



# Auburn Developments

June 8<sup>th</sup>, 2016.

City Clerk's Office, Room 308,  
300 Dufferin Avenue,  
P.O. Box 5035,  
London, ON N6A 4L9

Attention: Mr. John Fleming

## **Re: The London Plan – 2016 Edition**

We submit the following as further comments to our previous submission dated November 18<sup>th</sup>, 2014 and would request further consultation given the numerous changes proposed that impact our properties that currently enjoy development approvals that seem to not be recognized by the change in place type, classification of road or changes to specific special policies. In order to be efficient in our submission we have outlined our concerns generally and have attached schedules for your convenience.

### **General Comments**

The premise of the London Plan seems to be based in the transportation framework associated with Rapid Transit and a focus on a current view of 'Millennials' desires on how best to live. It is this premise that has changed the form and intensity of the land uses/place types throughout the City and has caused some concern to property owners that have received approvals or anticipate approvals for their contemplated developments. This change in land use hierarchy and allocation of appropriate uses has changed despite completion of very onerous community planning exercises and approvals that provide a comprehensive analysis of appropriate development and what constitutes good planning. We understand the proposed change in methodology, however, we also believe there are specific issues that require clarification and or modification in order to support the implementation of the London Plan and the growth vision for the City of London.

### **Policy Concerns in Implementation**

It is in implementation that the vision of the London Plan will be realized. It should also be noted that the City does not develop or will not construct the majority of the land or structures that will be needed to fulfill the objectives of the Plan and therefore, there must be recognition of the requirements of the Private sector interests in the approval process as well as the interpretation of

560 Wellington St., 2<sup>nd</sup> floor, London, ON N6A 3R4

t. (519) 434-1808 • f. (519) 434-5084

[www.auburndev.com](http://www.auburndev.com)

the policies as they relate to development proposals. There are still policies that provide a rigid approach and fail to recognize or understand the economics associated with development. Unfortunately, most chapters read as a 'want' list from each Department whether it be parks, urban design, transportation etc. There needs to be an articulation in policy that these are objectives and the weighing of the policy framework when viewed in its entirety and consideration of all factors but not be viewed as a checklist of requirements. There appears that individual Departments believe that having a policy articulating a desire will force the development community to capitulate, however, it may frustrate the actual vision and fulfilling of the overall objective depending on its implementation. Examples are numerous however Policy 212 identifying new neighbourhoods will be a grid; 214 identifies walkways will not be considered fulfilling connectivity in neighbourhood design 229 prohibiting rear lotting, or the requirement of 247 that 50% of public spaces be bounded by a public street. These requirements are regulation and not policy and cannot be articulated as specified as there is no flexibility and ,quite frankly,we cannot agree given the financial impacts. There are countless examples of site plan and design aspects that will frustrate the approval process. Clarification and refinement are required in this regard as it relates to various segments of the London Plan.

### **Specific Comments**

#### **Sunningdale North/Upper Richmond Subdivision 39T- 04513**

This iteration of the London Plan has a significant deviation from previous drafts as it relates to our mixed use and commercial development on the north-west corner of Richmond and Sunningdale. The current Official Plan has articulated the findings of the Sunningdale North Community Plan within a special policy. The latest proposed policy refines the regulations and we accept the clarification regarding building locations and sizes however we are concerned with the reclassification of portions of the mixed use district to "Main Street" place type especially as it relates to the current High Density Blocks which are currently zoned to permit 45m height (12-15 stories). The London Plan recognizes these blocks as remnant HD blocks however, the policies associated with the Main Street would not support this height or density based on the Place Type and on the classification of road. Is this consistent with the intent of the Community Plan? We need to work to ensure the intent is maintained which will require a revision to the Place type or a special policy in the Main Street sections of the plan clearly support what was intended in the Community Plan as it relates to these properties. Policy 892 identifies Upper Richmond Village as a separate Main Street Place Type but does not articulate the special policies associated with this location. Please provide clarification and comparison to permitted heights as the classification of roads is also an issue that requires clarification. Perhaps a special policy would address these issues within the Main Street Place Type section.

#### **Tokala/Dalmagarry**

The current OP and Zoning support a higher form and density, however, a current application to reduce this is finding resistance even though a reduction in density and height would be supported by the London Plan. Neighbourhood Place Types clarification is required so we can

move forward with a community supportive change in use to permit a retirement residence in this location.

### **Neighbourhood Place Type**

#### **Central London/Woodfield-560 Wellington St**

Opportunities for intensification are abundant in Central London and adjacent to the downtown as well as in many places within the Neighbourhood Place Type. Special Policies should be formulated to provide the proper analysis to enable applications to intensify and redevelop while also being sensitive to heritage aspects of the neighbourhood. The locational prominence of Central London requires considerable attention beyond what is articulated in the London Plan and a Special Policy should provide a framework for planners, as well as Council, to determine appropriateness of applications. It would seem appropriate to identify these areas of transition as a separate Place Type or have a section to deal with this unique association between downtown and the Woodfield district. The locational prominence of 560 Wellington St requires a higher form of development given the land use hierarchy. The site, given its locational attributes and opportunities to access employment without a vehicle, not to mention the benefits of increasing residents in close proximity to the core and Victoria Park, should be recognized. There seems to be confusing and/or conflicting policies and desires associated with access with Central London and we would seek strengthening of a policy framework to articulate the level of support for redevelopment and intensification especially as it relates to 560 Wellington St as well as other opportunities to recognize attributes that support the City Structure.

