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**File No: O-8478**  
**Planner: L. Maitland**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>BEAUFORT/IRWIN/GUNN/SAUNBY (BIGS) NEIGHBOURHOOD SECONDARY PLAN MEETING ON JUNE 20, 2016</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan:

- a) That the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan, attached hereto as Appendix "A" **BE ADOPTED**;
- b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 23, 2016 to amend the Official Plan to;
  - i. amend Chapter 20 – Secondary Plans, **BY ADDING** "Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan" to the list of Secondary Plans adopted by Council in Section 20.2 i) of the Official Plan for the City of London;
  - ii. amend Chapter 20 – Secondary Plans, **BY ADDING** Section 20.9 – Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan, to the Official Plan for the City of London;
  - iii. **TO ADD** the naming and delineation of the "Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan" to Schedule "D" – Planning Areas.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan sets a policy and land use framework to specifically address the redevelopment and intensification of land in the BIGS Neighbourhood Area.

<b>RATIONALE</b>
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The recommended Official Plan amendments, to include the text and schedules of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan in the Official Plan, are consistent with the Provincial Policy Statement with respect to managing and directing land use to achieve efficient and resilient development and land use patterns; facilitating intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety; and, providing an appropriate range and mix of housing types and densities.

The recommended Official Plan amendments, meet, or provide the tools to meet, the intent of the Official Plan. The recommended Official Plan amendments represent good planning as they have been developed and refined with significant community and property owner consultation, which is premised on the provision of a range of residential densities, with a limited range of local

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commercial uses to serve the neighbourhood.

The recommended Official Plan amendment is consistent with the Strategic Plan for the City of London 2015-2019, primarily the goal of promoting urban regeneration, by creating a framework to encourage redevelopment within the built up area of the city.

**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.

February 17, 2015 – Report to circulate new draft Secondary Plan for the BIGS neighbourhood.

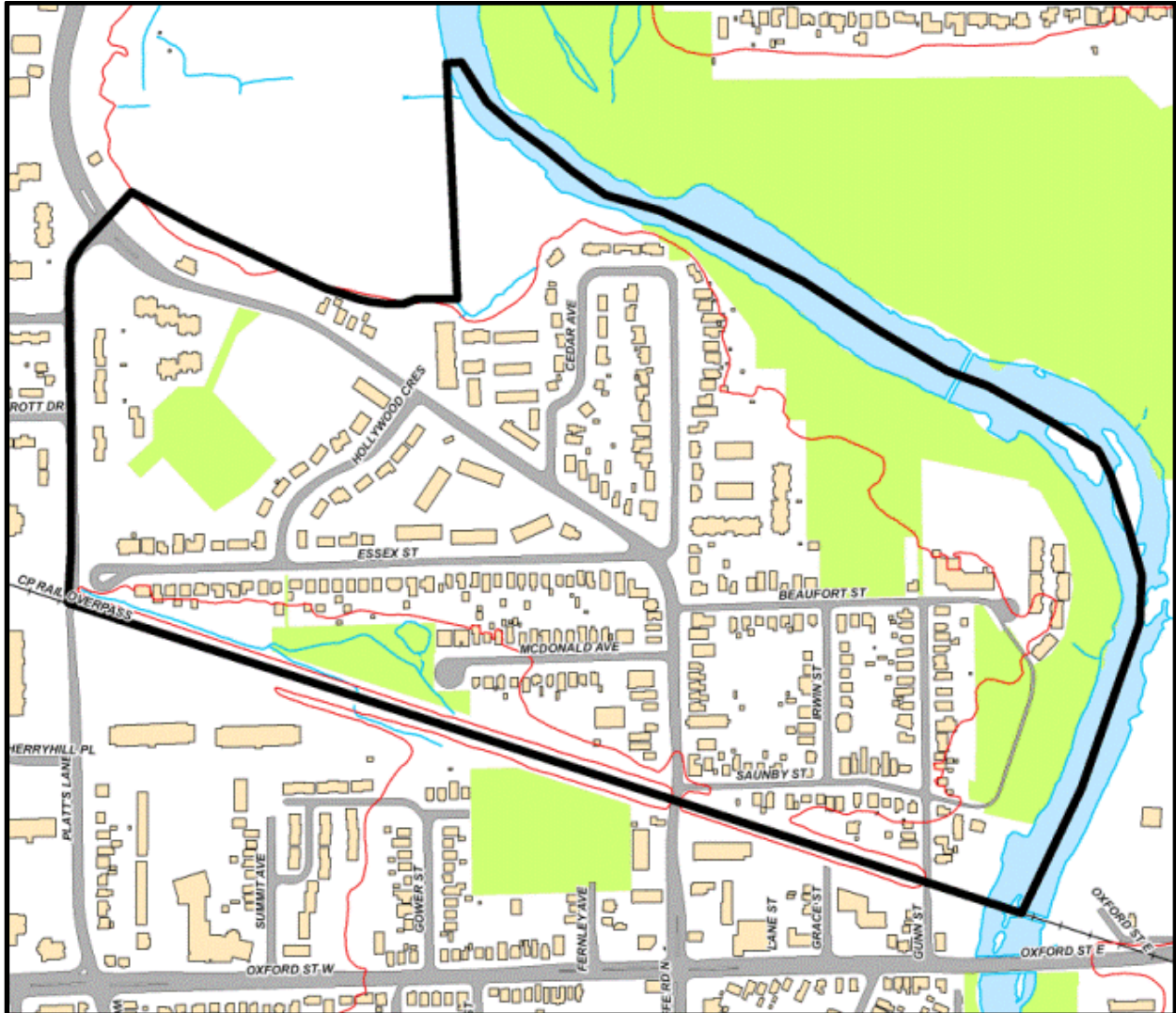
**STUDY AREA**

The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan area is defined by the Canadian Pacific (CP) 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 map on the following page outlines the boundary of the Beaufort/Irwin/Gunn/Saunby study area.

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.

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**PROJECT HISTORY**

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 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*

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*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 on May 12 and 19, 2012 in advance of the first neighbourhood meeting that was held on May 23, 2012. Approximately 20-25 members of the public 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 that 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 the Planning and Environment Committee (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*
- c) further consultation be undertaken with the affected neighbours.*

### **Concerns Raised – November 2012**

The concerns raised by the community regarding the Draft Plan presented November 26, 2012 focused on the “village” concept on which it was based. The “village” concept in the November 2012 Draft Plan called for a high-density central node with prominent pathways originating from the node, and significant intensification and comprehensive redevelopment 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/Wharnccliffe Road North portion of the neighbourhood.

