggregate extraction activities (including the area west of Cresthaven Woods), consistent with the Place Type Schedule in *The London Plan*.

The boundaries and unique characteristics of each Policy Area are described in the following sections.

2.2.1 Byron Baseline Policy Area

The Byron Baseline Policy Area is located in the northern portion of the *Secondary Plan*, and includes the frontage along Byron Baseline Road together with a portion of the existing alignment of Commissioners Road West and Colonel Talbot Road. This Policy Area is intended to provide for the development of a mid- to high-rise, mixed-used district that is pedestrian-oriented; a focal point for the neighbourhood level services and civic functions; and, a gateway to the Byron Gravel Pit neighbourhood and natural areas.





2.2.2 Crestwood Policy Area

This area is intended to provide low to medium density residential development that will integrate with, and extend, the existing neighbourhood along Crestwood Drive. The Crestwood Policy Area is located in the eastern portion of the *Secondary Plan*. The adjacent areas are characterized by single detached residential developments, as well as a senior's residence. This Area is adjacent to Cresthaven Woods, a significant woodland, and in proximity to the Cresthaven Park. Realignment of Commissioners Road West, currently planned for 2035, constrains development within this Policy Area.

2.2.3 Longworth Policy Area

The Longworth Policy Area is located in the southern portion of the *Secondary Plan*. This Area is bounded by the top of the steep slopes created by the former aggregate extraction activities, some of which support habitat for Species at Risk. This Area is intended to provide low to medium density residential development that will integrate with, and extend, the existing neighbourhood along Longworth Road and Cranbrook Road.

Single detached residential development surrounds this Policy Area to the east, south and west. The Buttonbush Wetland, a Provincially Significant Wetland (PSW), is located nearby this Policy Area in the Longworth Neighbourhood, north of Southdale Road West. This Policy Area is constrained by the steep slopes around the central pond and it is anticipated that this Policy Area will be integrated with the existing residential neighbourhood to the southeast of the *Secondary Plan*.

2.2.4 Central Pond and Green Space Policy Area

The Central Pond and Green Space Policy Area includes the side slopes and a pond in the central portion of the site, also by-products of the former aggregate extraction activities, and natural areas not appropriate for development.

At the date of this Plan, the majority of this area remains privately owned. However, the City plans to explore opportunities to bring some or all of these central lands into public ownership to support the provision of passive and active recreational opportunities that take advantage of the area's unique topography and location.

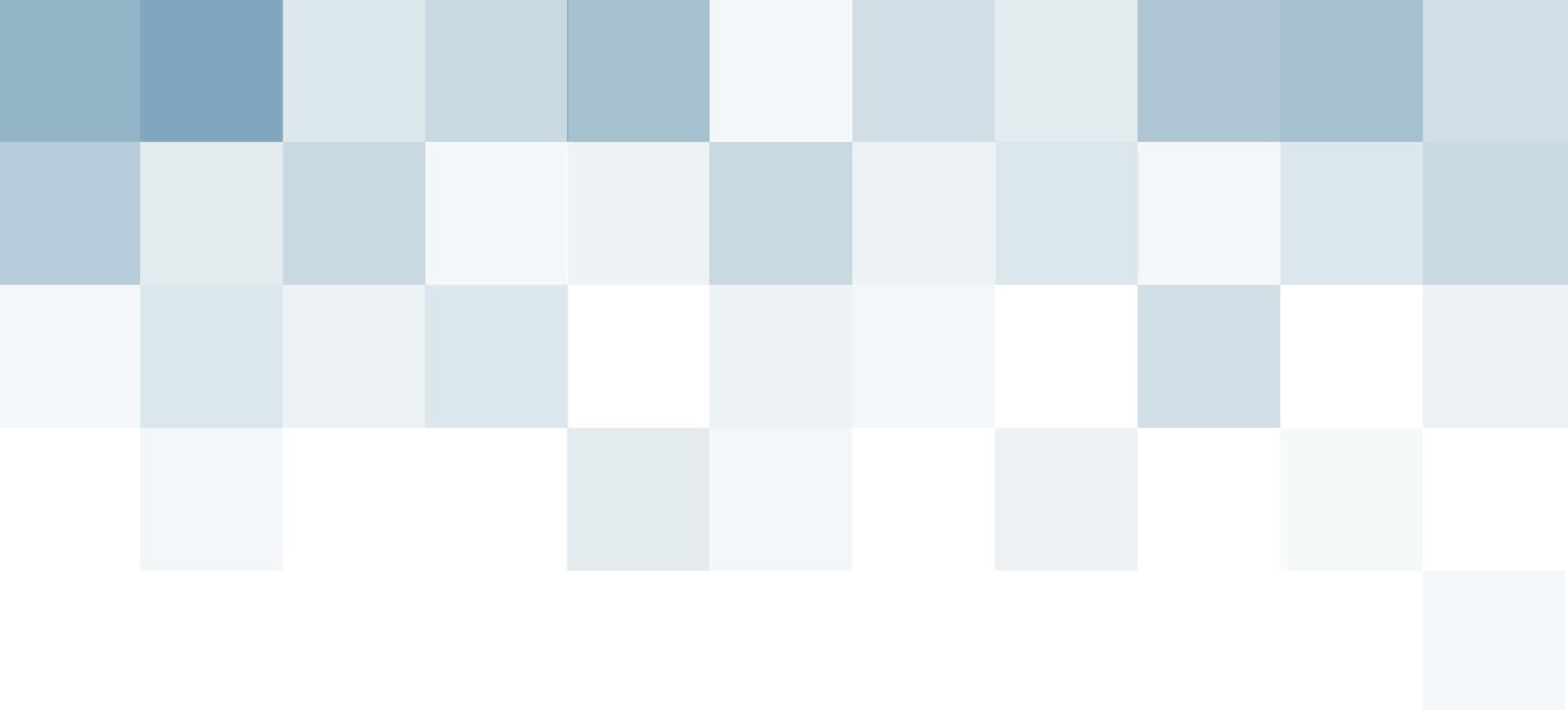


2.3 Views and Connectivity

The *Byron Gravel Pits Secondary Plan* is located within the Westmount Neighbourhood, immediately adjacent to the Byron Neighbourhood. Within these established neighbourhoods, the residential street pattern consists of cul-de-sacs, dead-end streets, or crescent-shaped streets which impacts the ability of the future development within the *Byron Gravel Pits Secondary Plan* area to connect with the existing street network. The limited developable lands and topography present an additional challenge for connectivity between the site and surrounding neighbourhoods. Through development, however, landowners are encouraged to create opportunities for connectivity within and outside the site, where possible, in a manner consistent with the adjacent developments.

Decades of aggregate extraction have created a unique topography with dynamic viewpoints and vistas. These visual and physical connections serve to link, or frame, significant elements of the natural, built and open space environments to each other, and are seen as important organizing community structure elements that are integral to the overall vision of the *Secondary Plan*. Creating a pedestrian and active transportation network will enhance these organizing elements and connect areas of residential development within the Gravel Pit Area. The Community Structure Plan identifies opportunities for the preservation, enhancement and creation of these visual and physical linkages. These opportunities are identified on the Community Structure Plan as Lookouts, Gateways/Public Access and Potential Pathway Entrances.





3.0 General Policies

The intent of this *Secondary Plan* is to provide a policy framework to guide future development and public projects in the *Byron Gravel Pits Secondary Plan Area*. Policies in this *Secondary Plan* support the vision by providing guidance on land use, open space and recreation, view corridors, connections, public realm design, servicing, and natural heritage.

3.1 Mobility and Public Realm

3.1.1 Linkages and Connections

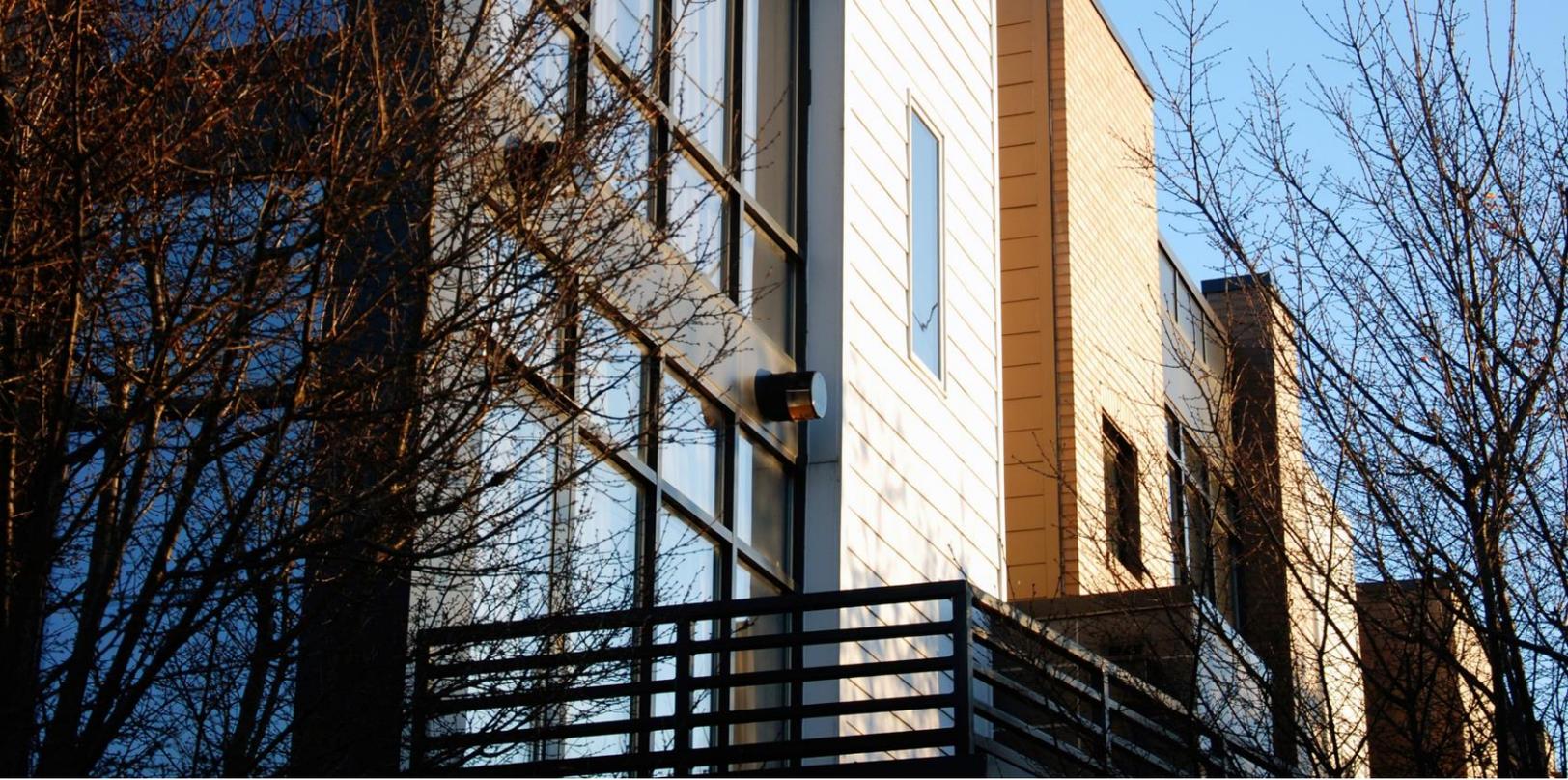
Connections between the Central Pond and Green Space Policy Area and the surrounding pathway system, together with a strong multi-use pathway linkages to Springbank Park and the Arboretum, are priorities for the future development within the *Byron Gravel Pits Secondary Plan Area*. Recreational multi-use pathways with well-designed areas for viewing, gathering, and resting will provide unique recreational amenities and connectivity to surrounding neighbourhoods and the City-wide recreational pathway and park system.

