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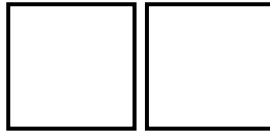
File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 748094 ONTARIO LTD. & 2624 JACKSON ROAD INC. FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS 1635 COMMISSIONERS ROAD EAST AND 2624 JACKSON ROAD APPLICATION BY: CITY OF LONDON OFFICIAL PLAN AMENDMENT 1663 & 1685 COMMISSIONERS ROAD EAST AND 2652 JACKSON ROAD MEETING ON NOVEMBER 20, 2017

RECOMMENDATION

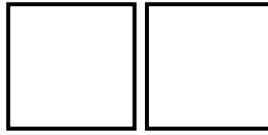
That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 748094 Ontario Ltd. and 2624 Jackson Road Inc. for the lands located at 1635 Commissioners Road East and 2624 Jackson Road; and the application by the City of London relating to Official Plan Amendments for 1663 Commissioners Road East, 1685 Commissioners Road East and 2652 Jackson Road:

- (a) the following information report summarizing the results of further discussions undertaken with the applicant as to how the proposed subdivision design could potentially be modified to improve the views onto natural heritage areas, consistent with Chapter Two, Physical Context, of the Placemaking Guidelines; and Policy 204 of the London Plan, **BE RECEIVED**;
- (b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law noted in Part (h) below for the reasons that:
 - i) the revisions to the proposed by-law are minor in nature; and,
 - ii) it continues to implement a subdivision design that is generally consistent with the proposed Draft Plan of Subdivision and Zoning By-law Amendment circulated with the Notices of Application and Public Meeting;
- (c) the Approval Authority **BE ADVISED** of the issues, if any, raised at the Public Participation Meeting held on September 25, 2017 with respect to the application for Draft Plan of Subdivision by 748094 Ontario Ltd. and 2624 Jackson Road Inc. relating to lands located at 1635 Commissioners Road East and 2624 Jackson Road;
- (d) the Approval Authority **BE ADVISED** that Municipal Council supports issuing Draft Approval of the proposed plan of subdivision as submitted by 748094 Ontario Ltd. and 2624 Jackson Road Inc., prepared by Stantec Consulting Ltd. and certified by Terry P. Dietz O.L.S. (Project No. 1614-03884 Drawing No.1, dated May 2, 2017), which shows thirty-nine (39) low density residential blocks, seventeen (17) medium density residential blocks, three (3) open space blocks, two (2) open space buffer blocks, six (6) park blocks, three (3) park/walkway blocks, one (1) part block, one (1) access/servicing block, one (1) school block, one (1) stormwater management block, one (1) existing hydro corridor block, two (2) future development blocks, twelve (12) reserve blocks, and four (4) road widening blocks, **SUBJECT TO** minor design modifications being incorporated into the proposed plan of subdivision as outlined in the information report received in Part (a) above, and the conditions contained in the attached Appendix "D";



**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

- (e) the proposed by-law attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting on November 28, 2017 to amend the Official Plan for lands located at 1635 Commissioners Road East and 2624 Jackson Road to change the land use designations on Schedule ‘A’ – Land Use **FROM** “Urban Reserve - Community Growth” and “Environmental Review” **TO** “Low Density Residential”, “Multi-family, Medium Density Residential”, and “Open Space”; and to amend Schedule ‘C’ – Transportation Corridors to add “Secondary Collectors”;
- (f) the proposed by-law attached hereto as Appendix “B” **BE INTRODUCED** at the Municipal Council meeting on November 28, 2017 to amend the Official Plan for lands located at 1663 Commissioners Road East and 1685 Commissioners Road East to change the land use designation on Schedule ‘A’ – Land Use **FROM** “Urban Reserve - Community Growth” **TO** “Multi-family, Medium Density Residential”;
- (g) Based on the City-initiated review of the Official Plan land use designations, **NO FURTHER ACTION** be taken with respect to lands located at 2652 Jackson Road. The property is adjacent a phase of the subdivision intended for future development requiring further detailed planning, and no changes to the land use designation are proposed at this time;
- (h) the proposed by-law attached hereto as Appendix “C” **BE INTRODUCED** at the Municipal Council meeting on November 28, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in Part (e) above, to change the zoning of the subject lands **FROM** an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, and an Agricultural (AG1) Zone **TO**:
 - i) a Holding Residential R1 Special Provision (h•h-100•R1-13()) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 270 square metres; together with a special provision for a minimum rear yard depth of 6.0 metres;
 - ii) a Holding Residential R1 (h•h-100•R1-4) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
 - iii) a Holding Residential R4/R5/R6 (h•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
 - iv) a Holding Residential R4/R5/R6 (h•h-54•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
 - v) a holding Neighbourhood Facility / Residential R1 (h•h-100•NF/R1-4) Zone to permit such uses as elementary schools, places of worship, and day care centres; and to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
 - vi) an Open Space (OS1) Zone to permit public parks, conservation lands, and recreational buildings associated with conservation lands and public parks;
 - vii) an Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;
 - viii) an Urban Reserve Special Provision (UR4()) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 7.0 hectares;
 - ix) a holding Urban Reserve Special Provision (h-82•UR4()) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 160 square metres and no minimum lot frontage requirement;
 - x) an Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 2.6 hectares;



**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

- xi) an Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 1.5 hectares and minimum lot frontage of 50 metres.

it being noted that the following holding provisions have also been applied:

- (h) - to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;
 - (h-54) - to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads;
 - (h-71)) - to encourage street oriented development the Owner shall prepare a building orientation plan to be incorporated into the approved Site Plan and Development Agreement;
 - (h-82) – to ensure consistent lotting pattern and that any part blocks are consolidated with adjacent lands;
 - (h-100) – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available.
- (i) **IT BEING NOTED** that modifications to Map 1 – Place Types and Map 3 – Street Classifications in The London Plan reflecting the amendments as recommended in Parts (c) and (d) above will be undertaken by Civic Administration and will be brought forward to Municipal Council as part of a future comprehensive review.
 - (j) the applicant **BE ADVISED** that the Development Finance has summarized the estimated costs and revenues information as attached in Appendix "E".

BACKGROUND

Municipal Council, at its meeting held on October 3, 2017 resolved:

12. *That clause 12, of the 18th Report of the Planning and Environment Committee, with respect to the application of 748094 Ontario Ltd., and 2624 Jackson Road Inc., for the lands located at 1635 Commissioners Road East and 2624 Jackson Road and the application by the City of London, relating to the Official Plan Amendments for 1663 Commissioners Road East, 1685 Commissioners Road East and 2652 Jackson Road **BE REFERRED** back to the Civic Administration to undertake and report back on the results of further discussions with the applicant as to how the proposed subdivision design could potentially be modified to:*

- i) *improve the views onto natural heritage areas, consistent with Chapter Two, Physical Context, of the Placemaking Guidelines, which includes the following considerations:*
 - *visually integrate natural features, such as slopes, trees and water courses into the community design as visual and physical focal points;*
 - *avoid a consistent pattern of backing onto natural features;*
 - *incorporate significant natural features to enhance the community as visual or passive recreational amenities where appropriate, and*
 - *where possible, design street patterns to use natural features as visual terminuses for views and streetscapes; and,*
- ii) *be consistent with Policy 204 of the London Plan, which states:*

204_ Natural heritage is an important contributor to the character of an area and influences the overall street network. Neighbourhoods should be designed to preserve view corridors to natural heritage features and landmarks through lotting patterns, window streets, and building placement. (2017-D09) (AS AMENDED) (12/18/PEC)

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**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

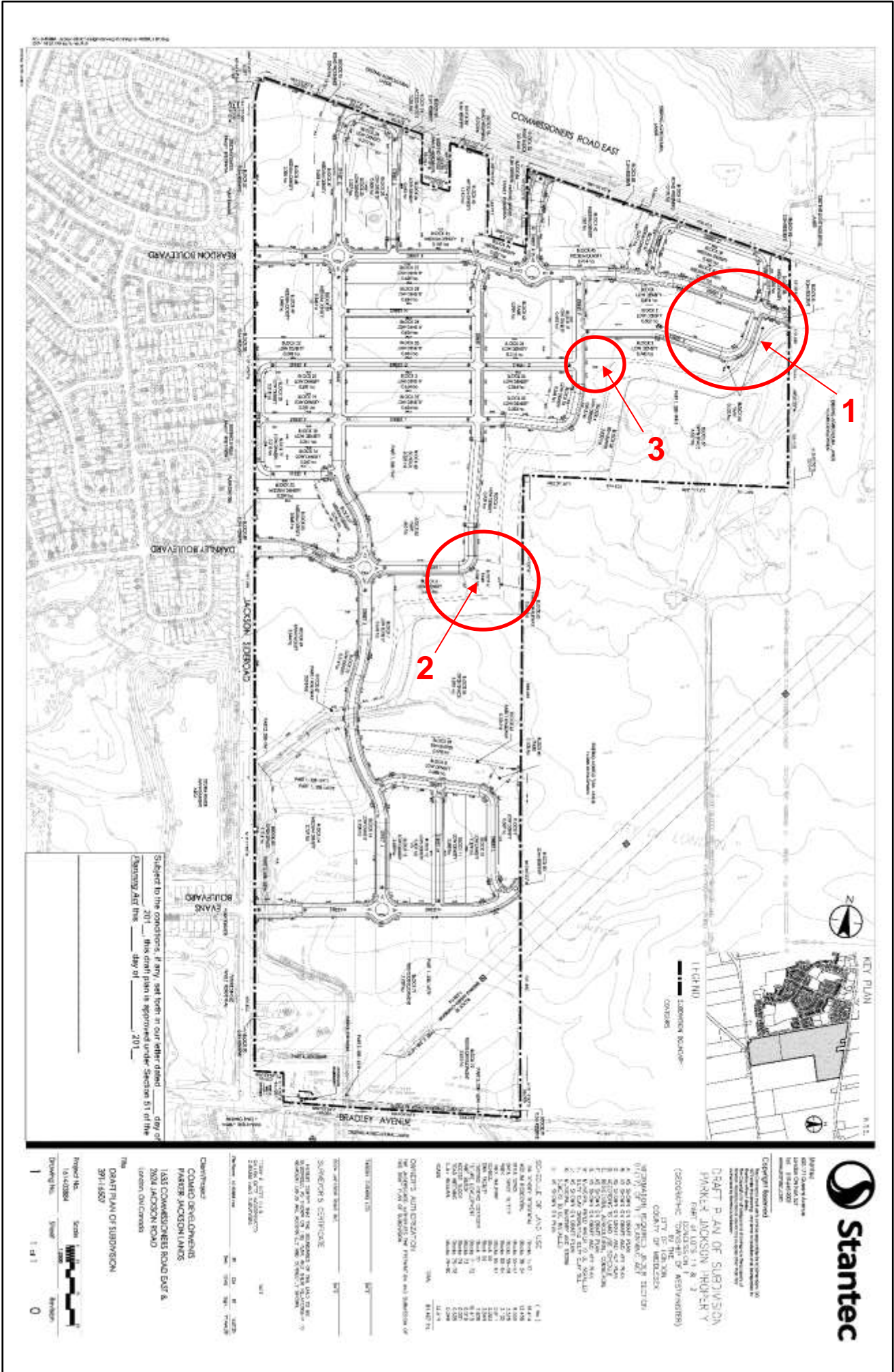
Following the Municipal Council direction, Development Services staff met with the applicant and their consultants to discuss modifying the subdivision design in a manner that would improve view corridors into the natural heritage feature and achieve better integration of open space with the community. As a result of those discussions, further adjustments have been made to the proposed draft plan of subdivision presented to the Planning and Environment Committee on September 25, 2017. Adjustments to the draft plan are identified on the following page and further described as follows:

1. In the north easterly portion of the draft plan, Street 'E' has been extended easterly to align with the intersection of Street 'D', north of Street 'B'. The result is an improved road alignment and more functional intersection, whereas previously there was a slight jog in the alignment between the intersecting roads. This adjustment has also resulted in the creation of a "window street" with increased exposure to the natural features and open space buffer. The open space buffer block configuration as originally proposed has not changed. However, a park access block at this location has been reconfigured to increase the exposure and access to park/open space land along the window street portion of Street 'E', and increased access to the multi-use pathway.
2. In the middle portion of the draft plan, the park access block located on the outside bend of Street 'I' has been widened in order to improve the public view corridors to the natural feature along Street 'I' in both southerly and easterly directions. As well as creating a more identifiable focal point for the community, it has improved the integration of public spaces including the neighbourhood park and school blocks, and access to the multi-use pathway. Portions of the adjacent residential blocks on either side were given up in order to widen the park access block, an area roughly equivalent to 2 or 3 single detached residential lots.
3. In the mid-to-north easterly portion of the draft plan, an approximately 11 metre wide public access block has been incorporated at the east end of Street 'G', east of Street 'F'. This is intended to replace a small park access block previously located further west along Street 'F', and is a better location to provide a closer pedestrian and cycling connection between the small neighbourhood park and the multi-use pathway and natural heritage feature. The placement of this block will also improve views into the natural feature along Street 'G', consistent with direction provided by Council.