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The pathway network was also a significant element of the November 2012 Draft Plan. It was noted that the proposed system included private lands and areas of potential natural heritage significance.

The background information contained within the November 2012 Draft Plan was a concern for some residents. Submissions provided by residents disputed the characterization of certain dwellings as being in “poor” condition, the style and size of the dwellings, and the tenure of the dwellings within the study area.

**February 2015 – Draft Secondary Plan**

The February 2015 Draft Secondary Plan provides the basis for the final proposed Secondary Plan. It dispensed with the “village” concept and the pathway system which relied heavily on private lands. It maintained the central node concept while including a corridor element to reduce redevelopment pressure on minor neighbourhood streets. The February 2015 Draft Secondary Plan provided for the maintenance of existing dwellings.

The February 2015 Draft Secondary Plan was released to the public following Municipal Council consent. Letters were received in response to the February 2012 Draft Plan and a community meeting was held October 8, 2015 to further collect feedback on this Draft Plan.

<b>SECONDARY PLAN OVERVIEW</b>
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The overall goal of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan is to delineate the areas of intensification and redevelopment and the areas for lower levels of intensification within the neighbourhood. The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood 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 Secondary Plan has also been prepared to address the concerns raised through the public process.

The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan uses a corridor and node concept with different character and opportunities for intensification depending on the location of sites within 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 Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan directs the most significant residential intensification opportunities to the Western Road/Wharnccliffe Road corridor. The Secondary Plan further proposes opportunities for local neighbourhood-scaled commercial opportunities in the Central Neighbourhood Node at the Wharnccliffe/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 Oxford/Wharnccliffe intersection. Within the Central Neighbourhood Node, apartment buildings from two to four storeys (up to six with bonusing) in height would be permitted. For new construction, mixed-use development (ground floor commercial) would be required.

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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 from two to four storeys (up to six with bonusing) 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 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 lands 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, and triplexes or street townhouses along Hollywood Crescent. For the interior of the neighbourhood along Cedar Avenue/Wharncliffe Road, the largely 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 in the Secondary Plan 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.

Entrances to the Beaufort/Irwin/Gunn/Saunby (BIGS) neighbourhood would be created as gateway features during any redevelopment at Platt’s Lane/Western Road and the CP Rail underpass at Wharncliffe Road.

**FEEDBACK RECIEVED**

**London Hydro:** London Hydro has no objections to the proposed amendments.

**Upper Thames River Conservation Authority:** The UTRCA recommends that the General Policies Section 20.7.2 include a paragraph which indicates that portions of this community are regulated by the Conservation Authority and encourages proponents to pre-consult with the UTRCA regarding any development proposals which may require approvals pursuant to the Conservation Authorities Act. We also suggest that Map 1 – BIGS Secondary Plan Areas include hatching to delineate the UTRCA regulated lands.

20.7.2.4 Priority Sites – both locations include lands that are regulated by the Conservation Authority although it appears that Site 1 is focused on the south corner which is outside of the regulated area. We recommend that this section include a reference advising that the UTRCA be included in the pre-consultation for any proposals at these locations.

20.7.7. Area 5 Parks and Open Space iii) Permitted Uses lists buildings to support park uses. UTRCA policy does not permit development in the flood plain. Any new buildings proposed within a regulated area within a park shall be subject to the UTRCA’s Section 28 permit process.

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<b>PUBLIC LIAISON:</b>	On April 17, 2015, Notice of Application was sent to 371 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 23, 2015.	15 written replies were received
<p><b>Nature of Liaison: BIGS Neighbourhood Secondary Plan</b> – The purpose and effect of this Official Plan amendment is to adopt the BIGS Neighbourhood Secondary Plan. Possible amendment to add the BIGS Neighbourhood Secondary Plan to the list of adopted secondary plans in Section 20.2 and add the BIGS Neighbourhood Secondary Plan to the Official Plan as Section 20.7. Possible amendment to schedule “A” to designate a portion of the lands FROM “Low Density Residential” TO “Multi Family Medium Density Residential”. File: O-8478 Planner: L. Maitland.</p>		

**Public Feedback**

On October 8, 2015, the City held a non-statutory community information meeting to present the February 2015 draft Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan and gather feedback from the community. Feedback in the form of written correspondence was also received up until April 2016.

The feedback received covered the breadth of policies with particular focus on transportation and the density of the central neighbourhood node primarily with some more general concerns regarding density in the core parts of the neighbourhood.

Concerns relating to the Central Neighbourhood Node were general in nature with an assumption from many of those present at the community meeting that redevelopment, both residential and commercial, would drive a significant increase in local traffic. Further clarification was requested to describe the nature of the proposed neighbourhood square at the centre of the Central Neighbourhood Node. The proposed height limited (3 to 6 storeys, or up to 8 with bonusing, proposed in the February 2015 draft) were viewed as too much by some.

Transportation concerns were related largely to an increase in volume of traffic a widened Western Road would create. Support was indicated for cycling and pedestrian infrastructure improvements to accompany the road widening. Additional pedestrian infrastructure, particularly a crosswalk at Hollywood, was seen to be desired by a number of residents. All transportation comments were shared with City staff working on the Western Road Environmental Assessment.

General concerns were raised regarding intensification throughout the entirety of the Secondary Plan area. Intensification was opposed for number of reasons cited including; views, property values, character, permeable area for flood drainage, parking, privacy and noise. A smaller number of written submissions did however support intensification in the area, citing a need for housing, the November 2012 Peter J. Smith draft of the Secondary Plan, and potential redevelopment of specific parcels. The direction of intensification to the Western/Wharnccliffe corridor as an approach was not specifically challenged as an approach.

One submission received suggested that the City purchase the entirety of the BIGS Secondary Plan area. The submission suggested a long-term leasing strategy where 20-storey towers would be located on the site with a number of conditions placed on the titles of the properties relating to building management and student rentals. The City is not in a position to implement these suggestions and to do so would constitute an over development and intensity greater than recommended.

Specific requests were made to change the Secondary Plan area applying to a number of specific properties. For 348, 358, 361, 362, 365, and 366 Hollywood Crescent requests were received from the owners to allow for an increase to townhouse development. Two submissions received

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were specifically opposed to townhouse development on Hollywood Crescent, neither came from residents or owners on Hollywood Crescent. Requests were received for the properties at 370 Hollywood Crescent, 310 Wharncliffe Road North, 60 Beaufort Street to include them within the Civic Corridor Area. Requests were received for the properties at 371 Wharncliffe Road North, 351-365 Wharncliffe Road North and 18 Essex to include them within the Central Neighbourhood Node Area.