#### **Stoney Creek – 1924 Adelaide St N-Addition of Open Space in Location of Road**

There is the addition of Open Space in Location of road without justification as shown on the attached plan. Also, the mapping for Land Uses do not reflect the findings of the recent Draft approval.

#### **3924 Colonel Talbot Road-Special Policy – 39T-12503**

This is special policy #49 and policy #1029. This is not the proper address for the Church which the policy applies. The Church fronts onto Bostwick Road and is municipally know as 3725 Bostwick Road.

## **Urban Boundary-minor adjustment – 1885 Fanshawe Park Rd E**

Previous submission articulated the unique attributes associated with these lands and has a status of being the best example of lands to come into the growth boundary, dated December 10<sup>th</sup>, 2013.

It is clear from the City position that there is not a requirement to expand the boundary based on land allocation however, land needs is only one aspect that Council should consider. The Council should be advised regarding the benefits and the costs and given there is the opportunity to add to the tax base without any additional expenditure we would ask that this be viewed as a unique circumstance. We would ask for consideration for a slight modification to the urban growth boundary (almost the width of the red line used to delineate the boundary) with consideration of the following:

- All infrastructure has been provided in which these lands are tributary (SWM sanitary Etc)
- Lands are not Agriculture and there is no loss of tillable lands (lands are part of the berm of the previous aggregate pit)
- There was a loss of residential units within adjacent subdivision to provide a school site (loss of 8 acres of residential lots for school)
- The lands tributary are only approx. approx. 25 acres, while the developable acreage is closer to the 8-10acres which represent almost exactly what was absorbed by the school. This is a minimal expansion that is within error of the calculations. Given the unique circumstances of such an adjustment we would seek consideration of this minor change.
- Existing stubs roads and water services could be looped and rationalized (development of the lands tributary to the existing system would be complete)

We look forward to continuing working with staff to resolve these and previously submitted concerns in anticipation of being an active partner in fulfilling the vision of London.

Should you wish clarification or to discuss further, please contact me directly.

Yours truly,

Auburn Developments Inc.