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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

PROPOSED MODIFICATIONS TO DRAFT PLAN



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**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

CONCLUSION

With the proposed design modifications as summarized above, the applicant and staff have agreed that these changes result in a better outcome achieving the objectives of the City's Placemaking Guidelines and Policy 204 of The London Plan. These policies require that new development integrate significant natural heritage features within the community, incorporate visual terminuses, and improve street exposure to public open spaces. For the applicant it minimizes the potential of higher site engineering and development costs with respect to major changes to the design that would require significant grading and filling in order to maintain the overland flow and water balance to the wetland within the natural heritage feature. Development Services wishes to acknowledge the efforts of the applicant and their consulting team for working with staff for a positive outcome.

The staff recommendation on this application presented at the public participation meeting of the Planning and Environment Committee on September 25, 2017 (see attached report) has been reiterated in this report, including the conditions of Draft Plan Approval, Official Plan Amendments, and a revised Zoning By-law Amendment schedule reflecting the minor modifications to the proposed subdivision design. It is also recommended that no further public notice be given as the revisions to the proposed by-law are minor in nature and generally consistent with the proposed Draft Plan of Subdivision and Zoning By-law Amendment circulated with the Notices of Application and Public Meeting.

RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	LOU POMPILII, MPA, RPP MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	CONCURRED IN BY:
MATT FELDBERG MANAGER, DEVELOPMENT SERVICES (SUBDIVISIONS)	PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES
SUBMITTED BY:	
G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL	

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

APPENDIX "A"
Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 for lands located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue.

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 November 28, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 28, 2017
Second Reading – November 28, 2017
Third Reading – November 28, 2017

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the land use designations for the subject lands on Schedule “A” – Land Use of the Official Plan **FROM** “Urban Reserve - Community Growth” and “Environmental Review” **TO** “Low Density Residential”, “Multi-family, Medium Density Residential” and “Open Space”.
2. To change Schedule “C” – Transportation Corridors of the Official Plan to add “Secondary Collector” roads.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue, in the City of London.

C. BASIS OF THE AMENDMENT

The subject of this amendment is an 82 hectare parcel of land, referred to as the Parker-Jackson lands. An application for approval of draft plan of subdivision has been submitted for development of a low-medium density residential subdivision. Under Schedule ‘A’ - Land Use, the Parker-Jackson lands are designated as “Urban Reserve-Community Growth” and “Environmental Review”. A portion of these lands in the southeast corner of the property, south of an existing hydro transmission corridor, are designated “Agriculture”. This amendment is to change the land use designations from “Urban Reserve - Community Growth” and “Environmental Review” to “Low Density Residential”, “Multi-family, Medium Density Residential”, and “Open Space”; and amend Schedule ‘C’ – Transportation Corridors map to add “Secondary Collectors”.

The subdivision draft plan was accompanied by a land use concept in support of the proposed amendments which demonstrates a compatible, connected, pedestrian oriented subdivision composed of a range of housing from single family, townhouse, cluster housing, street townhouse dwellings, school and parks, and natural heritage features to be protected and maintained as public open space. The proposed subdivision plan is based on a network of Secondary Collector and local streets. The subdivision road pattern incorporates a strong grid street pattern connected to north-south and east–west secondary collector roads which functions as the “spine” of the community

The recommended amendments are appropriate and consistent with the 2014 Provincial Policy Statement; are in keeping with the intent of the Official Plan policies; will utilize existing municipal services and preserve significant natural heritage features; provide for an attractive, pedestrian-oriented and compatible development; and contributes to compact urban form through the proposed range and mix of uses.

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

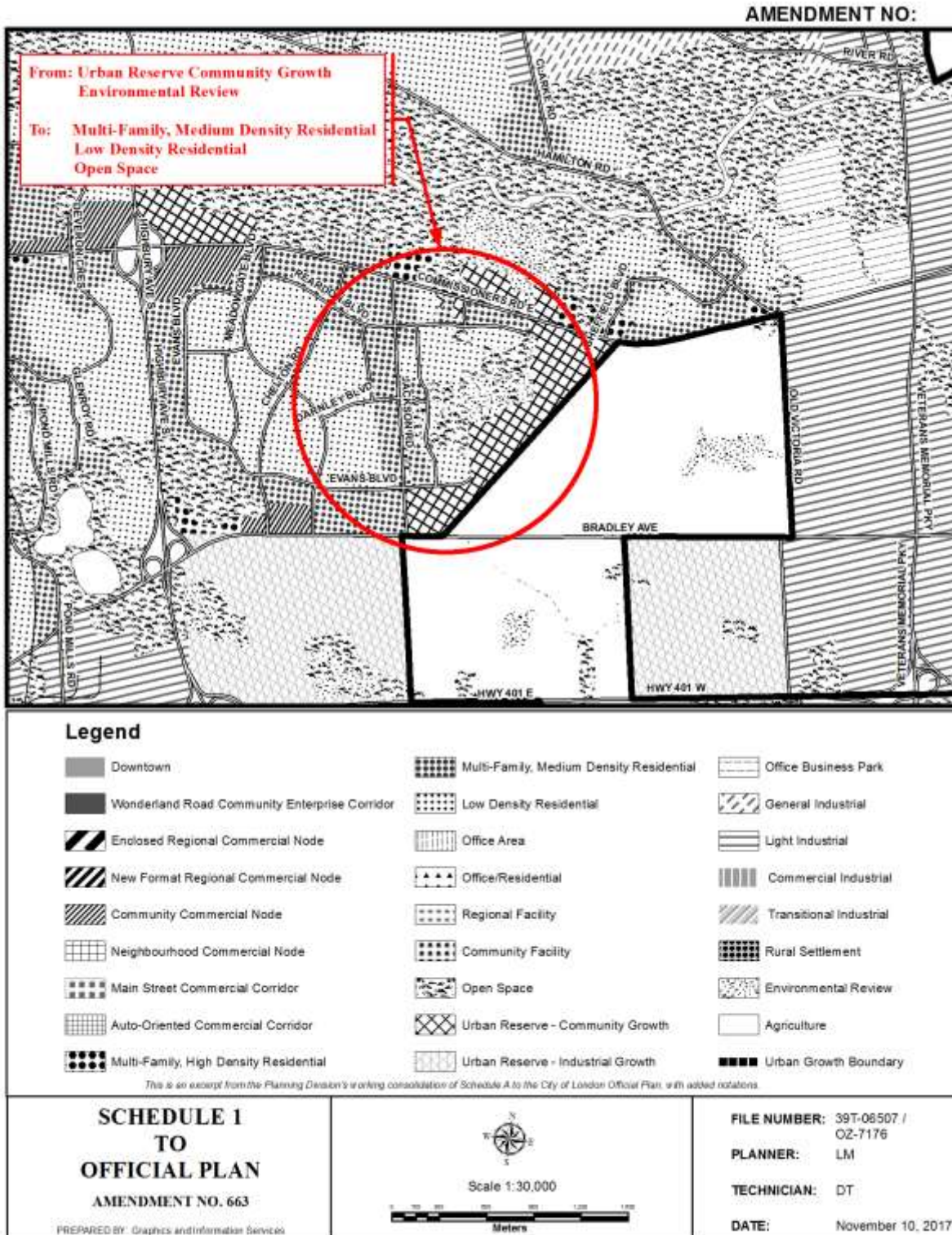
D. THE AMENDMENT

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

1. Schedule "A", Land Use to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue in the City of London, as indicated on "Schedule 1" attached hereto, from Urban Reserve - Community Growth and Environmental Review to Low Density Residential, Multi-family, Medium Density Residential and Open Space.
2. Schedule "C", Transportation Corridors to the Official Plan for the City of London is amended by adding Secondary Collector roads, as indicated on "Schedule 2" attached hereto.

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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

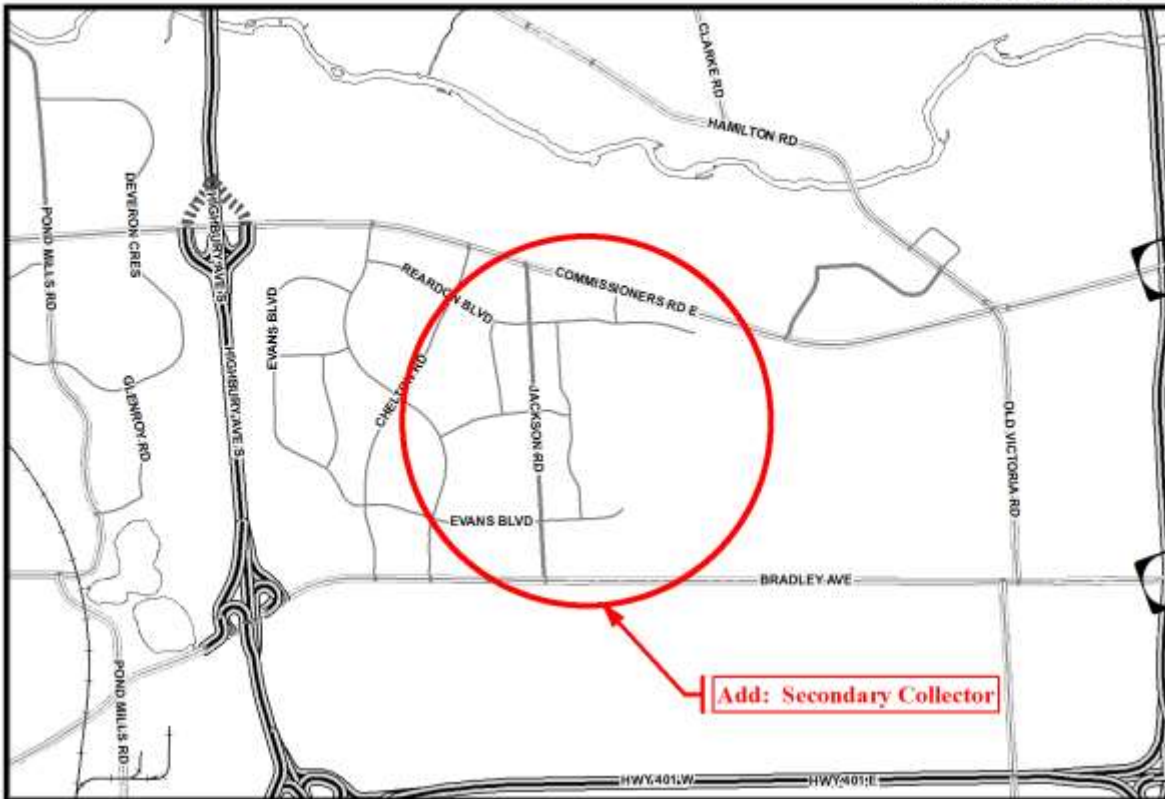


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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

AMENDMENT NO:



Legend

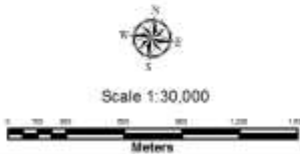
ROAD CLASSIFICATION

-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

PROPOSED ROAD CORRIDOR

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

<p>SCHEDULE 2 TO OFFICIAL PLAN AMENDMENT NO. 663</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 <p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39T-06507 / OZ-7176</p> <p>PLANNER: LM</p> <p>TECHNICIAN: DT</p> <p>DATE: November 10, 2017</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsolid00\amendments\39T-06507_OZ-7176\39T-06507_OZ-7176_scheduleC_b&w_8x11_with_SWAP.mxd

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

APPENDIX "B"
Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 for lands located at 1663 and 1685 Commissioners Road East, south side of Commissioners Road East, east of Jackson Road.

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 November 28, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 28, 2017
Second Reading – November 28, 2017
Third Reading – November 28, 2017

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the land use designation for the subject lands on Schedule "A" – Land Use of the Official Plan **FROM** "Urban Reserve - Community Growth" **TO** "Multi-family, Medium Density Residential"

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1663 and 1685 Commissioners Road East, south side of Commissioners Road East, east of Jackson Road, in the City of London.

C. BASIS OF THE AMENDMENT

An application for approval of draft plan of subdivision, Official Plan and Zoning By-law amendments, has been submitted for an 82 hectare parcel of land, located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue. The property is referred to as the Parker-Jackson lands. The lands for the proposed subdivision have frontage along Commissioners Road East which is broken up by two existing rural residential lots that are outside the limits of the draft plan. In order to consider the proposed land use changes comprehensively, the City included these "orphan" parcels concurrently as part of the application review and Official Plan amendments.