The multi-use pathway network is shown on Schedule 4. These multi-use pathways are intended as recreational facilities for a variety of users, including but not limited to pedestrians, in-line skating, and cyclists with speed limitations, located within a park environment. They are typically asphalt surfaced and shall be designed in accordance with City standards. Lands required for this recreational pathway network may be acquired by the City in accordance with the municipal land dedication requirements of

the *Planning Act* or through purchase, donation, bequest and/or expropriation, or any other means authorized by law:



- i) Site design shall incorporate and provide connections of linear pathway/trail and park systems within residential neighbourhoods and between neighbourhoods where possible, and provide significant exposure of the open space feature to the residential community;
 - ii) Multi-use pathway development will be focused along the top of stable slopes between the existing street network, new development, and the lower areas of the rehabilitated pit for optimal recreational experience, accessibility, and delineation of public and private spaces;
 - iii) Multi-use pathways are to be designed with generous safety and operational buffer areas to slopes, adjacent properties, streets, and other uses in accordance with City standards and good design practices including clear sight lines, generous turning radii, and operational considerations such as grading, drainage, and materials;
 - iv) The alignment of multi-use pathways and trails within or adjacent to natural heritage features shall be consistent with the Trails in ESA Design Standards - City of London; and,
 - v) Natural heritage linkage will be established through the planning approvals process relating to applications for subdivision, land severance, site plan, and condominium.
- 3.1.1.1 Corridor Width
- The width of the multi-use pathway corridor will vary, but in all relevant cases will be adequate to meet the following functions:
- i) To serve as a natural heritage corridor linking natural heritage features both on private and public property;
 - ii) Pathway Gateway features along Byron Baseline Road, as identified on Schedules 2 and 4, will have a minimum frontage of 30 metres; and,
 - iii) To allow for a landscaped recreational pathway facility, a minimum corridor width of 15 metres is required, designed in accordance with City standards.

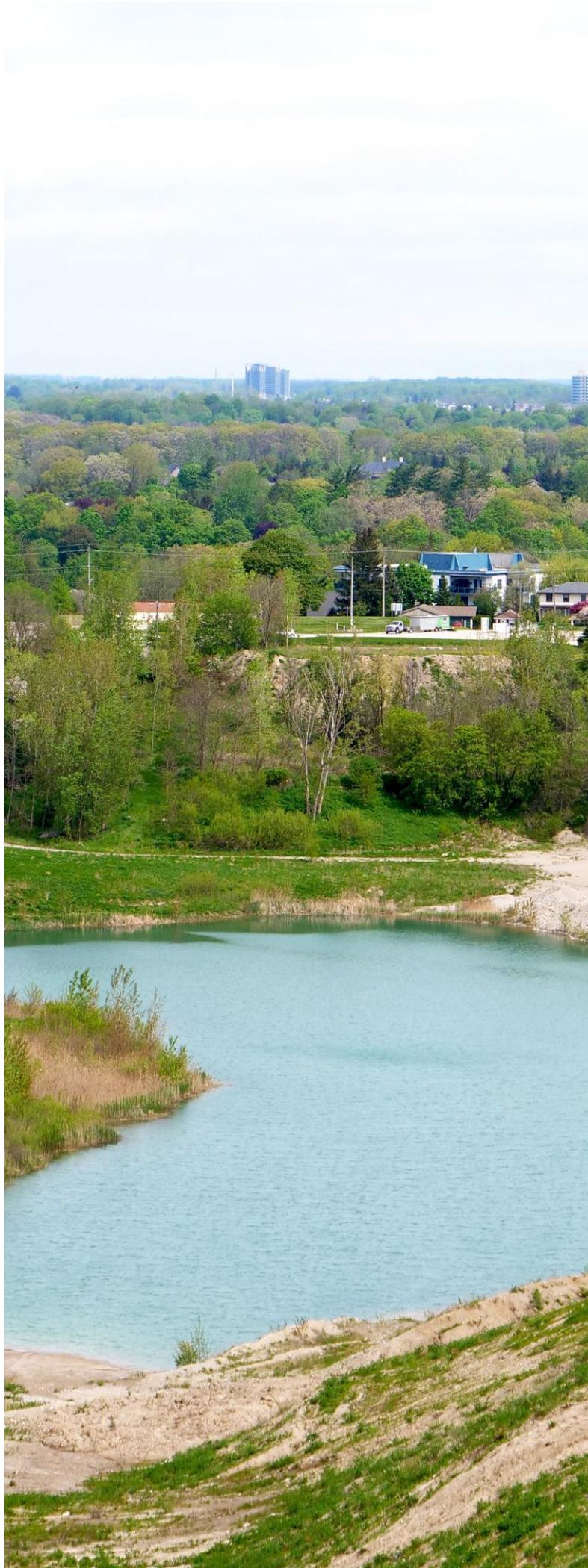


3.1.2 Promenade

A promenade is to surround the pond feature as shown on Schedule 4. The promenade is intended to function as an enhanced multi-use facility that is designed to serve the needs of residential, commercial, and emergency access, and achieve a high standard of urban design for the pedestrian realm to foster a shared space.

The development of the promenade and adjacent lands shall:

- i) Include an enhanced pedestrian promenade surrounding the pond feature as a multi-use pathway with landscaping, tree planting and site furnishings;
- ii) Adjacent development shall respond to the context of achieving an animated, activated and pedestrian-oriented amenity that is envisioned for the promenade;
- iii) Develop the portion of the promenade abutting the residential development as a shared use space that provides opportunities for small scale commercial uses that support the recreational use and activation of the pond area and to provide for access to both private development as well as the promenade;
- iv) Develop the promenade as a transition from the balance of the recreational and natural areas surrounding the pond to the neighbourhood; and,
- v) Develop the promenade to include a series of small vista parks and/ or platforms located along the pond to allow viewing and gathering opportunities.



3.1.3 View Corridors and View Screening

This area has an important history of aggregate extraction. The required visual screening of the sand and gravel operations resulted in the creation of berms and tree screens around the perimeter of the site. In some cases, the topography of the site also creates a visual screen, as is the case along Colonel Talbot Road. As the gravel pit area is restored and transformed, the views into the gravel pit should be reopened to invite the public into the central part of the site.

The creation of view corridors to establish a connection between the Central Pond and Green Space Area, and surrounding neighbourhoods, is encouraged. Any development application within the *Byron Gravel Pits Secondary Plan Area* will evaluate:

- i) View corridors from Byron Baseline Road and Commissioners Road West to the Gravel Pit area, as well as corridors and lookouts from the Crestwood and Longworth Policy Areas;
- ii) Maintain the existing view corridor along Colonel Talbot Road;
- iii) Screening, to the extent possible, of medium and high density residential and mixed-use development within the *Byron Gravel Pits Secondary Plan Area* from the residential area located west of Colonel Talbot Road; and,
- iv) Provide an Urban Design Brief that will be required to demonstrate how view corridors will be established or maintained.

3.2 Natural Heritage

3.2.1 Natural Heritage System

In accordance with the Environmental Policies of *The London Plan*, the diversity and connectivity of natural features and areas, and the long-term ecological function and biodiversity of the Natural Heritage System within the *Byron Gravel Pits Secondary Plan Area* will be identified, protected, enhanced and managed, including recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.

It is important to recognize that there has been extensive alteration of the landscape within the *Byron Gravel Pits Secondary Plan Area*, through decades of aggregate extraction. For example, the Central Pond and dramatic slopes in the area have been created through the extraction and rehabilitation process.

There are also some wooded and successional areas around the perimeter of the former aggregate extraction areas, some of which are associated with the steep slopes which have also been recently documented as supporting habitat for Species at Risk. The Unevaluated Wetland and Unevaluated Vegetation Patches identified in Schedule 3 are to be subject to environmental review in accordance with the applicable environmental policies of *The London Plan* prior to any proposed re-development of the area:

- i) New development or site alteration will require a Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS), either as standalone or consolidated report, as set out in *The London Plan*, to:
 - a) Assess the extent and significance of the remnant natural features and areas in the *Secondary Plan Area*;
 - b) Identify linkages within and between these features and areas;
 - c) Confirm or refine the boundaries of components of the local Natural Heritage System with regards for the natural features and areas as well as open spaces in the adjacent lands;
 - d) Evaluate the anticipated impacts of any proposed development or site alteration on the Natural Heritage System in the *Secondary Plan Area* or in the adjacent lands; and,
 - e) Identify mechanisms to avoid impacts or, where impacts are unavoidable, measures to mitigate these impacts in accordance with the applicable policies and regulations.
- ii) Where non-provincially significant wetlands are identified, there shall be no net loss of the wetlands' features or functions. For these features, the City (in consultation with the local conservation authority, if applicable), may

consider the replacement of wetlands rather than in situ protection in accordance with the applicable policies in *The London Plan*.

- a) Wetland naturalization and/or creation around the margins of the Central Pond may be considered where appropriate.
- iii) Recognizing the long history of disturbance in the *Secondary Plan Area* and the importance of sustaining and enhancing the local urban forest for its ecological functions as well as its contributions to building community resilience to climate change, there shall be a no net loss of natural wooded areas, including successional treed and/or thicket habitats, and opportunities to enhance and expand these features in the *Secondary Plan Area* shall be explored through the development process.
- a) Development and site alteration shall not be permitted in significant woodlands, and appropriate buffers to these features are to be identified and implemented; and,
 - b) For significant woodlands that are relatively small and/or very disturbed and in poor condition, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the *Byron Gravel Pits Secondary Plan Area* and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.
- iv) Recognizing the long history of disturbance in the *Secondary Plan Area* has created some types of significant wildlife habitat not previously documented, opportunities to protect and enhance these features in the Study Area shall be identified through the development process.
- a) For significant wildlife habitat, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the *Byron Gravel Pits Secondary Plan Area* and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.
 - b) Significant wildlife habitat protection and/or creation may overlap with other protected and/or created natural heritage features and areas (e.g., wetlands and/or woodlands).
 - c) Assessments shall also consider local scale upland corridors that support plant and wildlife movement within the Study Area and to natural features and areas outside the *Secondary Plan Area*.



- v) Opportunities to enhance, restore and, where appropriate, expand the Natural Heritage System through Potential Naturalization Areas in locations aligned with the City's objectives for this *Byron Gravel Pits Secondary Plan Area* have been identified on Schedule 3. These opportunities may overlap and/or align with required replacement of wetlands, significant woodlands, woodlands and/or significant wildlife habitat elsewhere in the *Byron Gravel Pits Secondary Plan area*.
- vi) The City is supportive of exploring opportunities to protect existing and / or create new habitat for extant endangered and/or threatened species in the context of this *Byron Gravel Pits Secondary Plan Area*, in accordance with any applicable the *Endangered Species Act* and *Aggregate Resources Act* policies, and in consultation with the appropriate provincial agency(ies).

3.2.2 Protection of Significant Natural Features

Portions of the *Byron Gravel Pits Secondary Plan Area* meet the City's criteria for significant woodlands:

- i) Any development or site alteration proposal located adjacent to natural heritage features will be subject to all of the Environmental Policies of *The London Plan* and the *Provincial Policy Statement 2020*.
- ii) Naturalization, restoration and /or habitat creation is to integrate native and non-invasive species appropriate for the site and the target habitat(s).
- iii) Protection and enhancement of natural features should be detailed as part of any future landscape and park plans associated with future development applications.

3.3 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 an inter-connected open space system.