Appendix B contains a table of the all received correspondence outlining the nature of the comments received and the staff response to the comments.

<b>CHANGES MADE TO THE FEBRUARY 2015 DRAFT PLAN</b>
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Since the Draft BIGS Neighbourhood Secondary Plan was released publicly in February 2015, several changes have been made in response to feedback received:

- Fourplexes have been removed from the list of permitted uses in the Neighbourhood Area to reflect community desires to direct intensification as much as possible to the Western Road/Wharncliffe Road North corridor.
- New policies have been added to the Civic Corridor to direct entrances towards the Wharncliffe Road North/Western Road corridor to minimize the impacts of traffic on the core of the neighbourhood area. Additional policies now limit those properties within the Civic Corridor which do not front onto Western Road/Wharncliffe Road North to a maximum of three stories to moderate impacts on the adjacent Neighbourhood Area.
- Mapping linework changes have altered the Area which applies to a number of properties:
  - 351-365 Wharncliffe Road North are now within the Civic Corridor to reflect the existing level of development and the Multi-Family Medium Density Residential Official Plan designation which allows for a greater level of density on the site relative to the properties designated Low Density Residential in the Official Plan to the north.
  - 350 and 354 Wharncliffe Road North are now Central Neighbourhood Node to provide for a contiguous potential redevelopment block and allow for redevelopment on the Wharncliffe Road North properties orient to the Western Road corridor.
  - 18, 22, 24, 26 and 28 Essex Street are now Civic Corridor as they form a block with is adjacent to the Central Neighbourhood Node on two sides the Civic Corridor Area applied provides for a transition between the neighbourhood Area and the Central Neighbourhood Node.
  - 60 Beaufort and the rear of both 305 and 310 Wharncliffe Road North are within the Civic Corridor the inclusion of which reflects a new City approach to parcel based mapping for secondary plans and the upcoming Official Plan
  - 366 Wharncliffe Road North is within the Preservation Area to provide for a contiguous area of preservation which reflects the level of the development on the property.
- The Neighbourhood Area portions have been renamed to describe the long term intent for them namely: 'preservation', 'limited intensification', 'intensification' and 'redevelopment'. The Neighbourhood Area has a new portion to allow for intensification up to street townhouses on Hollywood Crescent.



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- The Neighbourhood Square has new policy to ensure that it is created using an enhanced paving treatment. The square is to be defined by the four corners of the Essex/Western/Wharncliffe intersection.
- The Central Neighbourhood Node has, following community input, had its height limit reduced to two to four storeys and up to six storeys with bonusing. This height range is in keeping with that of the adjacent Civic Corridor Area. The permission for offices on the second and third storeys has also been removed from the Central Neighbourhood Node. These reductions reflect community concerns regarding the level of redevelopment specifically with regards the Central Neighbourhood Node.
- The general policies on noise and vibration have been reworked to reflect more accurately the studies that may be needed and remove duplication with the Official Plan.
- Editorial clarification has been provided throughout the Secondary Plan to provide clearer and more directive policies for straightforward implementation.
- The map has been redone to reflect the changes listed above.

Appendix C provides a line-by-line description of the text changes made to the Secondary Plan from the February 2015 draft.

**CONSISTENCY WITH THE LONDON PLAN**

The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan is written with London Plan consistency in mind. The Secondary Plan will not require amendments to bring about conformity upon the final adoption of the London Plan. The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan is able to stand on its own as a secondary document both under the current Official Plan and the upcoming London Plan.

The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan mirrors policies of the London Plan which saw significant support through the ReThink public consultation process. The corridor based approach which provides the framework for the secondary plan is in keeping with the general framework of the London Plan which ties transportation to land use with greater intensities along designated corridors. Along the corridor within the Secondary Plan area the height limits of two to four storeys, or up to six with bonusing, are the same as the limits proposed by the London Plan. Less intense forms of housing (singles, duplexes, semi-detached) are not permitted in the Civic Corridor and Central Neighbourhood Node though they would be under the London Plan. The intention for these areas is that any redevelopment which occurs should be of a higher intensity, a primary goal of the Secondary Plan being the direction of intensification to the corridor.

The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan does include policies which do not directly align with those proposed for the area in the London Plan. The permission for commercial uses where Essex Street meets the corridor through the neighbourhood would not otherwise be permitted under the London Plan. The intention in this case is to ensure that the neighbourhood scale commercial uses which currently serve the community continue to be able to do so. Within the neighbourhood area – limited intensification and intensification portions there is provision for a greater level of intensity than would be permitted otherwise on a neighbourhood street under the London Plan. Specifically the secondary plan allows for triplexes and street townhouses in select locations where the impact on the adjacent neighbourhoods would be acceptable.

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<b>CONCLUSION</b>
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The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan provides land use policies to direct potential redevelopment in the neighbourhood. Policies provided in the Secondary Plan direct intensification to the Western Road/Wharnccliffe Road North corridor to maintain the low-density character of the interior neighbourhood through preservation and limited intensification. This corridor based approach allows for redevelopment is in keeping with community concerns and other recent planning work done in the preparation of the London Plan.

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

May 20, 2016

LM

Appendix "A": Official Plan Amendment

Appendix "B": Table of Comments Received Including Staff Response

Appendix "C": Changes Made to the February 2015 Draft Secondary Plan

Schedule 1: Beaufort/Irwin/Gunn/Saunby Neighbourhood Secondary Plan Area

Schedule 2: Beaufort/Irwin/Gunn/Saunby Neighbourhood Secondary Plan

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**Appendix “A”**

Bill No. (number to be inserted by Clerk's Office)  
2016

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan lands.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 23, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 23, 2016  
Second Reading – June 23, 2016  
Third Reading – June 23, 2016

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**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add “Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan” to the list of Adopted Secondary Plans in Section 20.2 i) of the Official Plan for the City of London;
2. To add Section 20.9 – Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan to Chapter 20 – Secondary Plans, of the Official Plan for the City of London; and,
3. To add the naming and delineation of the “Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan” to Schedule “D” – Planning Areas.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies bordered by the Canadian Pacific (CP) 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 within the City of London.

**C. BASIS OF THE AMENDMENT**

The preparation of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan was undertaken subsequent to a direction from Municipal Council after concerns about intensification in the area were raised and a request was made to Council to enact an interim control by-law.

The City of London has undertaken public consultation through a community meeting to satisfying the planning requirements and criteria set out in September 2011 and November 2012 direction from Council. The community and agency input, options and proposed policies were, in turn, reviewed and assessed by municipal staff in the context of the *Provincial Policy Statement* and the City of London Official Plan, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to Official Plan and Schedule “D” to delineate the secondary plan area.