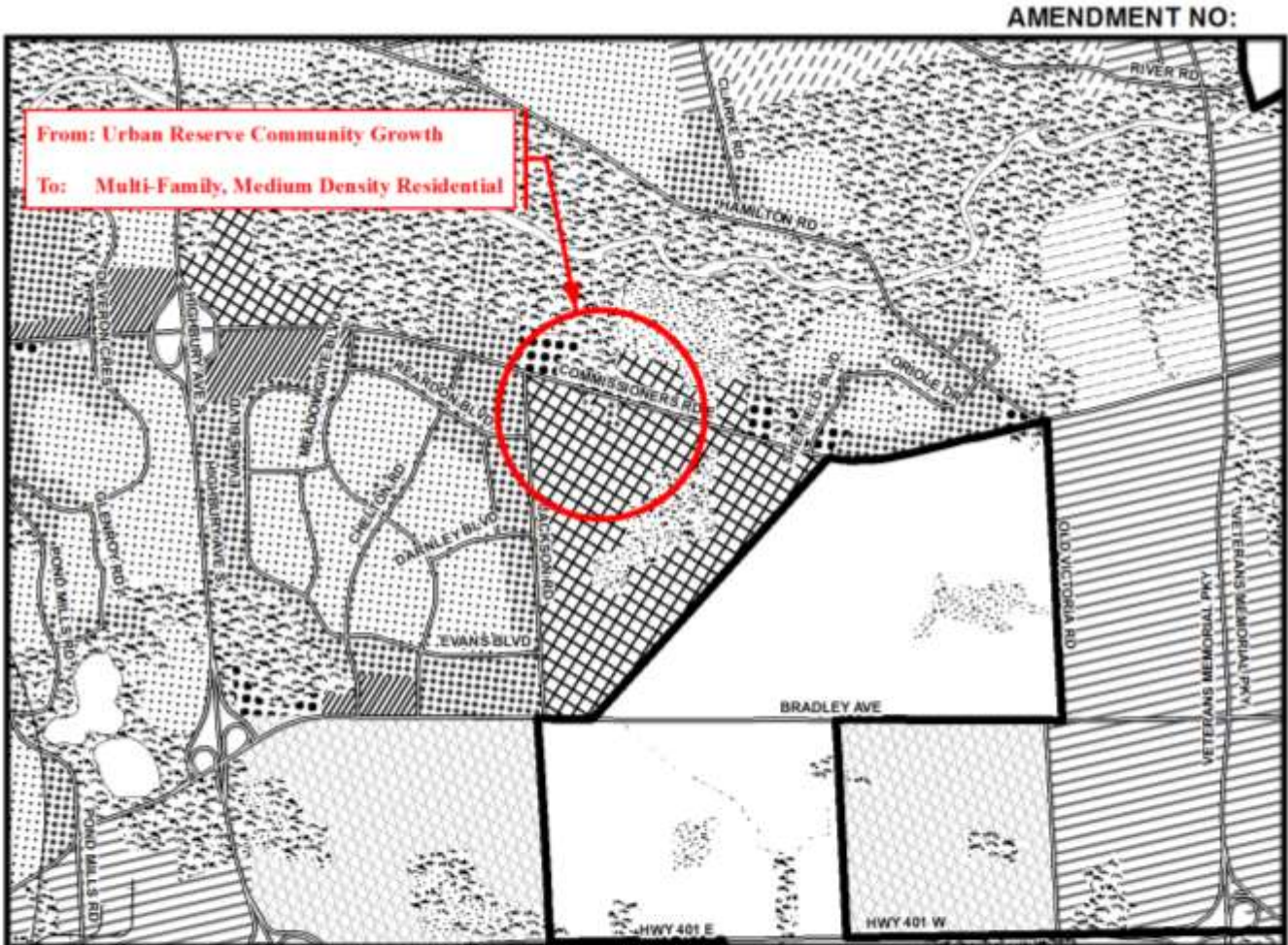
D. THE AMENDMENT

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

1. Schedule "A", Land Use to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1663 and 1685 Commissioners Road East, south side of Commissioners Road East, east of Jackson Road in the City of London, as indicated on "Schedule 1" attached hereto, from Urban Reserve - Community Growth to Multi-family, Medium Density Residential.

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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram



Legend

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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7178

PLANNER: LM

TECHNICIAN: DT

DATE: September 11, 2017

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

APPENDIX "C"
Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone lands located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue.

WHEREAS 748094 Ontario Ltd. and 2624 Jackson Road Inc. have applied to rezone lands located at 1635 Commissioners Road East and 2624 Jackson Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform with the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1635 Commissioners Road East and 2624 Jackson Road, as shown on the attached map, **from** an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone and an Agricultural (AG1) Zone **to** a Holding Residential R1 Special Provision (h•h-100•R1-13()) Zone; a Holding Residential R1 (h•h-100•R1-4) Zone; a Holding Residential R4/R5/R6 (h•h-71•h-100•R4-6/R5-4/R6-5) Zone; a Holding Residential R4/R5/R6 (h•h-54•h-71•h-100•R4-6/R5-4/R6-5) Zone; a holding Neighbourhood Facility / Residential R1 (h•h-100•NF/R1-4) Zone; an Open Space (OS1) Zone; an Open Space (OS5) Zone; an Urban Reserve Special Provision (UR4(*)) Zone; a holding Urban Reserve Special Provision (h-82•UR4(**)) Zone; an Agricultural Special Provision (AG1(*)) Zone; and an Agricultural Special Provision (AG1(**)) Zone.

2. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-13 ()

(a) Regulations

- | | |
|---------------------------------|------------|
| i) Rear Yard Depth
(Minimum) | 6.0 metres |
|---------------------------------|------------|

3. Section 45.4 of the Agricultural AG Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

AG1 (*)

(a) Regulations

- | | |
|-----------------------|--------------|
| i) Lot Area (Minimum) | 2.6 hectares |
|-----------------------|--------------|

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**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

AG1(**)

(a) Regulations

- i) Lot Area (Minimum) 1.5 hectares
- ii) Lot Frontage (Minimum) 50.0 metres

4. Section 49.3 of the Urban Reserve UR Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

UR4 (*)

(a) Regulations

- i) Lot Area (Minimum) 7.0 hectares

UR4(**)

(a) Regulations

- i) Lot Area (Minimum) 160 square metres
- ii) No Minimum Lot Frontage Requirement

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on November 28, 2017.

Matt Brown
Mayor

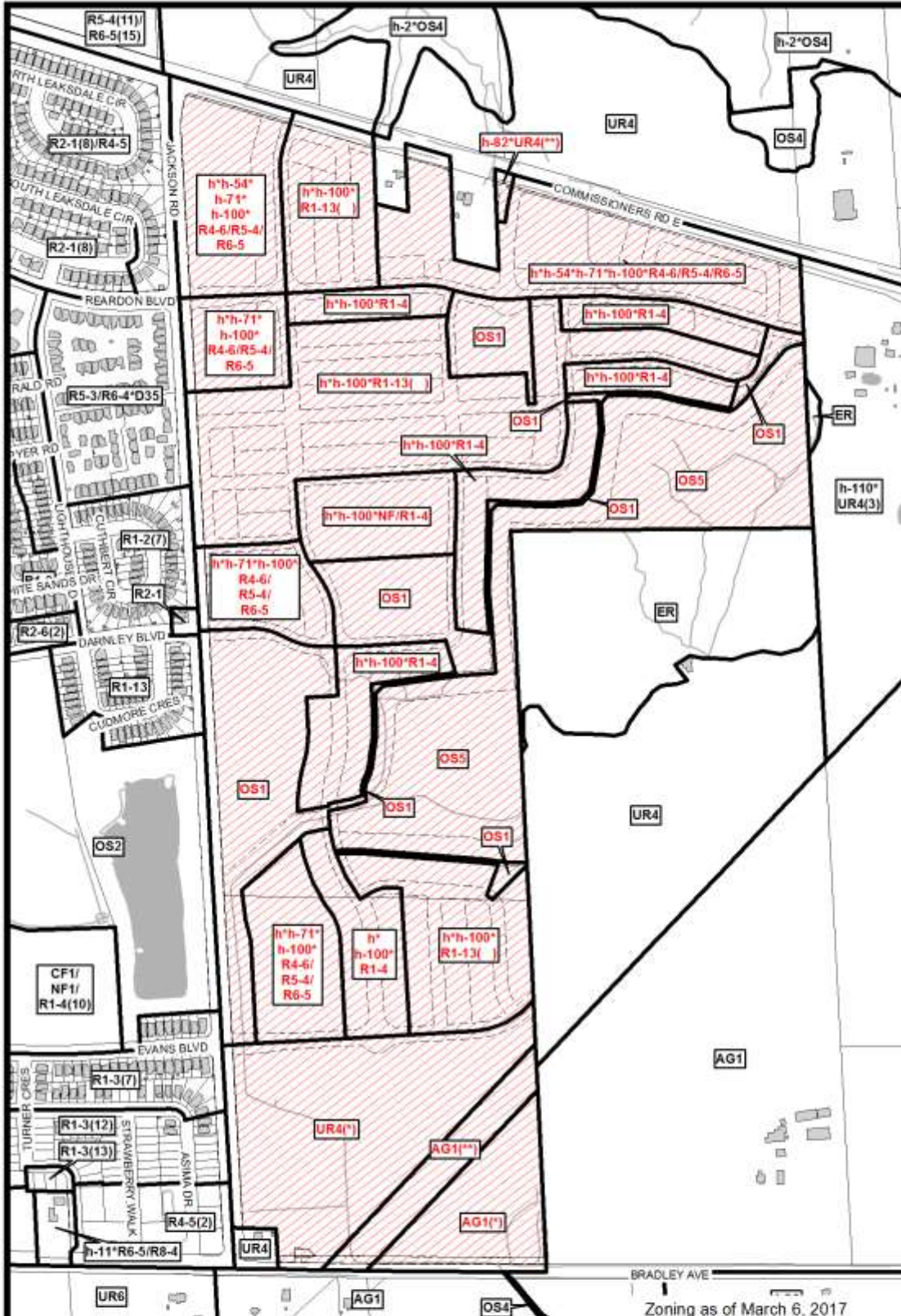
Catharine Saunders
City Clerk

First Reading – November 28, 2017
Second Reading – November 28, 2017
Third Reading – November 28, 2017


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Planner: L. Mottram

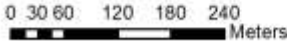
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




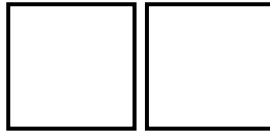
File Number: 39T-06507 /OZ-7176
 Planner: LM
 Date Prepared: November 10, 2017
 Technician: DT
 By-Law No:

SUBJECT SITE 

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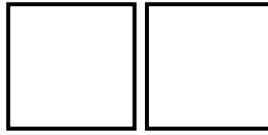


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Planner: L. Mottram**

**APPENDIX “D”
(Conditions to be included for draft plan approval)**

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-06507 ARE AS FOLLOWS:

NO.	CONDITIONS
1.	This draft approval applies to the draft plan as submitted by Stantec (File No. 39T-06507), prepared by Callon Dietz and certified by Terry P. Dietz, Ontario Land Surveyor dated May 2, 2017 (Project No. 1614-03884), which shows 39 low density residential blocks, 17 medium density residential blocks, 3 open space blocks, 2 open space buffer blocks, 6 park blocks, 3 park/walkway blocks, 1 part block, 1 access/servicing block, 1 school block, 1 stormwater management block, 1 existing hydro corridor block, 2 future development blocks, 12 reserve blocks, and 4 road widening blocks.
2.	This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3.	The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4.	The Owner shall request that street(s) be named to the satisfaction of the City.
5.	The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
6.	Prior to final approval, the Owner shall submit to the City a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7.	The Owner shall enter into the City’s standard subdivision agreement (including any added special provisions) which shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
8.	In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of and at no cost to the City.
9.	Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
10.	Prior to final approval, for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required, such submission will be returned to the Owner without detailed review by the City.



