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- Appendix C: The 1999 Approved Draft Plan of Subdivision for the Beaverbrook Lands
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- Appendix E-1: Schedule B1 – Natural Heritage Features (Map No. 5 of the current London Official Plan), as it relates to the Esam Lands
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Section 3 – MBTW Analysis of the Implications of the draft London Plan Natural Heritage, Hazards and Natural Resources policies

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- Appendix G-2: May 2016 draft London Plan – MBTW Overlay of Map 1: Place Types, and Map 6: Hazards & Natural Resources, as it relates to the Esam Lands
- Appendix H: Constraints Map of Natural Features and Buffers as prescribed by the policies of the May 2016 draft London Plan, as it relates to the Esam Lands

Section 4 – Comparison of the current Official Plan Land Use Schedule with the Proposed Place Type Maps in the draft London Plan (Drafts 2 and 3)

- Appendix I-1: Schedule A – Land Use (Map No. 5 of the current London Official Plan), as it relates to the Esam Lands
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- Appendix J-2: Map 2 – Remnant High Density Residential from 1989 Official Plan (May 2016 draft London Plan), as it relates to the Esam Lands
- Appendix K-1: Map 3 – Street Classifications (June 2015 draft London Plan), as it relates to the Esam Lands
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- Appendix L-1: Map 6 – Specific Policy Areas (June 2015 draft London Plan), as it relates to the Esam Lands
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Section 5 – MBTW Analysis of the Place Type policies in the third draft of the London Plan

- Appendix M-1: An analysis of anticipated change in permitted heights as a result of the policies of the draft London Plan, including Remnant High Density Residential from 1989 Official Plan policies
- Appendix M-2: An analysis of anticipated change in permitted heights as reflected by the London Plan's long-term vision for this area to the year 2035 (excluding Remnant High Density Residential from 1989 Official Plan policies)

Section 1 – The Esam Lands

Appendix A: Map of the Esam Lands

Appendix B: Summary list of the land uses, zoning and place types of the Esam Lands

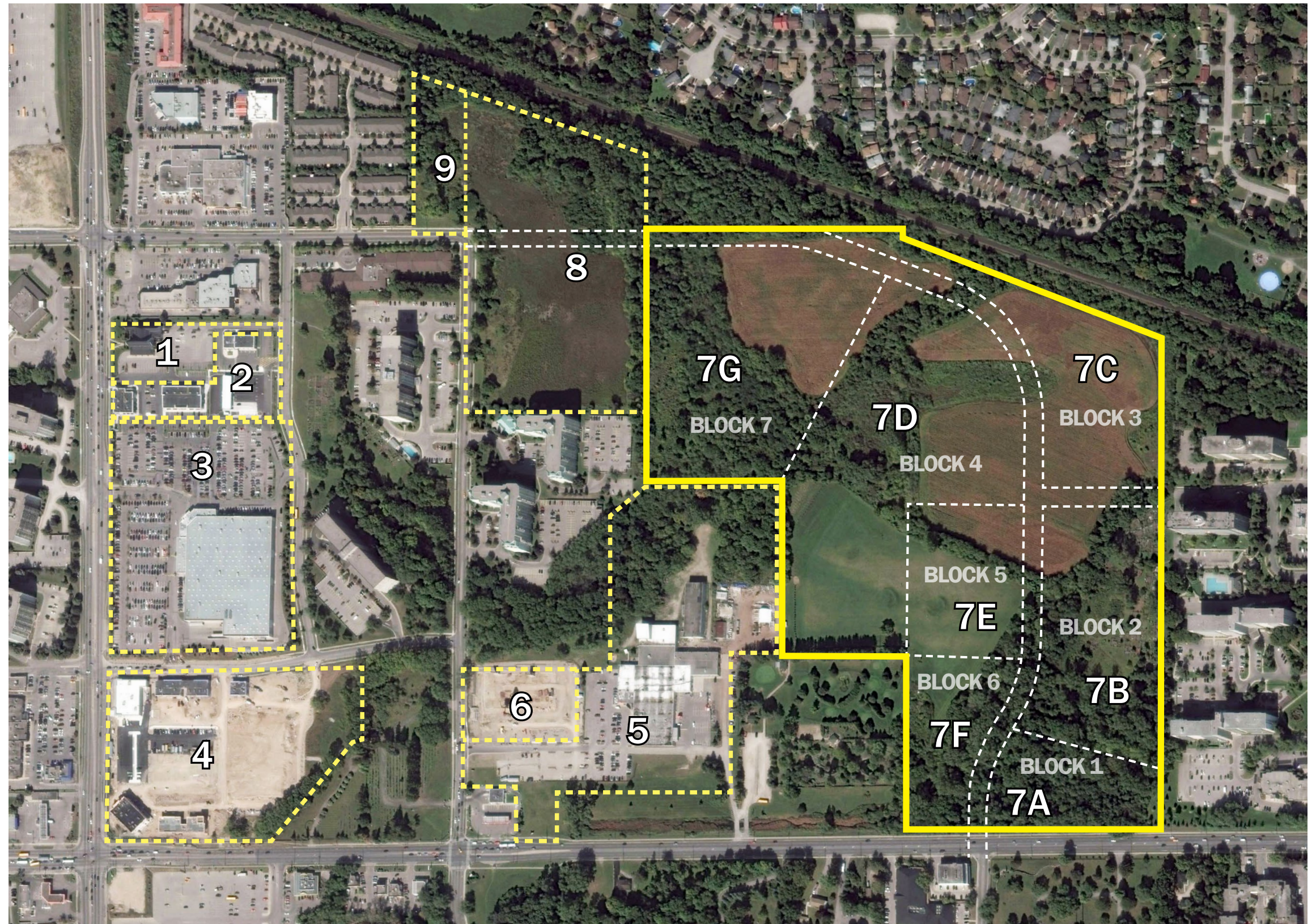
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Appendix A: Map of the Esam Lands

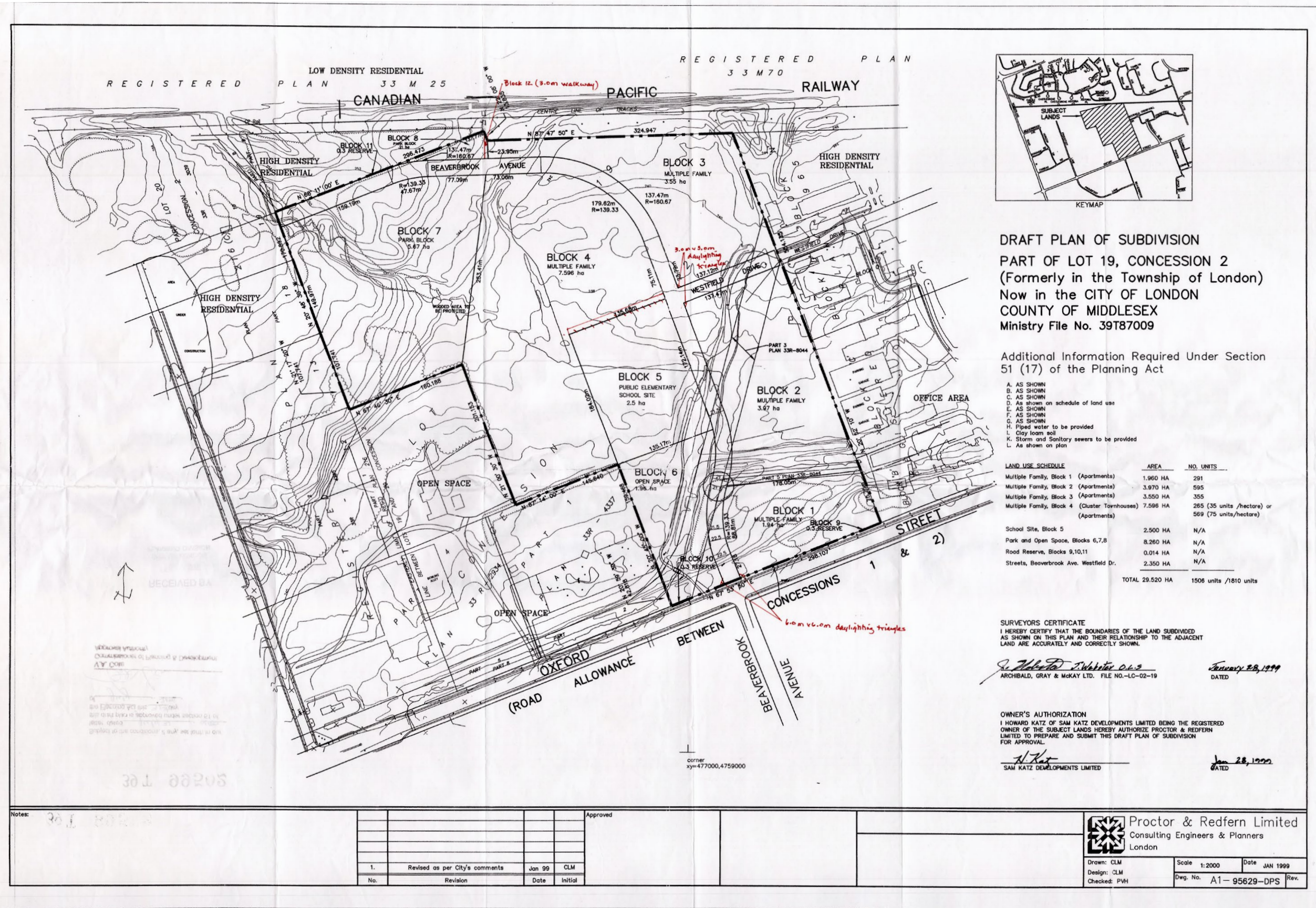
1. 709 Wonderland Road North
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3. 693 Wonderland Road North
4. 665 Wonderland Road North
5. 720 Proudfoot Lane
6. 710 Proudfoot Lane
7. 323 Oxford Street West
8. 92 Proudfoot Lane
9. 825 Proudfoot Lane



Appendix B: Summary list of the land uses, zoning and place types of the Esam Lands

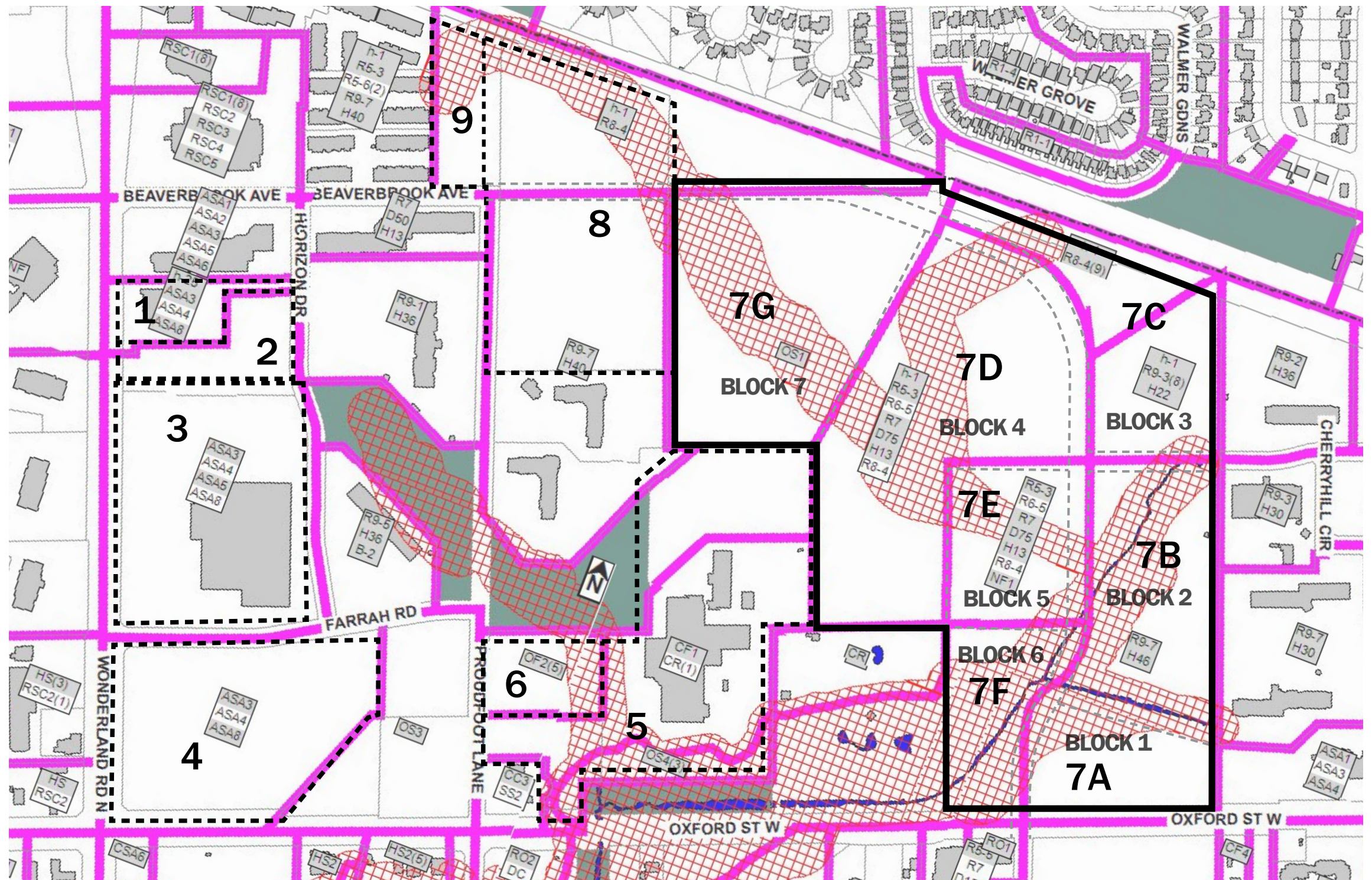
ID	ADDRESS	DESCRIPTION OF LANDS	EXISTING OFFICIAL PLAN LAND USE DESIGNATION	THE LONDON PLAN 2 ND DRAFT (JUNE 2015) - PLACE TYPES	THE LONDON PLAN 3 RD (FINAL) DRAFT (MAY 2016) - PLACE TYPES	CURRENT ZONING DESIGNATION
1	709 Wonderland Road North	Funeral Home	Auto-Oriented Commercial Corridor	Transit Village	Transit Village	h-25, ASA3 / ASA4 / ASA8
2	699 Wonderland Road North	Developed for commercial retail with EMS Station and a Costco Gas Bar	Auto-Oriented Commercial Corridor	Transit Village	Transit Village	ASA3 / ASA4 / ASA5 / ASA8
3	693 Wonderland Road North	Costco	Auto-Oriented Commercial Corridor	Transit Village	Transit Village	ASA3 / ASA4 / ASA5 / ASA8
4	665 Wonderland Road North	Site plan approval and permits pending for a commercial plaza (Sobeys)	Auto-Oriented Commercial Corridor	Transit Village	Transit Village	ASA3 / ASA4 / ASA8
5	720 Proudfoot Lane	Fleetway Bowling Centre	Neighbourhood Commercial Node Open Space (Site-specific policy amendment passed on September 9, 2014) Multi-Family, Medium Density Residential	Rapid Transit Corridor Green Space Neighbourhood	Rapid Transit Corridor Green Space Neighbourhood	CF1 / CR(1) / OS1 / OS4(3)
6	710 Proudfoot Lane	Future GoodLife Fitness HQ	Office Area (amended from Neighbourhood Commercial Node, motion passed in Council, November 25, 2014)	Rapid Transit Corridor	Rapid Transit Corridor	OF2 (amended from NSA1, motion passed in Council, November 25, 2014)
7	BEAVERBROOK ESTATES (SAM KATZ HOLDINGS)					
7A	323 Oxford Street West	Block 1	Multi-Family, High Density Residential	Rapid Transit Corridor Remnant High Density Residential	Rapid Transit Corridor Remnant High Density Residential	R9-7, H46
7B	323 Oxford Street West	Block 2	Multi-Family, High Density Residential	Rapid Transit Corridor Neighbourhood Remnant High Density Residential	Rapid Transit Corridor Neighbourhood Remnant High Density Residential	R9-7, H46
7C	323 Oxford Street West	Block 3	Multi-Family, High Density Residential Multi-Family, Medium Density Residential	Neighbourhood Remnant High Density Residential	Neighbourhood Remnant High Density Residential	h-1, R9-3(8), H22 / h-1, R8-4(9)
7D	323 Oxford Street West	Block 4	Multi-Family, Medium Density Residential	Neighbourhood	Neighbourhood	h-1, R5-3 / R6-5 / R7, D74, H13 / R8-4
7E	323 Oxford Street West	Block 5	Multi-Family, Medium Density Residential	Neighbourhood	Neighbourhood	R5-3 / R6-5 / R7, D75, H13 / R8-4 / NF1
7F	323 Oxford Street West	Block 6	Open Space	Rapid Transit Corridor	Green Space	OS4(3)
7G	323 Oxford Street West	Block 7	Open Space	Green Space	Green Space	OS1
8	92 Proudfoot Lane - southern portion of the site	Will be part of Beaverbrook Estates (although different ownership)	Multi-Family, High Density Residential	Neighbourhood Remnant High Density Residential	Neighbourhood Remnant High Density Residential	R9-7, H40
	92 Proudfoot Lane - northern portion of the site	May be part of Beaverbrook Estates or future nursing home / school (Sam Katz Holdings)	Multi-Family, Medium Density Residential	Neighbourhood	Neighbourhood	h-1, R8-4
9	825 Proudfoot Lane	May be part of Beaverbrook Estates or future nursing home / school (Sam Katz Holdings)	Multi-Family, High Density Residential	Neighbourhood	Neighbourhood Remnant High Density	h-1, R8-4