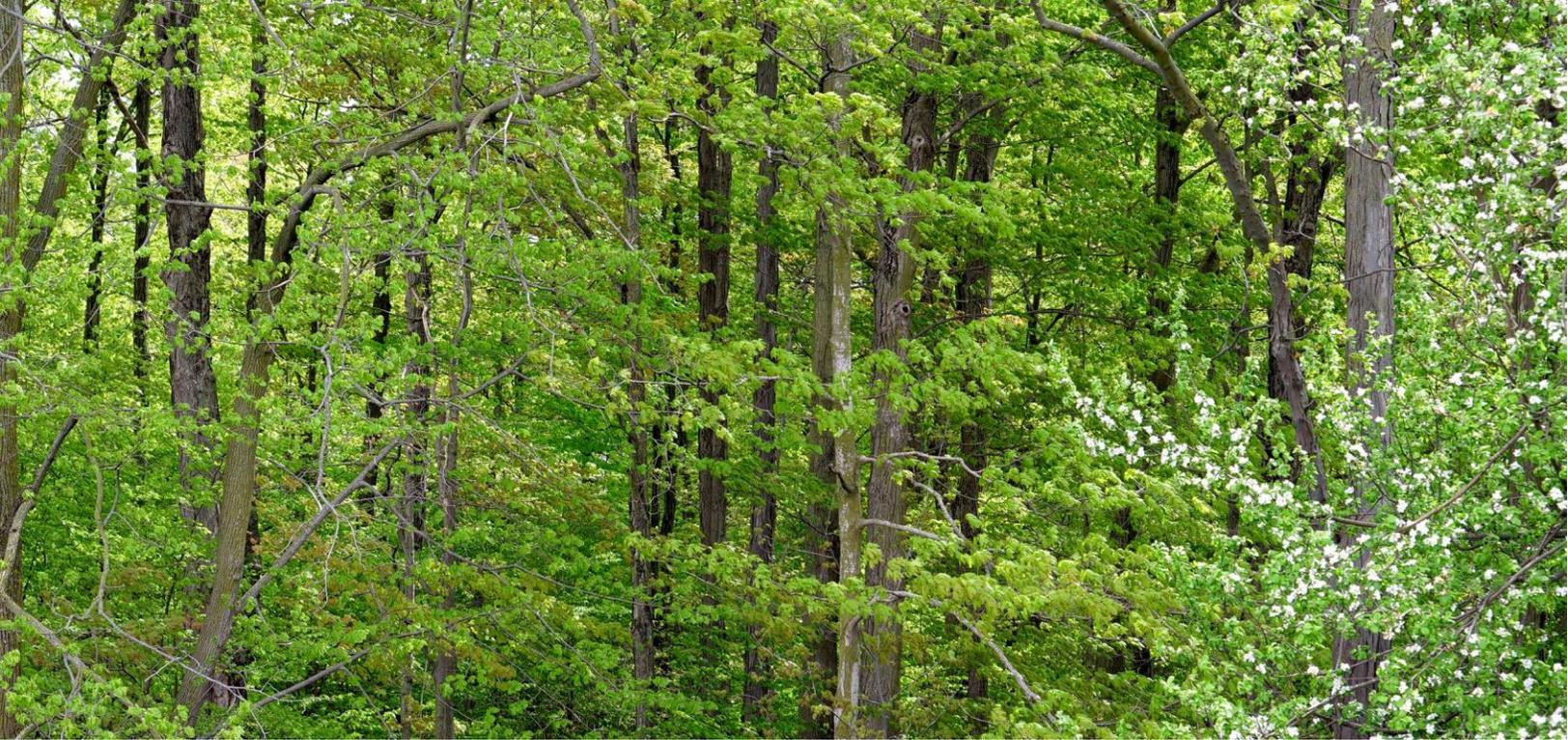
Through development applications, including site design and layout, proponents are encouraged to design and construct development to:

- i) Reduce the consumption of energy, land and other non-renewable resources;
- ii) Minimize the waste of materials, water and other limited resources;
- iii) Create livable, healthy and inclusive environments;
- iv) Maximize opportunities to incorporate green infrastructure;
- v) Reduce greenhouse gases;
- vi) Encourage pedestrian, transit and bike network access, as well as bike parking and storage.

3.3.1 Green Development Requirements for New Development Applications

As part of a complete application for development within the *Byron Gravel Pits Secondary Plan Area*, the applicant will demonstrate how the following are incorporated into the design of the proposed development:

- i) Green technologies consistent with the policies and objectives in the Green and Healthy City section of *The London Plan*;
- ii) LEED Neighbourhood Development principles or comparable green standard;
- iii) A range of residential dwelling types that support life-cycle housing, housing choice and affordability, and provide opportunities to age-in-place within the limits of the *Byron Gravel Pits Secondary Plan Area*;
- iv) Implement landscape design and plantings on private development sites which reduces the urban heat-island effect, improves air quality, moderates sun and wind, and improves ground water recharge;
- v) Retention of existing mature trees, including appropriate measures to maintain the health and integrity of these trees in conformance with a Tree Management Strategy completed by a certified arborist; and,
- vi) Quality materials for buildings that are durable and have high levels of energy conservation.



3.4 Habitat for Endangered and Threatened Species

Habitat for a provincially threatened bird species has been confirmed within the *Byron Gravel Pits Secondary Plan Area*. It is possible that habitat for other endangered and/or threatened species may be identified or confirmed through further environmental studies. Due to the Study Area's status as a gravel pit undergoing rehabilitation, application of both the Province's *Endangered Species Act* and *Aggregate Resources Act* must be considered together as long as the aggregate license remains active. As such, the following special policies apply:

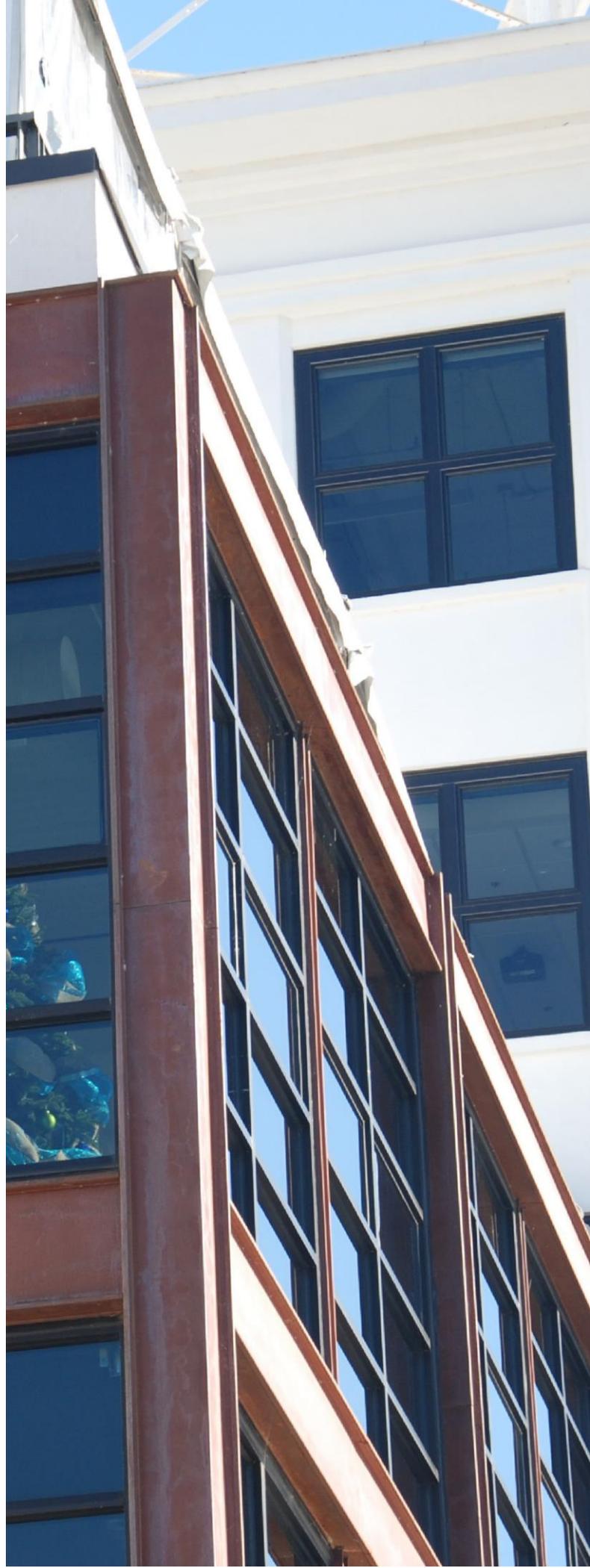
- i) Ecological Studies to screen for, confirm and delineate habitat for endangered and /or threatened species shall be completed prior to any proposed re-development within the *Secondary Plan Area*;
- ii) Where habitat for a provincially endangered or threatened species is confirmed, the proponent (whether it be a private landowner, the City, or other) shall work with the Province of Ontario to ensure compliance with the *Endangered Species Act* and *Aggregate Resources Act*, if applicable;
- iii) The City is supportive of exploring opportunities to protect existing and/or create new habitat for extant endangered and/or threatened species in the context of this *Byron Gravel Pits Secondary Plan Area*;
- iv) The City is willing to work with other landowners in the Study Area to help protect existing and/or create new habitat for extant endangered and/or threatened species on lands under its ownership within the *Secondary Plan Area* where opportunities exist, in consultation with the Province and in accordance with the applicable legislation; and,
- v) The City is willing to collaborate with other landowners and other interested parties to help protect and monitor existing and/or created habitat for endangered and/or threatened species in the Study Area, in consultation with the Province and in accordance with the applicable legislation.

3.5 Built Form

The *Byron Gravel Pits Secondary Plan Area* will contain a mix of low- to high-rise development. The vision contemplates a variety of building typologies, including singles, townhouses, apartments, and multi-storey mixed-use buildings.

The following general policies apply:

- i) Adequate setbacks shall be provided to allow for future infrastructure maintenance within the right-of-way. Maximum setback requirement may be established in the Zoning by-law;
- ii) Buildings and structures located at the termination of vistas/ view corridors shall incorporate architectural design elements and massing that enhances the terminal view;
- iii) Garage entrances shall be oriented such that they do not terminate a vista/view corridor;
- iv) Buildings and structures located adjacent to natural heritage features should incorporate architectural element and massing that is compatible with the feature, and should be oriented to take advantage of their location adjacent to the natural heritage feature; and,
- v) To minimize private property interfaces with significant natural heritage features, planning and design measures will be integrated, which may include, where appropriate, features such as: window streets, and public parkland and/ or public access adjacent to natural heritage features are encouraged..





3.6 Affordable Housing

The development of the Byron Gravel Pit *Secondary Plan* will provide an opportunity to contribute to the supply of affordable housing and may assist the City in meeting its target for the provision of affordable housing. The following policies shall apply to the *Byron Gravel Pits Secondary Plan Area*:

- i) A 25% affordable housing component at a minimum of 80% the average market rate for a period of 25 years should be encouraged within the limits of *Byron Gravel Pits Secondary Plan Area* through a mix of housing types and sizes;
- ii) Opportunities for affordable housing shall be integrated into neighbourhoods and developments that provide an opportunity for a balanced mix of tenure and housing prices;
- iii) A variety of unit and housing types, including bachelor, 1, 2, and/or 3-bedroom units, should be included in new development applications to allow a diverse range of families to reside in the area while also providing homes that are inherently more affordable;
- iv) Provide people with the opportunity to live and work near present or prospective jobs in the *Byron Gravel Pits Secondary Plan Area*;
- v) Innovative design elements, building techniques, or other tenure arrangements for residential developments shall be encouraged in order to increase the provision of affordable housing;
- vi) Additional Residential Units to support housing choice are encouraged, in accordance with the policies of *The London Plan*; and,
- vii) Each proposal for site-specific development will be assessed on its ability to contribute to a range of housing alternatives options and supportive amenities.



3.7 Servicing

3.7.1 General

Municipal infrastructure is located within proximity to the *Byron Gravel Pits Secondary Plan Area*. Available capacity and any required upgrades to the existing infrastructure will be assessed through future development applications, primarily Draft Plan of Subdivision and Site Plan Applications, in accordance with City standards.

In accordance with established policies, municipal infrastructure will be designed and constructed to the satisfaction of the City and all applicable approval agencies having jurisdiction, according to the accepted infrastructure servicing strategies.