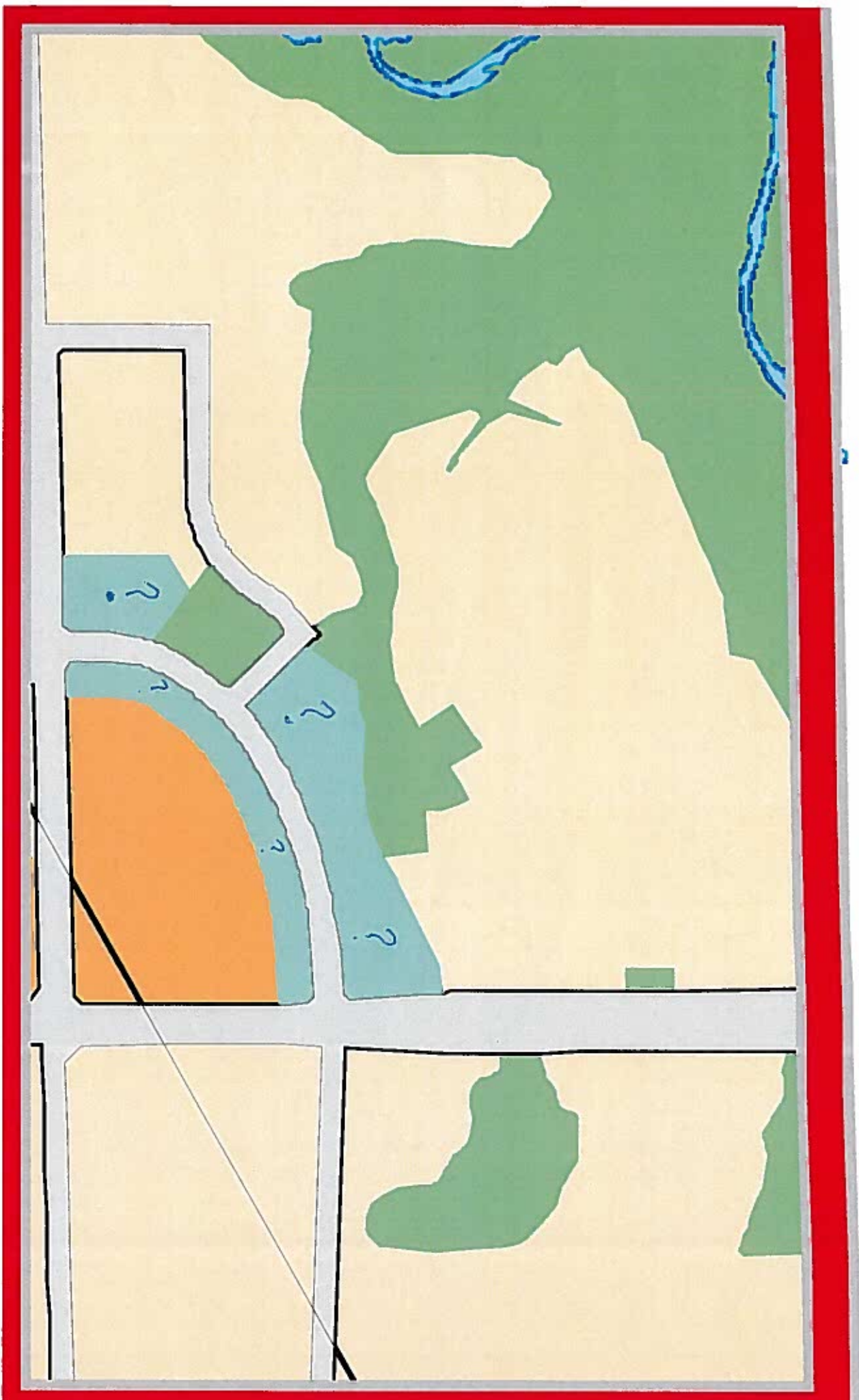


Per; Stephen Stapleton,

Vice President

c.c. Heather Lysynski - [hlvsynsk@london.ca](mailto:hlvsynsk@london.ca)

URU - Semmingdale / Richmond - 39T-04513





# URD - Existing Zonings

Villagewalk Blvd

Clea

I want to...

h-54  
UR4(1)

h  
h-100  
R1-5

h  
h-100  
h-114  
R1-5

R6-5(25)  
R7(12)

h-5  
h-53  
h-99  
h-100  
R9-7(12)

h-5  
h-99  
BD(25)

h  
h-5  
h-11  
h-183  
R6-5  
R8-4  
B-30

h-4  
OS1

h-2  
OS1

OS4

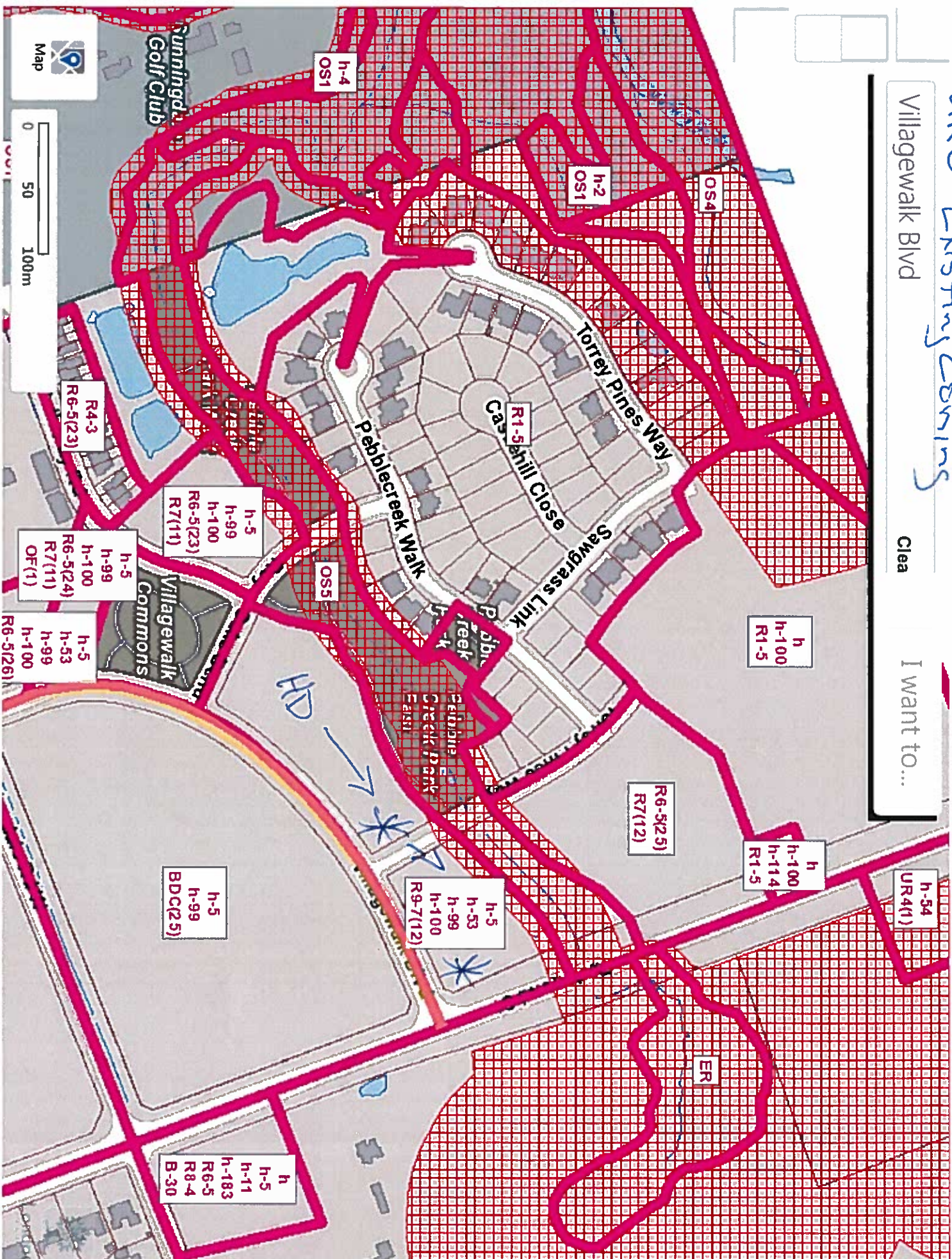
OS5

h-5  
h-99  
h-100  
R6-5(23)  
R7(11)

h-5  
h-99  
h-100  
R6-5(24)  
R7(11)  
OF(1)