Appendix C: The 1999 Approved Draft Plan of Subdivision for the Beaverbrook Lands



Appendix D-1: Zoning By-law Z.-1 as it relates to the Esam Lands (retrieved May 2016 using the old CityMap interface)

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 Conservation Authority Regulated Areas  Parks

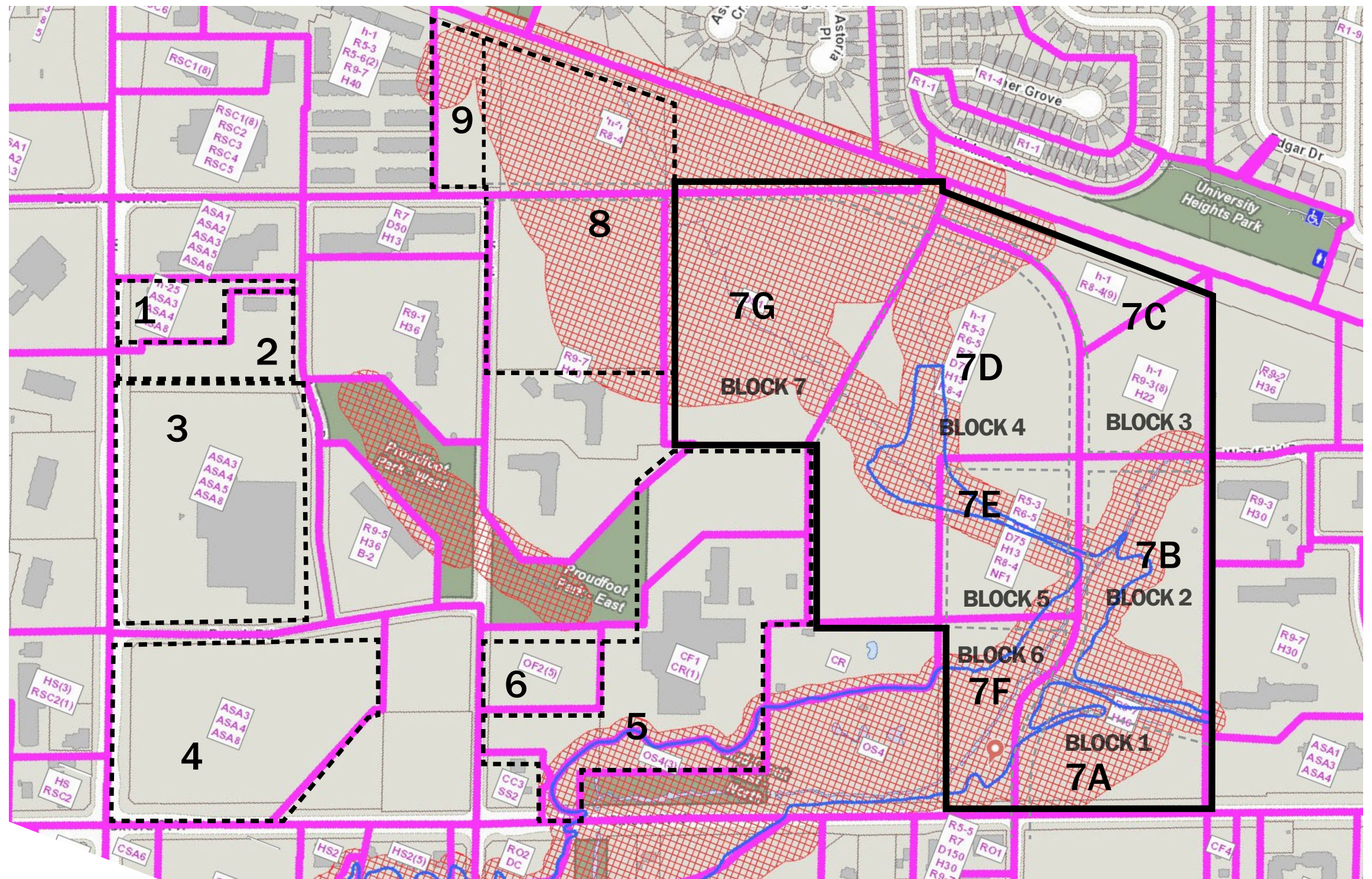
*Floodplain information not available

Appendix D-2: Zoning By-law Z.-1 as it relates to the Esam Lands (retrieved May 2016 using the new CityMap interface)

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Changes in the new CityMap interface:

The Conservation Authority Regulated Area has been expanded in this version of the Zoning Map.

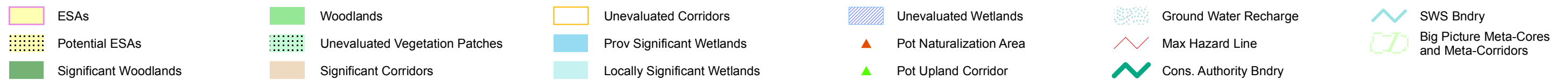
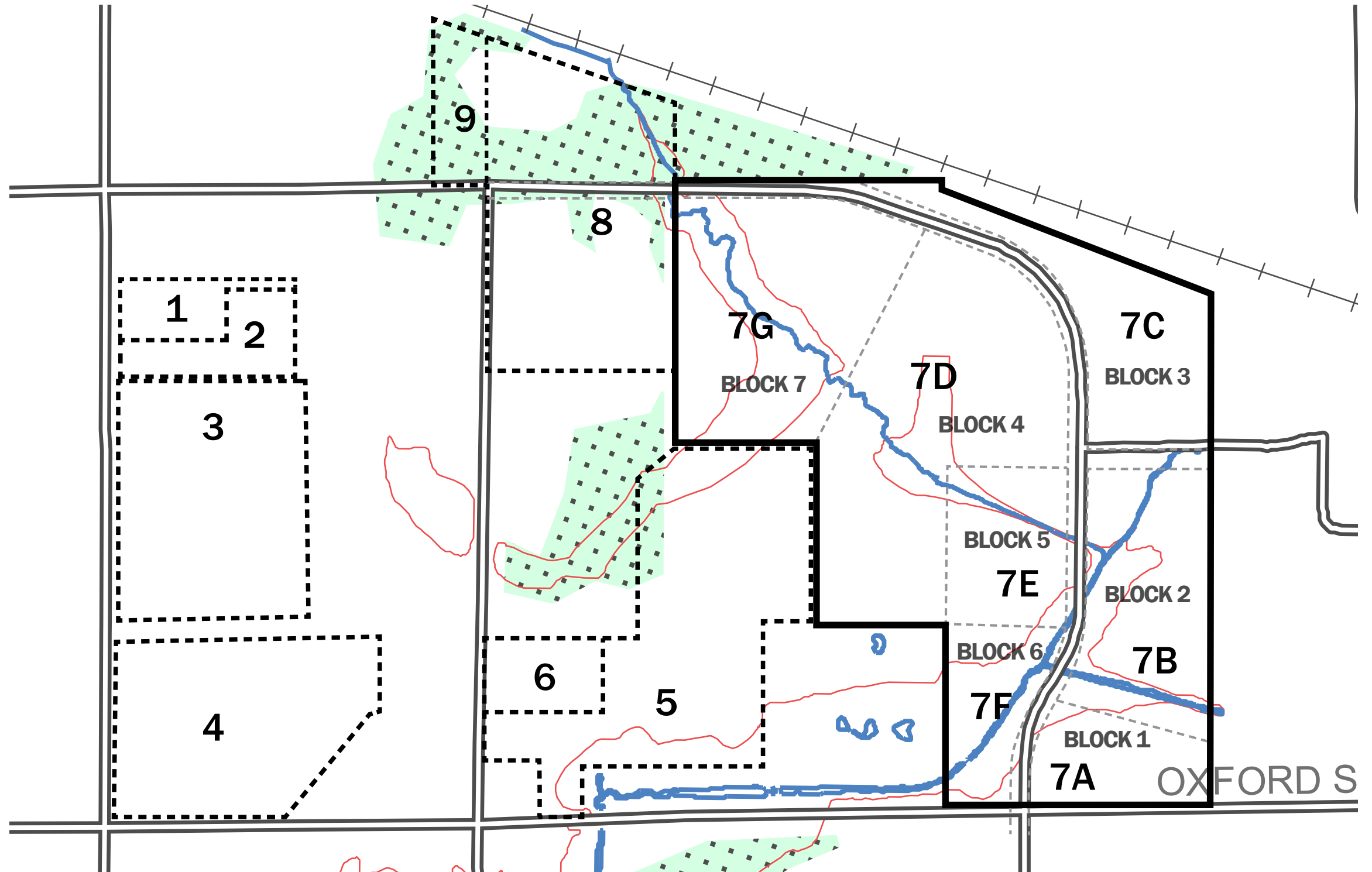


Section 2 – Comparison of the Natural Heritage, Hazards and Natural Resources Schedules of the current Official Plan with the Natural Heritage, Hazards and Natural Resources Maps of the draft London Plan (Drafts 2 and 3)

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- Appendix F-3: Map 6 – Hazards & Natural Resources (May 2016 draft London Plan), as it relates to the Esam Lands