The development limits for the *Secondary Plan* shall be limited to the extent of the area that is serviceable by the existing gravity servicing elevations, which vary across the site.

3.7.2 Stormwater Management

- i) In considering options for stormwater management, the following principles will apply:
 - a) Stormwater Management (SWM) measures will be designed to provide stormwater quality, quantity, erosion and water balance control targets identified for each policy area;
 - b) The SWM Strategy and associated control targets (e.g., water balance, are to be developed in accordance with the requirements of the natural heritage system to ensure environmental and ecological integrity, and to ensure functionalities are preserved and maintained). Appropriate water balance objectives and mitigation measures should also ensure any groundwater/surface water interactions are maintained across the *Byron Gravel Pits Secondary Plan Area*;
 - c) Low Impact Development (LID) principles and practices will be promoted, including the use of rain gardens/bioretention, green roof systems, or infiltration systems. The approval of these measures will be subject to the presence of adequate geotechnical conditions and land development within the Plan Area;



- d) Development may be accommodated by available stormwater outlets and required control targets. A municipal stormwater management strategy would be required to service the Municipal Right-of-Way and new development. Permanent Private Systems (PPS) may provide the required stormwater targets for development blocks. Where existing SWM measures exist and are to service future developments (e.g. Longworth Policy Area), the development area will be designed to meet development conditions accommodated by the existing infrastructure or include PPS strategies supported by existing infrastructure. The SWM outlet for the Crestwood Policy Area is anticipated to be provided by the future Commissioner's Road West.
- e) Stormwater management systems shall be designed to contribute to the aesthetic components of the greenlands system and support natural heritage features or cultural heritage landscapes at any time in the land development process.
 - ii) In accordance with established policies, stormwater management infrastructure will be designed to the satisfaction of the City and all applicable approval agencies having jurisdiction, according to the accepted Stormwater Management Strategy for each Policy Area. Where permitted, Permanent Private Systems (PPS) will provide the water quality and, in some cases, quantity control for storm-drainage.
 - iii) The implementation of SWM Best Management Practices (BMPs) is encouraged by the City. The approval of these measures will be subject to the presence of adequate geotechnical

conditions and land development within the Plan Area.

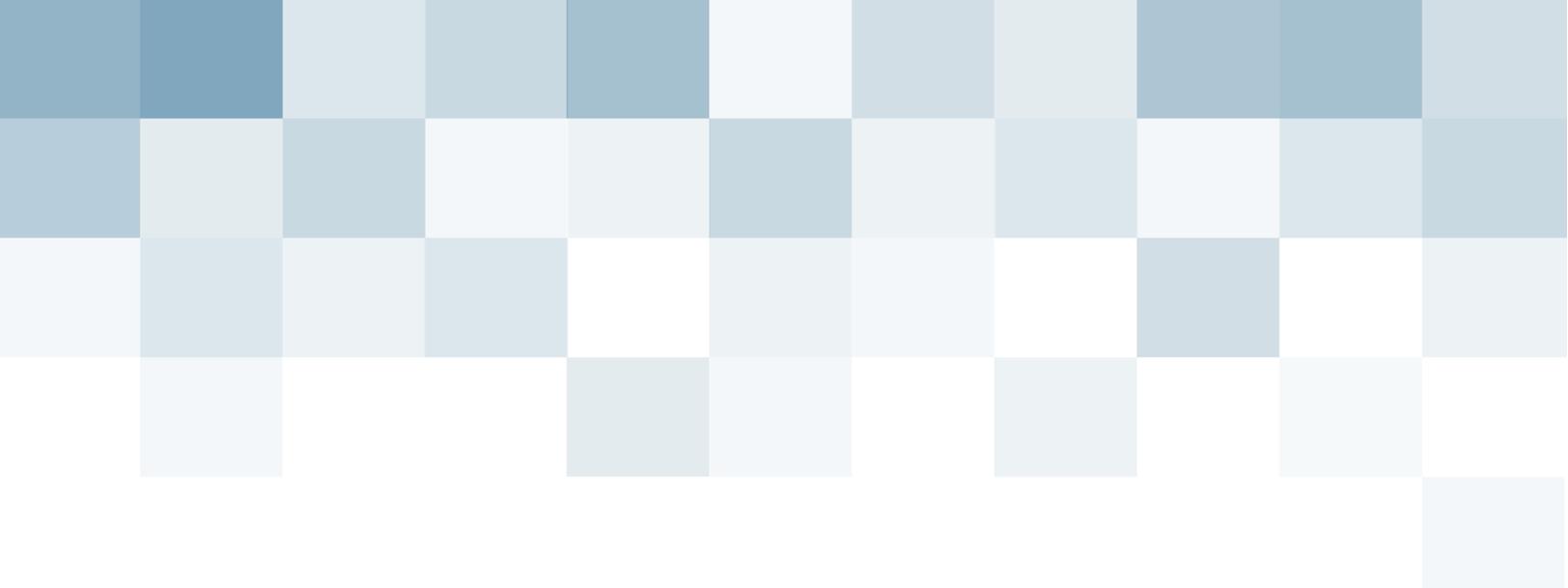
- iv) Stormwater management strategies shall be incorporated into all parking and other hard surface development.

3.7.3 Utilities and Telecommunications

- i) All local power and telephone lines and other cable services serving the *Byron Gravel Pits Secondary Plan Area* shall, where possible, be located underground and be grouped into a single utility conduit.
- ii) Utility services shall be permitted in all land use designations.
- iii) The City will support the provision of electronic communications technology involving high-capacity fiber optics to enhance telecommunications services within the *Byron Gravel Pits Secondary Plan Area*.
- iv) Utilities are to be located to provide for a landscaped growing area that supports tree longevity.
- v) Recognizing the importance of creating great streetscapes, to which street trees and street furnishings are vital, existing standard utility locations may be revised in order to accommodate these elements.







4.0 Policy Areas

The following character areas form place types unique to the *Byron Gravel Pits Secondary Plan* as shown on Schedule 5. These areas have separate identified character elements, which are defined in the character area policies. The character area policies and general policies of this Plan work together to fulfill the purposes of this *Secondary Plan*.

4.1 All Policy Areas

The *Byron Gravel Pits Secondary Plan Area* is envisioned as a dynamic mixed-use community providing for a range of uses and housing forms, centered around the pond and natural features within the Pit. The Intent, Character, Permitted Uses and Built Form and Intensity for each Policy Area are outlined in the following sections. The four policy areas and their general intent are:

- i) The Byron Baseline Policy Area forms the mid- to high-rise, mixed-use portion of the *Byron Gravel Pits Secondary Plan* and is to be pedestrian oriented. This area will further serve as a gateway to the community and including the Central Pond and Green Space Area.
- ii) The Crestwood Policy Area will provide a range of residential housing forms along the realignment of Commissioners Road West and will be integrated with residential areas to the east of the *Byron Gravel Pits Secondary Plan Area*.
- iii) The Longworth Policy Area will provide a range of residential housing forms in the southern portion of the *Byron Gravel Pits Secondary Plan Area* which will be integrated with the residential neighbourhood to the south-east of the *Byron Gravel Pits Secondary Plan Area*.
- iv) The Central Pond and Green Space Policy Area is to provide passive recreational opportunities within the neighbourhood.

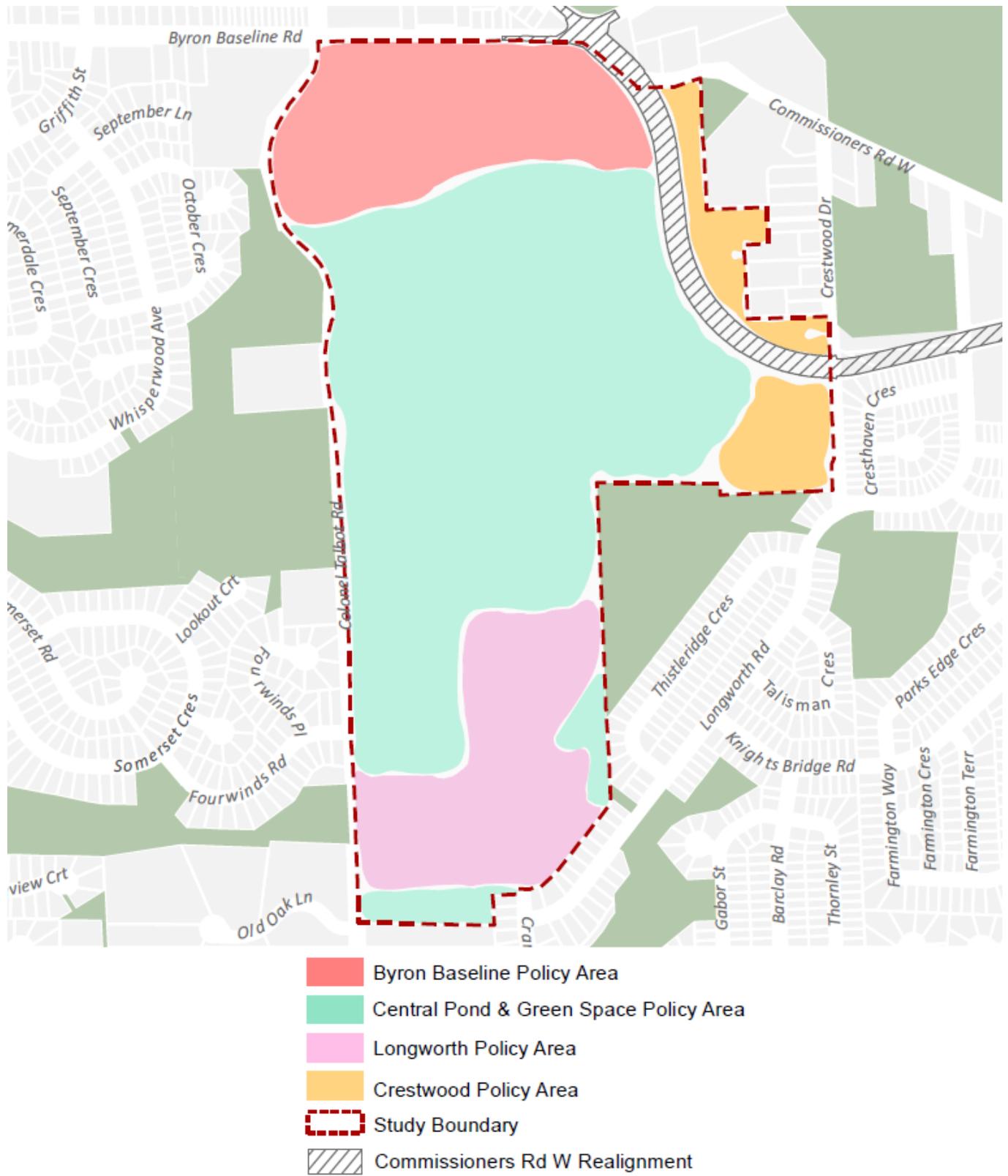


Figure 3: Character Policy Areas



4.1.1 Permitted Uses

Permitted uses in this *Secondary Plan* are specific to the Policy Area and will be outlined below.

4.1.2 Extent of Policy Area

The exact limit of the developable area within the Byron Baseline, Crestwood and Longworth Policy Areas shall be determined through future development applications. Development applications will be required to submit the appropriate technical reports, including a Geotechnical Report (outlining the stability of the slope), and studies that assess the feasibility of providing access and municipal services. Appropriate and safe setbacks shall be determined prior to any rezoning of the lands within the *Byron Gravel Pits Secondary Plan Area*.

4.2 Byron Baseline Policy Area

4.2.1 Intent

The Byron Baseline Policy Area fronts onto Byron Baseline Road between Colonel Talbot Road and Commissioners Road West as shown on Schedule 5. Multi-use pathways will connect the Gravel Pit to the intersections of Byron Baseline Road with Colonel Talbot Road and Commissioners Road West and to the parks and pathway system, including Springbank Park and the Arboretum. This Policy Area is intended to provide for the development of a mid- to high-rise, mixed- used district that is pedestrian-oriented, a focal point for the neighbourhood level services and civic functions, and a gateway to the Byron Gravel Pit neighbourhood and natural areas, including the Central Pond and Green Space Policy Area.