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Planning

11. In conjunction with the Design Studies submission, the owner shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
12. The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space blocks. Fencing shall be completed to the satisfaction of the City Planner, within one (1) year of the registration of the plan.
13. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the Manager of Environmental and Parks Planning.
14. The Owner shall develop and deliver to all purchasers and transferees of the lots in this plan, a homeowner guide/education package as approved by the Manager of Parks Planning and Design that explains the stewardship of natural areas and the value of existing tree cover, as well as indirect suburban effects on natural areas. The Owner shall submit the homeowner guide/education package for review and acceptance, in conjunction with the Design Studies submission.
15. The Owner shall dedicate Open Space Blocks 57, 58 & 59, Open Space Buffer Blocks 60 & 61, Park Blocks 62, 63, 64, 65, 66 & 67, and Park/Walkway Blocks 68, 69 & 70 as fulfillment of the required parkland dedication for the proposed Plan of Subdivision.
16. In conjunction with the Design Studies submission, the Owner shall provide park concept plans for Blocks 66 and 67, to the satisfaction of the Manager of Environmental and Parks Planning. Appropriate amenities to be included in the park blocks (Blocks 66 and 67) will be determined in consultation with City's Environmental and Parks Planning staff. In addition, the Owner shall submit with the standard engineering servicing drawings submission, full design and construction plans to the satisfaction of the City.
17. In conjunction with the Design Studies submission, the owner shall provide a conceptual park plan for Blocks 62, 63, 64 and 65 which may include plantings, pathways and trees, to the satisfaction of the City Planner.
18. In conjunction with the Design Studies submission, the Owner shall provide a conceptual park plan delineating the alignment of the multi-use pathway through Blocks 68, 69 & 70; a multi-use pathway connection from Block 68 – through Street D to Commissioners Road East; and a conceptual buffer planting plan for Blocks 60 and 61, to the satisfaction of the Manager of Environmental and Parks Planning.
19. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from the Upper Thames River Conservation Authority.
20. In conjunction with the Design Studies submission, the Owner shall provide a report prepared by a qualified ecological consultant to address the UTRCA's outstanding concerns regarding the protection of the wetland and watercourse features that are located on the subject lands. The report shall address the water quality, timing and quantity to the swamp wetland communities as well as the Hampton - Scott Drain. This submission should include additional strategies to protect and maintain these features as



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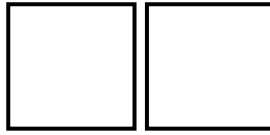
well as a discussion regarding the need for additional run-off augmentation including how / who / when that will be determined. A monitoring program for the wetland as well as a hydrogeological assessment will also be required. The Owner shall arrange a meeting with City and UTRCA staff to scope the terms of reference for the submission.

21. In conjunction with the Design Studies submission, the Owner shall provide a woodland compensation plan to address the woodland feature that will be lost as a result of the crossing of Street J over the Hampton-Scott Drain.
22. In conjunction with the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on future residential uses adjacent arterial roads. The noise study shall be prepared in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines. Any recommended noise attenuation measures are to be reviewed and accepted by the City. The final accepted recommendations shall be constructed or installed by the Owner, or may be incorporated into the subdivision agreement.
23. Prior to the submission of Engineering Drawings, the Owner shall submit for approval an on-street parking plan for any lots with less than 11 metres frontage; whereby 1 parking space per 2.5 lots is to be used as the basis for the design, to the satisfaction of the City. The approved parking plan is required for each registered phase of development and will form part of the subdivision agreement.
24. Prior to the acceptance of engineering drawings, the Owner shall submit confirmation that they have complied with any requirements of Hydro One Networks Inc.
25. Prior to final approval, the Owner shall ensure that any block located adjacent to the hydro corridor easement shall have registered on title to the block the appropriate Hydro One Networks Inc. (HONI) warning clause(s), to the satisfaction of the City.
26. In conjunction with the Design Studies submission, the Owner shall provide a confirmation letter that the Ministry of Tourism, Culture and Sport has reviewed and accepted the Archaeological Assessment (Stages 1, 2, & 3) report for the Jackson District Stormwater Management Facility prepared by Archaeologix Inc. dated April 2001; and the Stage 1 & 2 and Stage 3 Archaeological Assessment reports for the Parker/Jackson lands prepared by Timmins Martelle Heritage Consultants Inc. dated June 2005, into the Ontario Public Register, to the satisfaction of the City.
27. The Owner shall install appropriate boundary demarcation to the satisfaction of the City, which may include signage and property boundary monuments, along the easterly and southerly property lines with the property at 1944 Bradley Avenue, at no cost to the City.

SEWERS & WATERMAINS

Sanitary:

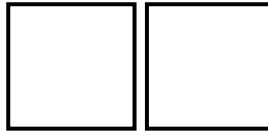
28. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Study to include the following design information:
 - i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;
 - iii) Demonstrate/Identify/Provide viable servicing options for the addresses known as 1663 and 1685 Commissioners Road East, external lands to the south and east, and any other remnant parcels;
 - iv) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken; and



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- v) Demonstrate that the servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements.
29. Prior to the issuance of any Certificate of Conditional Approval and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 825 mm (33") diameter sanitary sewer stub constructed under Summerside Phase 9 and currently terminated approximately 105 metres west of the west streetline of Jackson Road, adjacent to Summerside Block 57, Plan 33M-528 SWM pond. The ultimate municipal sanitary outlet for this draft plan is the existing intake structure at the south limit of the existing Summerside District Combined Servicing Tunnel located on the extension of Lighthouse Road, south of Darnley Boulevard as identified in the Sanitary Drainage Area for Summerside District Sanitary Sewers by DelCan in Plan 33M-331;
 - ii) Construct single family private drain connections to the limits of the red-lined access block (Block 77) to 1663 Commissioners Road East, in accordance with approved engineering drawings;
 - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - v) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
30. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;
 - iii) Installing Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.
 - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - v) Implementing any additional measures recommended through the Design Studies stage.
31. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Pottersburg Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited,



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the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM)

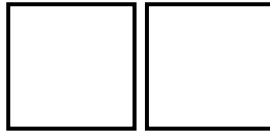
32. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
 - i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Addressing the rerouting, enclosure and/or removal of any existing open watercourses in this plan and identify the needs for any setbacks from the open watercourses, if necessary;
 - iv) Provide hydraulic analysis to confirm the sizing of the proposed culvert for the road crossing to ensure it is designed to convey the 250 year storm event flows and will not affect the ability to preserve the existing woodlot upstream of the crossing, prepared by a qualified engineer to support any proposed watercourse crossing, to the satisfaction of the City Engineer and at no cost to the City;
 - v) Identifying how/where the existing tributary is to be diverted to the main tributary watercourse, if necessary, (may need additional land or right-of-way to accommodate additional pipe), to the satisfaction of the City Engineer, at no cost to the City.
 - vi) Providing details of channel enhancements design, if necessary, at the Owner's expense and all to the satisfaction of the UTRCA and the City.
 - vii) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the proposed Stormwater Management Facility to be built by the City;
 - viii) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and
 - ix) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.

33. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
 - i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study (updated 2005) and any addendums/amendments;
 - ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - iii) The Summerside District 2004 Storm and Stormwater Management (SWM) Master Plan (updated to 2003 report) Report, Development Engineering (London) Limited, September 2004 and any addendums/amendments;
 - iv) The approved Functional Stormwater Management Plan for Parker Regional SWM Facilities or any updated Functional Stormwater Management Plans;
 - v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the File Manager Process;
 - vi) The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.



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- vii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - viii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - ix) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
34. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Dingman Creek Subwatershed, and connect them to the storm outlet which is the Proposed Parker Regional SWM Facility via the internal storm sewer servicing for this plan of subdivision. The Owner shall connect the proposed storm sewers to serve this plan to multiple storm outlets for these lands. They are the proposed Parker Regional SWM Facility within this plan and the existing Summerside SWM Facility located to the west of these lands. These SWM Facilities will be linked and will outlet the majority of stormwater flows to the existing Summerside Tunnel system and a minority of flows to the Hampton Scott Drain (Dingman Creek Tributary J);
 - ii) Construct single family private drain connections to the limits of the red-lined access block (Block 77) to 1663 Commissioners Road East, in accordance with approved engineering drawings;
 - iii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iv) Grade and drain the west boundary of Block 15 and Street 'I' boundary and Open Space Block 57, Street 'J' boundary and Jackson Road to blend in with the abutting SWM Facility on Block 72 in this plan, at no cost to the City;
 - v) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - vi) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
35. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works, including the proposed Regional Parker SWM Facility, to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and
36. Prior to the issuance of a Certificate of Conditional Approval, the proposed Regional Parker SWM Facility, to be built by the City, to serve this plan must be completed/constructed and operational, to the satisfaction of the City Engineer.
37. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
38. In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation



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carried out by a qualified consultant, to determine, including but not limited to, the following:

- i) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area;
 - ii) identify any abandoned wells in this plan;
 - iii) assess the impact on the water balance in the plan;
 - iv) any fill required in the plan;
 - v) provide recommendations for foundation design should high groundwater be encountered;
 - vi) identify all required mitigation measures including the design and implementation of Low Impact Development (LIDs) solutions;
 - vii) address any contamination impacts that may be anticipated or experienced as a result of the said construction;
 - ix) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site; and,
 - x) to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken, all to the satisfaction of the City.
39. In conjunction with Design Studies submission, the Owner shall conduct a hydrogeological assessment to identify a target infiltration rate in millimeters per hectare and implement Low Impact Development (LID) measures to achieve the water balance and meet groundwater recharge objectives, to the satisfaction of the City Engineer. Alternatively, the Owner shall implement Low Impact Development measures in accordance with the target infiltration rate and design criteria established by the Dingman Creek Stormwater Servicing Strategy Schedule C Municipal Class EA.
 40. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
 41. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.
 42. The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater Management Facilities, Policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.
 43. The Owner shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
 44. The Owner shall transfer sufficient lands to the City to enable the completion of the proposed SWM Facility and all related servicing in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process.
 45. The Owner shall ensure that the required land for the proposed Parker SWM Facility, located on Block 72, is sized in accordance with the final accepted Parker SWM Facility Functional Stormwater Management Report.
 46. The Owner acknowledges that the low density Block 15 shall remain out of development until such time as the final Parker SWM Facility Functional Stormwater Management



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Report is finalized, which will establish/confirm the SWM block frontage requirements onto Street 'J'.

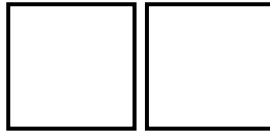
Watermains

47. In conjunction with the Design Studies submission the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the City Engineer:
 - a) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
 - b) Identify domestic and fire flows for the potential medium/high density Blocks from the high-level water distribution system;
 - c) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - d) Include modelling for two fire flow scenarios as follows:
 - Max Day + Fire confirming velocities and pressures within the system as the design fire flows; and
 - Max Day + Fire confirming the available fire flows at fire hydrants at 20 PSI residual. Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - e) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
 - f) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - g) Provide a servicing concept for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services is being achieved;
 - h) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - i) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - j) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - k) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - l) Include full-sized water distribution and area plan(s); and,
 - m) Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented (including automatic flushing devices).

48. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the City Engineer, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.

49. The Owner acknowledges implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device from the time of their installation until removal/assumption. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.

50. The Owner acknowledges the limits of any request for Conditional Approval shall conform to the phasing plan as set out in the accepted water servicing design study and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the phasing as set out in the accepted design study, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.



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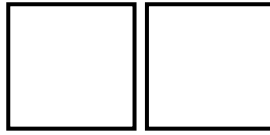
51. Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing high-level municipal system, namely, the existing 900mm (36") diameter watermain on Jackson Road and the 600mm (24") watermain on Commissioners Road East.
 - ii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units; and,
 - iii. The available fire flow and appropriate hydrant colour code marker (in accordance with the City of London Design Criteria) are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval.
52. The Owner shall obtain all necessary approvals from the City Engineer for the servicing of Blocks in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.
53. With respect to the proposed blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.

If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

54. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
55. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
- i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions"; and,
 - iii) prepare a conceptual design for the window street for Street 'C', Street 'D' and Street 'K' to consider such issues as grading the common boulevard between Commissioners Road East and Jackson Sideroad and the window street, overland flow routes, sidewalk connections, landscaping, servicing, to the satisfaction of the City Engineer.
56. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City.