R4-3  
R6-5(23)

R6-5(26)  
h-100  
h-99  
h-53  
h-5

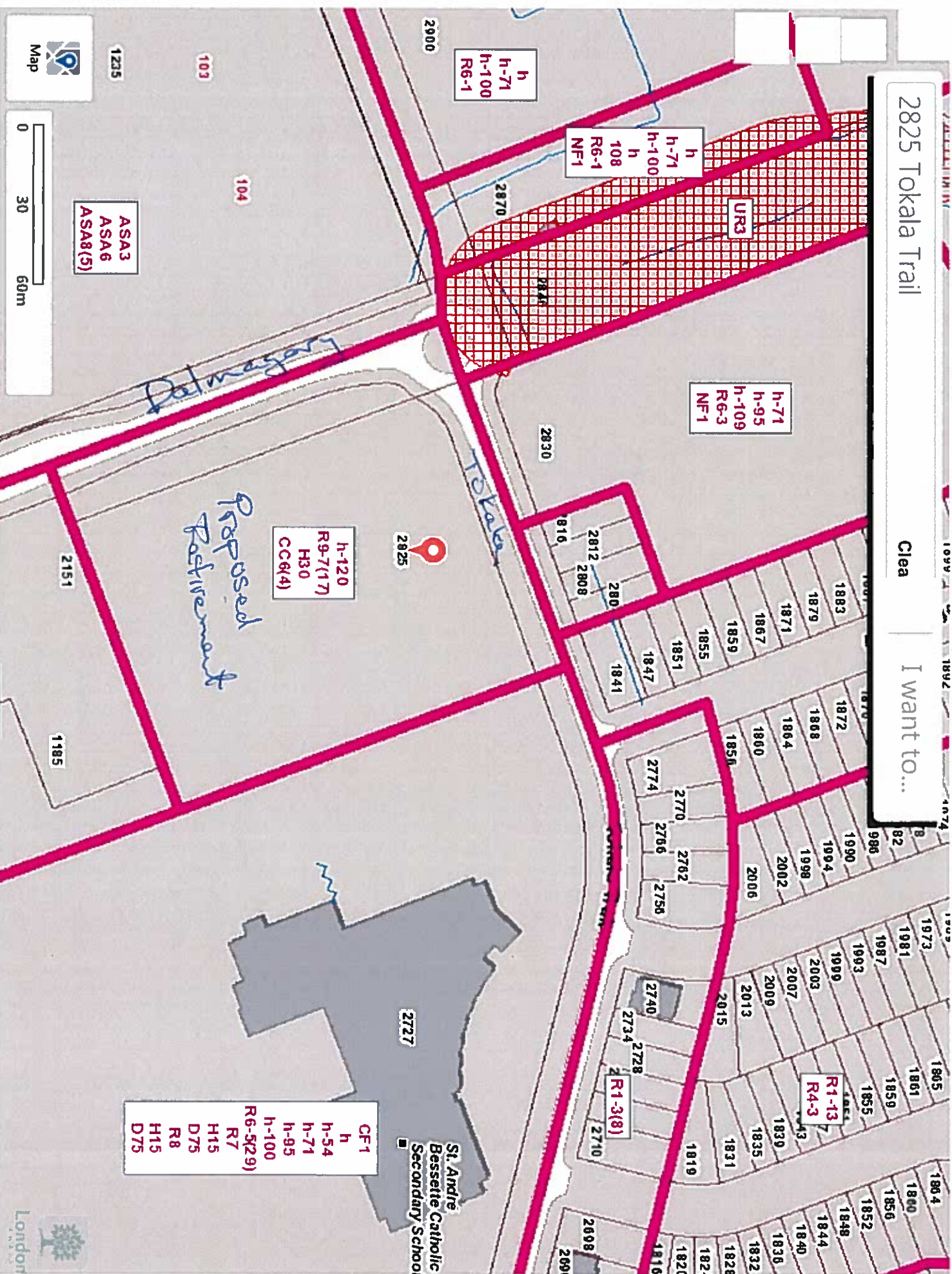




2825 Tokala Trail

Clea

I want to...



h  
h-71  
h-100  
R6-1

h  
h-71  
h-100  
h  
108  
R6-1  
NF1

UR3

h-71  
h-95  
h-109  
R6-3  
NF1

h-120  
R9-7(17)  
H30  
CC6(4)