There are constraints on development within this area due to the steep slopes and Commissioners Road West Realignment. There are suitable areas for mid- to high-rise development in the northwest, near the intersection of Byron Baseline Road and Colonel Talbot Road, and northeast, near the intersection of Byron Baseline Road and Commissioners Road West. Vehicular access to development will be from connections to Byron Baseline Road given there is no available, direct access to Colonel Talbot Road or Commissioners Road West. meaning.

4.2.2 Character

The Byron Baseline Policy Area is planned to be a walkable and accessible urban mixed-use “main street” at a pedestrian scale. Buildings will be oriented to the street to create a vibrant human-scale streetscape that supports transit services and mobility options. Minimum and maximum setbacks, building heights and other regulations may be implemented in the Zoning By-law to achieve the desired built form and shall be assessed relative to the average grade of the centreline of Byron Baseline Road. Buildings located on corner lots or adjacent to the Central Green Space will be oriented to provide a primary face on both street frontages, and/or the Central Pond and Green Space. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape.

In addition to requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Establish a human scale along Byron Baseline Road, Colonel Talbot Road and Commissioners Road West using streetscaping that prioritizes pedestrians and active transportation through the provision features, such as wide sidewalks, bicycle paths, street furniture, trees, landscaping, lighting, and other streetscape elements.
- ii) Site and orient buildings to address Byron Baseline Road and the intersections with the future road accesses and Commissioners Road West.
- iii) Animate the streetscape along Byron Baseline Road, Colonel Talbot Road and Commissioners Road West with active ground floor uses, including small-scale commercial, offices and residential within mixed-use buildings.

- iv) Incorporate a variation in building heights to establish visual interest in the skylines and establish views to the Central Pond and Green Space.
- v) Create multi-use pathway corridors which connect to the intersections of Byron Baseline Road with Colonel Talbot Road and Commissioners Road West to the Central Pond and Green Space.
- vi) Maintain and enhance a view corridor into the site from Byron Baseline Road.
- vii) Develop a Promenade laneway adjacent to the pond with barrier-free access points.



4.2.3 Permitted Uses

A range of residential and commercial uses are permitted and encouraged within the Byron Baseline Policy Area

4.2.3.1 Residential Uses

Residential uses shall be permitted within standalone or mixed-use buildings. A residential component shall be required as part of any mixed-use development in this designation. In order to achieve the focal point function of the Byron Baseline Policy Area, residential uses within mixed-use buildings shall be located primarily on the second floor or above and non-residential secondary permitted uses shall be located primarily to the ground floor of mixed-use buildings. Non-residential secondary uses may also be located on the ground floor of any residential unit within a live-work built form.

Residential units located on the ground floor should encourage street level activity through features such as pedestrian entrances and porches. Permitted residential uses include:

- i) Apartments;
- ii) Townhouses; and,
- iii) Stacked Townhouses.

4.2.3.2 Commercial and Community Uses

Permitted small-scale convenience commercial, office, community and commercial recreation uses include those which are appropriate in a residential environment, provide a service to local residents, and which do not adversely impact neighbouring residential uses. These uses will only be permitted within mixed-use buildings with a residential component and in a small-scale format, up to a maximum Gross Floor Area of 300 square metres per use. These uses could include, but may not be limited to:

- i) Office uses including medical/dental offices, located on the second floor and above in residential mixed-used buildings;
- ii) Retail stores;
- iii) Restaurants;
- iv) Personal service establishments;
- v) Private and commercial schools;
- vi) Convenience stores;
- vii) Day care centers;
- viii) Specialty food stores;
- ix) Studios and galleries;
- x) Fitness and wellness establishments; and,
- xi) Financial institutions.

4.2.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) The heights of buildings along Byron Baseline Road shall transition downward from a maximum height at the Road Access Points and will decrease towards the intersections with Commissioners Road West and Colonel Talbot Road.
- ii) Building height will also transition inwards towards the center of the Gravel Pit with the greatest heights being located adjacent to the Central Pond and Green Space Policy Area.
- iii) Buildings in the Byron Baseline Policy Area shall have a minimum height of two storeys.
- iv) The standard maximum building height in the Byron Baseline Policy Area along the Byron Baseline Road frontage shall be four storeys, with an upper maximum of six storeys. At the future intersection of the road access points and Byron Baseline, the maximum height is nine storeys and the upper maximum is 12 storeys. There shall be a transition to the interior of the Policy Area where buildings shall have a standard maximum height of 12 storeys with an upper maximum of 18 storeys for lands fronting onto the Central Pond and Green Space Policy Area. Applications to exceed the standard maximum will be reviewed according to the Our Tools part of *The London Plan*. Applications exceeding the upper maximum heights will not be permitted without an amendment to this Plan in accordance with the Our Tools part of *The London Plan*.
- v) Buildings will be oriented to Byron Baseline Road and the Central Pond to create a vibrant human-scale streetscape that supports transit services.
- vi) Buildings located adjacent in proximity to parks and open spaces will provide opportunities to overlook into the open space.
- vii) Buildings should be designed to accommodate for permitted non-residential uses with residential uses located above.
- viii) The ground floor height of all buildings shall be greater than the height of any upper storey.
- ix) Windows and overhead pedestrian sheltering, taking into account Bird Friendly Design, are encouraged to be incorporated into the building ground level, especially facing streets. Ensure the weather protection reflects the building's architecture.
- x) All parking, storage and loading areas should be located in the interior and rear yard and shall be appropriately screened, landscaped and buffered from all adjacent land uses and road rights-of-way.
- xi) The massing, siting and scale of buildings located adjacent to Byron Baseline Road, or along the edge of the Central Pond and Green Space Policy Area will orient their principal elevations/ entrances to these frontages and be designed to reinforce an animated and pedestrian oriented public space. "Back-of-house" activities such as garbage storage, utilities boxes, etc. are specifically not permitted along the Byron Baseline Road or the Central Pond and Green Space Policy Area.



- xii) Siting and massing of buildings will contribute to the comfort, safety and amenity of the public roads and the Gateway/Public Access on Byron Baseline Road.
- xiii) Provide direct lines of sight from windows and balconies to the sidewalk and adjacent to the Central Pond Area.
- xiv) The ground floor elevation of buildings should step down along sloped frontages to reduce the exposure of foundations and avoid the need for ramps and retaining walls.
- xv) Development and its associated ground disturbance and grading shall provide for adequate buffer to the existing natural features.
- xvi) The implementing Zoning By-law shall include details with respect to front and exterior side yards for the various anticipated development forms and types to achieve the desired built form.
- xvii) Building setbacks adjacent to Byron Baseline Road will be based on defining a pedestrian oriented streetscape, while allowing for the preservation of existing significant trees and the planting of new trees, and will be located close to the property line adjoining the public road.
- xviii) Where a rear or exterior lot line or the rear or side building façade abuts a public road, public open space and/or a residential lot, special landscaping/ building treatments shall be required to ensure that building facades and servicing areas are attractive and/or appropriately screened from view.



- xix) Parking structures should be integrated into the design of buildings to ensure the public realm is not negatively affected. Structured parking will be screened from the Gateway/Public Access and the Central Pond.
 - xx) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement;
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development; and,
 - d) Not exceed 200 metres in length, to facilitate pedestrian connectivity.
 - xxi) Each development block will:
 - a) Have frontage on a public road or Central Pond and Green Space Policy Area; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General
- Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- xxii) Vehicular access to the Byron Baseline Policy Area from the surrounding street network will only be provided from Byron Baseline Road. No access to the realigned Commissioners Road West and Colonel Talbot Road shall be available to the Policy Area.
 - xxiii) Site design will provide mid-block pedestrian connections, as identified on Schedule 2 to facilitate access and views to the Central Pond and Green Space Policy Area.

4.2 Crestwood Policy Area

4.2.5 Intent

The Crestwood Policy Area is located on the eastern extent of the *Byron Gravel Pits Secondary Plan Area* on the northeast and south sides of the Commissioners Road West realignment as shown on Schedule 5. The intent of this area is to support a range of housing types in a low-rise form. Existing single-detached residential development is located adjacent to this Policy Area, and new development should be sensitive to these existing uses. No direct access to Commissioners Road West is permitted, so development will not be permitted unless a connection is provided to the surrounding road network via Crestwood Drive and integrated with development to the east of the *Secondary Plan*.

4.2.6 Character

The Crestwood Policy Area will be urban residential in nature and will not allow for the identified range and size of non-residential uses anticipated in the Byron Baseline Policy Area. Development shall be street-oriented with the principal entrances facing the street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape. Low- to mid-rise building forms will minimize problems of shadowing, view obstruction and loss of privacy.

In addition to the requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Ensure compatibility and integration with existing neighbourhoods to the east of the *Byron Gravel Pits Secondary Plan Area*;
- ii) Protect woodland areas, consistent with *The London Plan*;
- iii) Encourage pedestrian and active transportation links that include cycling pathways;
- iv) Evaluate impact on environmental features for new developments; and,
- v) Provide a lookout along the publicly accessible trail system.



4.2.7 Permitted Uses

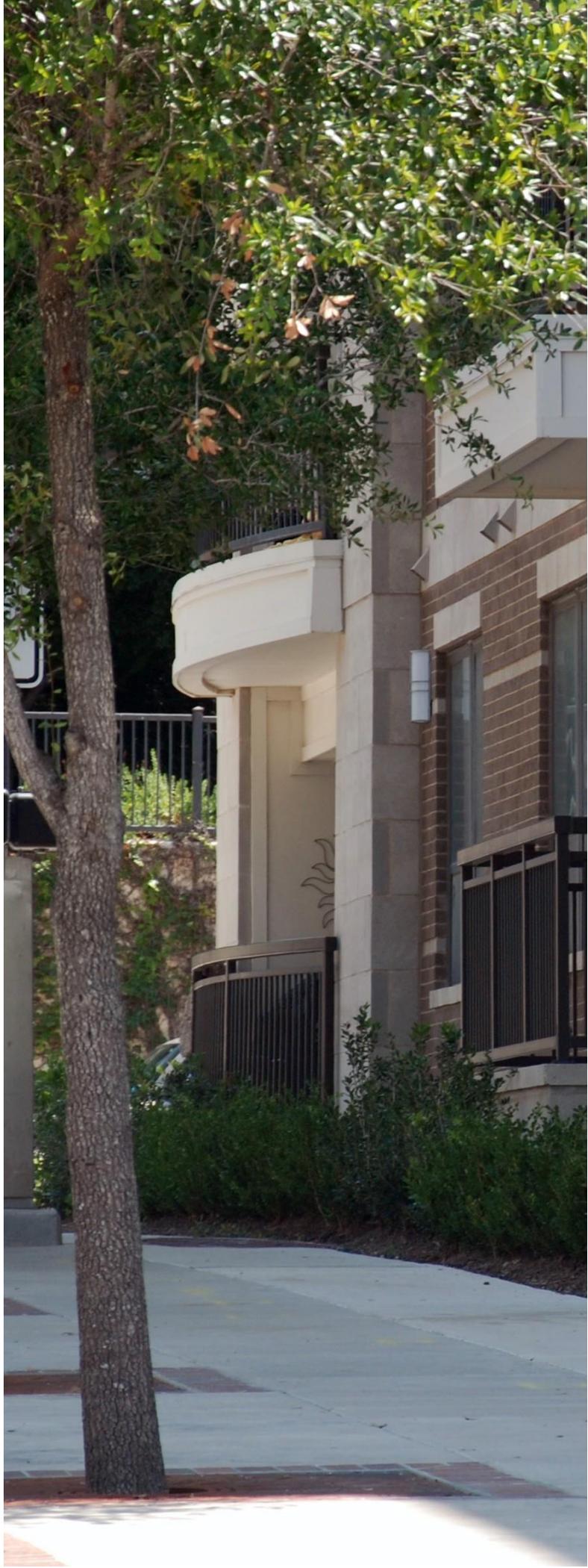
Permitted uses in the Crestwood Policy Area include single detached, semi-detached, duplex, street townhouses, converted dwellings and cluster housing. Street townhouses, stacked townhouses, triplexes and fourplexes are permitted where appropriate based on *The London Plan* policies.

