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File No: 11 NEI e b
Planner: L. Maitland

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	DRAFT BEAUFORT/IRWIN/GUNN/SAUNBY (BIGS) SECONDARY PLAN MEETING ON TUESDAY, FEBRUARY 17, 2015

RECOMMENDATION

That; on the recommendation of the Managing Director, Planning and City Planner, the draft Beaufort/Irwin/Gunn/Saunby (“BIGS”) Secondary Plan **BE RECEIVED** for information and that the Draft Plan **BE CIRCULATED** to the public, agencies and other City departments for review and comment prior to a Public Participation Meeting to be scheduled for a later date.

PRIMARY GOAL OF THE BIGS SECONDARY PLAN

The Beaufort/Irwin/Gunn/Saunby Secondary Plan establishes a framework for the future growth and development of the neighbourhood. The draft Secondary Plan builds upon the character of the existing neighbourhood, and identifies areas of intensification to take advantage of the location of the neighbourhood adjacent to the Thames River between Downtown and Western University.

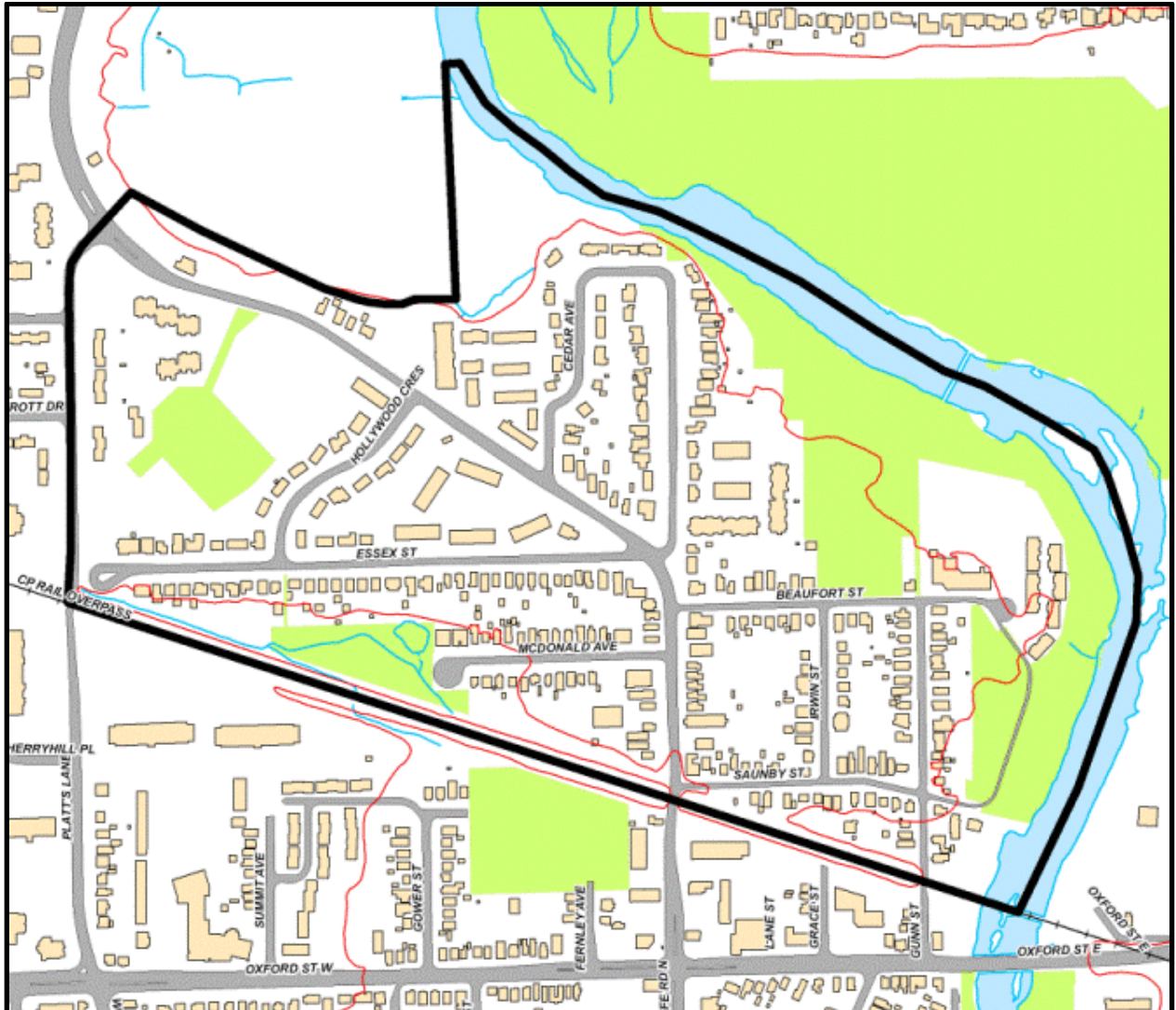
PREVIOUS REPORTS PERTINENT TO THIS MATTER

- September 12, 2011 – Information report to initiate the BIGS study.
- October 15, 2012 – Information report regarding the circulation of a draft BIGS neighbourhood plan.
- November 26, 2012 – Public participation meeting to adopt the BIGS neighbourhood plan.