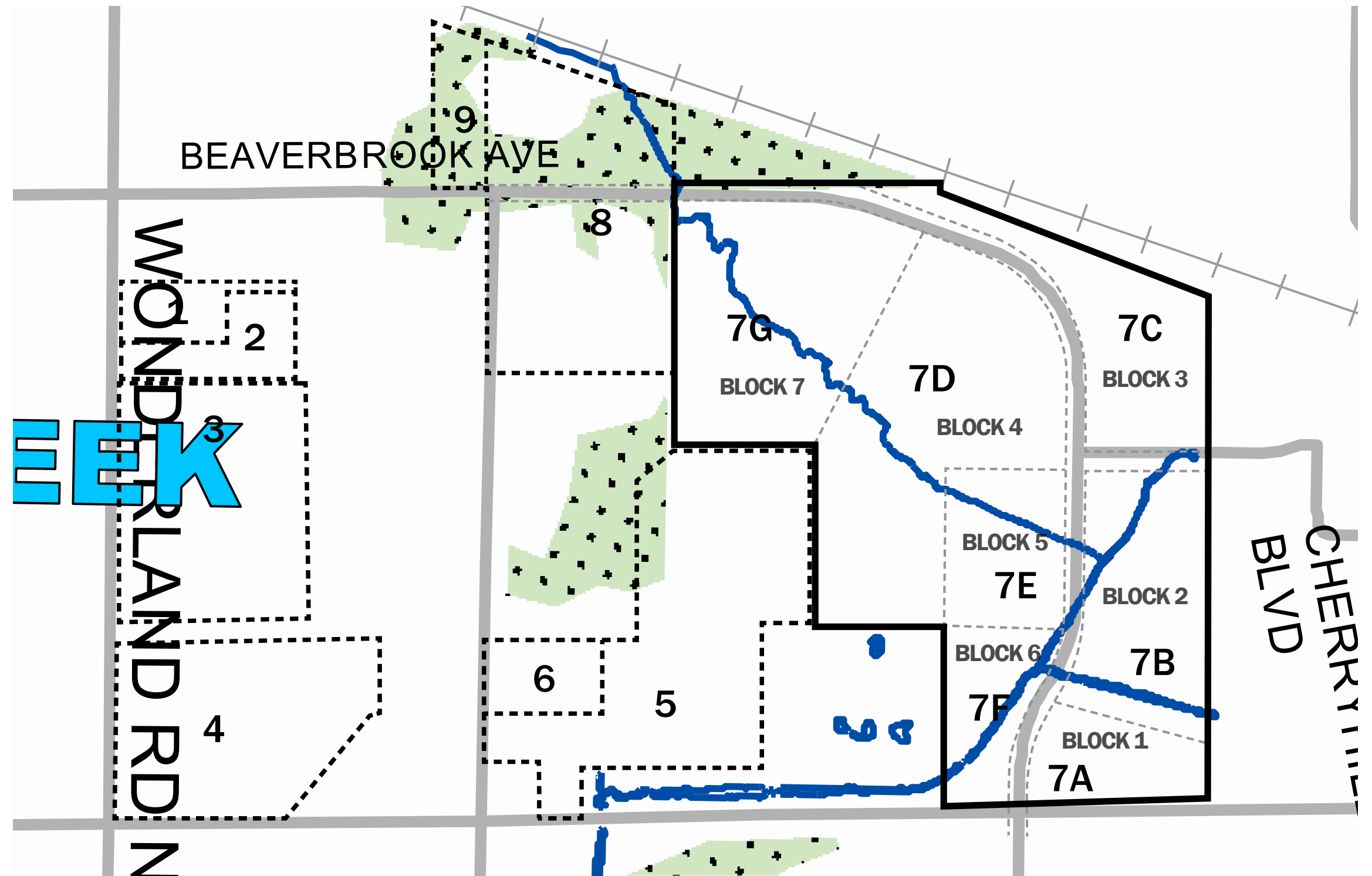
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Appendix E-2: Map 4 – Natural Heritage Features (June 2015 draft London Plan), as it relates to the Esam Lands

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NATURAL HERITAGE SYSTEM

 Unevaluated Vegetation Patches	 Provincially Significant Wetlands	 Water Courses/Ponds
 Significant Valleylands	 Locally Significant Wetlands	 Water Bodies
 Valleylands	 Unevaluated Wetlands	

Appendix E-3: Map 5 – Natural Heritage (May 2016 draft London Plan), as it relates to the Esam Lands

1. 709 Wonderland Road North
2. 699 Wonderland Road North
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Changes in Natural Heritage (from draft 2):

5. 720 Proudfoot Lane;
7. 323 Oxford Street West (Blocks 1, 2, 4, 5, 6 & 7); and
8. 92 Proudfoot Lane.

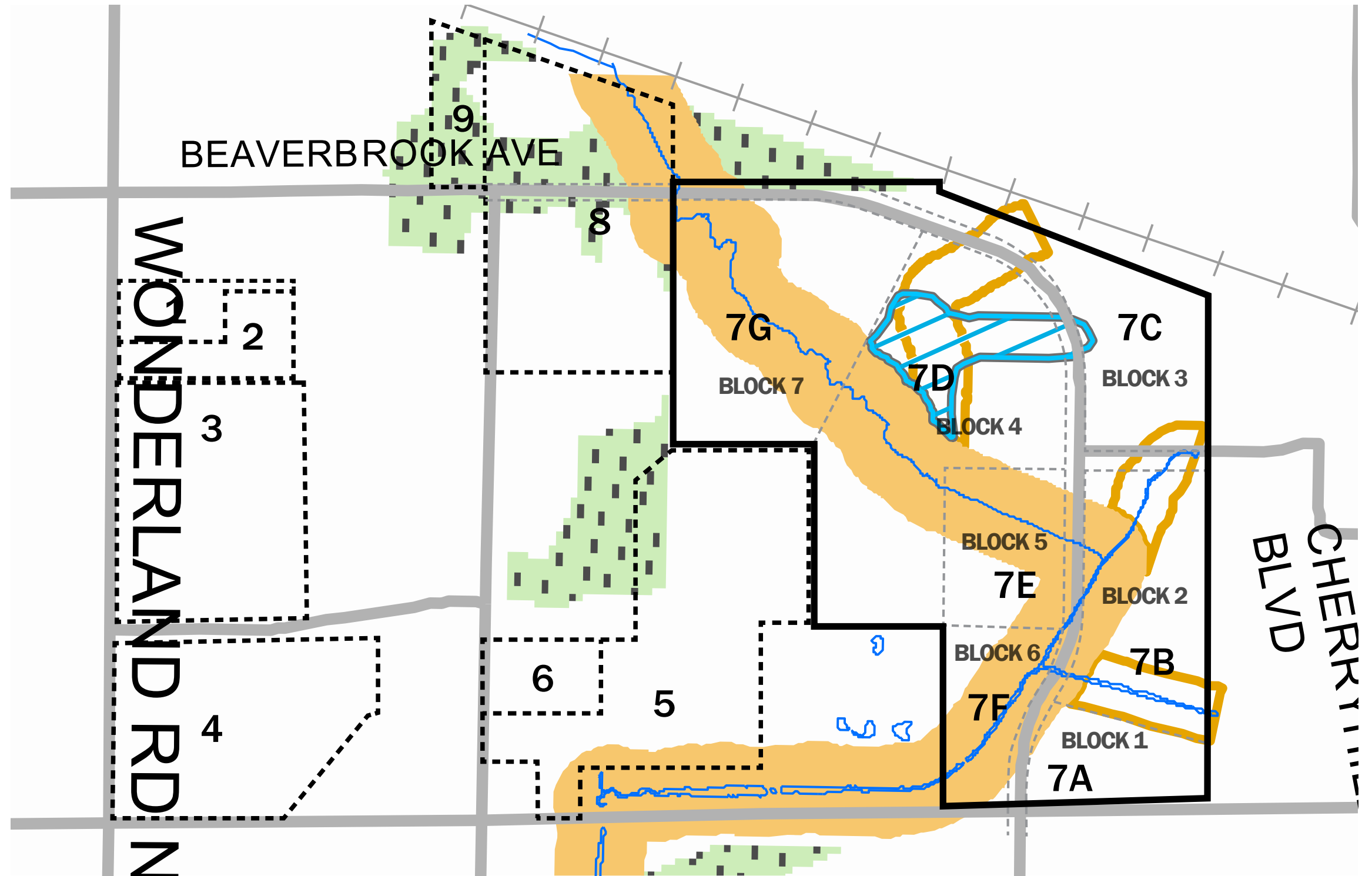
A Significant Valleylands designation has been added, impacting the above properties and adjacent lands (within 120 metres in accordance with Table 3), which include all of the Esam lands, east of Proudfoot Lane

7. 323 Oxford Street West (Blocks 2, 3 & 4)

A Valleylands designation has been added

7. 323 Oxford Street West (Blocks 3 & 4)

An Unevaluated Wetland has been added

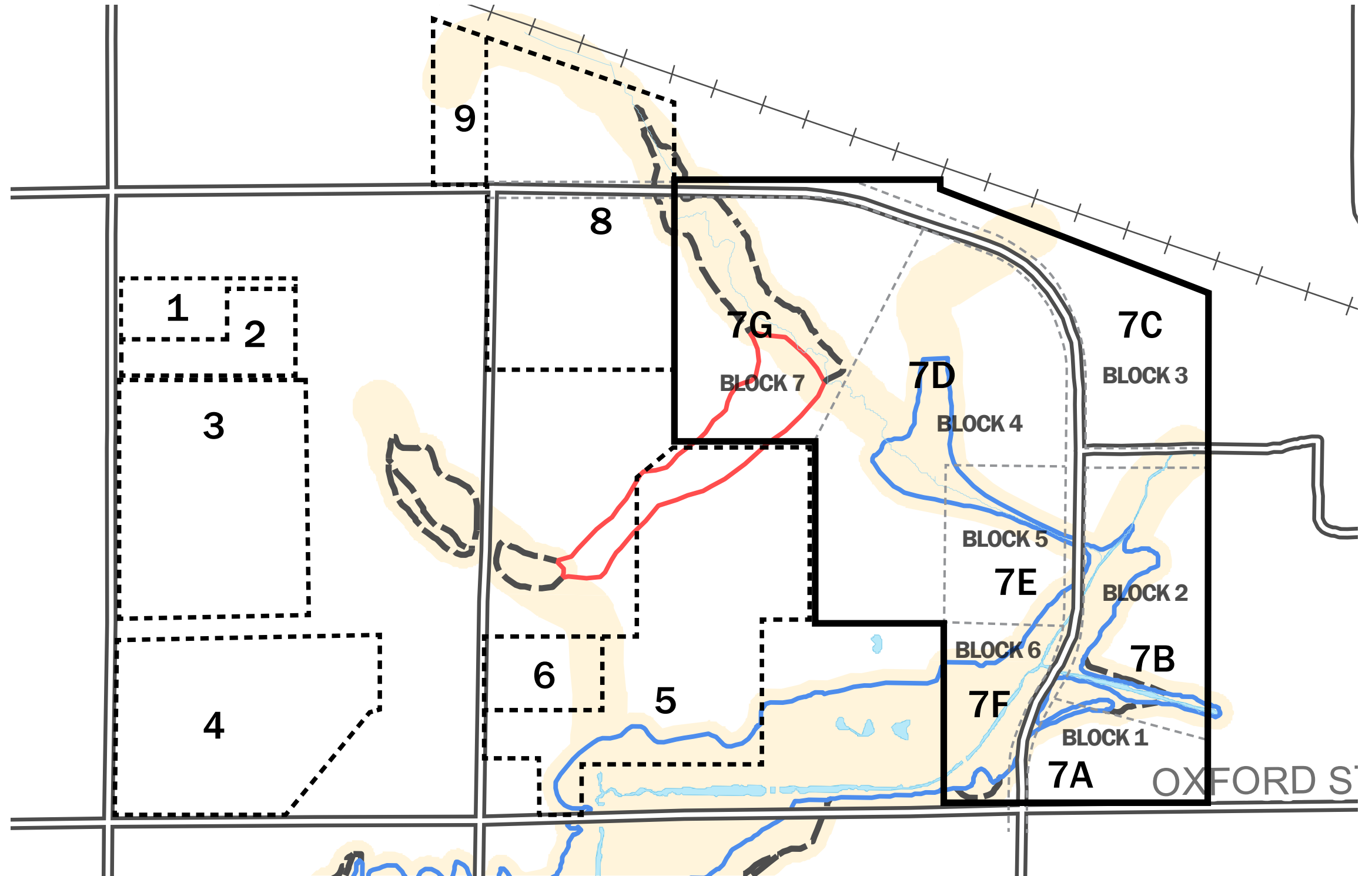


NATURAL HERITAGE SYSTEM

- Significant Valley Lands
- Valleylands
- Water Courses/Ponds
- Unevaluated Vegetation Patches
- Unevaluated Wetlands

Appendix F-1: Schedule B2 – Natural Resources & Natural Hazards (Map No. 5 of the current London Official Plan), as it relates to the Esam Lands