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57. The Owner shall construct Streets 'A', 'B', and 'N' to secondary collector standards, to the satisfaction of the City Engineer.
58. The Owner shall construct Street 'I' from Jackson Road to Street 'J' and Street 'J' from Street 'B' to Street 'N', to secondary collector road standards, to the satisfaction of the City Engineer.
59. The Owner shall construct the following to the satisfaction of the City Engineer, to City standards:
 1. Street 'B' at Jackson Road to align with Reardon Boulevard
 2. Street 'I' at Jackson Road to align with Darnley Boulevard; and,
 3. Street 'N' at Jackson Road to align with Evans Boulevard.
60. The Owner shall ensure internal connections to the remnant parcels, to the satisfaction of the City Engineer.
61. The Owner shall convey a Future Development Block a minimum 9.0 metres in width across Block 26 for future access to 1663 Commissioners Road East, to the City for future use as needed, at no cost to the City. Should the adjacent lands develop for residential use and the Future Development Block is required for a private access and servicing, the Future Development Block shall be sold at market value, as determined by the City acting reasonably to the owners of the adjacent lands for access and servicing purposes, and the City shall pay the net proceeds of that sale (minus any City costs) to the Owner of this plan (39T-06507) within 30 days of such sale. If this Block is not needed upon development or redevelopment of the lands to the east of this block, the City agrees that the Block will be returned to the Owner for a nominal fee, for use as a building lot.
62. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends on Street 'E', Street 'F', Street 'I' and Street 'L'.
63. The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Street 'A', Street 'B', Street 'I' (from Jackson Sideroad to Street 'J'), Street 'J' and Street 'N' have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70');
 - ii) Street 'C', Street 'F' (from Street 'J' to Street 'B') and Street 'I' (from Street 'J' to Street 'B') have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66');
 - iii) Street 'E', Street 'F' (north of Street 'B'), Street 'G', Street 'H', Street 'K', Street 'L' and Street 'M' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62');
 - iv) Street 'D' has a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60');
 - v) Street 'C' (north leg – window street portion) and Street 'K' (window street portion) has a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 15.5 metres;
 - vi) Street 'D' (north leg – window street portion) has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 14.5 metres;
 - vii) The Owner shall construct gateway treatments on Street 'B', Street 'I' and Street 'N' at the intersections of Jackson Road with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City; and,



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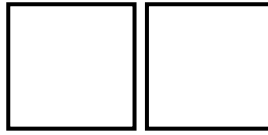
- viii) The Owner shall construct enhanced boulevards on Street 'A' at the intersection of Commissioners Road East with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City.
- 64. The Owner shall ensure access to lots and blocks adjacent to gateway treatments will be restricted to rights-in and rights-out only.
- 65. The Owner agrees that, if a parking plan is required for this subdivision, and increased pavement width is proposed to accommodate the parking plan, the road allowance width will be increased a corresponding amount in order to maintain the standard 6.0 metre wide boulevards on either side of the road. Further, the Owner agrees that any proposed widening of the pavement and the road allowance will be to the satisfaction of the City Engineer.
- 66. The Owner shall construct the window street portion of Street 'C', Street 'D' and Street 'K' abutting Commissioners Road East and Jackson Sideroad in accordance with the City's window street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.
- 67. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall place barricades on Street 'N' and Street 'B' at the east limit, to the satisfaction of the City Engineer.

Sidewalks

- 68. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
 - i) Street 'A';
 - ii) Street 'B';
 - iii) Street 'I' between Jackson Sideroad and Street 'J';
 - iv) Street 'J'; and,
 - v) Street 'N'.
- 69. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
 - i) Street 'C' – east and west leg;
 - ii) Street 'D' – east and west boulevard;
 - iii) Street 'E' – outside boulevard;
 - iv) Street 'F' – south boulevard;
 - v) Street 'G' – south boulevard;
 - vi) Street 'H' – south boulevard;
 - vii) Street 'I' – outside boulevard (east and south boulevard);
 - viii) Street 'K' – outside boulevard;
 - ix) Street 'L' – outside boulevard (north and east boulevard)
 - x) Street 'M' – east boulevard; and,
 - xi) Jackson Sideroad – east boulevard along frontage of plan.
- 70. The Owner shall construct a 2.4 metre sidewalk fronting the school block (Block 71) on Street 'I', Street 'F' and Street 'J', in accordance with City standards, to the satisfaction of the City Engineer.
- 71. The Owner shall provide sidewalk links from Streets 'C' and Street 'D' to the proposed sidewalk on Commissioners Road East and Street 'K' to the proposed sidewalk on Jackson Road in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City.

Street Lights

- 72. Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being



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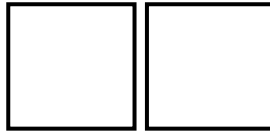
extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the London Hydro for the City of London.

Boundary Road Works

- 73. In conjunction with the Design Studies submission, the Owner shall have his professional engineer submit the following:
 - i) a revised Traffic Impact Assessment (TIA), to the satisfaction of the City;
 - ii) design criteria for the left turn and right turn lanes on Commissioners Road East at Street 'A' for review and acceptance by the City; and,
 - iii) design criteria for a right turn lane on Commissioners Road East at Jackson Road for review and acceptance by the City.
- 74. The Owner shall implement all recommendations outlined in the approved Transportation Impact Assessment to the satisfaction of the City Engineer.
- 75. The Owner shall be required to make minor boulevard improvements on Commissioners Road East, Jackson Road and Bradley Avenue adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
- 76. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install temporary street lighting at the intersection of Commissioners Road East at Street 'A', to the specifications of the City, at no cost to the City.
- 77. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct right and left turn lanes on Commissioners Road East at Street 'A', to the satisfaction of the City Engineer.
- 78. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct a right turn lane on Commissioners Road East at Jackson Road, to the satisfaction of the City Engineer.
- 79. In conjunction with engineering drawing submission, the Owner shall provide a pavement marking plan, to include design criteria for the left turn lanes on Jackson Road for review and accepted by the City Engineer.
- 80. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall revise the pavement markings on Jackson Road to accommodate left turn lanes to Street 'B', Street 'I' and Street 'N', to the satisfaction of the City Engineer.
- 81. The Owner shall reconstruct or relocate any surface or subsurface works or vegetation necessary to connect streets to Commissioners Road East and Jackson Sideroad, to the satisfaction of the City and at no cost to the City.

Road Widening

- 82. The Owner shall be required to dedicate sufficient land to widen Bradley Avenue and Commissioners Road East to 18.0 metres from the centreline of the original road allowance.
- 83. The Owner shall be required to dedicate 6.0 m x 6.0 m 'daylighting triangles' at the following intersections, in accordance with the Z-1 Zoning By-law, Section 4.24:
 - i) Jackson Road and Commissioners Road East;
 - ii) Jackson Road and Street 'B';
 - iii) Jackson Road and Street 'I';
 - iv) Jackson Road and Street 'N'; and,
 - v) Commissioners Road East and Street 'A'.



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Vehicular Access

- 84. The Owner shall ensure that no vehicular access will be permitted to any Blocks fronting Jackson Road, Commissioners Road East and Bradley Avenue by establishing blocks for 0.3 metre (1') reserves along the entire frontages, to the satisfaction of the City Engineer. All vehicular access is to be via the internal subdivision streets.

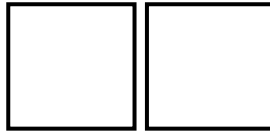
Traffic Calming

- 85. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide the following:
 - i) a conceptual design of the proposed traffic calming measures along Street 'A', Street 'B', Street 'F', Street 'G', Street 'I', Street 'J' and Street 'N', including roundabouts, speed cushions, parking bays, curb extensions and other measures, to the satisfaction of the City; and,
 - ii) a concept of the raised intersections to ensure no negative impact on the overland flow route. Should it be determined the raised intersections will affect the major overland flow route, the Owner shall construct alternative traffic calming measures, to the satisfaction of the City Engineer.
- 86. Prior to the issuance of a Certificate of Conditional Approval or as otherwise directed by the City, the Owner shall construct traffic calming measures along all secondary collector streets as follows, to the satisfaction of the City Engineer:
 - i) Raised intersection on Street 'J', at Street 'L', 'K' and 'G';
 - ii) Roundabout at Street 'N' and Street 'J';
 - iii) Roundabout at Street 'I' and Street 'J';
 - iv) Roundabout at Street 'B' and Street 'J';
 - v) Roundabout at Street 'A' and Street 'B';
 - vi) Parking bays on the east side of Street 'J' adjacent to Blocks 8, 61, 58, 67 and 71;
 - vii) Raised crosswalk on Street 'J' adjacent to Block 68 across from the multi-use path;
 - viii) Speed cushions along Street 'B' adjacent to Block 48;
 - ix) Speed Cushions along Street 'B' adjacent to Block 43;
 - x) Speed cushions along Street 'I' between Block 29 and 30;
 - xi) Speed cushions along Street 'I' between Block 67 and 71;
 - xii) Speed cushions along Street 'F' midpoint of Blocks 32 and 71;
 - xiii) Speed cushions along Street 'N' between Blocks 10 and 11; and,
 - xiv) Speed cushions along Street 'G' at the midpoint of Blocks 30 and 31.

The traffic calming measures selected for these locations are subject to the approval of the Transportation Planning & Design Division and are to be designed and constructed to the satisfaction of the City Engineer.

Construction Access/Temporary/Second Access Roads

- 87. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Jackson Road or other routes as designated by the City.
- 88. In conjunction with the Design Studies submission, should phasing be proposed within this plan of subdivision, the Owner shall provide a conceptual design and the location of the temporary/emergency access, to the satisfaction of the City. The Owner shall also have it's professional engineer verify the adequacy of decision sight distance at the temporary access road, to the satisfaction of the City. If the sight lines are not adequate, the temporary access is to be relocated and/or road work undertaken to establish adequate decision sight distance at the intersection, to the satisfaction of the City.
- 89. Should an emergency access be required to accommodate development, the Owner shall locate, construct, maintain and close the access to the satisfaction of the City Engineer. Should it be necessary to locate this access onto Commissioners Road East or Bradley Avenue, the Owner shall ensure it will be restricted to emergency vehicle use only.
- 90. The Owner shall ensure any emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of site lines, provisions of



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channelization, adequacy of road geometries and structural design, etc. and provide the City with any necessary easements, all to the specifications of the City and at no cost to the City.

- 91. Should a temporary access be required, the Owner shall provide sufficient security for the removal of the temporary access road and all associated temporary works when required by the City.
- 92. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

GENERAL CONDITIONS

- 93. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
- 94. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
- 95. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
- 96. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan and related to slope stability associated with the open watercourses in this Plan, including, but not limited to, the following:
 - i) servicing, grading and drainage of this subdivision;
 - ii) road pavement structure;
 - iii) dewatering;
 - iv) foundation design;
 - v) removal of existing fill (including but not limited to organic and deleterious materials);
 - vi) the placement of new engineering fill;
 - vii) any necessary setbacks related to slope stability for lands within this plan;
 - viii) identifying all required mitigation measures including the design and implementation of Low Impact Development (LIDs) solutions;
 - ix) addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan and associated with open watercourses that services an upstream catchment, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback;
 - x) investigate along the east property limits of the plan and provide additional information regarding an oil/gas well as shown on the Official Plan Schedule B-2 Natural Resources and Hazards Map. Provide information regarding any contamination and provide any recommendations that may be required to be implemented to address this;
 - xi) Accurately delineate the Riverine Erosion Hazard Limit;
 - xii) Identify existing erosion and/or slope hazards;
 - xiii) assess the impact of the proposed development on existing hazards;



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- xiv) assess the potential for the proposed development to create new hazards; and,
- xv) Identify measures to safely avoid the potential hazards, including appropriate development setback from the River Erosion Hazard Limit.

In addressing the above, the report shall take into consideration the required/proposed fill within the area as well as the proposed channel improvements.

and any other requirements as needed by the City, all to the satisfaction of the City.

- 97. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
- 98. In conjunction with the Design Studies submission, the Owner shall submit a slope assessment report to address all slope issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability associated with open watercourses that services an upstream catchment, all to the satisfaction of the City Engineer and the UTRCA. The Owner shall provide written acceptance from the UTRCA for the final setback.
- 99. In conjunction with the Design Studies submission, the Owner must obtain approval from all required agencies as needed, to permit any proposed channel improvements within this plan, such as the UTRCA, MOECC, Fisheries and Oceans Canada and MNR.
- 100. Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed relotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the City Engineer and at no cost to the City.
- 101. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
- 102. In conjunction with Design Studies submission, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on streets in this plan of subdivision allowing street townhouses. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.
- 103. Prior to the installation of any servicing for street townhouse units on streets in this plan of subdivision, the Owner must obtain site plan approval, to the satisfaction of the City Engineer.
- 104. The Owner shall have the common property line of Commissioners Road East and Bradley Avenue graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Commissioners Road East and Bradley Avenue are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

- 105. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

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Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

- 106. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:
 - i) commence upon completion of the Owner's service work, connections to the existing unassumed services; and
 - ii) continue until the time of assumption of the affected services by the City.
- 107. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

- 108. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City Engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

- 109. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change "Guidelines for Use at Contaminated Sites in Ontario" and file appropriate documents to the Ministry

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in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

110. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
111. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
112. The Owner shall have it's professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
113. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
114. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
115. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
116. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
117. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
118. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.