STUDY AREA

The Secondary Plan area is defined by the Canadian Pacific Rail Tracks to the South, Platt’s Lane to the West, the southerly boundary of the Western University lands to the North, and the Thames River to the North and East. The following map outlines the boundary of the BIGS study area.

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The lands within the Secondary Plan area are currently designated Multi-Family, Medium Density Residential (MFMDR) adjacent to both sides of Western Road/Wharncliffe Road North, and on the interior lands west of the Western Road/Wharncliffe Road corridor. The lands north and east of the Western Road/Wharncliffe Road corridor are designated Low Density Residential. Lands adjacent to the Thames River are designated Open Space.

The lands adjacent to the northern limit of the Secondary Plan area are designated Open Space and Regional Facility, and form part of the Western University lands. Immediately south of the CP railway, the lands are designated Neighbourhood Commercial Node east of Wharncliffe Road, and Multi-Family Medium Density and Multi-Family High Density Residential on the west side of Wharncliffe Road.

The draft Secondary Plan does not propose to amend the underlying land use designations within the Secondary Plan area.

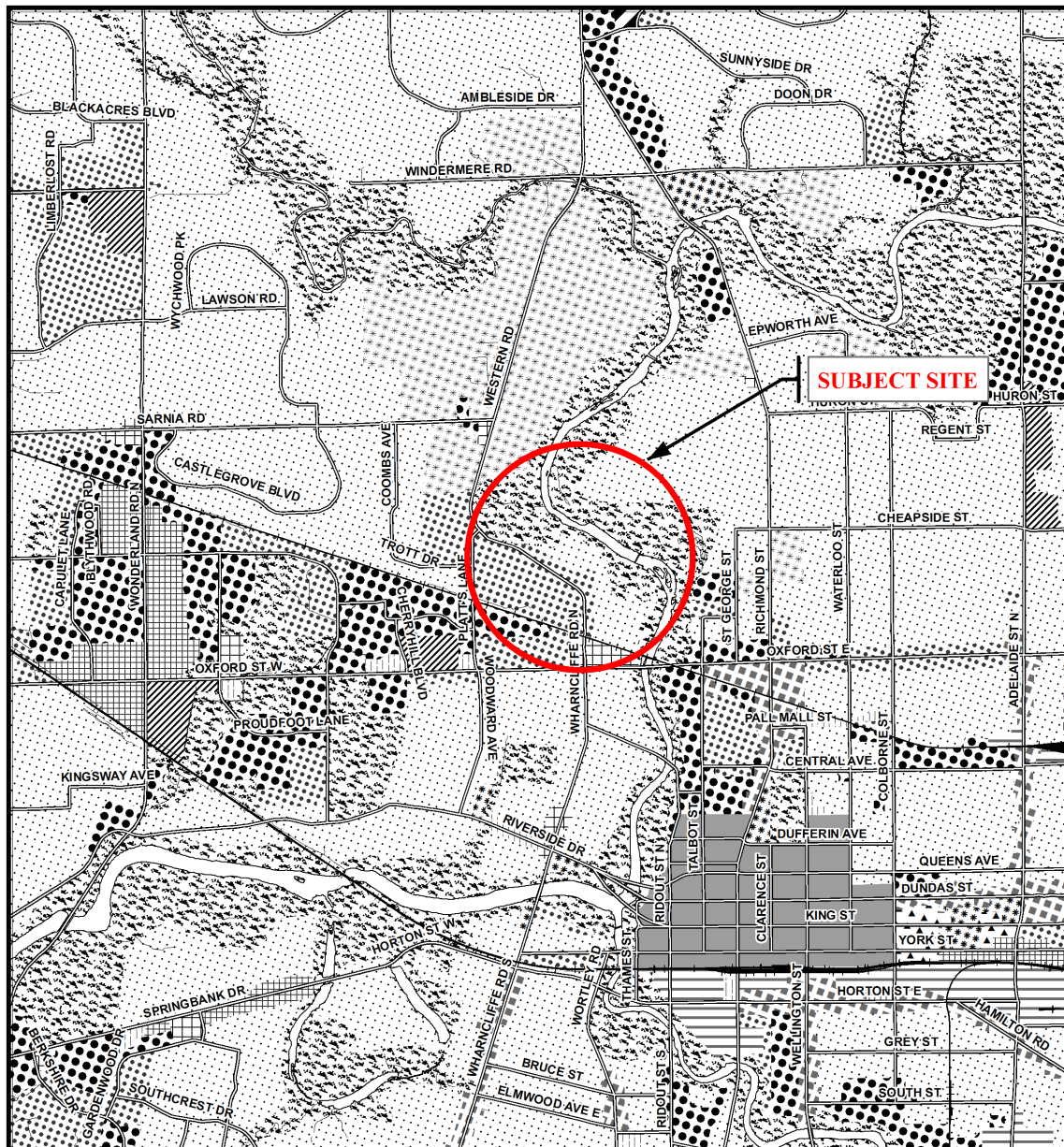
PROJECT OVERVIEW

Background

On August 29, 2011 representatives of the “BIGS” neighbourhood appeared before the Built and Natural Environment Committee (BNEC) to raise concerns about intensification in the area and ask Council to put in place an interim control by-law until revised policies are put in place to

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<p>Legend</p> <ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area Office/Residential Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary 	<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p> <div style="text-align: center;"> Scale 1:30,000 0 155 310 620 930 1240 1550 Meters </div>	<p>FILE NUMBER: BIGS Study Area</p> <p>PLANNER: LM</p> <p>TECHNICIAN: TT</p> <p>DATE: 2015/02/06</p>
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control intensification. As a result Council directed that staff report back regarding potential actions that could be done to address these neighbourhood concerns.

On September 12, 2011 a report was presented to BNEC outlining a range of options available to deal with the residents' concerns. In response, on September 19, 2011, Council directed that a study be undertaken to prepare possible amendments to address the neighbourhood concerns. Council further directed that staff:

- i) *retain a Planning Consultant to prepare a planning study for the Essex Street Area (bounded by the Canadian Pacific Railway to the south, the Thames River to the east, the University of Western Ontario and Thames River to the north, and Platt's Lane to the west); it being noted that this plan will consolidate the recommendations of the Essex Street Study prepared in March 1995, where appropriate, and may include a master plan and policies to direct future development within the context of the Great Near-Campus Neighbourhoods Strategy;*