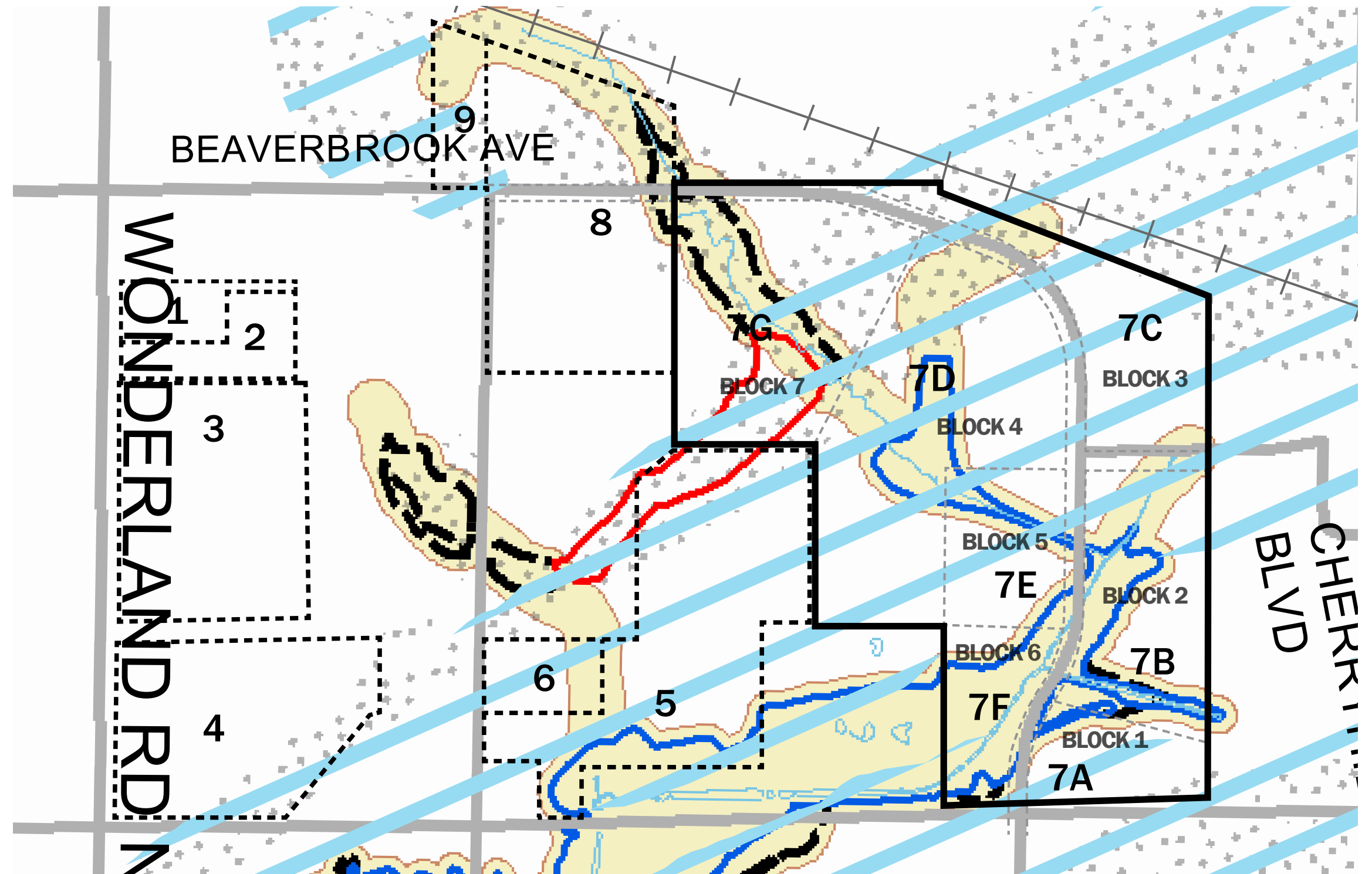
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Natural Resources		Natural Hazards		Base Map Features	
Extractive Industrial	Emergency Municipal Water Wells	Regulatory Floodline	Riverine Erosion Hazard Limit for Unconfined Systems	Abandoned Oil/Gas Wells	Water Courses/Ponds
Aggregate Resource Areas		Riverine Erosion Hazard Limit for Confined Systems	Steep Slopes Outside of the Riverine Erosion Hazard Limit	Conservation Authority Regulation Limit	Subwatershed Boundary
					Conservation Authority Boundary
					Potential Special Policy Areas

Appendix F-2: Map 5 – Hazard & Natural Resources (June 2015 draft London Plan), as it relates to the Esam Lands


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
NATURAL RESOURCES

-  Very Significant Groundwater Recharge Areas
-  Highly Vulnerable Aquifers

HAZARDS

-  Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the City is available from the Upper Thames Conservation Authority.

-  Riverine Erosion Hazard Limit for Confined Systems
NOTE: Steep Slopes Outside the Riverine Erosion Hazard Limit on the map are approximate. Precise delineation is available from the Conservation Authority having jurisdiction.

-  Steep Slopes Outside of the Riverine Erosion Hazard limit
-  Conservation Authority Regulation Limit

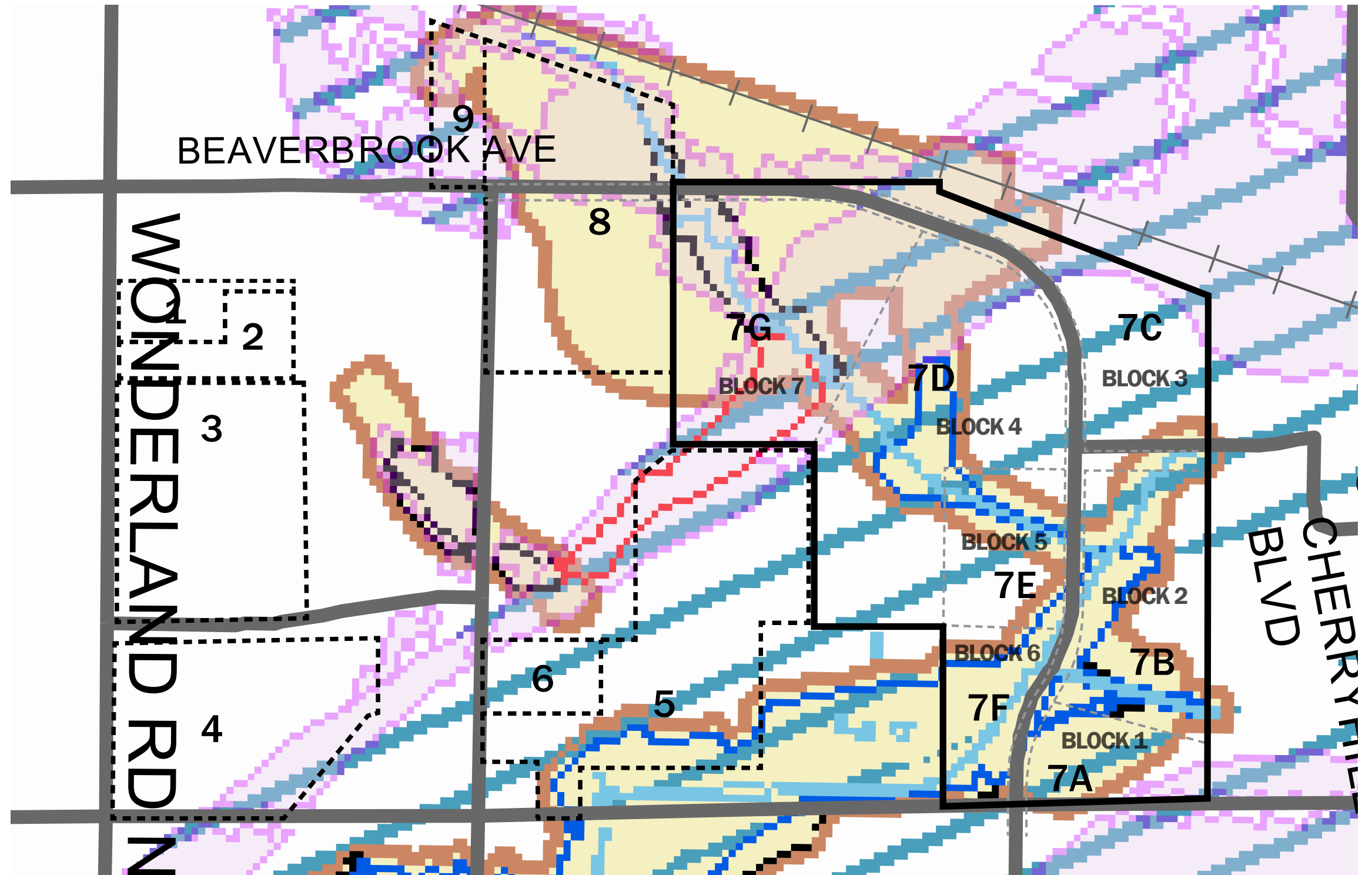
Appendix F-3: Map 6 – Hazards & Natural Resources (May 2016 draft London Plan), as it relates to the Esam Lands

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Changes in Hazards & Natural Resources (from draft 2):

7. 323 Oxford Street West (Blocks 1, 2, 3, 4 & 7); and
8. 92 Proudfoot Lane.

The Conservation Authority Regulation Limit has been expanded



NATURAL RESOURCES

- Significant Groundwater Recharge Areas
- Highly Vulnerable Aquifers

HAZARDS

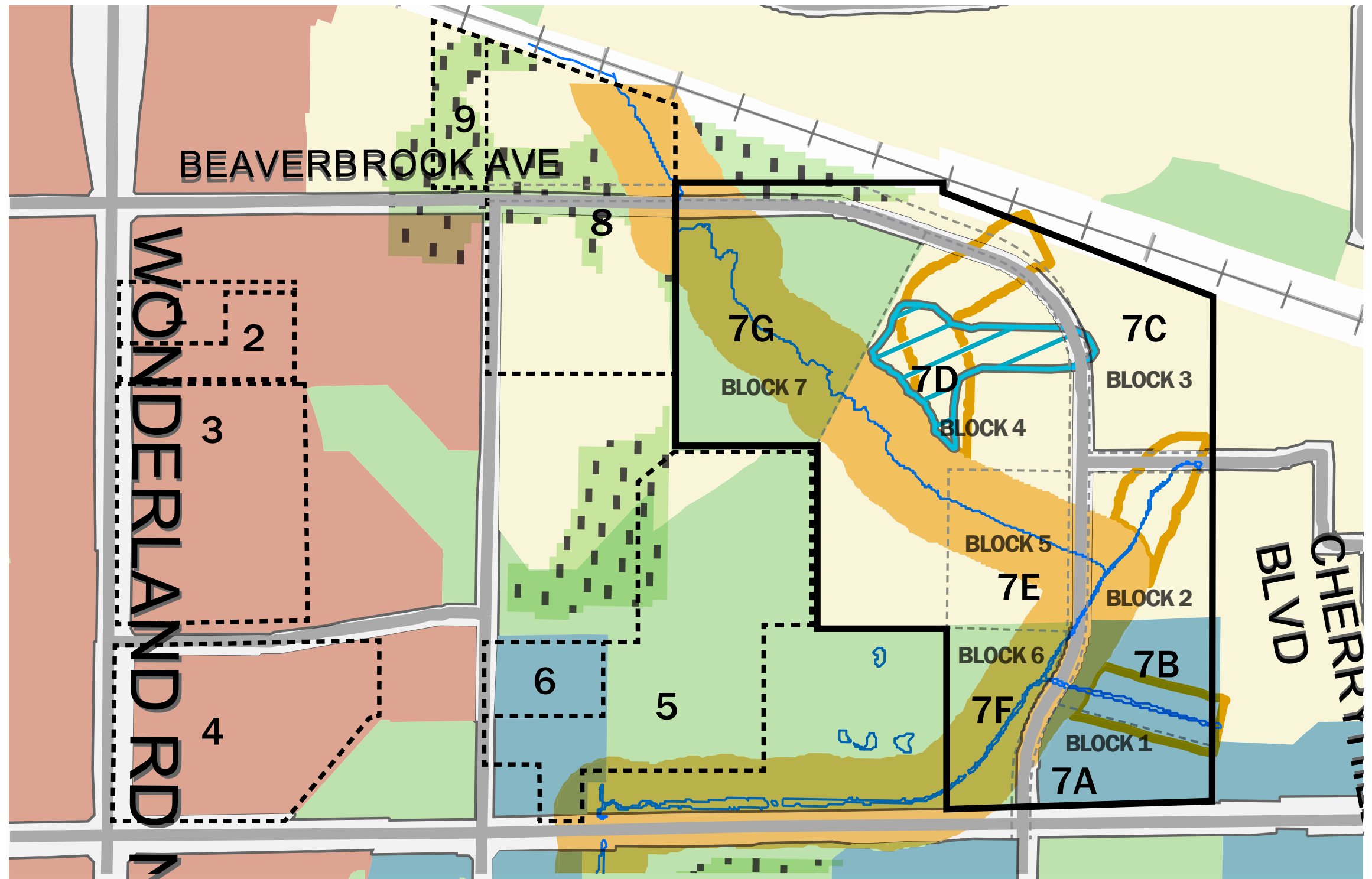
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- Steep Slopes Outside of the Riverine Erosion Hazard limit
- Conservation Authority Regulation Limit

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NATURAL HERITAGE SYSTEM

- Significant Valley Lands
- Unevaluated Vegetation Patches
- Valleylands
- Unevaluated Wetlands
- Water Courses/Ponds




