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.

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D. THE AMENDMENT

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

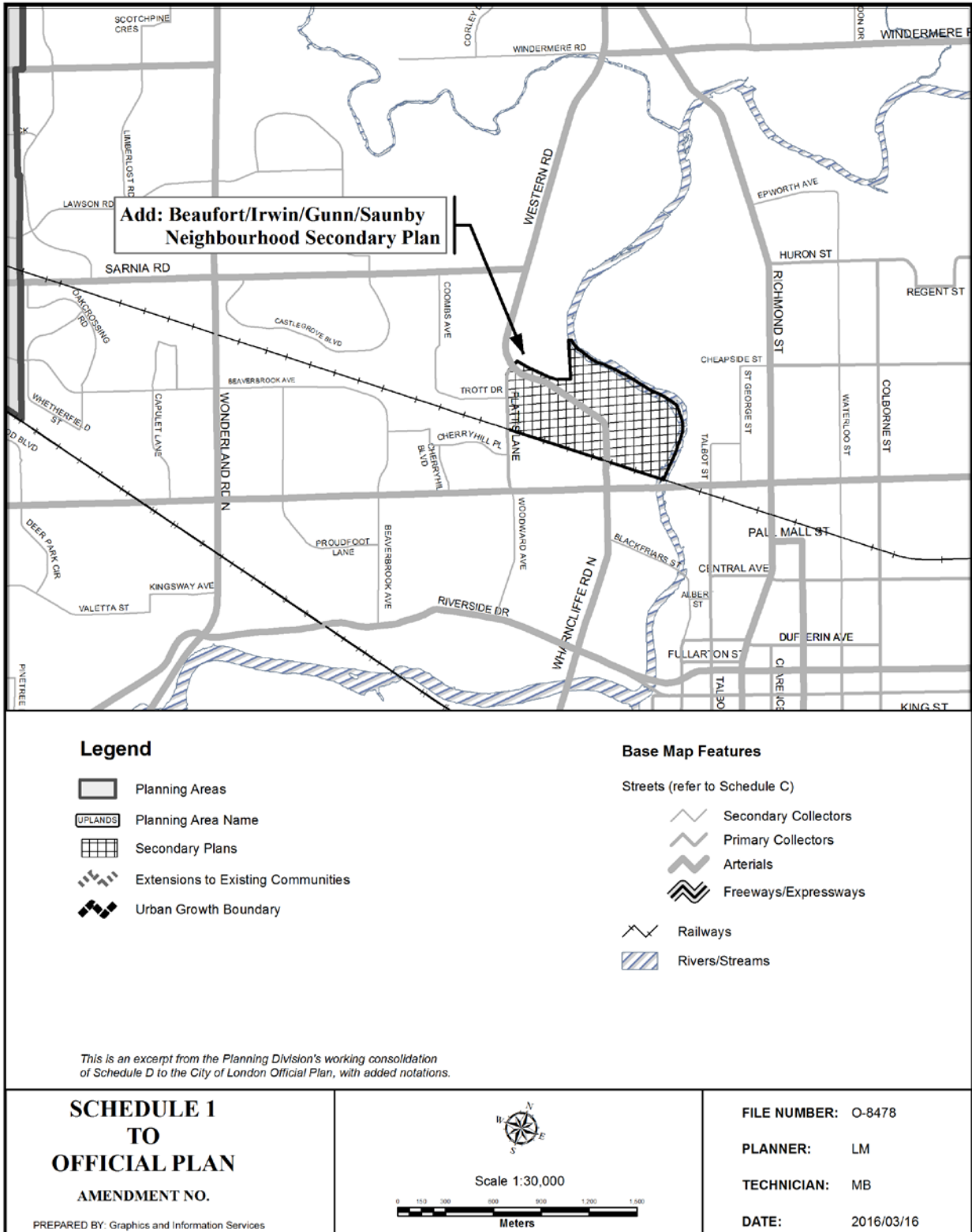
1. The following is added to Section 20.2. – List of Adopted Secondary Plans, of the Official Plan for the City of London;
  - \_ ) Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.
2. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20.9 Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan, attached hereto as Schedule 2.
3. Schedule “D” – Planning Areas, to the Official Plan for the City of London is amended by delineating the “Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan area” as indicated on Schedule 1, attached hereto.

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Schedule 1

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**Schedule 2**

**Section 20.9**

**Beaufort/Irwin/Gunn/Saunby Neighbourhood Secondary Plan**  
**June 23, 2016**

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**Appendix “B”**

**Table of Comments Received Including Staff Response**

<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Central Neighbourhood Node	Irene Leung	The plan in 20.7.3 proposes a neighbourhood plaza which the commenter believes would be more appropriate at Oxford and Wharnecliffe Rd.	The neighbourhood plaza would be scaled to be appropriate to neighbourhood. The plaza space is designed to be flexible allowing for community event while functioning as a pedestrian transit and vehicular transit on most days.
Central Neighbourhood Node	Community member at Community meeting	One community member requested clarification on the corner selected for the Plaza	Additional policy (20.7.3 ii) a) has been added to indicate that the corners of the intersection itself shall define the square.
Design	Community member at Community meeting	Request Commercial in the Central Neighbourhood Node be “mostly pedestrian” in nature.	The intention is that the Central Neighbourhood Node contain commercial of a ‘neighbourhood’ scale. Although this will not ensure solely pedestrian traffic, parking designed for residents, improved pedestrian access through the Western Road widening and urban design elements to improve the streetscape should enhance the pedestrian experience in the Central Neighbourhood Node.
Design	G. Kulczycki – Western University	Concern with regards to how the “gateway” feature proposed at Platt’s Lane and Western Road might affect the siting of future development on the site.	The intention is that gateway features will include design elements and a possible public space or public art. The details of any such feature would be specified through the design process of any proposed development on the site.



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<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Design	Community member at Community meeting	Development within the Central Neighbourhood Node should be reviewed for its Urban Design characteristics by the UDPRP	Urban Design staff noted that any redevelopment occurring in accordance with the Central Neighbourhood Node policies would, given its characteristics, be reviewed by the Urban Design Peer Review Panel under the terms of reference for the UDPRP. For this reason additional policy within the Secondary Plan was not deemed necessary to ensure UDPRP review of development proposals.
Design	Community member at Community meeting	North side of Essex, provide further direction	Additional policy is being added to prescribe the scale of intensification adjacent to the Neighbourhood Area limiting height and directing entrances away from the centre of the neighbourhood area.
Design	G. Kulczycki – Western University	Suggest additional pedestrian facilities along Hollywood Crescent.	The pedestrian crossings at Platt's Lane and Essex Street would allow for connections through to the Cherry Hill area at via Platt's Lane or Essex Street respectively.
Environmental Concern	UTRCA	20.7.2.4 Priority Sites – both locations include lands that are regulated by the Conservation Authority although it appears that Site 1 is focused on the south corner which is outside of the regulated area. We recommend that this section include a reference advising that the UTRCA be included in the pre-consultation for any proposals at these locations.	Urban Design staff working on the gateway design with the Western Road widening have been made aware of the UTRCA request.