- ii) *consider initiating Official Plan amendments to implement the recommendations of the planning study, as identified in part (i) above; and,*
- iii) *consider adding zoning regulations in conformity with the Official Plan, as amended, as noted in clause (ii) above;*

The City retained Peter J. Smith Company, a planning consulting firm, to undertake this study on March 16, 2012.

A liaison letter was sent to public, agencies and other City departments on May 3, 2012 and *Living in the City* notice was provided May 12 and 19, 2012 in advance of the first neighbourhood meeting that was held on May 23, 2012. Approximately 20-25 people attended. The first meeting focused on identifying neighbourhood issues, strengths, new ideas and a vision for the neighbourhood. It was evident at that meeting that the attendees were split evenly between those who wanted to allow further development in the neighbourhood and those that wanted to restrict future development.

A second public liaison letter was sent June 6, 2012 and *Living in the City* notice given June 8, 2012 in advance the second neighbourhood meeting that was held on June 20, 2012. This meeting focused on discussing density, form/character, occupancy and neighbourhood condition options. Again, approximately 20-25 people participated in the workshop and, again, there was the same split with respect to those who supported additional intensification, and those who supported maintaining the status quo and discouraging further intensification.

On November 26, 2012 a Draft Plan for the BIGS neighbourhood was brought before PEC. The public raised significant concerns at the meeting regarding the Secondary Plan and the Plan was referred back to staff for further consideration. On November 26, 2012 Municipal Council directed that:

The Civic Administration BE REQUESTED to report back at a future public participation meeting of the Planning and Environment Committee with a final Beaufort/Irwin/Gunn/Saunby/Essex (BIGS) Street Neighbourhood Plan, with respect to the following:

- a) *investigate the residents' concerns expressed at the public participation meeting held on Monday, November 26, 2012;*
- b) *take into consideration the comments received from agencies and other City Departments; and*

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c) further consultation be undertaken with the affected neighbours.

This attached draft Plan has been developed in response to the neighbourhood concerns.

Concerns Raised

The concerns raised by the community with the draft plan presented November 26, 2012 focused on the “village” concept on which it was based. The initial draft plan was criticized by some of the residents on the background information. Submissions disagreed with the characterization of certain dwellings as being in “poor” condition, the style and size of the dwellings, and the tenure of the dwellings.