PLACE TYPES

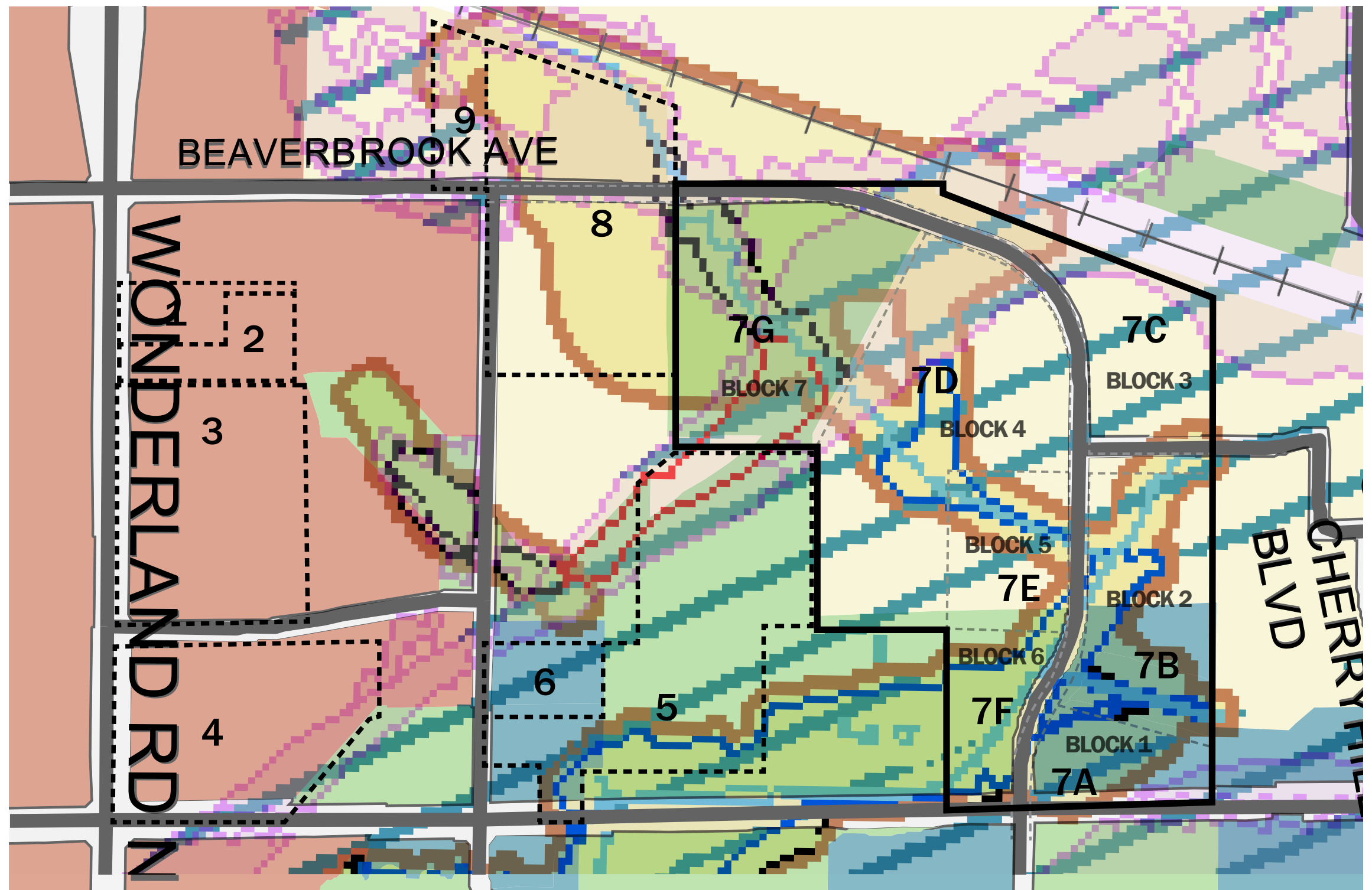
- | | | | | |
|----------------------|------------------------|------------------|--------------------------|---|
| Green Space | Rapid Transit Corridor | Neighbourhoods | Commercial Industrial | Rural Neighbourhoods |
| Environmental Review | Urban Corridor | Institutional | Future Community Growth | Waste Management Resource Recovery Area |
| Downtown | Shopping Area | Heavy Industrial | Future Industrial Growth | Urban Growth Boundary |
| Transit Village | Main Street | Light Industrial | Farmland | |

Appendix G-2: May 2016 draft London Plan – MBTW Overlay of Map 1: Place Types, and Map 6: Hazards & Natural Resources, as it relates to the Esam Lands



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PLACE TYPES


	Green Space		Rapid Transit Corridor
	Environmental Review		Urban Corridor
	Downtown		Shopping Area
	Transit Village		Main Street
	Neighbourhoods		Commercial Industrial
	Institutional		Future Community Growth
	Heavy Industrial		Future Industrial Growth
	Light Industrial		Farmland
	Rural Neighbourhoods		
	Waste Management Resource Recovery Area		
	Urban Growth Boundary		






NATURAL RESOURCES

	Significant Groundwater Recharge Areas
	Highly Vulnerable Aquifers

HAZARDS

	Regulatory Flood Line
<small>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</small>	
<small>NOTE 2: Flood Fringe mapping for certain areas of the City is available from the Upper Thames Conservation Authority.</small>	

	Riverine Erosion Hazard Limit for Confined Systems
<small>NOTE: Steep Slopes Outside the Riverine Erosion Hazard Limit on the map are approximate. Precise delineation is available from the Conservation Authority having jurisdiction.</small>	

	Steep Slopes Outside of the Riverine Erosion Hazard limit
	Conservation Authority Regulation Limit

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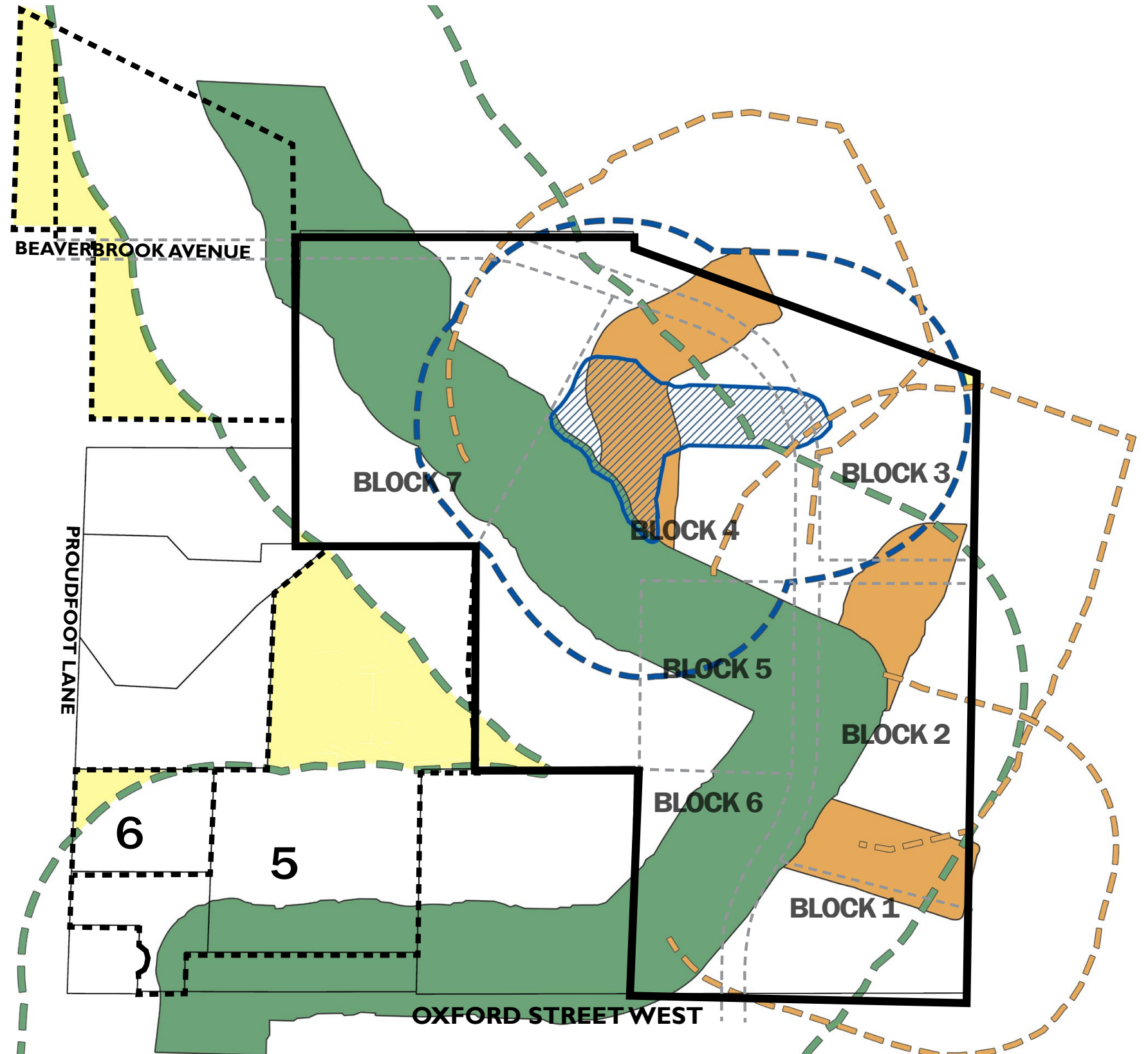
NATURAL HERITAGE FEATURES AS IDENTIFIED ON MAP 5 OF THE MAY 2016 DRAFT LONDON PLAN

- Significant Valleylands
(policies I325 - I332, pages 349 - 351)
- Valleylands
(policies I325 - I332, pages 349 - 351)
- Unevaluated Wetlands
(policies I311 - I317, page 348)

TRIGGER DISTANCE REQUIRING ENVIRONMENTAL STUDY & AREA OF ADJACENT LANDS (AS PER TABLE 13, PAGE 363)

- 120m Significant Valley Lands Buffer
- 120m Valleylands Buffer
- 120m Wetlands and Unevaluated Wetlands
"Policy I316_ Development and site alteration shall not be permitted within and/or adjacent to an unevaluated wetland identified on Map 5..." (page 348)