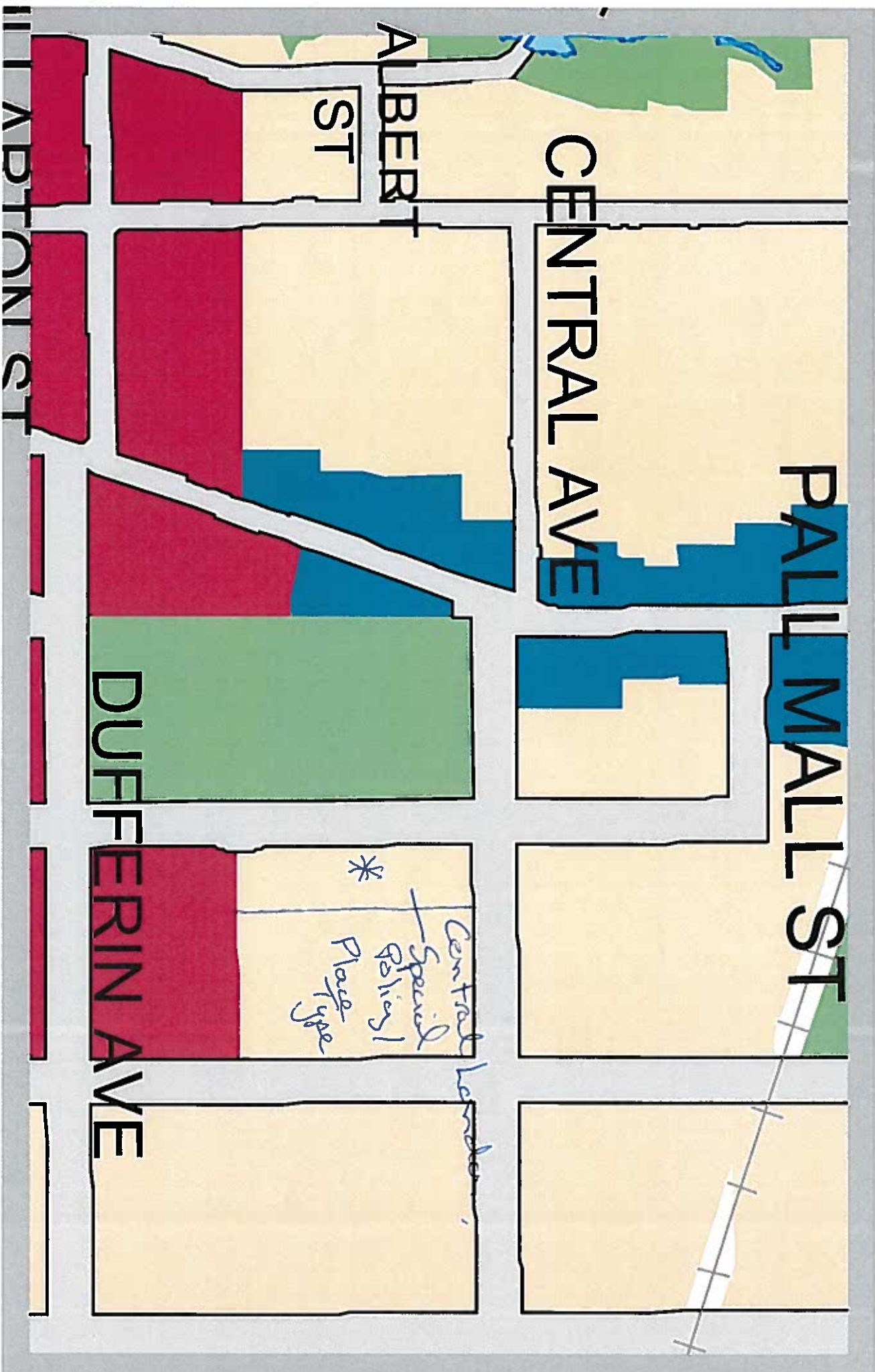
CF1  
h  
h-54  
h-71  
h-95  
h-100  
R6-5(29)  
R7  
R7  
H15  
D75  
R8  
H15  
D75

ASA3  
ASA6  
ASA8(5)





560 Wellington - Central Lands





560 Wellington St

Clea

I want to...

h-5  
R9-3(9)  
H15  
OR1(2)  
D100  
H15  
OC5  
OF2(1)

R3-2(6)  
OC2

R11

R3-1(2)

R3-1(3)

R3-1(6)