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<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Environmental Concern	UTRCA	20.7.7. Area 5 Parks and Open Space iii) Permitted Uses lists buildings to support park uses. UTRCA policy does not permit development in the flood plain. Any new buildings proposed within a regulated area within a park shall be subject to the UTRCA's Section 28 permit process.	The plan does not support development in the flood plain, but allows for buildings which support park uses (i.e. washrooms) within a park if deemed necessary by the Parks department. All construction is to be conducted in accordance with existing regulations including UTRCA permit process.
Environmental Concern	Community member at Community meeting	Concern was raised regarding a decrease in permeable surface area ("paving over of yards") during potential redevelopment.	The zoning by-law contains provisions which limit the coverage of lots and ensures a minimum landscaped area. These measures will continue to ensure that any decrease in permeable surface area is appropriate.
Heritage Concerns	E. M. McFadden	Requests that McDonald Avenue be included in the Blackfriars-Petersville Heritage Conservation District	The Blackfriars-Petersville HCD study has been completed and determined that properties north of Oxford Street should not be included in the district. The secondary plan process will not change McDonald Avenue's heritage status.
Intensification	G. Kulczycki – Western University	Request that all non-arterial areas (those named as neighbourhood Area in the plan) maintain the existing zoning and level of development (as exemplified by the North Neighbourhood Area policies)	The Secondary Plan is being implemented without attached zoning amendments thereby maintaining the existing zoning. The proposed policies for the Neighbourhood Area in the secondary plan limits uses to the intensity currently in place in the Secondary Plan area. Permission for fourplexes has been removed.
Intensification	Edgar Alan Smuck	Requests that the City of London purchase land in the BIGS are and lease it to maintain control over the development process and spur on the aforementioned 20-storey development.	No City of London plans are in place to operate a system of this nature.

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<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Intensification	Councillor Squire	The primary concern of the community is the density proposed for the central neighbourhood node. I believe they raised legitimate concerns about the proposed height of 8 stories as well as concerns about parking and traffic.	A 6-storey limit is proposed solely for the corridor which is less than the 8-storeys of the tallest buildings in the area. Parking policies exist to direct parking and traffic is being address through the Western Road Widening project. The commercial is intended to be of a neighbourhood scale in keeping with the existing commercial in the area.
Intensification	Edgar Alan Smuck	Believes the 8 storey height limit to be unsound, and asserts 20-storeys would be appropriate	Density in the 20-storey range is not in keeping with the community-supported vision determined so far through the process. 20-storey towers represent a more than doubling of the height relative to any existing buildings and are more suited to areas designated for high-density which would be supported by transit and located at the intersection of arterial roads.
Intensification	Irene Leung	Objection to 914, 920, 924 928 and 930 Western Road becoming medium density of up to 8 stories in height	The height limitation for the site has been reduced to 4 storeys (6 storeys with bonusing) along the length of the Western Road/Wharnccliffe Road North corridor.
Intensification	Irene Leung	Opposed to noise generated through balconies and rooftop patios, specifically related to the central neighbourhood node.	Additional policy is now provided which acknowledges both the need for privacy and the amenity space of units throughout the neighbourhood.
Intensification	E. M. McFadden	Opposed to triplexes and fourplexes on McDonald Avenue for reasons of noise, privacy and traffic.	The zoning in place currently limits the properties on McDonald Avenue to 2-units whilst the Secondary Plan has been amended to remove fourplexes from the Neighbourhood Area.

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**File No: O-8478**  
**Planner: L. Maitland**

<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Neighbourhood Composition	G. Kulczycki – Western University	Suggest a similar restriction on intensification to that provided for the North Neighbourhood Area for Hollywood Crescent to promote the retention of single-family homes.	Hollywood Crescent has been identified previously in the Official Plan as an area which would contain medium density development. No residents of Hollywood have requested additional restrictions to promote retention of, or conversions to, single family homes.
Neighbourhood Composition	Wanda Graham	Opposed to high-rise buildings on account of privacy, property value loss, traffic and noise.	The height limitation of 6-storeys will ensure any future development is no greater than that already within the neighbourhood. Amenity spaces are to be designed with privacy in mind as reflected in policy.
Neighbourhood Composition	Edgar Alan Smuck	Requests that for apartment buildings in the area the following registered restriction be attached to land in the BIGS neighbourhood area: “If an apartment building is built having more than 8 stories there shall NOT be LESS THAN 1 full time manager awake and on duty at any given time in each apartment building”.	This restriction will not be encouraged through the secondary plan. In accordance with Human Rights placing this additional restriction on some units would be discriminatory.
Neighbourhood Composition	Michael Shmukler	Supportive of increase in medium density uses in the area given “current needs” for housing.	Support for secondary plan policy noted.
Neighbourhood Composition	Mrs. Majnaric	Opposed to rowhouses on Essex St. and Hollywood Crescent and any intensification in the area.	Additional policy is being added to prescribe the scale of intensification adjacent to the Neighbourhood Area limiting height and directing entrances away for the centre of the neighbourhood.