4.2.8 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) Primarily, the residential areas will develop as traditional urban residential neighbourhoods with characteristics similar to those found in the adjacent areas to the east, reflecting compact development, a diversity of building massing and types, and walkable amenities to enhance the day-to-day living experience. This Policy Area will have a variety of setbacks, depending on the built form and level of intensity.
- ii) Building heights in the Crestwood Policy Area shall be a minimum of two storeys, up to a standard maximum of four storeys, and an upper maximum of six storeys. Applications to exceed the standard maximum will be reviewed according to the Our Tools part of *The London Plan*. Applications exceeding the upper maximum height will not be permitted without an amendment to this plan in accordance with the Our Tools part of *The London Plan*.
- iii) All development will address the road, and garage door/service facilities shall not dominate the view of the streetscape.

- iv) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement; and,
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.
- v) Each development block should:
 - a) Have frontage on a public road; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- vi) To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public spaces. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.
- vii) The implementing Zoning By-law shall include details with respect to front and exterior side yard setbacks for the various anticipated development forms and types to achieve the desired built form.





- viii) The following measures shall be undertaken to promote safety and security in public places, including roads, parks, trails and open spaces, schools, public transit routes and the public activity areas of buildings:
 - a) The design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, and the Central Pond Area;
 - b) Clear, unobstructed views to the Central Pond Area shall be provided from the street; and,
 - c) Appropriate lighting, visibility and opportunities for informal surveillance shall be provided for in all walkways, parking lots, garages and outdoor amenity areas.
- ix) Garages on townhouses shall not project beyond the front wall of the dwelling (Front porches do not constitute the front wall).
- x) Townhouse units are encouraged to provide design elements that support activity in the front setback.
- xi) Built form that is three storeys or greater and is not a townhouse unit located at a corner site shall provide for a building entrance, massing, articulation and height that pronounces the corner.
- xii) Buildings located at corner sites shall not have blank walls and shall incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- xiii) Conceptual road networks are provided on Schedule 4 and will be reviewed through future development applications.
- xiv) Development will not be permitted unless it can be demonstrated that vehicular access to the Crestwood Policy Area can be provided from Crestwood Drive. No access to the realigned Commissioners Road West shall be available to the Policy Area.

4.3 Longworth Policy Area

4.3.1 Intent

The Longworth Policy Area is located on the southern extent of the *Byron Gravel Pits Secondary Plan* Area on the east side of Colonel Talbot Road as shown on Schedule 5. The intent of this area is to support a range of housing types in a low-rise form.

Existing single-detached residential development is located adjacent to this Policy Area, and new development should be sensitive to and integrated with these existing uses.

4.3.2 Character

The Longworth Policy Area will be urban residential in nature and will not allow for the range and size of non-residential uses anticipated in the other Policy Areas of the *Secondary Plan*. Development shall be street-oriented with the principal entrances facing the street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. Semi-private outdoor spaces such as stoops, terraces, and porches etc. shall be encouraged on all ground-related residential units and garage doors and/or service facilities shall not be allowed to dominate the view of the streetscape. Low- to mid-rise building forms will minimize problems of shadowing, view obstruction and loss of privacy.

In addition to the requirements in *The London Plan*, all planning and development applications will be evaluated according to the following development principles:

- i) Ensure compatibility with existing neighbourhoods;
- ii) Protect woodland areas, consistent with *The London Plan*;
- iii) Encourage pedestrian and active transportation links that include cycling pathways;
- iv) Evaluate impact on environmental features for new developments; and,
- v) Provide a lookout along the publicly accessible trail system.

4.3.3 Permitted Uses

Permitted uses in the Longworth Policy Area include single detached, semi- detached, street townhouses duplex, and converted dwellings with the exception of cluster housing. Street townhouses and stacked townhouses are permitted where appropriate based on *The London Plan* policies.



4.3.4 Built Form and Intensity

In addition to requirements in the City Design part of *The London Plan*, the following policies apply:

- i) Primarily, the residential areas will develop as traditional urban neighbourhoods with characteristics similar to those found in the adjacent areas to the east, reflecting compact development, a diversity of building massing and types, and walkable amenities to enhance the day-to-day living experience. This designation will have a variety of setbacks, depending on the built form and level of intensity.
- ii) Building heights in the Longworth Policy Area shall be a minimum of one storey, a standard maximum of three storeys, and an upper maximum of four storeys. Applications to exceed the standard maximum will be reviewed according to the Our Tools Section of *The London Plan*. Applications exceeding the upper maximum height will not be permitted without an amendment to this plan in accordance with the Our Tools part of *The London Plan*.
- iii) All development will address the road, and garage door/service facilities shall not dominate the view of the streetscape.
- iv) The size and configuration of each development block will:
 - a) Be appropriate for its intended use;
 - b) Facilitate and promote pedestrian movement; and,
 - c) Provide a sufficient number of building lots and, where appropriate, a range of building types to achieve cost effective and efficient development.



- v) Each development block will:
 - a) Have frontage on a public road; and,
 - b) Be of a sufficient size and appropriate configuration to accommodate development that reflects the General Policies of this *Secondary Plan* and the Built Form and Intensity policies of this Policy Area.
- vi) Notwithstanding the provisions of this *Secondary Plan*, a lot that does not have frontage on a public road may be permitted, provided that the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.
- vii) Garages on townhouses shall not project beyond the front wall of the dwelling (Front porches do not constitute the front wall).
- viii) Townhouse units and ground level apartments are encouraged to provide design elements that support activity in the front setback. These may include, but are not limited to, front porches.
- ix) Townhouses located at corner sites are to incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- x) Single detached dwellings and townhouses, located at corner sites shall not have blank walls and shall incorporate design features that assist with signifying its location at a corner site. These features may include, but are not limited to, wrap around front porches and height elements.
- xi) Conceptual road networks are provided on Schedule 4 and will be reviewed through future development applications.
- xii) Vehicular access to the Longworth Policy Area from the surrounding street network should be provided from Cranbrook Road and Longworth Road.



4.4 Central Pond and Green Space Policy Area

4.4.1 Intent

The Central Pond and Green Space Policy Area identified in this *Secondary Plan* is meant to provide for high quality, regional-level recreational amenities and facilities at this unique and unprecedented site within the City of London.

Lands within this Policy Area encapsulate opportunities for a wide range of active and passive recreational activities at a regional scale, along with enhancement of ecological features. The Central Pond and Green Space Policy Area will be applied to natural and open space areas throughout the *Byron Gravel Pits Secondary Plan Area* which are recommended for preservation and recreational use.

These natural lands will allow for the protection and enhancement of existing ecological features and wildlife habitat integrated with active recreational uses including a multi-use pathway system. Development shall be directed to areas outside of the Central Pond and Green Space Policy Area.

4.4.2 Character

The Central Pond and Green Space Policy Area is characterized by unique topography within the City of London that features a central pond and steep slopes on all sides, as well as connections to surrounding areas. High quality recreational amenities and infrastructure within the Central Pond and Green Space Policy Area will be designed to ensure that the unique features of the pond, topography, natural features, and wildlife habitat will be enhanced and enjoyed by everyone.



4.4.3 Permitted Uses

This Policy Area encompasses the following distinct open space functions:

- i) High Quality Regional Recreational Activities and Facilities;
- ii) Open Space Active and Passive Recreational Uses;
- iii) Habitat for Threatened and Endangered Species;
- iv) Significant Natural Heritage Features;
- v) Natural Hazards and Slopes; and,
- vi) Water Resource System

Recreational Activities and Facilities may include, but not be limited to:

- i) Multi-use pathways;
- ii) An enhanced promenade around the central pond;
- iii) Formal and informal gathering places;
- iv) Viewpoints and lookouts;
- v) Connections between the Central Pond and park system outside the *Secondary Plan*; and,
- vi) Other active and passive recreational facilities and uses designed at a regional level.

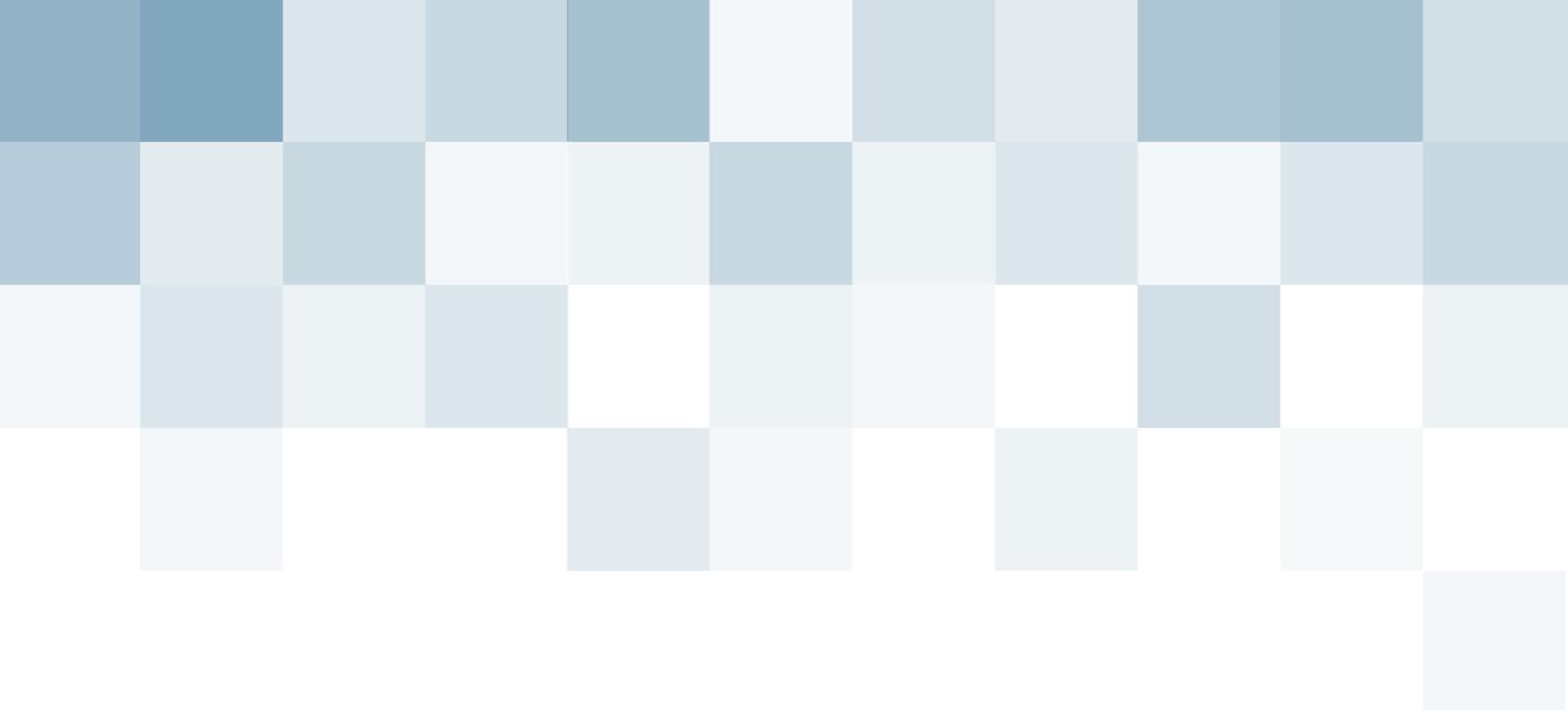
4.4.4 Policies

The following policies apply:

- i) The City will endeavour to acquire all non-developable lands within the gravel pit through parkland dedication, land acquisition, dedication, or compensation provided for under the *Planning Act* and *The London Plan*.
- ii) A Master Park Plan will be prepared and adopted to guide the future design and investment of recreational activities and facilities within the Central Pond and Green Space Policy Area. This Master Park Plan will be founded on public engagement and City-wide needs.
- iii) Natural Heritage Lands are meant to protect existing ecological features and wildlife habitat. The provision of well-designed and sustainable public access to these lands will limit uncontrolled access that would otherwise be detrimental to these ecological features. Carefully designed public access and amenities will also minimize safety concerns near natural hazards.
- iv) Facilities and structures associated with future recreational uses may include kiosks, pavilions, washrooms, cantina, waterside café and accessory buildings.
- v) Multi-use, pedestrian pathways and bicycle pathways will be incorporated into subdivision designs.