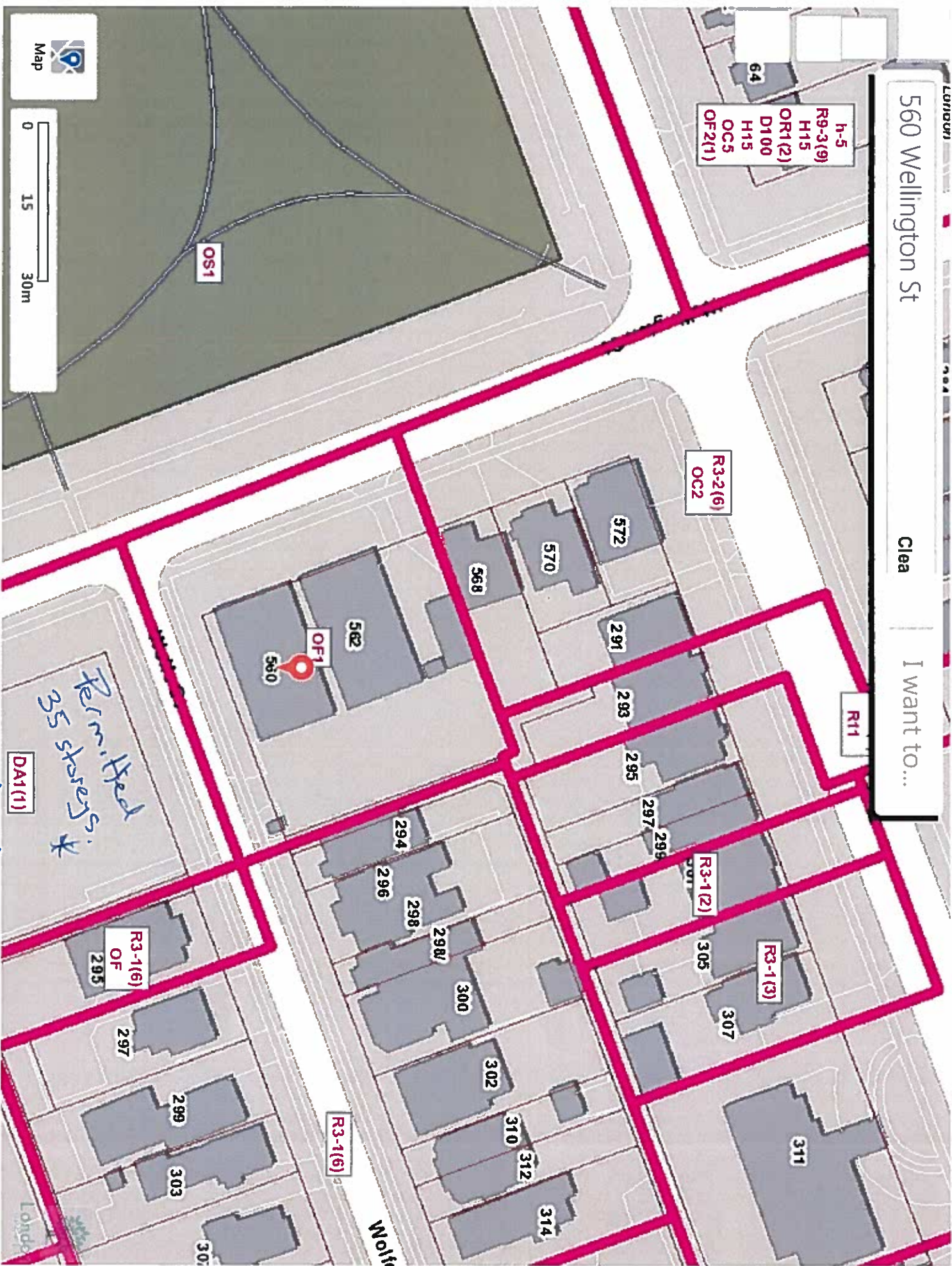
DA1(1)