Unaffected Esam Lands

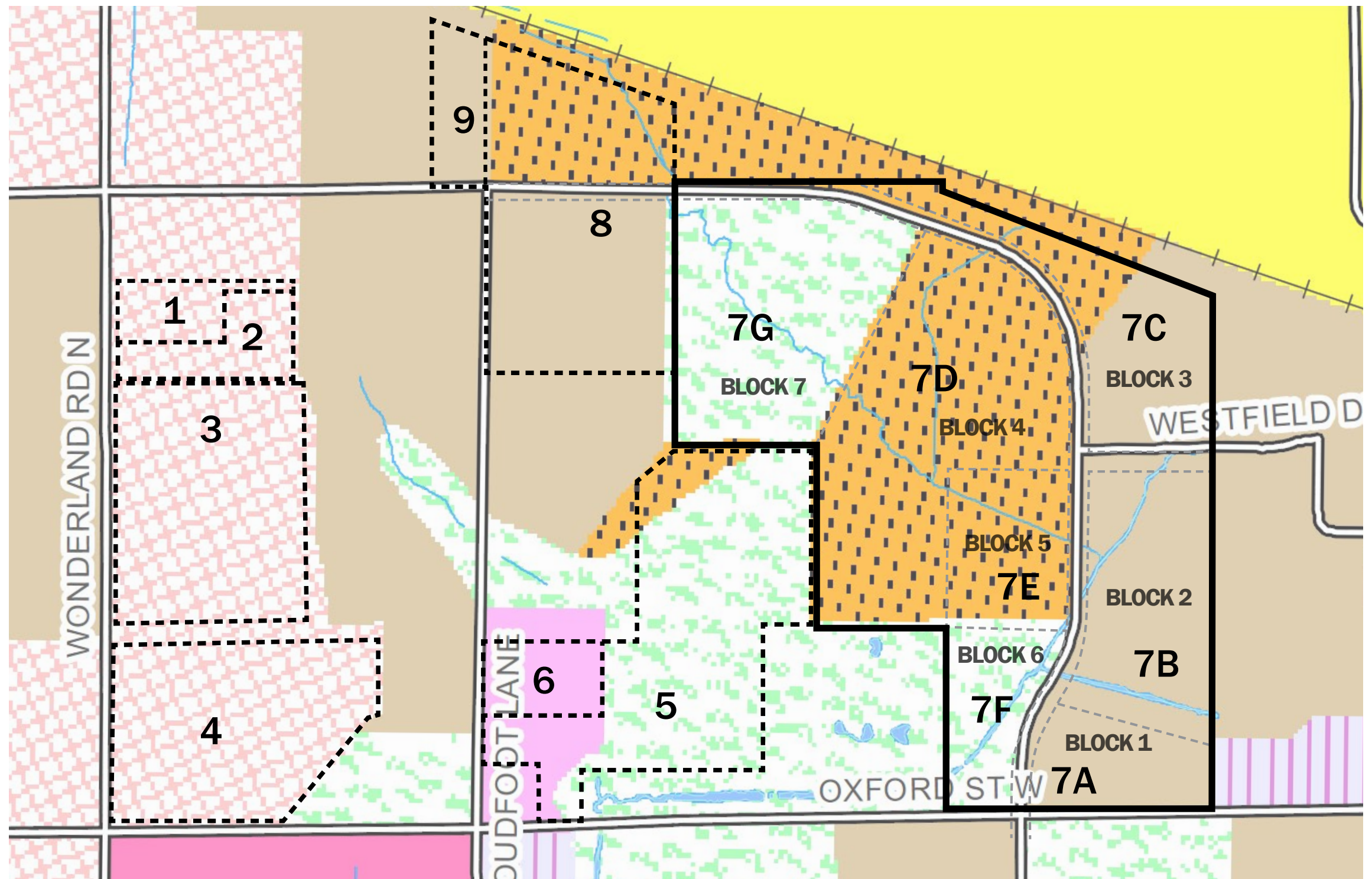


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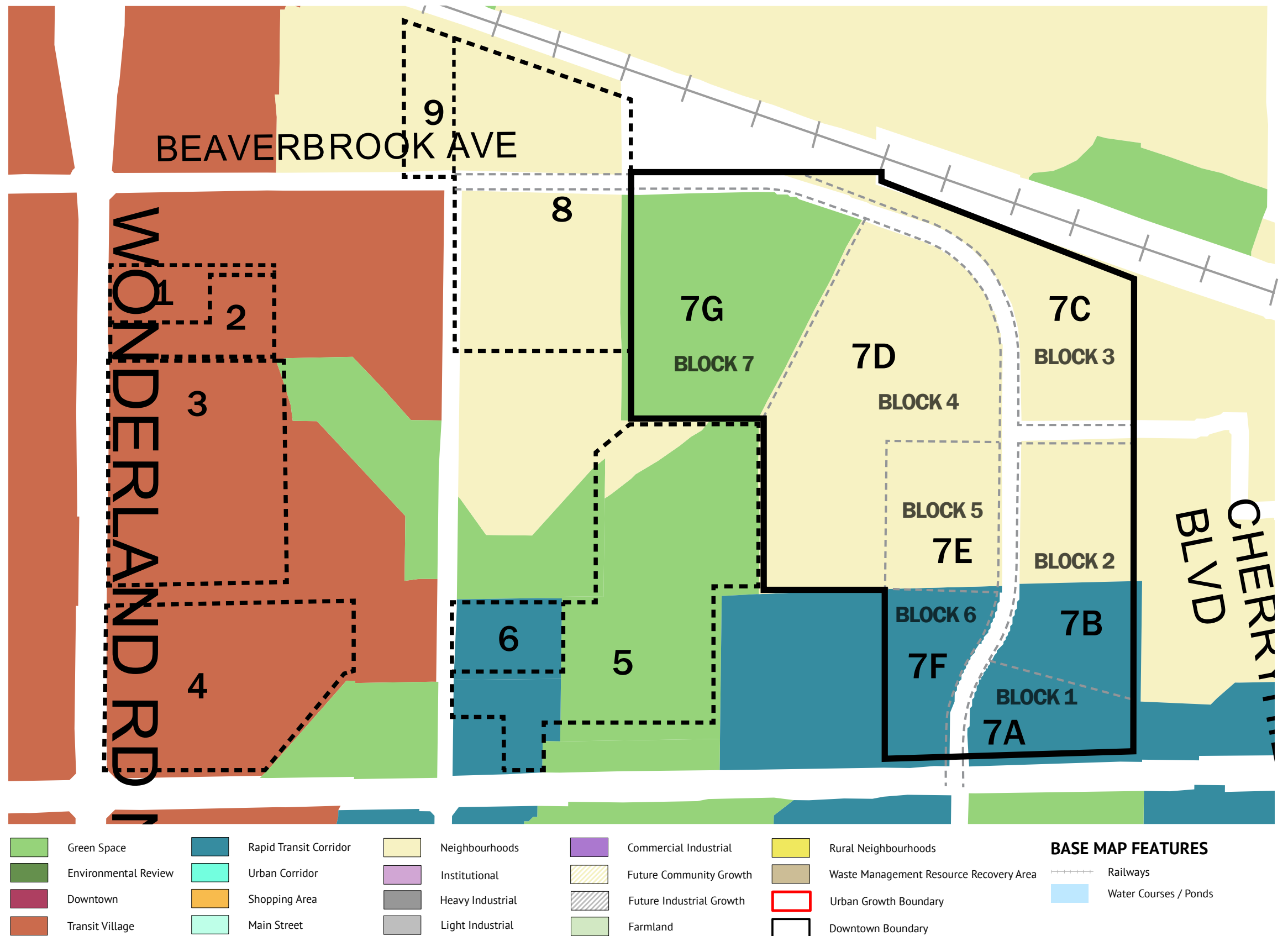
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Downtown Area	Community Commercial Node	Auto-Oriented Commercial Corridor	Low Density Residential	Office Business Park	Regional Facility	Urban Reserve Community Growth	Environmental Review
Enclosed Regional Commercial Node	Neighbourhood Commercial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

Appendix I-2: Map 1 – Place Types (June 2015 draft London Plan), as it relates to the Esam Lands

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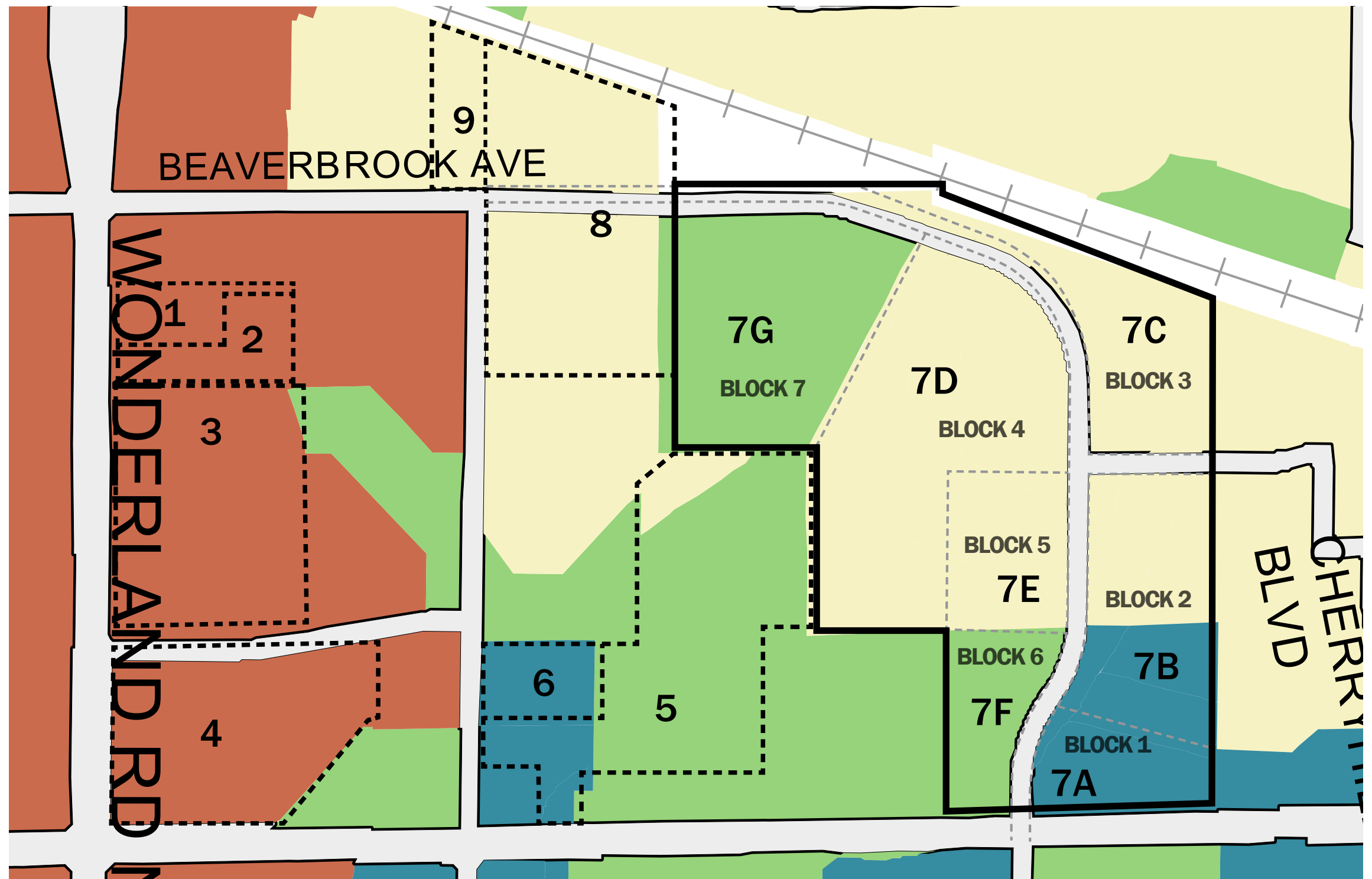
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**Changes in Place Types
(from draft 2):**

7F. 323 Oxfrd Street West (Block 6)

*Changed from Rapid Transit Corridor to
Green Space*

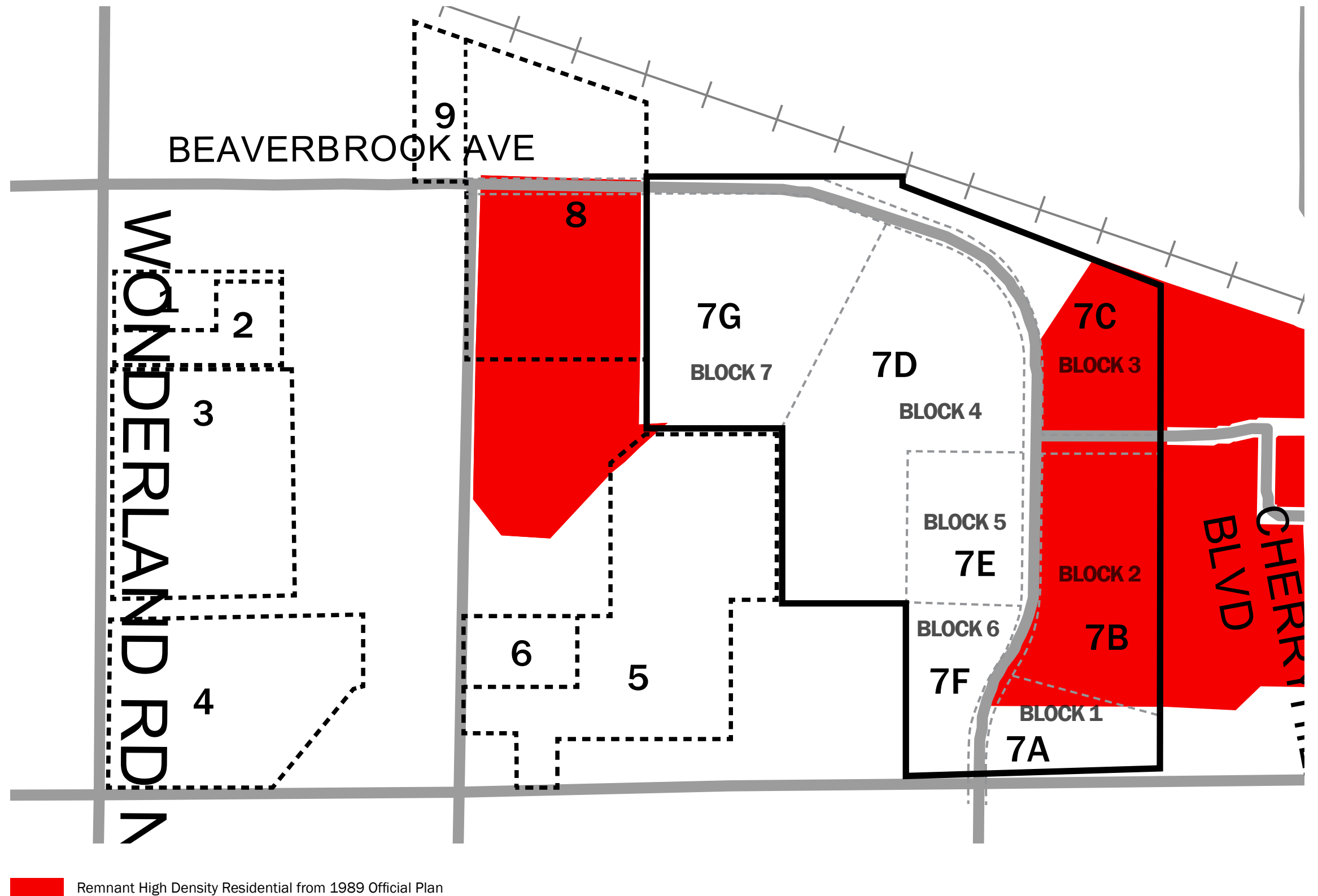


PLACE TYPES

	Green Space		Rapid Transit Corridor		Neighbourhoods		Commercial Industrial		Rural Neighbourhoods
	Environmental Review		Urban Corridor		Institutional		Future Community Growth		Waste Management Resource Recovery Area
	Downtown		Shopping Area		Heavy Industrial		Future Industrial Growth		Urban Growth Boundary
	Transit Village		Main Street		Light Industrial		Farmland		

Appendix J-1: Map 2 – Remnant High Density Residential from 1989 Official Plan (June 2015 draft London Plan), as it relates to the Esam Lands

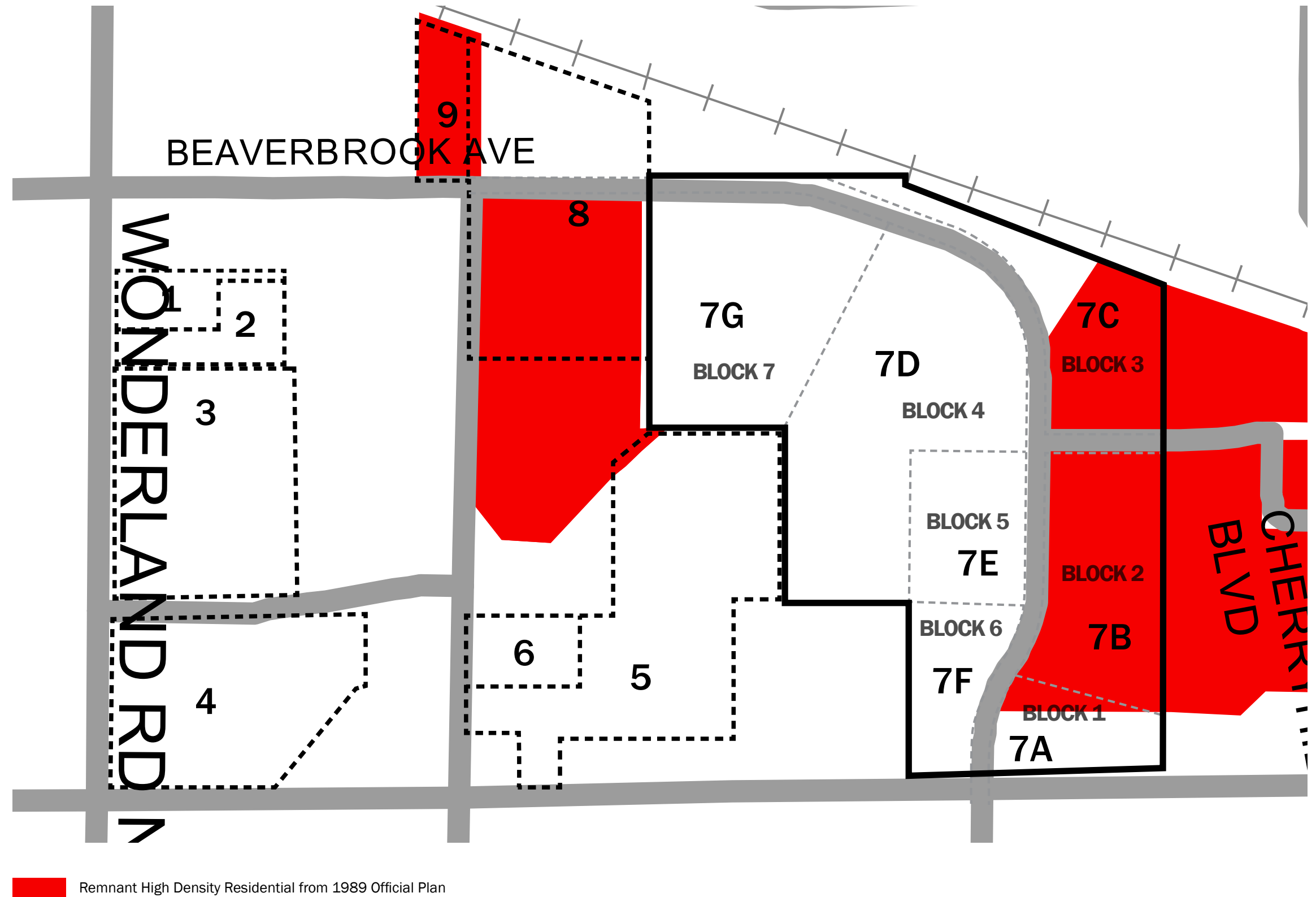
1. 709 Wonderland Road North
2. 699 Wonderland Road North
3. 693 Wonderland Road North
4. 665 Wonderland Road North
5. 720 Proudfoot Lane
6. 710 Proudfoot Lane
7. 323 Oxford Street West
8. 92 Proudfoot Lane
9. 825 Proudfoot Lane