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119. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
120. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
121. Prior to the acceptance of engineering drawings, the Owner shall submit confirmation that they have complied with any requirements of Union Gas Limited with regards to their facilities at the southern limit of this plan of subdivision.
122. In conjunction with the Design Studies submission, the proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, etc., to the satisfaction of the City.
123. The Owner shall co-ordinate the work associated with this Plan of Subdivision with the City's proposed construction of the SWM Facility in this plan of subdivision, to the satisfaction of the City, at no cost to the City.
124. Prior to Final Approval, the Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.
125. In conjunction with Design Studies submission, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
126. At the time this plan is registered, the Owner shall register all appropriate easements for all existing and proposed private and municipal storm and sanitary works required in this plan, to service external lands, all to the satisfaction of the City Engineer, at no cost to the City.
127. The Owner shall either register against the title of Block 71 in this Plan, or shall include in the agreement of purchase and sale for the transfer of Block, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Block may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.
128. In conjunction with the Design Studies submission, the Owner shall provide a concept of Street 'J' road crossing of the watercourses including all details (ie. culvert, watermain, sanitary sewer, road profile, etc.), all to the satisfaction of the City.

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APPENDIX "E"

Parker Jackson Subdivision -748094 Ontario Ltd./2624 Jackson Road Inc.
 Draft Plan
 39T-06507

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF	
- Sanitary Sewer Internal Oversizing Subsidy (DC14-WW02001)	\$11,723
- Storm Sewer Internal Oversizing Subsidy (DC14-MS01001)	\$969,949
- Road Works Engineering	\$58,608
- Channelization (DC14-RS00067)	\$390,720
Total	\$1,430,999
Estimated Total DC Revenues ^(Note 2)	Estimated Revenue
CSRF	\$20,171,441
UWRF	\$1,816,259
TOTAL	\$21,987,700

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2017 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
- 4 The developer led construction work above will require a work plan to be provided and approved by the City. The work plan should include summary of work completed and costs incurred as well as estimated costs of all Engineering and construction of the eligible subdivision works.
- 5 Oversizing costs identified are based on preliminary estimates through draft plan phase. The extent of roadworks and the various pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process which may change the values noted.

Sept. 15 / 2017
 Date

Reviewed by: 
 Matt Feldberg
 Manager, Development Finance

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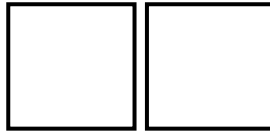
File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 748094 ONTARIO LTD. & 2624 JACKSON ROAD INC. FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS 1635 COMMISSIONERS ROAD EAST AND 2624 JACKSON ROAD APPLICATION BY: CITY OF LONDON OFFICIAL PLAN AMENDMENT 1663 & 1685 COMMISSIONERS ROAD EAST AND 2652 JACKSON ROAD MEETING ON SEPTEMBER 25, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of 748094 Ontario Ltd. and 2624 Jackson Road Inc. for the lands located at 1635 Commissioners Road East and 2624 Jackson Road; and the application by the City of London relating to Official Plan Amendments for 1663 Commissioners Road East, 1685 Commissioners Road East and 2652 Jackson Road:

- (k) the Approval Authority **BE ADVISED** of the issues, if any, raised at the Public Meeting with respect to the application for Draft Plan of Subdivision by 748094 Ontario Ltd. and 2624 Jackson Road Inc. relating to lands located at 1635 Commissioners Road East and 2624 Jackson Road;
- (l) the Approval Authority **BE ADVISED** that Municipal Council supports issuing Draft Approval of the proposed plan of subdivision as submitted by 748094 Ontario Ltd. and 2624 Jackson Road Inc., prepared by Stantec Consulting Ltd. and certified by Terry P. Dietz O.L.S. (Project No. 1614-03884 Drawing No.1, dated May 2, 2017), which shows shows thirty-nine (39) low density residential blocks, seventeen (17) medium density residential blocks, three (3) open space blocks, two (2) open space buffer blocks, six (6) park blocks, three (3) park/walkway blocks, one (1) part block, one (1) access/servicing block, one (1) school block, one (1) stormwater management block, one (1) existing hydro corridor block, two (2) future development blocks, twelve (12) reserve blocks, and four (4) road widening blocks, **SUBJECT TO** the conditions contained in the attached Appendix "D";
- (m) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 3, 2017 to amend the Official Plan for lands located at 1635 Commissioners Road East and 2624 Jackson Road to change the land use designations on Schedule 'A' – Land Use **FROM** "Urban Reserve - Community Growth" and "Environmental Review" **TO** "Low Density Residential", "Multi-family, Medium Density Residential", and "Open Space"; and to amend Schedule 'C' – Transportation Corridors to add "Secondary Collectors";
- (n) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 3, 2017 to amend the Official Plan for lands located at 1663 Commissioners Road East and 1685 Commissioners Road East to change the land use designation on Schedule 'A' – Land Use **FROM** "Urban Reserve - Community Growth" **TO** "Multi-family, Medium Density Residential";



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Planner: L. Mottram**

- (o) Based on the City-initiated review of the Official Plan land use designations, **NO FURTHER ACTION** be taken with respect to lands located at 2652 Jackson Road. The property is adjacent a phase of the subdivision intended for future development requiring further detailed planning, and no changes to the land use designation are proposed at this time;
- (p) the proposed by-law attached hereto as Appendix “C” **BE INTRODUCED** at the Municipal Council meeting on October 3, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in Part ‘C’ above, to change the zoning of the subject lands **FROM** an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, and an Agricultural (AG1) Zone **TO:**
- xii) a Holding Residential R1 Special Provision (h•h-100•R1-13()) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 270 square metres; together with a special provision for a minimum rear yard depth of 6.0 metres;
 - xiii) a Holding Residential R1 (h•h-100•R1-4) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
 - xiv) a Holding Residential R4/R5/R6 (h•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
 - xv) a Holding Residential R4/R5/R6 (h•h-54•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
 - xvi) a holding Neighbourhood Facility / Residential R1 (h•h-100•NF/R1-4) Zone to permit such uses as elementary schools, places of worship, and day care centres; and to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres;
 - xvii) an Open Space (OS1) Zone to permit public parks, conservation lands, and recreational buildings associated with conservation lands and public parks;
 - xviii) an Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;
 - xix) an Urban Reserve Special Provision (UR4()) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 7.0 hectares;
 - xx) a holding Urban Reserve Special Provision (h-82•UR4()) Zone to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs; together with a special provision for a minimum lot area of 160 square metres and no minimum lot frontage requirement;
 - xxi) an Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 2.6 hectares;
 - xxii) an Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses; together with a special provision for a minimum lot area of 1.5 hectares and minimum lot frontage of 50 metres.

it being noted that the following holding provisions have also been applied:

- (h) - to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;
- (h-54) - to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads;

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**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

- (h-71)) - to encourage street oriented development the Owner shall prepare a building orientation plan to be incorporated into the approved Site Plan and Development Agreement;
 - (h-82) – to ensure consistent lotting pattern and that any part blocks are consolidated with adjacent lands;
 - (h-100) – to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available.
- (q) **IT BEING NOTED** that modifications to Map 1 – Place Types and Map 3 – Street Classifications in The London Plan reflecting the amendments as recommended in Parts (c) and (d) above will be undertaken by Civic Administration and will be brought forward to Municipal Council as part of a future comprehensive review.
- (r) the applicant **BE ADVISED** that the Development Finance has summarized the estimated costs and revenues information as attached in Appendix "E".

PREVIOUS REPORTS PERTINENT TO THIS MATTER

November 12, 2007 – Report to Planning Committee – General Manager of Planning and Development - Placemaking Demonstration Project Part 1 - Placemaking Design Guidelines (Agenda Item #6)

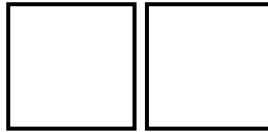
PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect is to recommend that the Approval Authority for the City of London issue Draft Approval of the proposed Plan of Subdivision, subject to conditions; and Municipal Council approve the recommended Official Plan and Zoning By-law amendments.

RATIONALE

The rationale for approval of the recommended Official Plan and Zoning By-law amendments and support for the proposed draft plan of subdivision is as follows:

- i) The recommended Draft Plan, Official Plan and Zoning amendments conform to the policies of the Official Plan, and are consistent with the Provincial Policy Statement;
- ii) The proposal will utilize existing municipal services and preserve significant natural heritage features; provide for an attractive, pedestrian-oriented and compatible development; and contribute to compact urban form through the proposed range and mix of low and medium density residential uses.
- iii) In order to consider the proposed land use changes comprehensively, the City initiated a concurrent review of three existing residential lots that are located outside the limits of the Draft Plan of subdivision. Based on that review, it is appropriate to include the two “orphan” parcels on Commissioners Road East in the amendments to the Official Plan. At this time no action is recommended for the third property located at the corner of Jackson Road and Bradley Avenue as that part of the Draft Plan is being held for future development, and there are no proposed changes to the land use designation.



File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

BACKGROUND

Date Application Accepted: April 2, 2015	Agent: Stantec Consulting Ltd.
REQUESTED ACTIONS:	
<p><u>Draft Plan of Subdivision</u> Approval of a draft plan of subdivision consisting of 38 low density residential blocks (Blocks 1-38), 17 medium density residential blocks (Blocks 39-55), 3 open space blocks (Blocks 56-58), 2 open space buffer blocks (Blocks 59-60), 6 park blocks (Blocks 61-66), 1 school block (Block 67), 1 stormwater management block (Block 68), 1 existing hydro corridor block (Block 69), 2 future development blocks (Blocks 70-71), and 4 road widening blocks (Blocks 72-75).</p>	
<p><u>Official Plan Amendment</u> Possible Amendment to Schedule 'A' – Land Use map to change the land use designations from "Urban Reserve - Community Growth" and "Environmental Review" to "Low Density Residential", "Multi-family, Medium Density Residential", and "Open Space"; and, an amendment to Schedule 'C' – Transportation Corridors map to add "Secondary Collectors".</p>	
<p><u>Zoning By-law Amendment</u> Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, and an Agricultural (AG1) Zone to the following zones:</p> <ol style="list-style-type: none"> 1. Residential R1 Special Provision (R1-13) with a special provision for a minimum rear yard depth of 6.0 metres 2. Residential R1 (R1-4) 3. Residential (R4-6 / R5-4 / R6-5) 4. Neighbourhood Facility (NF) 5. Open Space (OS1) 6. Urban Reserve (UR4) 	
<p>NOTE: The original application request was for approval of a residential subdivision consisting of 36 low density residential blocks, 20 medium density residential blocks, 1 commercial block, 3 open space blocks, 2 open space buffer blocks, 3 park blocks, 1 school block, 1 stormwater management block, 1 existing hydro corridor block, 2 future development blocks, and 4 road widening blocks. In November 2016, based on responses received from the circulation of the draft plan, the applicant proposed further revisions summarized as follows:</p> <ul style="list-style-type: none"> - Updated road network and block layout - Reconfigured collector roads - Reconfigured School and Neighbourhood Park blocks - Additional Park block - Removal of Neighbourhood Commercial block previously shown at the corner of Jackson Road and Commissioners Road East 	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – agricultural (cash crops); woodlands and wetlands; three residential dwellings; and hydro transmission corridor • Frontage – Approx. 1600 metres (5,249 ft.) on Jackson Road • Depth – Approx. 835 metres (2,740 ft.) • Area – Approx. 82 hectares (203 acres) • Shape – Irregular

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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

Location Map



LOCATION: \\sbs1\lgov\cityplanning\projects_DARR\41_location_maps\39T-06507_location_map_0414_posted.mxd

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**File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram**

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – agriculture • South – agriculture and hydro transmission corridor • East – agriculture and hydro transmission corridor • West – low/medium density residential and SWM pond (Summerside subdivision)
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<p>OFFICIAL PLAN DESIGNATIONS: (refer to map on page 7)</p> <p>“Urban Reserve Community Growth”, “Environmental Review” and “Agriculture”</p>
<p>EXISTING ZONING: (refer to map on page 8)</p> <p>Urban Reserve (UR4), Environmental Review (ER) and Agricultural (AG1)</p>

<p>PLANNING HISTORY</p>

In May 2006, an application was submitted to the City for approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments from 2624 Jackson Road Inc. and 748094 Ontario Limited for what was referred to at the time as the Parker-Jackson lands consisting of approximately 81 hectares on the east side of Jackson Road, just east of the present Summerside subdivision. The draft plan application was processed and eventually it was put on hold for several reasons, including concerns with the Environmental Impact Study, which was not accepted by the City as it required further assessment of the significance of a large wooded area centrally located within the plan, possible changes to the stormwater management block configuration, and the timing of SWM works to service the subdivision. In addition, the City at the time was conducting a Placemaking Demonstration Project, and this site was a candidate for the pilot project along with others. The owners expressed an interest and agreed to participate jointly with the City on the understanding that they were under no obligation to implement any of the findings. The application then remained inactive for quite some time while the Placemaking Project proceeded.