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<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Neighbourhood Composition	K. Tonkovic	Opposed to any intensification for visual reasons and an 'over-saturation' of rentals. Specifically opposed to rowhouses and townhouses on Essex for reasons of character.	Additional policy is being added to prescribe the scale of intensification adjacent to the Neighbourhood Area limiting height and directing entrances away from the centre of the neighbourhood. The tenure status of buildings is not under the scope of the Secondary Plan.
Neighbourhood Composition	Edgar Alan Smuck	Asserts that to avoid the proliferation of student rentals a "high-rise" redevelopment plan must be implemented in short order.	In accordance with Human Rights legislation actions designed specifically to target students are discriminatory and not in keeping with the plan.
Neighbourhood Composition	Community member at Community meeting	Community member raised concern regarding the number of 'per-room' rentals in the area.	The tenure-type of properties is outside of the purview of this plan. Any rental properties are required to be licensed in accordance with the Residential Rental Unit Licensing by-law to ensure the safety of residents.
Parks	John Tonkovic	Opposed to any new trails for reasons of vandalism, 'bush parties', and trespassing.	The new trail system referenced is no longer present in the draft Secondary Plan.
Specific Request	Irene Leung	Requesting clarification about the line work regarding the two houses on the Western side of Wharnecliffe Rd N shown as Neighbourhood are in the February 2015 draft plan	The first 2 buildings on the west side of Wharnecliffe Rd. N are being brought into the Civic Corridor area to provide for a contiguous potential development block within the Central Neighbourhood Node.
Specific Request	Warren Fireman - DFS Investments	The properties at 358 and 366 Hollywood Crescent permit townhouses in accordance with Multi-Family Medium Density Residential designation of the Official Plan	A new portion of the Neighbourhood Area (Intensification) has been created to permit street townhouses on Hollywood Crescent.
Specific Request	Ray Stanton – London Property Corp.	The properties at 348, 361, 362, and 370 Hollywood Crescent permit Stacked Townhouses as outlined in the Peter J. Smith draft of the BIGS Secondary Plan	A new portion of the Neighbourhood Area (Intensification) has been created to permit street townhouses on Hollywood Crescent.

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<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Specific Request	Zelinka Priamo for London Property Corp.	376 Hollywood crescent – requested Civic Corridor status	Given the interior nature of the site (does not front onto a significant corridor) it was determined that adding this specific property was inappropriate at this time.
Specific Request	Zelinka Priamo for London Property Corp.	351-365 Wharnecliffe Rd N – Requested inclusion within the Central Neighbourhood Node	A new portion of Civic Corridor has been created to acknowledge the existing condition in this area. This allows for an increase in scale but does not include the commercial portion required within the Central Neighbourhood Node requested by the owner, which was deemed inappropriate given the distance from the Western Road- Wharnecliffe Rd N corridor.
Specific Request	Zelinka Priamo for London Property Corp.	371 Wharnecliffe Rd N – Request the Property is included within the Central Neighbourhood Node	The converted dwelling (2-units) is already permitted by the proposed designation (Neighbourhood Area - Preservation) and the request for greater intensity would constitute an inappropriate extension into the Preservation portion of the Neighbourhood Area.
Specific Request	Zelinka Priamo for London Property Corp.	60 Beaufort – Request remainder of the property is included in the Civic Corridor	A change in the line work to a parcel based approach from the historic Official Plan line work will see this property included in the Civic Corridor area as requested.
Specific Request	Zelinka Priamo for London Property Corp.	310 Wharnecliffe Rd N – Request remainder of the property is included in the Civic Corridor	A change in the line work to a parcel based approach from the historic Official Plan designation line will see this property included in its entirety within the Civic Corridor area as requested.

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**File No: O-8478**  
**Planner: L. Maitland**

<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Specific Request	Zelinka Priamo for London Property Corp.	18 Essex St – Request it is included in the Central Neighbourhood Node	A new portion of Civic Corridor has been created to provide a buffer between the Central Neighbourhood Node and the Neighbourhood Area – Limited Intensification portion. This would allow for the same intensity as the Central Neighbourhood Node but not require commercial at ground-level.
Specific Request	Community member at Community meeting	One community member indicated a desire to extend the Central Neighbourhood Node on the between Wharnecliffe Rd N to Cedar.	The intention is that the Central Neighbourhood Node remain a compact and contiguous development area as such maintaining the existing line. Additional policies have been generated which clarify how the possible expansion of the designation could proceed as outlined through 20.7.8.7.
Transportation	Councillor Squire	They were also concerned about access from Wharnecliffe Road North/ Cedar Avenue onto Wharnecliffe. With 2 lanes to cross to go south they seem to want some traffic control there.	Transportation has been made aware of the request for traffic control for vehicles accessing Western Road from the north.
Transportation	Councillor Squire	There was concern about crossing safety on Western Road between Platt's Lane and the central node. It was pointed out that many people cross the road to catch buses in the area.	The improved pedestrian features through the road widening will decrease the need for crossing along Western Roads between Platt's Lane and the Central Neighbourhood Node. Transportation has been made aware of this comment.
Transportation	Community member at Community meeting	A community member requested the addition of a second pedestrian crossing at Hollywood and Western Road.	The improved pedestrian features through the road widening will decrease the need for crossing along Western Roads between Platt's Lane and the Central Neighbourhood Node. Transportation has been made aware of this comment.

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**File No: O-8478**  
**Planner: L. Maitland**

<b>Issue</b>	<b>Raised By</b>	<b>Comment</b>	<b>Staff Response</b>
Transportation	Edgar Alan Smuck	Provided further commentary on pedestrian crossings and bicycle lanes within the Western Road/Wharnecliffe Rd N corridor	These comments were passed on to the Transportation division manager responsible for the Western Road widening Environmental Assessment.
Transportation	Community member at Community meeting	Concern commercial in the Central Neighbourhood Node would draw additional traffic to the neighbourhood	The commercial uses permitted within the Central Neighbourhood Node are to be of a neighbourhood scale and in keeping with the existing use on the corner. Any new uses would be similar both in scale and type to existing uses located at the intersection.
Urban Forest	K. Tonkovic	Opposed to tree-lined streets due to possible damage from branches.	The existing and future character of the Secondary Plan area will continue to include street trees. The City has tree planting requirements through site plan.



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**Planner: L. Maitland**

## **Appendix “C”**

### **Changes Made to the February 2015 Draft Secondary Plan**

#### Introduction

- 20.7.1.2 Remove “fourplex development” replace with “triplexes and townhouses in specific locations”
- 20.7.1.3 Remove “hereafter referred to as the BIGS Secondary Plan Area” and replace with “shown on Map 1.
- 20.7.1.3 – i) remove the final sentence.
- 20.7.1.3 – ii) remove “goes beyond the scope of” and replace with “supplements”
- 20.7.1.3 – iii) Replace “Lt. Gov.” with “Lieutenant Governor”
- 20.7.1.3 – iii) add “purpose-built” in front of rental housing in the final sentence in the final paragraph.
- Replace 20.7.1.4 with

A complete community focused on a central neighbourhood node surrounded by an established community, the BIGS Secondary Plan Area provides for an enriching residential setting in support of the University and as a part of the City.