OS1

OF1  
560

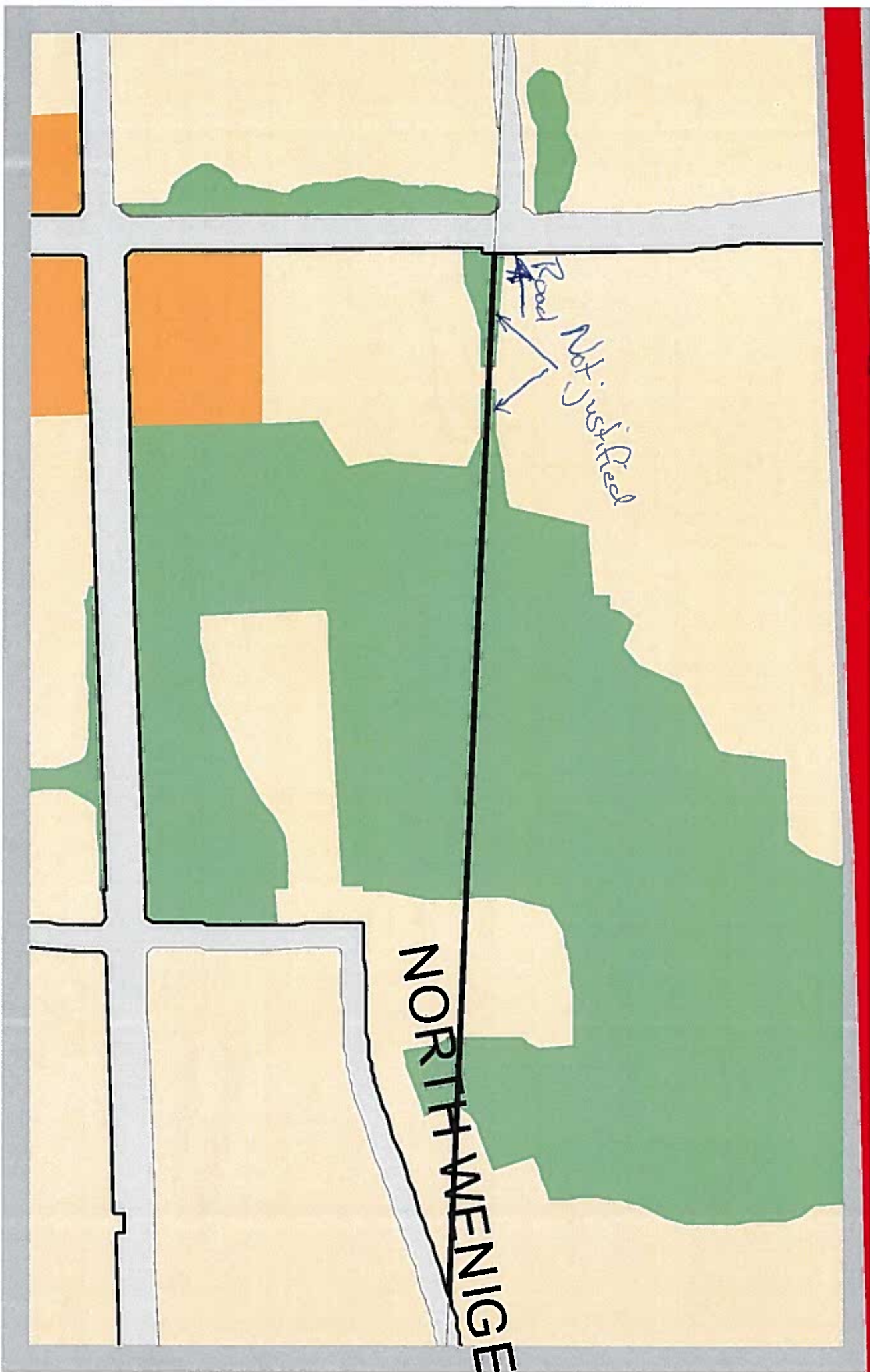
R3-1(6)  
OF  
295

*Permitted  
35 stories \**





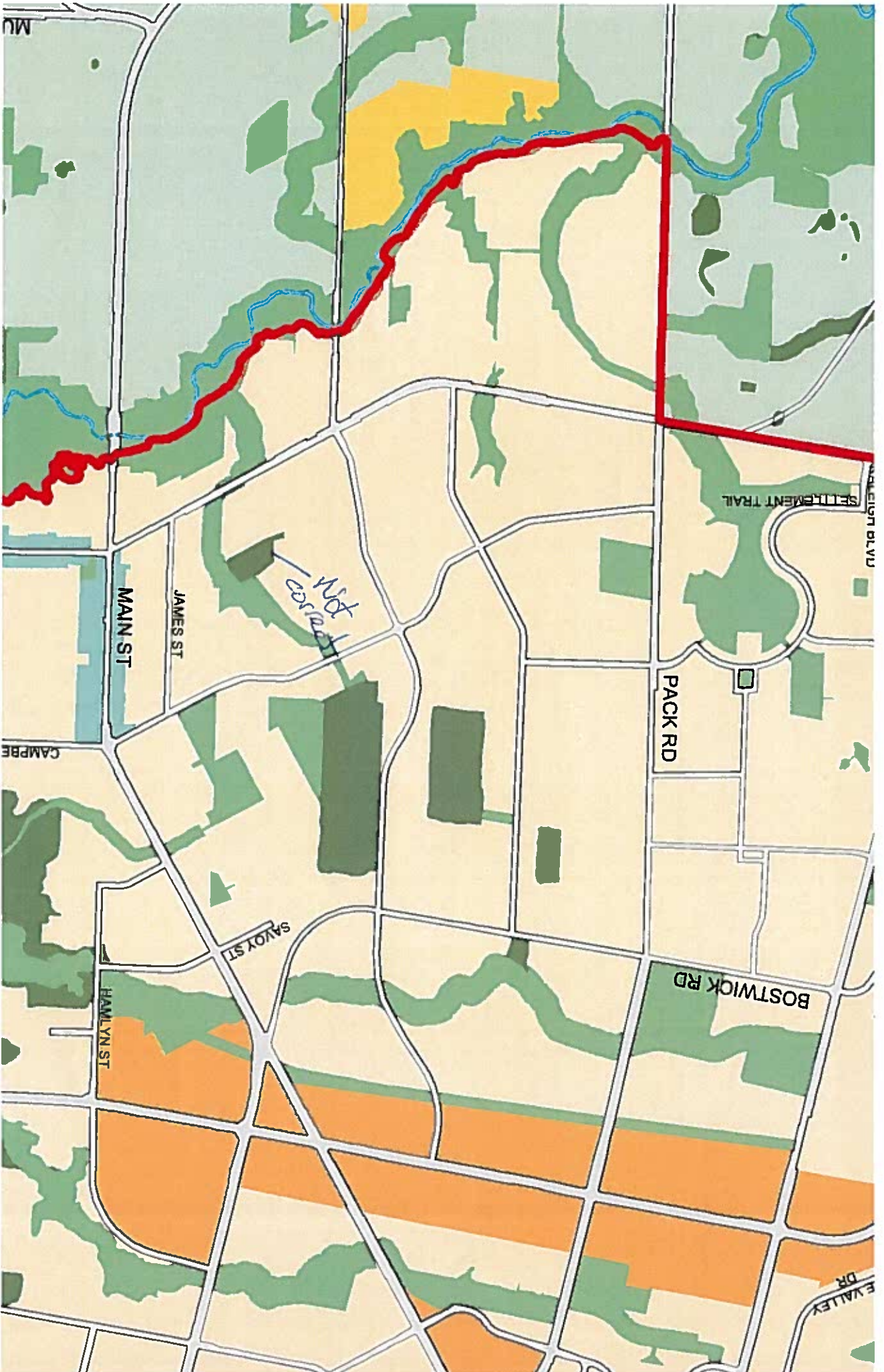
1984 ADELIADE STN.  
Stoney Creek - Hedge Row - Future Road.