5.0 Implementation

5.1 Implementation of the Plan

The *Byron Gravel Pits Secondary Plan* shall be implemented through the following implementation mechanisms:

- i) This *Secondary Plan* shall be implemented according to the provisions of the *Planning Act*, the *Provincial Policy Statement*, other applicable Provincial legislation, and the provisions of *The London Plan*, the City of London's Official Plan.
- ii) All municipal related works shall conform with the policies of this *Secondary Plan*.
- iii) All planning and development applications shall be consistent with the policies of this *Secondary Plan*.
- iv) Where applicable, approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of any required road and transportation facilities. These works will be provided for in subdivision and development agreements. Phasing of the development, based on the completion of the external road works, may be required by the City of London.
- v) Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and development agreements. Phasing of development, based on the completion of external sewer and water services, may be implemented if required by the City of London.

5.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, principles and schedules of this *Secondary Plan*.

- i) It is intended that the interpretation of the policies of the *Byron Gavel Pit Secondary Plan* should allow for a limited degree of flexibility according to the following provisions:
 - a) The boundaries between land use areas as shown on the schedules of this *Secondary Plan* are not intended to be rigid, except where they coincide with physical features such as public streets. The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council. Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this *Secondary Plan* is maintained and that departure is advisable and reasonable. Where boundaries between land use designations do not coincide with physical features, any major departure from the boundary will require an Official Plan Amendment to this plan;
 - b) Minor variations from numerical requirements in this *Secondary Plan* may be permitted by Council without an amendment to the Official Plan, provided that the general intent and objectives of this *Secondary Plan* and Official Plan are maintained; and,
 - c) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this *Secondary Plan*, but which are considered by Council to be similar in nature to the listed uses and to conform to the general intent and objectives of the applicable land use designation, may be recognized as permitted uses in the Zoning By-law.

5.3 Municipal Works

Municipal works shall be consistent with the policies of the *Byron Gravel Pits Secondary Plan*. Such works could include:

- i) Sewer, water and wastewater infrastructure
- ii) Road development;
- iii) Public facilities
- iv) Parks; and,
- v) Pedestrian pathways and bridges.

5.4 Official Plan

- i) Any amendments to the text or schedules of this *Secondary Plan* represents an Official Plan Amendment. Furthermore, amendments to the schedules of this Plan may require amendments to the associated maps of the Official Plan.
- ii) Any applications to amend this *Secondary Plan* shall be subject to all of the applicable policies of this *Secondary Plan*, as well as all of the applicable policies of *The London Plan*, the City of London *Official Plan*.

5.5 Plans of Subdivision, Plans of Condominium and Consent to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of *Byron Gravel Pits Secondary Plan* and applicable policies of *The London Plan*, the City of London *Official Plan*.

5.6 Zoning By-law

- i) Any applications for amendments to the City of London Zoning By-law shall be subject to the policies of this *Secondary Plan* and applicable policies of *The London Plan*, the City of London *Official Plan*.
- ii) Consideration of other land uses through a Zoning By-law Amendment shall be subject to a Planning Impact Analysis as described in the Our Tools part of *The London Plan*, the City of London *Official Plan*. The Zoning By-law may restrict the use or size of some uses.
- iii) The Zoning By-law will provide more detail on individual permitted heights, which may not include the full range of heights identified in this *Secondary Plan*.
- iv) The lands within the area of this *Secondary Plan* may be zoned with an 'h' holding symbol in accordance with *The London Plan*, the City of London *Official Plan*.
- v) Holding Provisions may be considered in future Zoning By-law Amendment Applications.

5.7 Street Creation

New public streets, and private roads and accessways will be created through one of the applicable processes:

- i) Plan of Subdivision;
- ii) Plan of Condominium;
- iii) Site Plan;
- iv) Consent;
- v) Land Dedication; and,
- vi) Land Purchase.

Schedule 4 shows the Mobility Network. This *Secondary Plan* establishes a street pattern that represents the foundation for the community and establishes the framework for the layout of land uses. This *Secondary Plan* identifies the general alignment of roads and allows for minor changes to the street alignments to be made without amendments to this *Secondary Plan* provided that the general intent and objectives of this *Secondary Plan* and *The London Plan*, the Official Plan, are maintained. The street network may need to be modestly realigned to address constraints and opportunities identified through future planning and development applications or to allow for enhanced site or building design. Substantive changes or omissions to any road alignments will require an Official Plan Amendment and shall only be permitted where they are consistent with the underlying principles of the Community Structure Plan and this *Secondary Plan*.

At the subdivision and/or site plan application, stage traffic controls - including the provision of signalized intersections and turning movements - and frontages that may be subject to full or partial restrictions on individual driveway access, shall be identified within traffic studies required as part of a complete application. Access management shall comply with the City's Access Management Guidelines. Speed limit signage, traffic calming techniques such as roundabouts, and other traffic management elements shall be considered as part of the street design.

5.8 Required Studies

This *Secondary Plan* identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, *Byron Gravel Pits Secondary Plan Area*. The City shall determine on an application-by-application basis the need for studies, plans and assessments, and the stage in the approvals process for when they may be required:

- i) Final Proposal Report or Planning Justification Report;
- ii) Conceptual Site Design Plan/Building Elevations;
- iii) Urban Design Brief;
- iv) Affordable Housing Strategy or Statement demonstrating response to policies in section 3.6;
- v) Shadow Study;
- vi) Noise Impact and Vibration Study;
- vii) Wind Impact Assessment;
- viii) Financial Impact Study;
- ix) Archaeological Assessments;
- x) Cultural Heritage Evaluation Report;
- xi) Construction Impact Mitigation Study;
- xii) Subject Lands Status Report (SLSR);
- xiii) Environmental Impact Studies;
- xiv) Tree Inventory, Preservation, Protection and Edge Management Plans;
- xv) Green Development Statement demonstrating response to policies in section 3.3;

- xvi) Functional Servicing Plans (sewer, water and stormwater);
- xvii) Hydrogeological studies, including feature based water balance investigations and to support LIDs, as required;
- xviii) Geotechnical Report, including a slope stability assessment;
- xix) Stormwater Management Report, including traditional stormwater control measures, Best Management Practices (BMPs), and demonstrating reasonable measures to include LIDs to support ecological and hydrogeological recommendations;
- xx) Transportation Impact Assessment;
- xxi) Additional study requirements may be identified by the City as development within the *Byron Gravel Pits Secondary Plan* area proceeds; and,
- xxii) Any study may be subject to a peer review to be carried out by the City, at the full cost to the applicant, and subject to approval by the City and any other authority having jurisdiction.

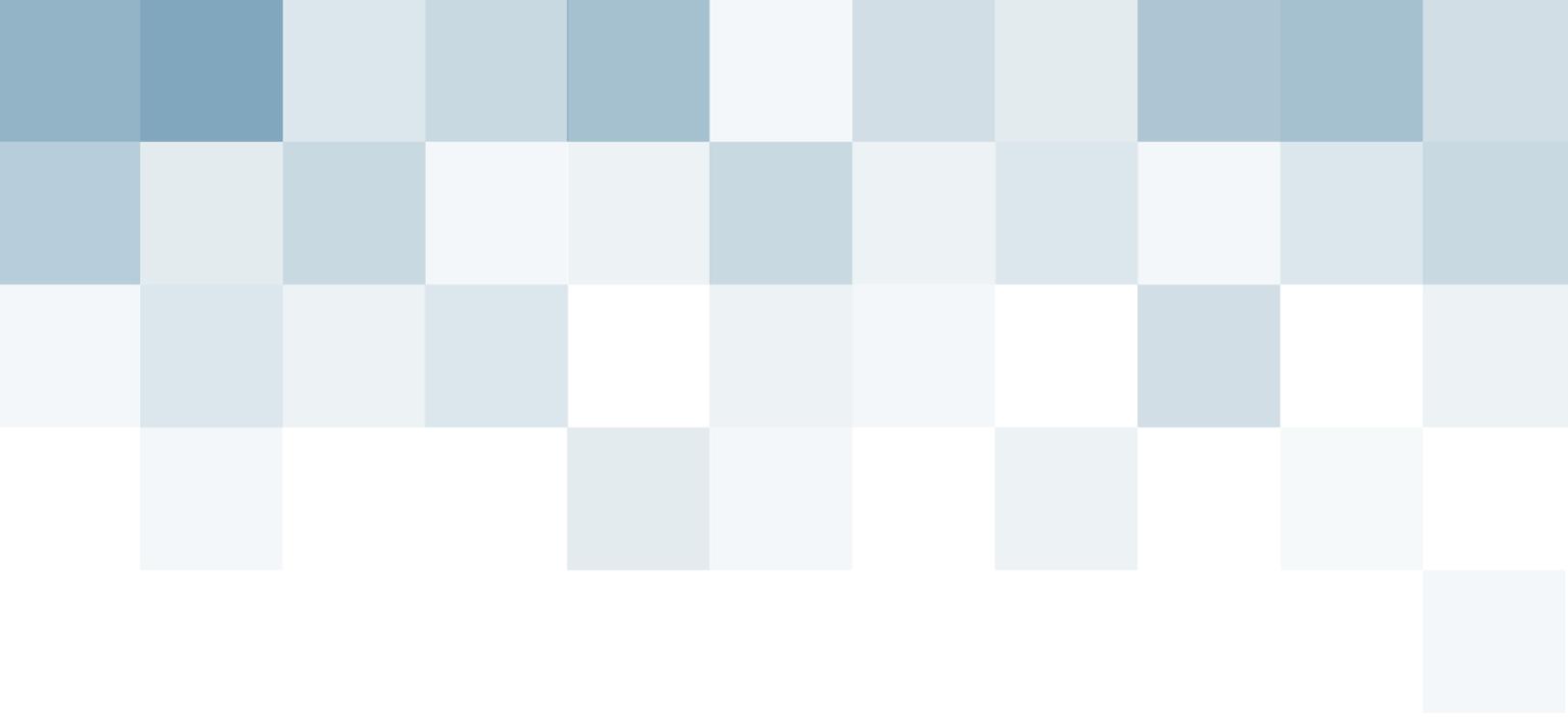
5.9 Site Plan Control

Any applications for Site Plan Control shall be subject to the policies of the *Byron Gravel Pits Secondary Plan* and applicable policies of *The London Plan*.

5.10 Guideline Documents

Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the *Byron Gravel Pits Secondary Plan Area*.