- 20.7.1.5 i) b) replace “ the major corridor” with “Wharnccliffe Road North and Western Road corridor” and replace “supplying” with “providing”
- 20.7.1.5 i) c) replace paragraph with “Foster opportunities to connect pedestrian and cycling routes to public transit networks.”
- 20.7.1.5 i) e) add “, Western University” after downtown and replace “communities” with “neighbourhoods”
- 20.7.1.5 ii) e) remove in its entirety
- 20.7.1.5 iii) b) remove the “bi” in bicycling
- 20.7.1.5 iv) replace “proximate to the primary institutional land use in the City” with “close to Western University.” Replace “embracing” with “acknowledging”
- 20.7.1.5 iv) b) replace “fourplex” with “triplex”

#### General Policies

- 20.7.2 replace the existing paragraph with:

The policies contained within this section are to apply to all of the BIGS Secondary Plan Area. Where more specific policies are described for a specific area, the specific policy supersedes the general policy.

- 20.7.2.1 replace the existing paragraph with:

Intensification is anticipated and appropriate to make better use of infrastructure in this already developed area of the City. This plan manages growth by directing intensification to appropriate areas within the neighbourhood. The areas intended for intensification from the most intense to the least are: the Central Neighbourhood Node; the Civic Corridor; the Neighbourhood Area and the Heritage Corridor. To maintain housing diversity, buildings should offer a variety of unit sizes to allow for the full variety of households and a variety of rental accommodation at the full range of price-points.

- 20.7.2.1 i) Replace with

The Near Campus Neighbourhood policies of the Official Plan apply to all Near-Campus Neighbourhoods, including the BIGS Secondary Plan Area. These policies outline a vision and land use planning goals for the Near-Campus Neighbourhoods as well as

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policies to encourage appropriate intensification and direct preferred intensification to appropriate locations.

- Insert New Policy before 20.7.2.3

Lot Consolidation

The consolidation of lots may occur as part of the redevelopment of sites within the BIGS Secondary Plan area. Any redevelopment requiring lot consolidation will:

- i) Be in accordance with the policies on amendments to Areas in 20.7.8.7;
- ii) Minimize the intrusion into the Neighbourhood area by siting entrances and access points towards the Western Road-Wharncliffe Road N Corridor;
- iii) Be done in a way which allows for the orientation of buildings such that traffic and noise impacts are directed towards higher order streets; and,
- iv) Not compromise the private amenity space of those adjacent to the development.

- 20.7.2.3 the fourth paragraph – replace final sentence with “The use of pitched roofs will be discouraged for buildings with a height over 4 storeys.”

- 20.7.2.4 i) under first bullet should read “southeast corner”

- 20.7.2.5 viii) replace paragraph with:

Off-street parking for single detached, semi-detached, duplex and townhouse dwellings may include parking in rear yards, side yards or in an enclosed attached garage located at the front of the dwelling. An enclosed attached or detached garage or surface space is also permitted in the rear yard. Garages located at the front of the dwelling are not to project beyond the front wall of the dwelling. Porches do not form an extension of the front wall.

- 20.7.2.6 remove “design of” , “developing” and “into and attractive, organized, functional, and understandable system.” From the first sentence in the first paragraph.

- 20.7.2.6 – i) replace existing d) with:

Buildings in the Neighbourhood Area should have a front setback which is in keeping with the front setback for the adjacent buildings.

- 20.7.2.6 i) create a new e) to read:

Buildings in the Central Neighbourhood Node and Civic Corridor setback from the property line shall provide enhanced pedestrian and/or landscape features.

- 20.7.2.6 ii) d) “announced” to be replaced with “highlighted”

- 20.7.2.6 iii) b) “from one another” to be inserted after “separated”.

- 20.7.2.6- iv) add the words “to maintain the existing character.” To the end of a)

- 20.7.2.7 and 20.7.2.8 to be replaced with:

20.7.2.7 Noise and Vibration

The BIGS Secondary Plan Area is bordered to the south by the Canadian Pacific rail corridor. Rail lines may negatively impact residential land uses. Residential development expected to be exposed to noise and vibration levels which are above acceptable provincial standards will be required to incorporate noise attenuation measure into the development. The Province and City of London provide regulations and guidelines on assessing the potential for these adverse impacts. The following policies will help to ensure that negative impacts are minimized during future development:

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- i) Development proposals within 120m of the rail line will be circulated to the Ministry of the Environment, Canadian Pacific, the public, and any other applicable agency to identify appropriate attenuation measures, if any.
- ii) Development proposals for lands which may be affected by rail noise and/or vibration will be circulated to the Canadian Pacific for comment. Where a guideline document is not adopted the City will rely on provincial and agency input, and input from a qualified consultant for the applicant, to determine potential noise impacts and appropriate attenuation measures.
- iii) Proponents of new developments may be required to undertake studies to ensure that the following applicable guidelines and regulations are being met:
  - a) Ontario Ministry of the Environment and Climate Change Environmental Noise Guideline NPC-300: Stationary and Transportation Sources – Approval and Planning;
  - b) Federation of Canadian Municipalities and the Railway Association of Canada – Guidelines for New Development in Proximity to Railway Operations; and,
  - c) City of London Noise By-law PW-12.
- iv) In many cases, adverse impacts of noise, vibration, dust and odour can be greatly reduced through mitigation measures at both the source and the receiving lands. Such measures may include:
  - a) Locating residential outdoor amenity space away from the source of the adverse impact;
  - b) Orienting habitable portions of the building away from the source of the adverse impact;
  - c) Constructing barriers, enclosed balconies, deep foundations, and/or enclosed delivery areas;
  - d) Upgrading façade materials and construction techniques;
  - e) Implementing vibration isolation, ventilation, and/or dust suppressants;
  - f) Utilizing battery operated forklifts, low noise pneumatic tools, and/or exhaust/equipment silencers; and,
  - g) Enclosing outdoor storage areas.
- v) Physical mitigation measures should visually integrate with the building design and site layout and be compatible with the surrounding neighbourhood.
- vi) Landscaping may be used to screen noise walls, barriers, and berms.

#### Central Neighbourhood Node

- 20.7.3 remove from “and are designated...in the current Official Plan” and replace with “as indicated on Map 1.
- 20.7.3 i) new paragraph replacing the existing to read:  
  
The Central Neighbourhood Node is to be the centre of neighbourhood functionally and architecturally. Containing the neighbourhood square, the Central Neighbourhood Node is the only area where commercial uses are to be permitted.
- 20.7.3 ii, a) removed with new policies to read:  
  
The corners of the Essex Road/Western Road/Wharncliffe Road N intersection are to define a neighbourhood square. This space will serve as a site for local gathering and community activities. To achieve this goal:
  - Development adjacent to the Neighbourhood Square shall orient to the square.
  - Enhanced pavement treatment for the public right-of-way including pedestrian elements shall be used to indicate the extent of the square.
  - Public art may be used as a focal point within the Neighbourhood Square

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- A uniform enhanced pavement treatment across the roadway and the pedestrian realm shall provide for a contiguous and defined square.