There was very little activity on the file until a revised draft plan submission was brought forward at an Initial Proposal Review meeting in June 2014. The revised plan was substantially different than the original submission. Changes to the revised plan included preservation of the existing wooded area as Open Space and incorporating some of the placemaking principles and design concepts that were advanced through the Placemaking Project. For example, the subdivision road network was redesigned on a grid pattern, replacing the previous pattern of closed loops, crescents and cul-de-sacs. Street townhouse blocks were introduced to provide opportunities for pedestrian-oriented streetscapes, as well as “window” streets along Commissioners Road East and Jackson Road.

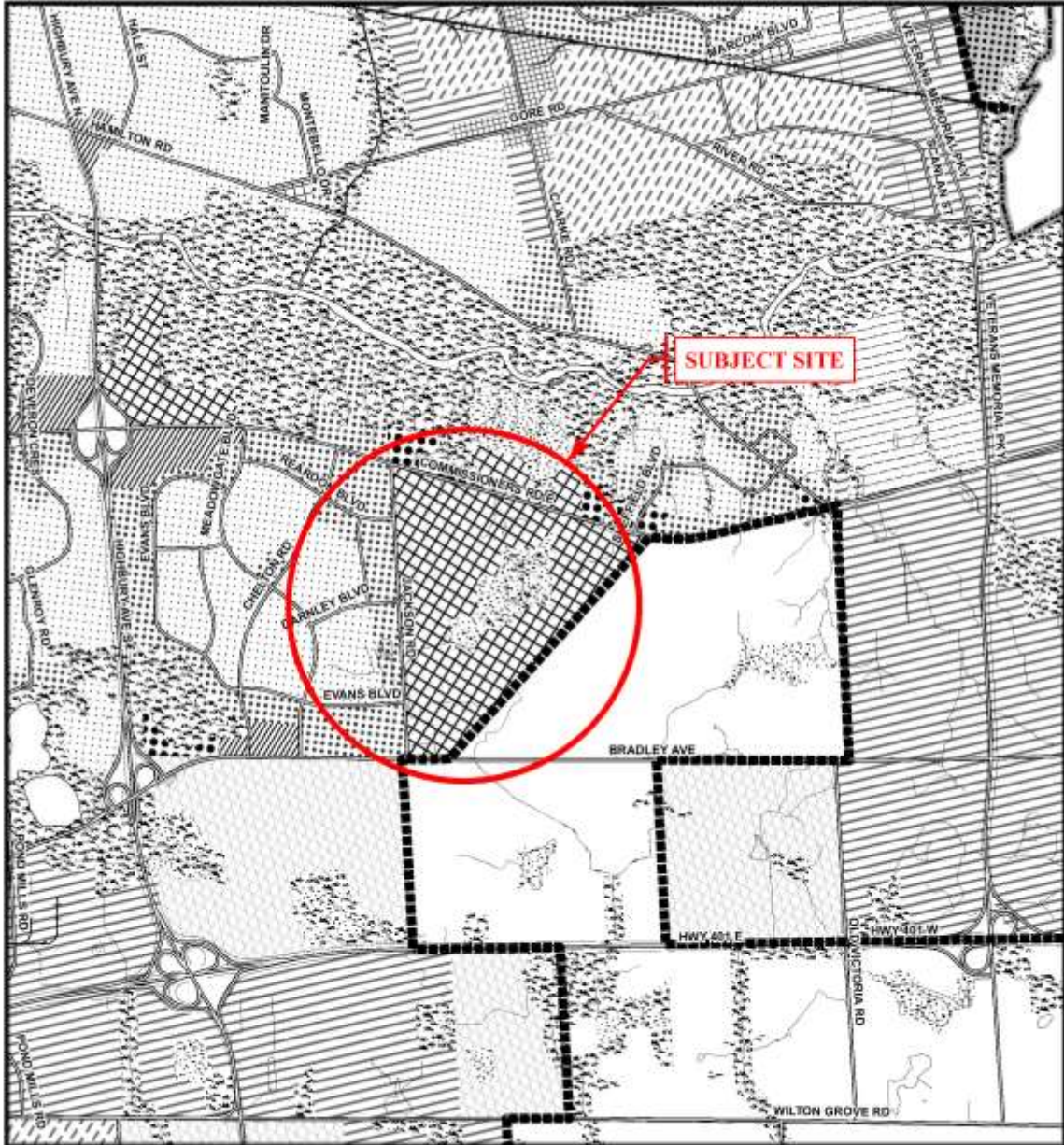
Further refinements were required to the draft plan as a result of feedback received from the Thames Valley District School Board indicating specific concerns with the size and configuration of the elementary school site. The applicant also wanted an opportunity to review options with respect to the open space buffer requirements adjacent the wooded area. Subsequent revisions were made with the most recent version of the plan incorporating a revised school block and a 30 metre wide buffer (25m plus 5m path) along the edge of the wooded area.

The functional plan for the stormwater management facility has now been approved. The Parker SWMF-Phase 1 is scheduled in accordance with the City’s 2018 Growth Management Implementation Strategy for construction in 2018.

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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

Official Plan Map



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

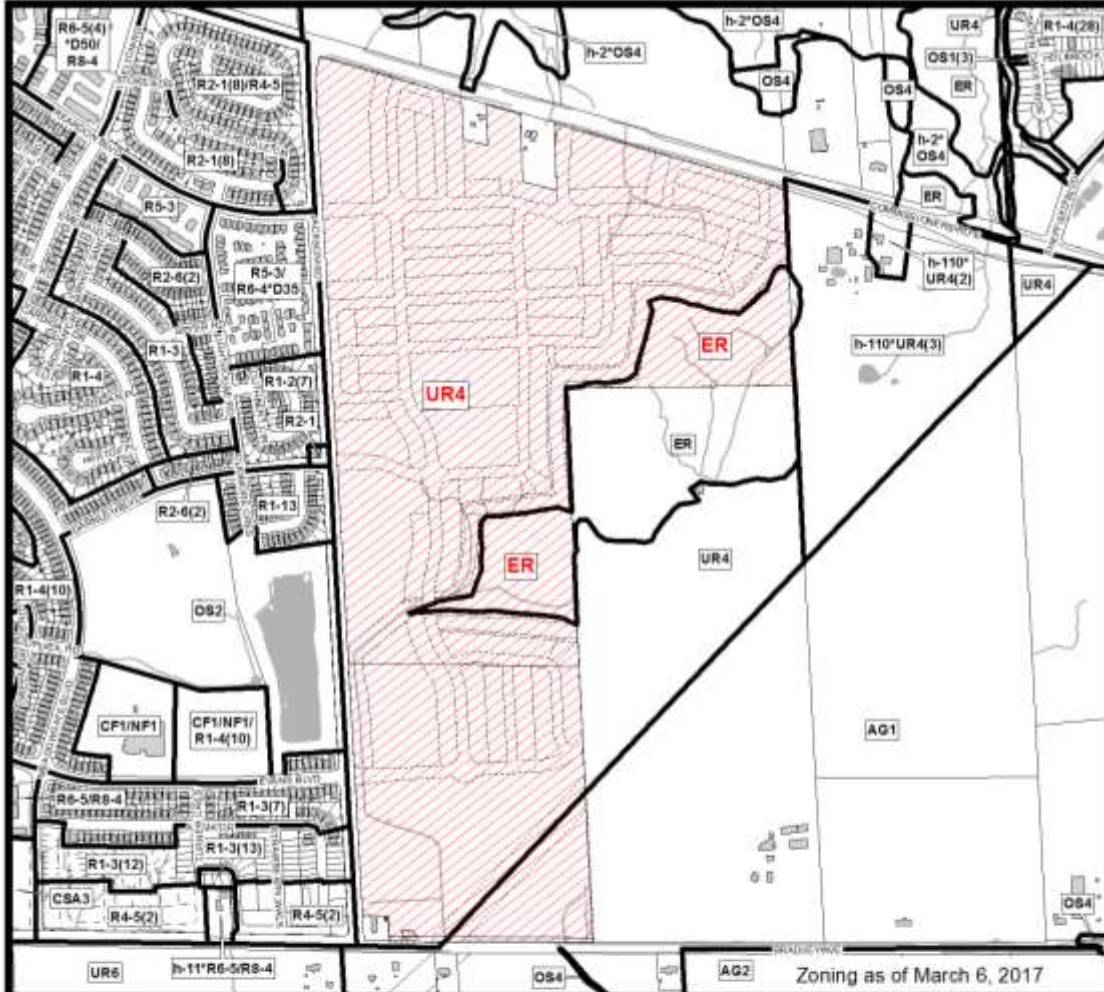
<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Development Services</p>	<p style="text-align: center;">N Scale 1:30,000</p> <p style="text-align: center;">0 100 200 300 400 500 Meters</p>	<p>FILE NUMBER: 39T-06507 / OZ-7176 / O-7178</p>
		<p>PLANNER: LM</p> <p>TECHNICIAN: DT</p> <p>DATE: April 6, 2017</p>

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

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File No: 39T-06507 / OZ-7176 / O-7178
 Planner: L. Mottram

Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: UR4, ER

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE DF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1
SCHEDULE A



FILE NO:
 39T-06507 / OZ-7176 / O-7178 LM

MAP PREPARED:
 April 6, 2017 DT



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS



File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

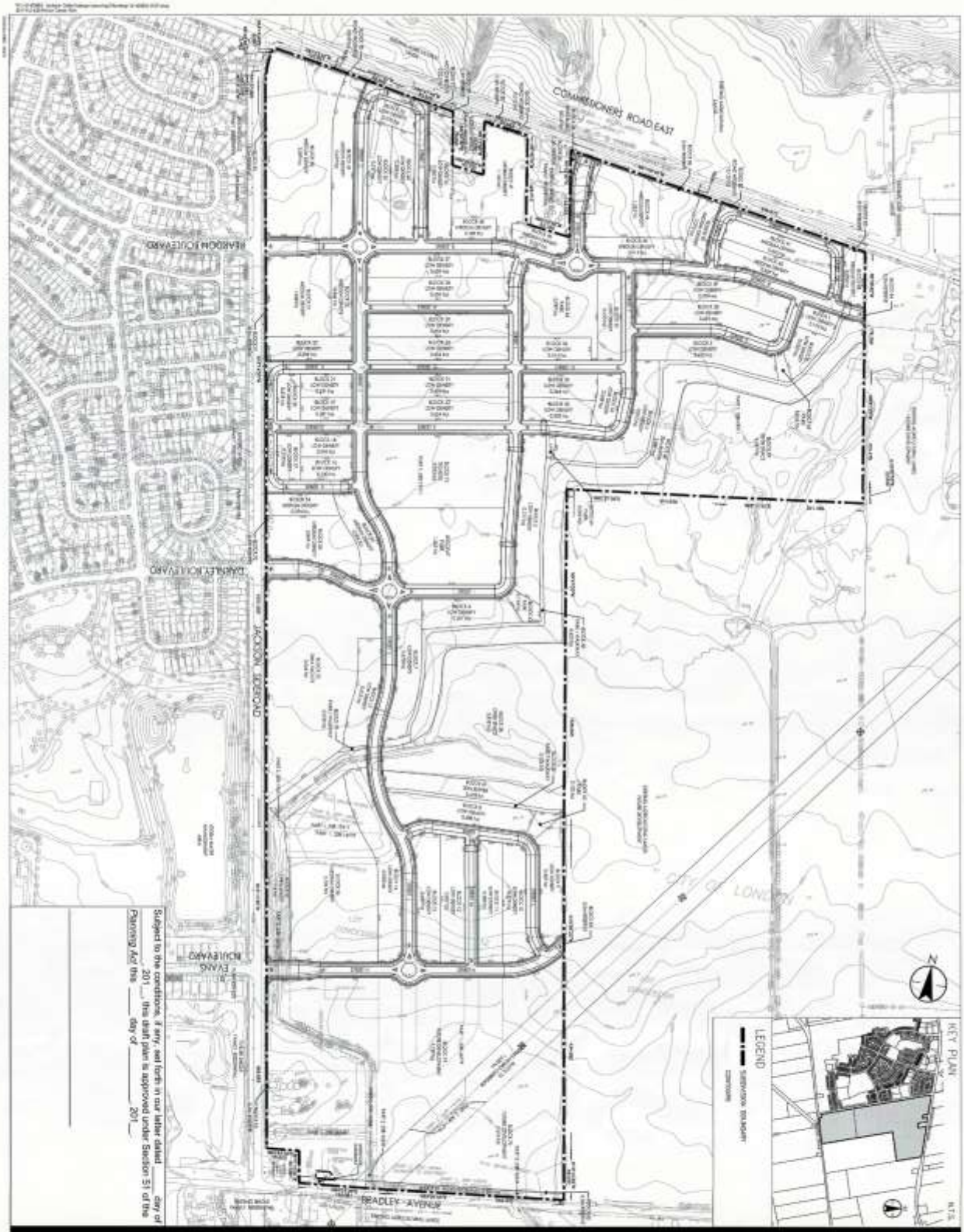
Proposed Land Use Concept Plan



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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

Proposed Draft Plan of Subdivision



Subjected to the conditions of any, and forth in any higher dated day of Planning Act the _____ day of _____ 2017.