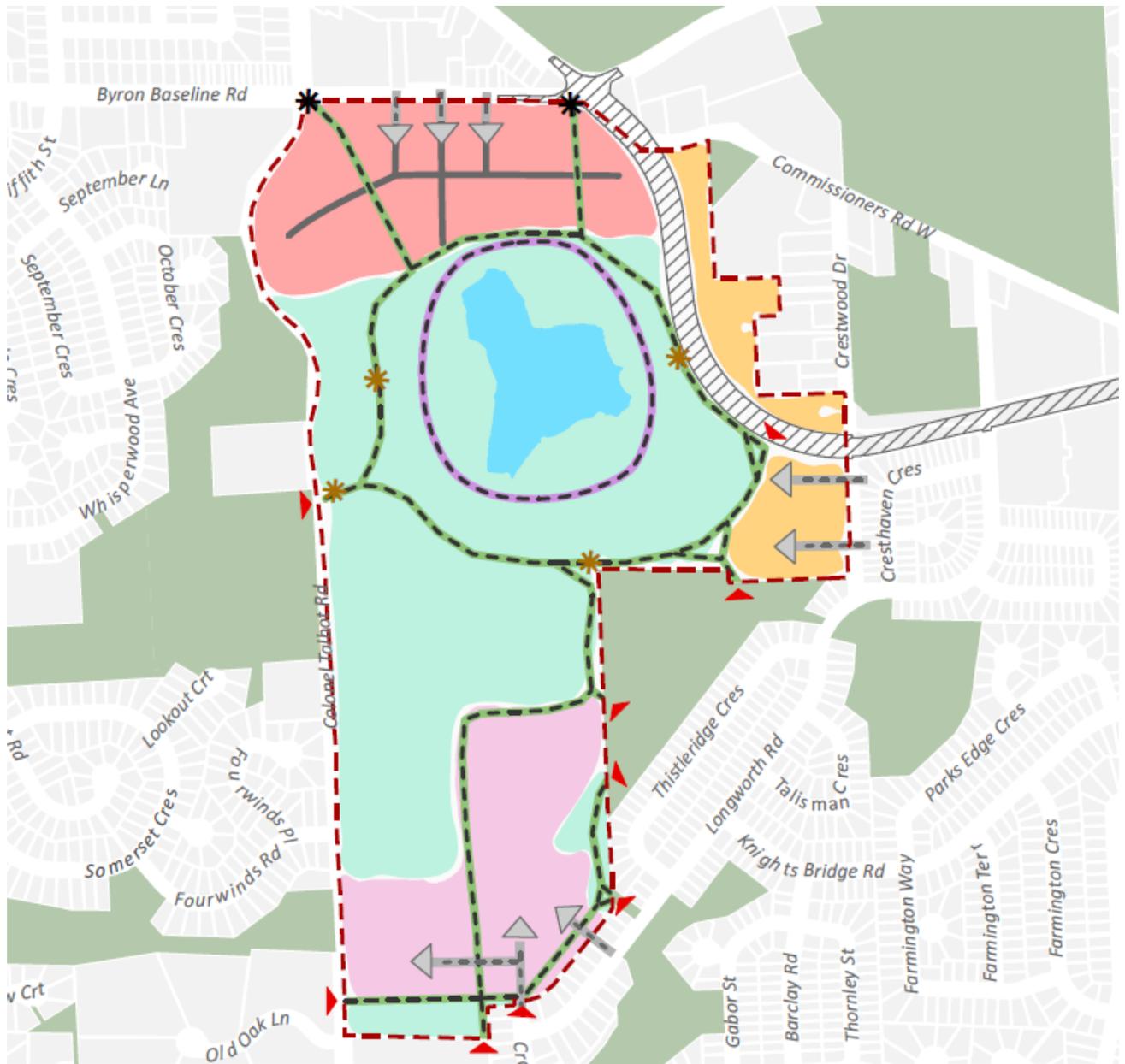
6.0 Schedules

SCHEDULE 1 - BOUNDARY OF PLAN AREA



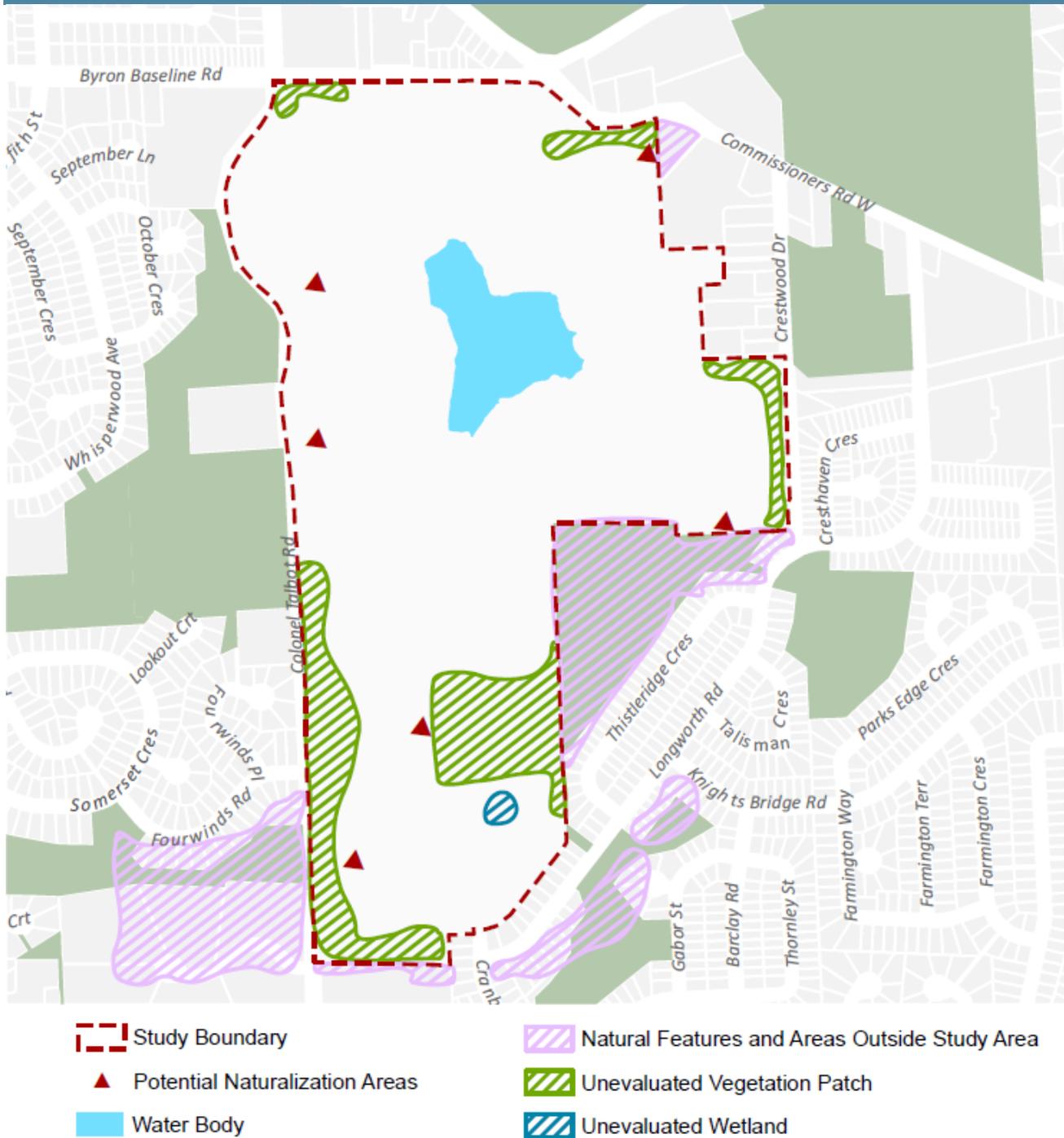
-  Plan Boundary
-  Commissioners Rd W Realignment

SCHEDULE 2 -COMMUNITY STRUCTURE PLAN



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

SCHEDULE 3 - NATURAL HERITAGE



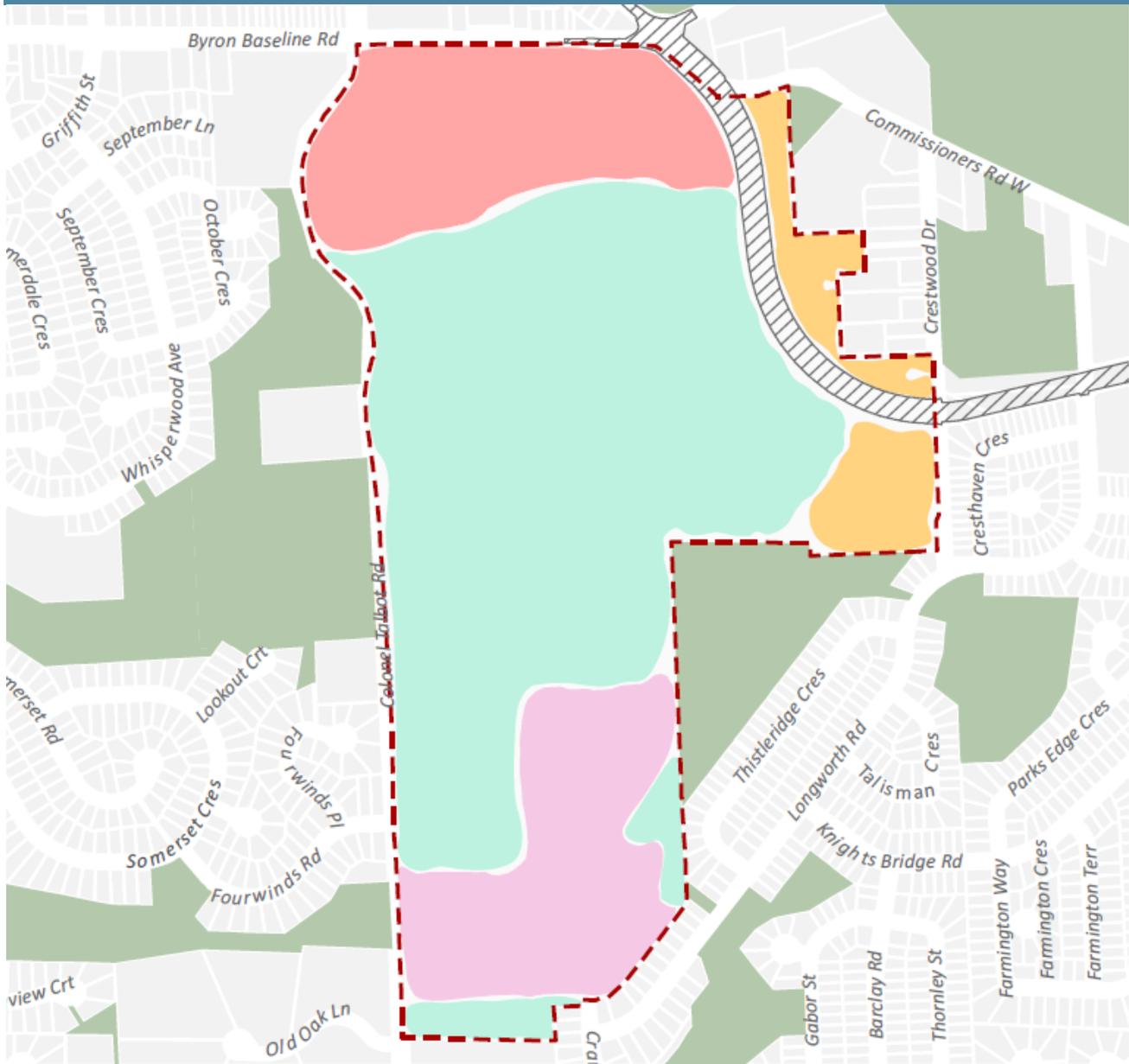
*Note: Habitat for Provincially threatened birds is known to occur in the study area. The City and landowners are to work with the Province to ensure compliance with the *Endangered Species Act*

SCHEDULE 4 - MOBILITY NETWORK



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

SCHEDULE 5 - CHARACTER POLICY AREAS



- Byron Baseline Policy Area
- Central Pond & Green Space Policy Area
- Longworth Policy Area
- Crestwood Policy Area
- Study Boundary
- Commissioners Rd W Realignment

SCHEDULE 6 - LONDON PLAN PLACE TYPES



- Neighbourhoods
- Green Space
- Environmental Review
- Study Boundary
- Commissioners Rd W Realignment





March 2024