- 20.7.3 remove the bullets and replace with new one to read “Apartment buildings with commercial at grade”
- 20.7.3 iii) remove “(including all subcategories thereof)” after retail stores
- 20.7.3 iii) Remove c) in its entirety
- 20.7.3 iii) add the sentence “Where feasible , underground parking is the preferred option” to the end of d)
- 20.7.3 iv) a) replace “3 and 6 storeys and no more than 8” with “2 and 4 storeys with no more than 6 storeys”
- 20.7.3 iv) Add the sentence “Rooftop patios and balconies should be designed to ensure the privacy of both the building and neighbourhood residents” to the end of g)
- 20.7.3 iv) remove h)
- 20.7.3 iv) m) replace “ which indicated the presence of” with “to direct people to”

#### Civic Corridor

- 20.7.4 remove from “and are designated...in the current Official Plan” and replace with “as indicated on Map 1.
- 20.7.4 – i) remove a) and b)
- Add to iii) Street townhouses as a use.
- 20.7.4 iv) replace “is” with “may be” and delete “but is not the preferred option” in m)
- Insert a new policy - v)

#### Non-Corridor Fronting Properties

For properties, or the portion of properties where they are through lots, within the portions of the Civic Corridor which front onto Essex Street, or Wharncliffe Road North north of the intersection with Essex Street the following apply:

- a) Vehicular entrances are to be directed towards the side of the property which is closest to the Western Road/Wharncliffe Road N corridor so as to minimize intrusion into the core of the Neighbourhood Area.
- b) No bonusing is permitted for height beyond 3 storeys.
- c) The development will be required to demonstrate how it appropriately addresses adjacent properties through its design.

#### Heritage Corridor

- 20.7.5 remove from “and are designated...in the current Official Plan” and replace with “as indicated on Map 1.
- 20.7.5 i) replace “thoroughfare connecting” with “connection between”
- 20.7.5 i) add “cultural” in front of heritage.
- 20.7.5 i a) remove first bullet
- 20.7.5 i) a) in front of along add “ a designated property under the Ontario Heritage Act”
- 20.7.5 i) a) add “cultural” in front of heritage.
- 20.7.5 i) third bullet on page 24 add “and shall require a Heritage Impact Assessment” to the end of the bullet.
- 20.7.5 iii) b) add “residential” ahead of uses and add the words “of Western Road” after north side.
- 20.7.5 iv) b) replace the existing bullet with:

Redevelopment is to occur only on those sites currently occupied by residential uses. Any redevelopment is to be of no greater scale than that which currently exists.

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- 20.7.5 iv) remove c).

#### Neighbourhood Area

- 20.7.6 remove from “and are designated...in the current Official Plan” and replace with “as indicated on Map 1.
- Remove the uses portion and place them under a new section “207.6.1 Limited intensification Area” with the following introductory paragraph.
  - The properties on Essex Street, McDonald Avenue, Beaufort Street, Saunby Street, Irwin Street and Gunn Street which are not within the Civic Corridor or Central Neighbourhood Node as shown on Map 1 constitute the Limited Intensification portion of the Neighbourhood Area.
- 20.7.6 –iii) Replace “(for a maximum of 2 units)” with “ to a maximum of two units”
- 20.7.6 –iii) Three and four-plexes replaced with “triplexes”
- 20.7.6.1 Rename the section “Preservation” renumber as 20.7.6.2
- 20.7.6.1 remove “designated Low Density Residential in the current Official Plan, defines the North Neighbourhood for the purposes of this plan” and replace with “ as shown on Map 1 define the Preservation portion of the Neighbourhood Area for the purposes of this plan.
- 20.7.6.1 i) Add “semi-detached”, “duplexes” and clarify converted dwellings to read: “converted dwellings to a maximum of two units”
- 20.7.6.2 – rename “Redevelopment” and renumber to 20.7.6.3
- 20.7.6.2 remove “designated Multi-Family Medium Density Residential in the current Official Plan, defines the West Neighbourhood for the purposes of this plan.” and replace with “as shown on Map 1 constitute the Redevelopment portion of the Neighbourhood Area.”
- Add a new section 20.7.6.4 Intensification – with the following opening paragraph
  - The properties on Hollywood Crescent which are not within the Civic Corridor as shown on Map 1 constitute the Intensification portion of the Neighbourhood Area.
- Add the following list of uses to 20.7.6.4 Intensification
  - Single Detached
  - Semi-detached
  - Duplex
  - Converted Dwellings to a maximum of two units
  - Home Occupations
  - Group Homes
  - Triplexes
  - Street Townhouses
  - Bed and Breakfast uses (provided sufficient parking is available)
- Change the opening sentence before each list of permitted uses to read “This portion of the Neighbourhood Area will permit the following uses:”

#### Parks and Open Space

- 20.7.7 the opening sentence replaced with the following: “Parks and open space are indicated on Map 1 and consist of the following:.”
- Remove c) and e)
- Remove parks identified outside of the BIGS Secondary Plan Area from the mapping
- Replace 20.7.7 i) b) first paragraph with:

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Parks and Open space adjacent to the Thames River have existing and potential trail connections which should be developed as part of any park feature. Given the location of the BIGS neighbourhood, connections to the Thames Valley Parkway should be the priority in trail development.

- 20.7.7 b) Add “River” after Thames and remove “. These improvement are”

Implementation

- 20.7.8 New paragraph to read

The BIGS Neighbourhood Secondary Plan will be implemented by ensuring that all planning applications are consistent with the policies of this Plan.

- 20.7.8.1 remove in its entirety
- 20.7.8.1 (after renumbering) and “or maps” after the word schedules and remove the list of schedules after the words “Official Plan”
- 20.7.8.7 c) add the words “ “the heritage characteristics of” in front of Grosvenor Lodge
- Remove 20.7.8.9 in its entirety.

Renumber the Plan to replace “20.7” with “20.9”

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**Mapping Linework changes shown on next page**

- Rename Neighbourhood Area "Neighbourhood Area – Limited Intensification"
- Rename West Neighbourhood "Neighbourhood Area – Redevelopment"
- Rename North Neighbourhood "Neighbourhood Area – Preservation"
- Name Hollywood Crescent "Neighbourhood Area – Intensification"
- Add 4 new Civic Corridor portions
- Add 1 new Central Neighbourhood Node portion
- Remove Parks & Open Space shown outside study area boundary

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Map 1 - BIGS Secondary Plan Areas