1. 709 Wonderland Road North
2. 699 Wonderland Road North
3. 693 Wonderland Road North
4. 665 Wonderland Road North
5. 720 Proudfoot Lane
6. 710 Proudfoot Lane
7. 323 Oxford Street West
8. 92 Proudfoot Lane
9. 825 Proudfoot Lane

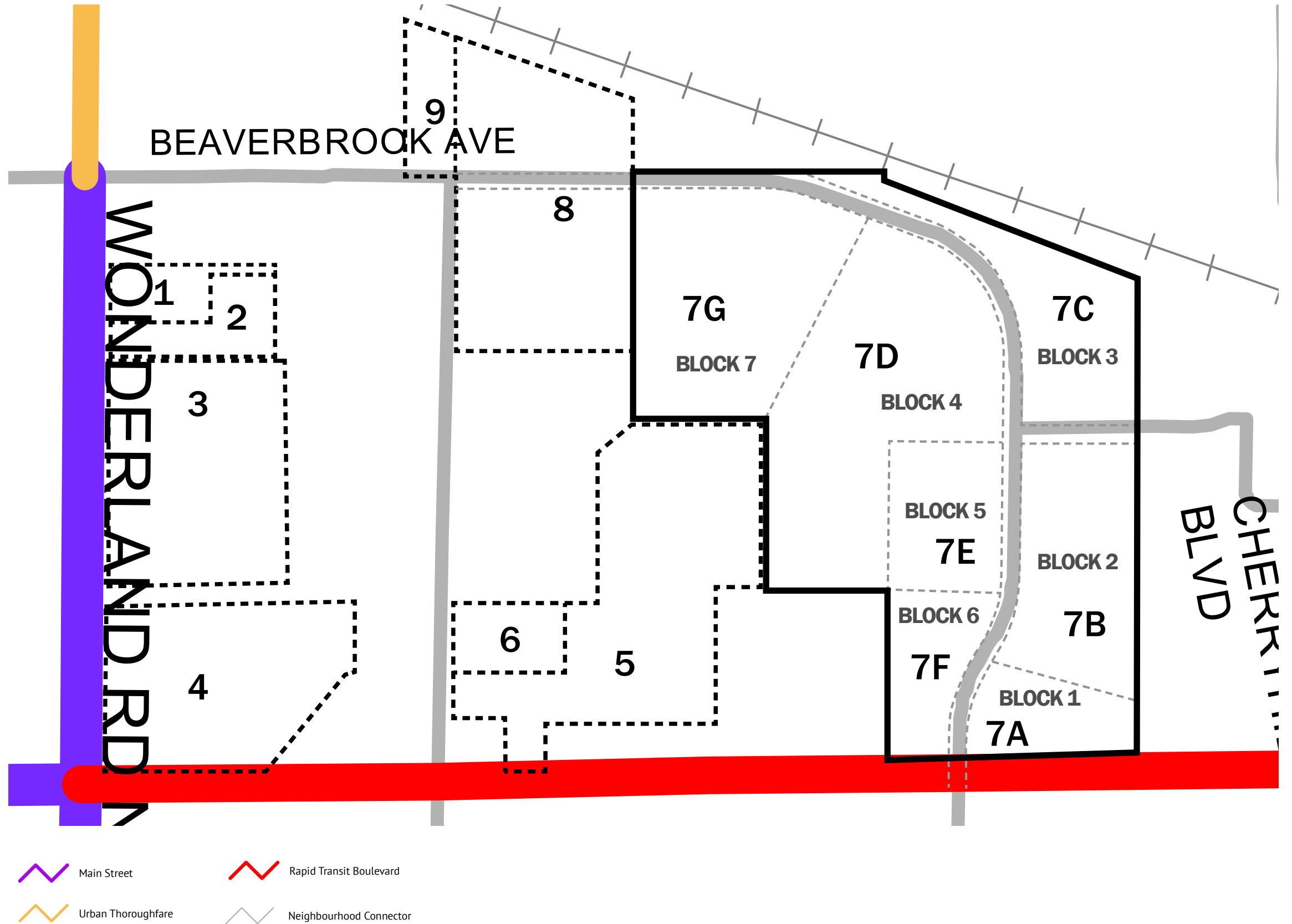
Changes in Remnant High Density Lands (from draft 2):

9. 825 Proudfoot Lane
Added to Map 2 as Remnant High Density Lands in draft 3.



Appendix K-1: Map 3 – Street Classifications (June 2015 draft London Plan), as it relates to the Esam Lands

1. 709 Wonderland Road North
2. 699 Wonderland Road North
3. 693 Wonderland Road North
4. 665 Wonderland Road North
5. 720 Proudfoot Lane
6. 710 Proudfoot Lane
7. 323 Oxford Street West
8. 92 Proudfoot Lane
9. 825 Proudfoot Lane



Appendix K-2: Map 3 – Street Classifications (May 2016 draft London Plan), as it relates to the Esam Lands

1. 709 Wonderland Road North
2. 699 Wonderland Road North
3. 693 Wonderland Road North
4. 665 Wonderland Road North
5. 720 Proudfoot Lane
6. 710 Proudfoot Lane
7. 323 Oxford Street West
8. 92 Proudfoot Lane
9. 825 Proudfoot Lane

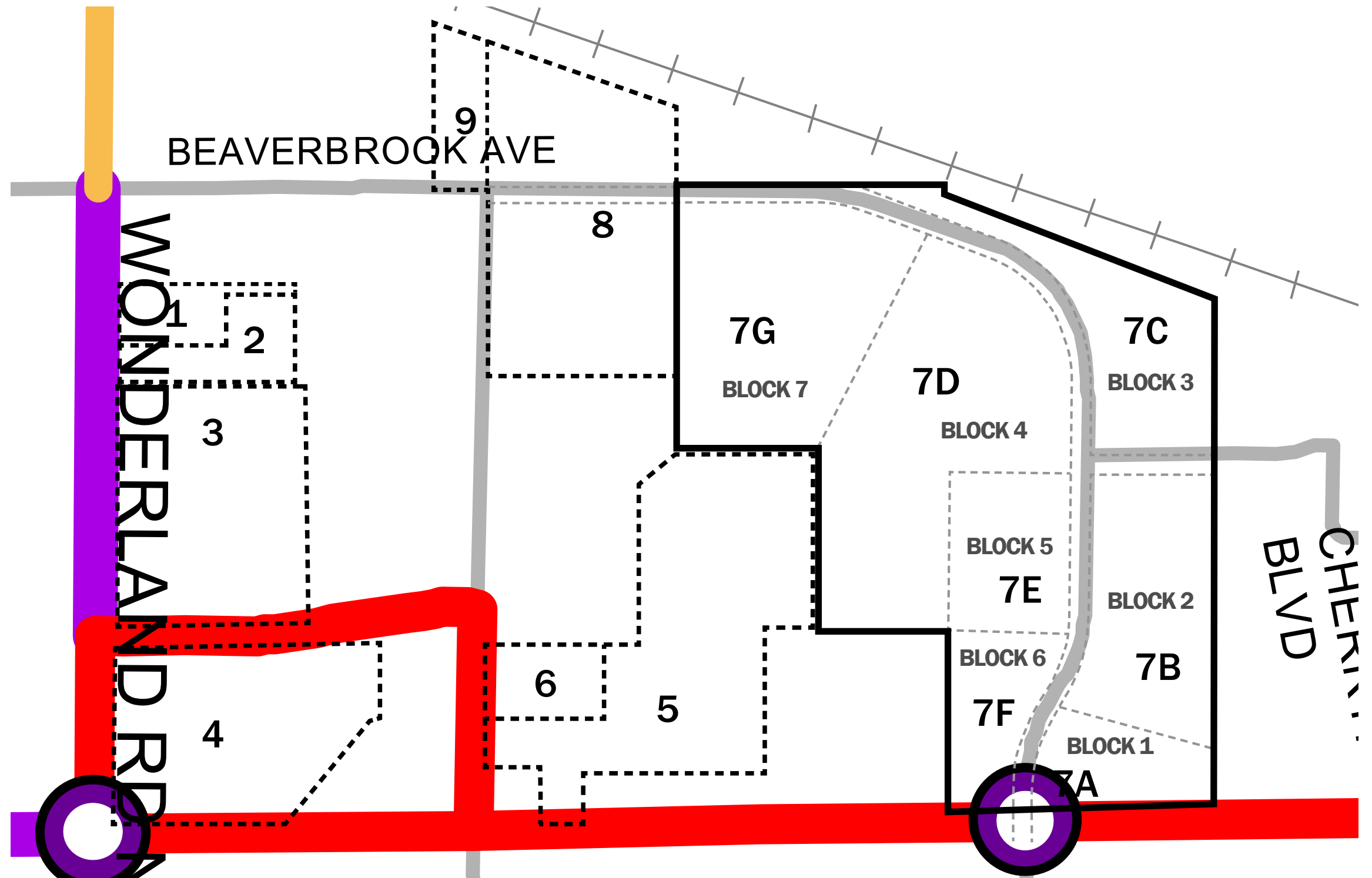
Changes in Street Classifications (from draft 2):

3. 693 Wonderland Road North;
4. 665 Wonderland Road North;
5. 720 Proudfoot Lane; and
6. 710 Proudfoot Lane.

A loop was added for the Rapid Transit Boulevard (on Farrah Road, and the portions of Proudfoot Lane and Wonderland Road North located between Farrah Road and Oxford Street West)

4. 665 Wonderland Road North; and
7. 323 Oxford Street West (Blocks 1 and 6)

Rapid Transit Stations have been added to the intersections of Wonderland Road North and Beaverbank Avenue with Oxford Street West



STREET CLASSIFICATIONS

- Urban Thoroughfare
- Rapid Transit Boulevard

- Main Street
- Neighbourhood Connector

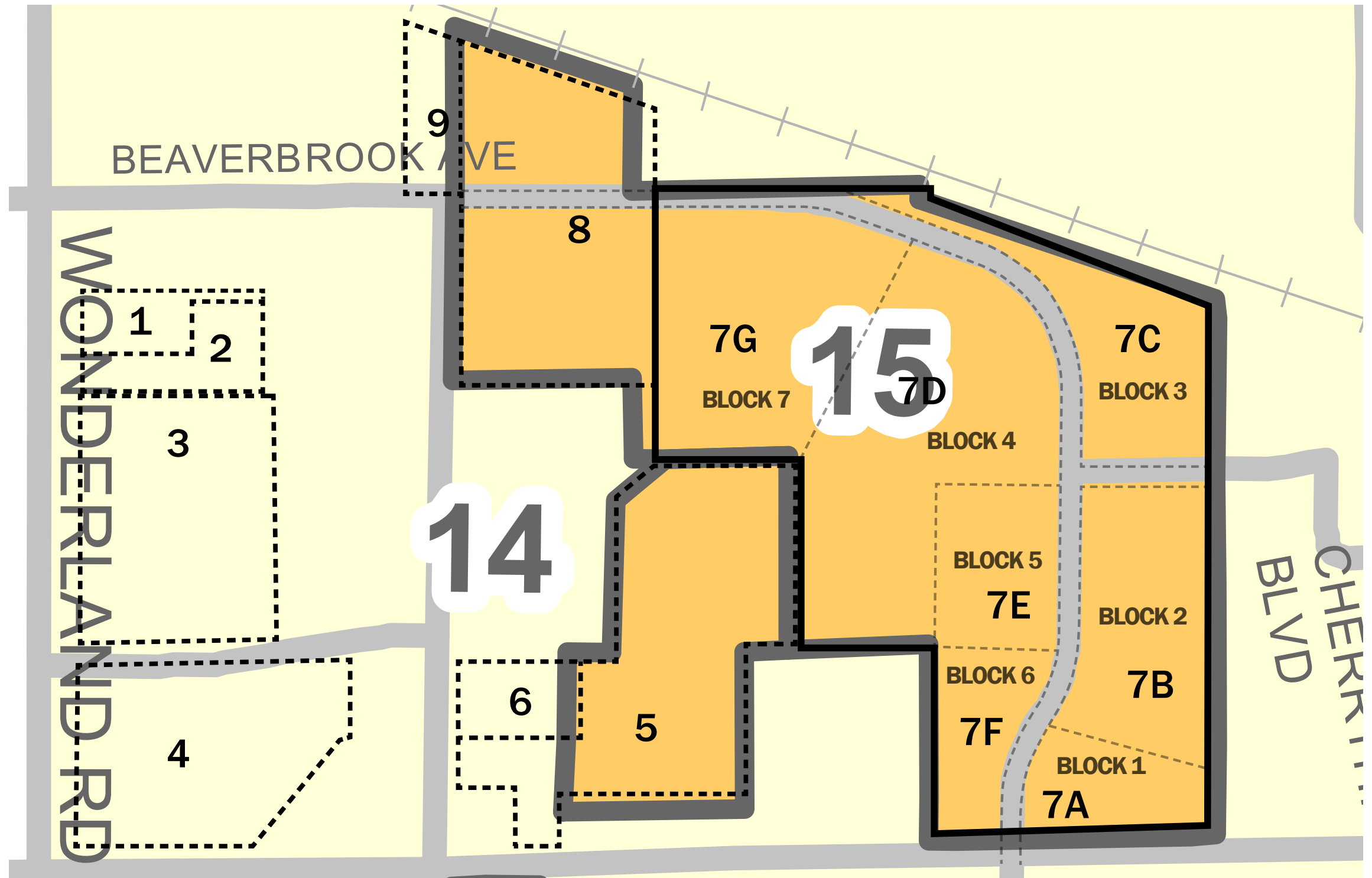
- Rapid Transit Stations

Appendix L-2: Map 7 – Specific Policy Areas (May 2016 draft London Plan), as it relates to the Esam Lands