The village concept in the draft Plan called for a high density central node with prominent pathways originating from the node, and significant intensification throughout the study area. The level of intensification permitted would step down from the central node; however, overall, the level of intensification would be greater than what currently exists in the neighbourhood. Many members of the public disagreed with this level of potential intensification, particularly in the Cedar Avenue/Wharncliffe Road North neighbourhood.

The pathway network was also a significant element of the proposed draft plan. It was noted that the proposed system included private lands and area of potential natural heritage significance.

New Draft Secondary Plan

The overall goal of the draft BIGS Secondary Plan is to delineate the areas of intensification and redevelopment and the areas for lower levels of intensification within the community. The draft Secondary Plan augments the policies of the Official Plan to provide more specific policies regarding the range of appropriate uses, the intensity of those uses, and the form of the uses within the community. The draft plan has also been prepared to address the concerns raised through the public process.

Since the referral of the draft Plan, the Western Road Environmental Assessment has been initiated. The policies of the revised draft Plan incorporate the direction of that process. The policies are also consistent with the Great Near Campus Neighbourhood Strategy.

The BIGS Secondary Plan brings forward the corridor and node concept from the Village concept of the previous Plan however, the revised Plan better recognizes the different character and different opportunities for intensification between the neighbourhoods that make up the Secondary Plan area. The Secondary Plan is structured to recognize these different areas of the neighbourhood. The Five Areas identified are:

- Area 1 - Central Neighbourhood Node
- Area 2 - Civic Corridor
- Area 3 - Heritage Corridor
- Area 4 - Neighbourhood Area
- Area 5 - Parks and Open Space

Area 1 – Central Neighbourhood Node

The Secondary Plan directs the most significant residential intensification opportunities along the Western Road/Wharncliffe Road corridor. The Plan further proposes opportunities for local neighbourhood-scaled commercial opportunities in the Central Neighbourhood Node at the Wharncliffe/Western/Essex intersection, however, the scale and range of these uses is limited to the ground floor of new construction. This is in recognition of the more intensive opportunities for commercial development that exist immediately south of the neighbourhood at the

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Oxford/Wharncliffe intersection. Within the Central Neighbourhood Node, apartment buildings up to eight storeys in height would be permitted. For new construction, mixed-use development (ground floor commercial) would be required.

Area 2 - Civic Corridor

Along Western Road/Wharncliffe Road outside the Central Neighbourhood Core, residential development in the form of street townhouses and low rise apartments up to four storeys would be permitted. Commercial uses would not be permitted in this area.

Area 3 – Heritage Corridor

Grosvenor Lodge is the focus of the Heritage Area. The policies of the Secondary Plan are intended to ensure that the development of adjacent lands is sensitive to this significant heritage resource. The lands on the north side of Western Road in the Heritage Corridor are constrained by the steep slopes that run parallel to the road. Future development is limited by this topographic constraint, and there is the opportunity to retain and enhance the natural vegetation along the slope. Improved opportunities for access to the University grounds and the Thames River also exist along this corridor.

Area 4 – Neighbourhood Area

In general, for the interior lands east and west of Wharncliffe Road and south of Western Road and Beaufort Street, residential intensification could take the form of converted dwellings, duplexes, triplexes and fourplexes. For the interior of the neighbourhood along Cedar Avenue/Wharncliffe Road, the single family character would be retained. On the Western University lands east of Platt’s Lane and south of Western Road, street townhouses and low rise apartments would be permitted.

Area 5 – Parks and Open Space

The policies build upon the existing land ownership pattern, public parkland and the natural constraints of the slopes and floodplain. Better and more obvious connections through the neighbourhood to Gibbons Park are contemplated. As part of the Western Road widening project, a public space in the Central Neighbourhood Node is contemplated. This space would be connected to the neighbourhood through both signage and possible public realm improvements such as landscaping and sidewalk treatments.

Entrances to the BIGS neighbourhood would be created as gateway features at Platt’s Lane/Western Road and the CP Rail underpass at Wharncliffe Road.

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NEXT STEPS

The revised Secondary Plan should now be circulated to the community and stakeholders for their review and comment. Input received through this circulation will be reviewed and incorporated as required prior to the final recommendation for the adoption of the BIGS Neighbourhood Secondary Plan at a future Public Participation Meeting, to be scheduled before June, 2015.

PREPARED BY:	SUBMITTED BY:
LEIF MAITLAND PLANNER I LONG RANGE PLANNING AND RESEARCH	GREGG BARRETT, AICP MANAGER LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

February 6, 2015
LM/GB

Attached: Draft BIGS Secondary Plan
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