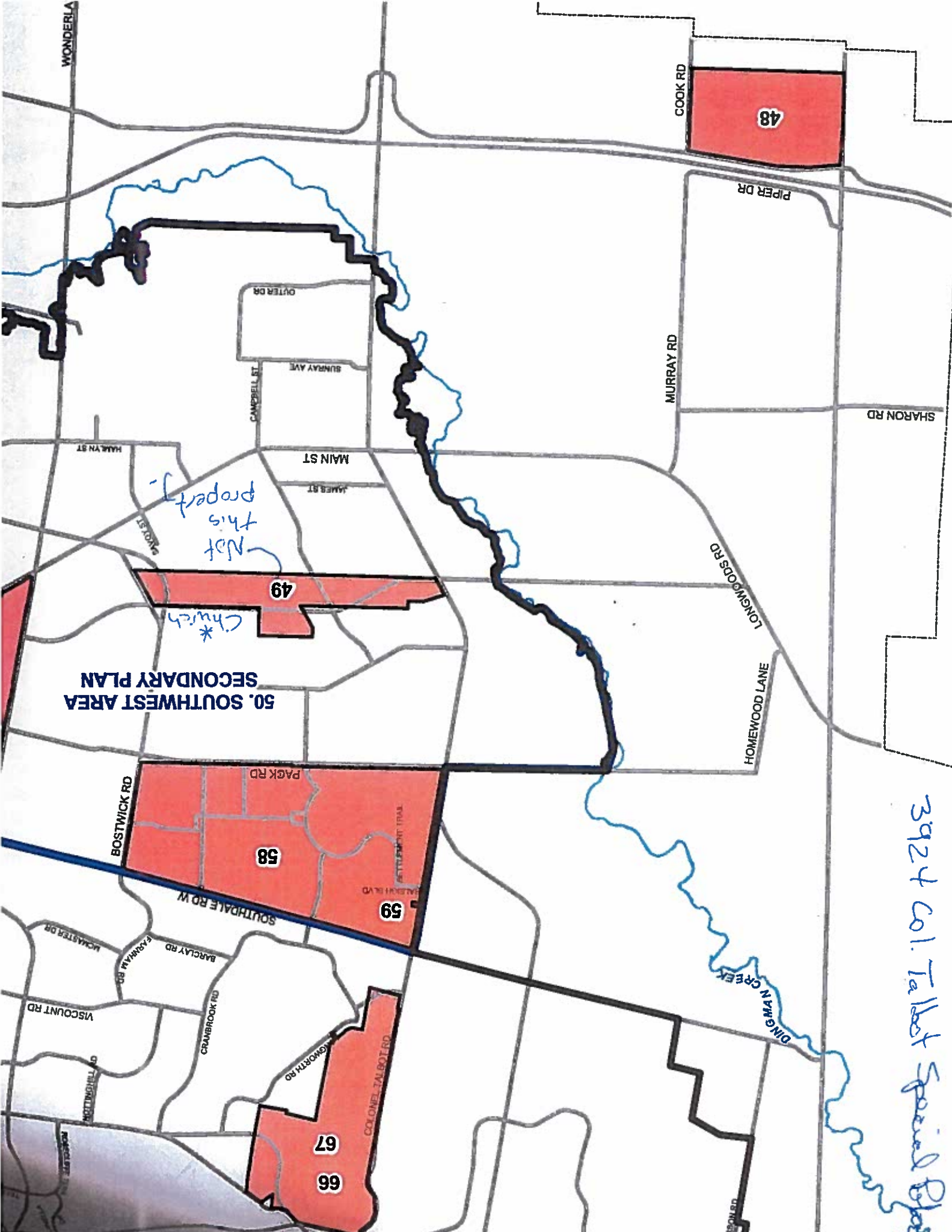


NORTH WENIGE



Col. Talbot - SWB Decision 397 - 12503





50. SOUTHWEST AREA  
SECONDARY PLAN

Not this property  
\* Church

3924 Col. Talbot Special Bldg

48

49

58

59

67

66



3725 Bostwick Rd

Clea

I want to...

UR4

*Special Policy #499*

NF

FR

h  
h-100  
h-197  
R1-4

h  
h-100  
h-197  
LP-98

Map

0 50 100m



London Plan - UGB - 1885 Fanshawe Park Rd E.





1885 fanshawe park  
Clea  
I want to...