1. 709 Wonderland Road North
2. 699 Wonderland Road North
3. 693 Wonderland Road North
4. 665 Wonderland Road North
5. 720 Proudfoot Lane
6. 710 Proudfoot Lane
7. 323 Oxford Street West
8. 92 Proudfoot Lane
9. 825 Proudfoot Lane

Changes in Site Specific Areas (from draft 2):

5. 720 Proudfoot Lane
Relabeling of Specific Policy Area 20 (draft 2) to Specific Policy Area 14 (draft 3)
6. 710 Proudfoot Lane.
Removal of Specific Policy Area 19
7. 323 Oxford Street West; and
8. 92 Proudfoot Lane
Addition of Specific Policy Area 15



SPECIFIC POLICIES

Map Number	Policy Name	London Plan Chapter
14	720 Proudfoot Lane	Green Space
15	323 Oxford Street West and 92 Proudfoot Lane	Neighbourhoods

LEGEND

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

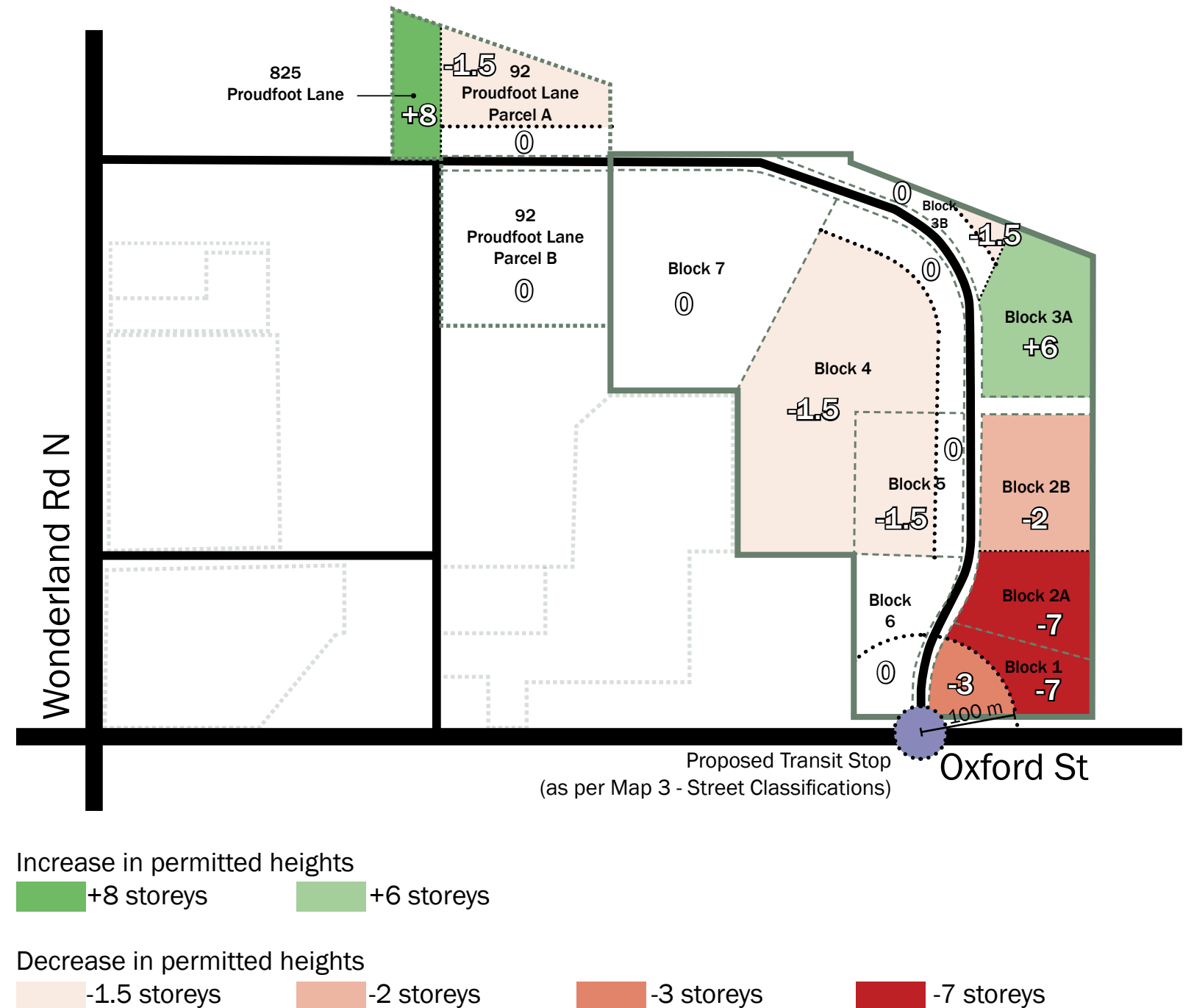
Section 5 – MBTW Analysis of the Place Type policies in the third draft of the London Plan

- Appendix M-1: An analysis of anticipated change in permitted heights as a result of the policies of the draft London Plan, including Remnant High Density Residential from 1989 Official Plan policies
- Appendix M-2: An analysis of anticipated change in permitted heights as reflected by the London Plan's long-term vision for this area to the year 2035 (excluding Remnant High Density Residential from 1989 Official Plan policies)

Appendix M-1: An analysis of anticipated change in permitted heights as a result of the policies of the draft London Plan, including Remnant High Density Residential from 1989 Official Plan policies

ADDRESS / BLOCK #	MAXIMUM HEIGHT AS PER ZONING BY-LAW Z.-1 (in storeys)		STANDARD MAXIMUM HEIGHT AS PER THE MAY 2016 DRAFT LONDON PLAN (in storeys - requires Type 1 Bonusing)	
323 Oxford Street West				
Block 1	15		8 & 12 8 - Rapid Transit Corridor 12 - Rapid Transit Corridor within 100m of Rapid Transit Stations	
Block 2	15		2A: 8 8 - Rapid Transit Corridor NOTE: Remnant HD policies and Site Specific Policy 1049 are not applicable to the Rapid Transit Corridor Place Type	2B: 13 2.5 - Neighbourhood 12 - Remnant HD 13 - Permitted by Site Specific Policy 1049
Block 3	Parcel 3A: 7	Parcel 3B: 4	3A: 13 2.5 - Neighbourhood 12 - Remnant HD 13 - Permitted by Site Specific Policy 1049	3B: 2.5 & 4 2.5 - Neighbourhood 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048
Block 4	4		2.5 & 4 2.5 - Neighbourhoods 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	
Block 5	4		2.5 & 4 2.5 - Neighbourhoods 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	
Block 6	N/A		Height: N/A (Green Space)	
Block 7	N/A		Height: N/A (Green Space)	
92 Proudfoot Lane				
Parcels A & B	Parcel A: 4	Parcel B: 13	A: 2.5 & 4 2.5 - Neighbourhoods; OR 3 at the intersection 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	B: 13 2.5 - Neighbourhoods; OR 3 at the intersection 12 - Remnant HD 13 - Permitted by Site Specific Policy 1049
825 Proudfoot Lane				
-	4		12 2.5 - Neighbourhoods; 12 - Remnant HD	

Difference in Standard Maximum Permitted Heights resulting from May 2016 Draft London Plan Policies (including Remnant High Density Residential from 1989 Official Plan policies)

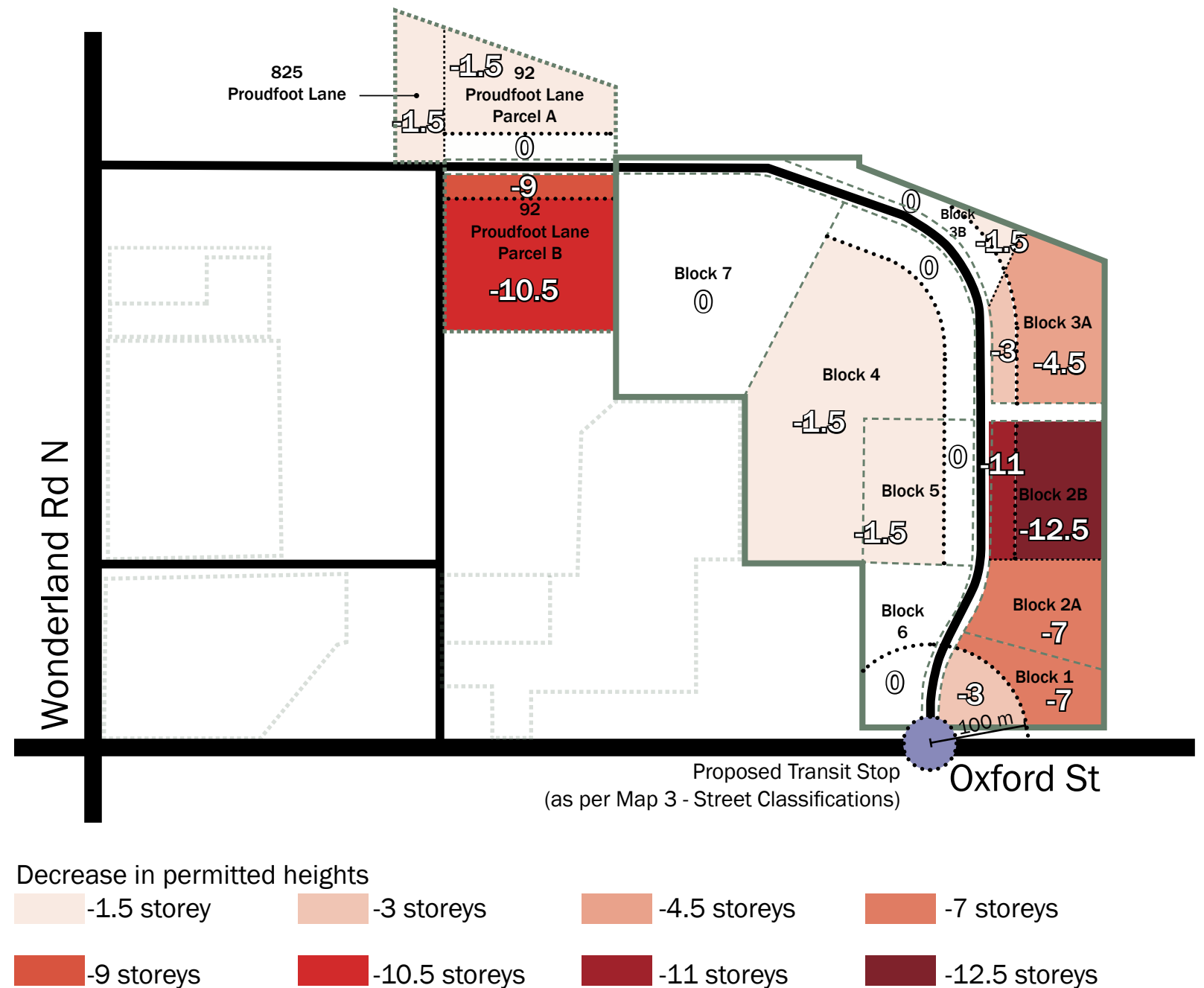


*This analysis does not take into consideration development restrictions due to Natural Heritage, or Hazards and Natural Resources, as shown on Maps 5 and 6 of the London Plan, respectively.

Appendix M-2: An analysis of anticipated change in permitted heights as reflected by the London Plan's long-term vision for this area to the year 2035 (excluding Remnant High Density Residential from 1989 Official Plan policies)

ADDRESS / BLOCK #	MAXIMUM HEIGHT AS PER ZONING BY-LAW Z.-1 (in storeys)		STANDARD MAXIMUM HEIGHT AS PER THE MAY 2016 DRAFT LONDON PLAN (in storeys - requires Type 1 Bonusing)	
323 Oxford Street West				
Block 1	15		8 & 12 8 - Rapid Transit Corridor 12 - Rapid Transit Corridor within 100m of Rapid Transit Stations	
Block 2	15		2A: 8 8 - Rapid Transit Corridor	2B: 2.5 & 4 2.5 - Neighbourhood 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048
Block 3	Parcel 3A: 7	Parcel 3B: 4	3A: 2.5 & 4 2.5 - Neighbourhood 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	3B: 2.5 & 4 2.5 - Neighbourhood 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048
Block 4	4		2.5 & 4 2.5 - Neighbourhoods 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	
Block 5	4		2.5 & 4 2.5 - Neighbourhoods 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	
Block 6	N/A		Height: N/A (Green Space)	
Block 7	N/A		Height: N/A (Green Space)	
92 Proudfoot Lane				
Parcels A & B	Parcel A: 4	Parcel B: 13	A: 2.5 & 4 2.5 - Neighbourhoods; OR 3 at the intersection 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048	B: 2.5 & 4 2.5 - Neighbourhoods; OR 3 at the intersection 4 - Permitted along the Neighbourhood Connector by Site Specific Policy 1048
825 Proudfoot Lane				
-	4		2.5 2.5 - Neighbourhoods	

Difference in Standard Maximum Permitted Heights resulting from May 2016 Draft London Plan Policies (excluding Remnant High Density Residential from 1989 Official Plan policies)



*This analysis does not take into consideration development restrictions due to Natural Heritage, or Hazards and Natural Resources, as shown on Maps 5 and 6 of the London Plan, respectively.