Stantec

City of London
County of Westchester
Concession of Westchester
City of London
County of Westchester
Concession of Westchester
City of London
County of Westchester
Concession of Westchester

DRAFT PLAN OF SUBDIVISION
PARVER JACKSON PROPERTY
PART of LOTS 11 & 13
CONCESSION OF WESTCHESTER
CITY OF LONDON
COUNTY OF WESTCHESTER

SCHEDULE OF LAND USE

Lot No.	Area (sq. ft.)	Area (sq. m.)	Use
1	1,120	103	Residential
2	1,120	103	Residential
3	1,120	103	Residential
4	1,120	103	Residential
5	1,120	103	Residential
6	1,120	103	Residential
7	1,120	103	Residential
8	1,120	103	Residential
9	1,120	103	Residential
10	1,120	103	Residential
11	1,120	103	Residential
12	1,120	103	Residential
13	1,120	103	Residential

OWNER'S ADMINISTRATION
No part of this plan is to be used for any other purpose than that for which it was prepared.

OWNER'S CERTIFICATE
I, the undersigned, being the owner of the land shown on this plan, do hereby certify that the information contained therein is true and correct and that I have no other interest in the land shown on this plan.

DATE: _____
SIGNATURE: _____

PROJECT NO. 39T-1507
DRAFT PLAN OF SUBDIVISION

CHARACTER:
COMMERCIAL/RESIDENTIAL
PARVER JACKSON LAND
1433 COMMISSIONERS ROAD EAST A
2524 JACKSON ROAD
LAVANNA ON CANADA

SCALE: 1" = 100'

DRAWING TITLE: Sheet

DATE: _____

APPROVED: _____

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File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Bell Canada

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time.

We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

Staff response: Bell Canada conditions are captured in the standard subdivision agreement.

Thames Valley District School Board

The updated application for draft plan of subdivision has been reviewed by this office. The revised school block meets the requirements as requested by the Thames Valley District School Board (TVDSB).

The proposed subdivision is presently within the attendance area of Westminster PS for Grades 3K to 8 and Lord Dorchester SS for grade 9-12. Due to increased enrolment the TVDSB is requesting that the following clause be included as a condition of Draft Plan Approval for the subject plan:

“The developer agrees to include in all of its agreements of purchase and sale with purchasers of residential lots and blocks, a provision advising such purchasers that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education and, as a result, the property may be designated as part of a “Holding Zone” by Thames Valley District School Board and that any students residing in such Holding Zone may be designated to attend a “Holding School” until a long-term accommodation solution is in place. There can be no assurance that a new elementary or secondary school may be built to accommodate students residing within the Holding Zone.”

Staff response: An elementary school site for the Thames Valley District School Board has been identified within the draft plan. The school board’s requested standard holding zone warning clause will be captured in the subdivision agreement.

Agricultural Advisory Committee

The following comments with respect to the application by 748094 Ontario Inc. and 2624 Jackson Road Inc., relating to the lands located on the east side of Jackson Road between Commissioners Road East and Bradley Avenue BE FORWARDED to the Civic Administration for consideration. The Agricultural Advisory Committee is not supportive of the application due to:

- i) the encroachment on the urban growth boundary;
- ii) the priority of the City of London should be preserving the rural/urban interface; and,
- iii) approving this application promotes urban sprawl within City limits;

Staff response: The City’s Urban Growth Boundary is delineated by Bradley Avenue and an existing hydro transmission corridor which crosses the southeast corner of the subject lands. Development is not proposed to go beyond the Urban Growth Boundary. However, the limits of the draft plan follow the legal property boundary which extends to Bradley Avenue resulting in the creation of a remnant parcel. As mentioned, development within this draft plan will not be permitted to extend beyond the current Urban Growth Boundary. As part of this recommendation, staff are recommending the resulting remnant parcel along Bradley Avenue (Block 75), as well as the hydro corridor block (Block 73), be zoned Agricultural (AG1()) consistent with the Official Plan designation and in so doing maintaining the integrity of the Urban Growth Boundary.

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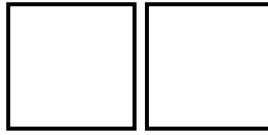
File No: 39T-06507 / OZ-7176 / O-7178
Planner: L. Mottram

Hydro One Networks Inc.

Please be advised that Hydro One Networks Inc. (“HONI”) has no objection in principle to the proposed plan of subdivision, provided the following are included as conditions of draft approval:

1. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted in triplicate to HONI for review and approval.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the right of way. During construction, there will be no storage of materials or mounding of earth, snow or other debris on the right-of-way.
3. Temporary fencing must be placed along the easement corridor during construction. Permanent fencing must be erected where subdivision lots directly abut the HONI easement at the developer’s expense.
4. The subdivider shall make arrangements satisfactory to HONI for the crossing of the hydro right-of-way by any proposed roads. Separate proposals including detailed lighting and site servicing plans shall be submitted in triplicate to HONI for future road crossings. The developer must contact **Joan Zhao**, HONI Senior Real Estate Coordinator at **(905) 946-6230** to begin the process of acquiring a Construction and Encroachment Agreement.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer.
6. The easement rights of HONI and its legal predecessors are to be protected and maintained.
7. If the proposed development is within close proximity to a Transmission or Distribution station the following applies:
 - (a) The Developer hereby confirms and agrees that every agreement of purchase and sale heretofore and hereafter entered into by the Developer with any purchaser(s) of any unit or proposed unit in the Development contains the following notice/warning provisions (or clauses substantially similar thereto in all respects), namely: “Each unit purchaser and/or lessee specifically acknowledges and agrees that the development of the Lands upon which this Development is being (or has been) constructed, will be (or has been) undertaken and completed in accordance with any requirements that may be imposed from time to time by any Governmental Authorities, and that the proximity of this Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electro-magnetic interference and stray current transmissions (hereinafter collectively referred to as the “**Interferences**”) to this Development, and despite the inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development Notwithstanding the above, each unit purchaser and/or lessee agrees to indemnify and save HONI harmless, from and against all claims, losses, judgments or actions arising or resulting from any and all of the Interferences. In addition, it is expressly acknowledged and agreed that HONI does not, and will not, accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims or any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each unit purchaser and/or lessee acknowledges and agrees that an electro-magnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser’s respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor/Declarant.”
 - (b) The Developer covenants and agrees that so long as the City does not object thereto, the language set out in Section 3.1(d) hereof (or language substantially similar thereto) shall also be included in the Site Plan Agreement entered into by the Developer with City of London to be registered on title to the Development.

Staff response: *The recommended conditions of draft plan approval have captured the above requirements (Conditions #24 & #25).*



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Upper Thames River Conservation Authority (UTRCA)

RECOMMENDATIONS

As indicated, the UTRCA is generally satisfied with the proposed subdivision configuration and offers the following conditions of draft plan approval:

1. That the Final Stormwater Management Report be circulated to the UTRCA for our review and approval.
2. That a report be prepared by a qualified ecological consultant as part of the subdivision Design Studies submission to address the UTRCA’s outstanding concerns regarding the protection of the wetland and watercourse features that are located on the subject lands. The report shall address the water quality, timing and quantity to the swamp wetland communities as well as the Hampton - Scott Drain. This submission should include additional strategies to protect and maintain these features as well as a discussion regarding the need for additional run-off augmentation including how/who/when that will be determined. A monitoring program for the wetland as well as a hydrogeological assessment will also be required. We recommend that a meeting be arranged with City and UTRCA staff to scope the terms of reference for the submissions.
3. That a woodland compensation plan be prepared to address the woodland feature that will be lost as a result of the crossing of Street J over the Hampton-Scott Drain.
4. That a minimum 15 metre buffer be provided on both sides of the Hampton–Scott Drain. The blocks shall be sized appropriately to accommodate the necessary buffer. If there are any pinch points, the Conservation Authority would be prepared to consider a slightly smaller buffer on one side of the feature with an enhanced buffer on the opposite side. The draft plan shall be redlined accordingly to provide the required buffer which should also be applied to the feature which crosses Block 70 - Future Development.
5. If a multi-use, paved pathway is to be included in the plan of subdivision, a separate block outside of the 30 metre buffer (Block 59) for the significant woodland and wetland should be identified on the draft plan. We recommend that the draft plan be redlined accordingly.
6. That the necessary Section 28 approvals be obtained from the UTRCA prior to undertaking any site alteration or development within the regulated area. This approval process will also consider the two regulated wetland pockets that are located in the northwest corner of the subject lands.

Staff response: *The conditions of draft approval have captured the above recommendations (Conditions #19, #20, #21, #96, #98, #99 & #113). The UTRCA response acknowledged that the Conceptual Stormwater Management Report – Parker Jackson Lands prepared by Stantec (February 25, 2015) attempted to address potential impacts on the wetland. However, as part of the subdivision Design Study submission, the Conservation Authority will require the preparation of a report by an ecological consultant to address the water quality, timing and quantity to the swamp wetland communities as well as the Hampton - Scott Drain. This requirement has been included in the conditions of Draft Plan approval.*

The submitted draft plan has been updated by the applicant to include the minimum 15 metre buffer on both sides of the Hampton-Scott Drain within an appropriately sized Open Space block (Block 57). Buffer requirements along the Hampton-Scott Drain within Block 74 south of Street N will be addressed as part of a future phase draft plan approval and registration. Until then this block will continue to remain in an Urban Reserve (UR4) Zone and is subject to the setback regulations under Zoning By-law Z.-1 Section 4.20(3) Municipal Drains and Natural Watercourses.

Based on comments received from Environmental and Parks Planning staff regarding the proposed buffer and multi-use pathway, the buffer blocks are to be a minimum of 25 meters in width and shall include a minimum 5 meter pathway block between the buffer blocks and the residential development. The applicant has revised the draft plan accordingly to provide separate blocks for the 25 metre buffer (Blocks 60 & 61) and 5 metre pathway (Blocks 68 & 69).

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PUBLIC LIAISON:	<p>On December 8, 2016, an Updated Notice of Application for approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments was sent to 269 surrounding property owners. Notice was published in “The Londoner” on December 22, 2016.</p> <p>A previous Notice of Revised Application was sent out on April 20, 2015, and published in “The Londoner” on April 30, 2015.</p>	5 replies received
Nature of Liaison: see “Requested Action” section.		
<p>Responses: Two telephone inquiries for further information and clarification, and three written correspondences were received. Individual responses to the public liaison letter and publication in “The Londoner” are summarized at the end of this report.</p> <p>The main issues are:</p> <p>Lack of Commercial Services - Concern about the lack of commercial/retail facilities and services in this area. Any plans for local grocery stores, public libraries, and community facilities?</p> <p>Reliance on Automobile – Feels proposed residential subdivision will rely heavily on automobile use. There seems to be very few paths to through streets and neighbourhoods requiring people to walk much farther routes to homes, parks and schools. Will bus routes be extended to the area?</p> <p>Impact on Adjacent Farm / Maple Syrup Operation - Concerned about trespassing and vandalism. Owner requests chain link fence along perimeter of subdivision adjacent his farm and sugar bush. There are maple syrup lines all through the bush that stay up all year long, and with no chain link fence to keep trespassers out feels they could be forced out of business.</p>		

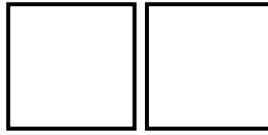
ANALYSIS

Existing Conditions

This subdivision comprises a total area of 81.5 hectares with approximately 1600 metres of almost continuous frontage along the east side of Jackson Road, from Commissioners Road to Bradley Avenue. There is approximately 760 metres of frontage along Commissioners Road East and approximately 350 metres of frontage on Jackson Road. The frontage along Commissioners Road East is broken up by two existing rural residential lots, as well as a third residential parcel located at the northeast corner of Jackson Road and Bradley Avenue, which are outside the limits of the Draft Plan. In order to consider the proposed land use changes comprehensively, the City included these “orphan” parcels concurrently as part of the application review and Official Plan amendments.

The site currently consists of open fields in agricultural use (cash crops) and an existing patch of woodland consisting of some wetland along the central and easterly portion of the subject lands. A drainage tributary flows from the woodland west through the field towards Jackson Road and then south eventually crossing Bradley Avenue. At this point it is an open channel drain referred to as the Scott-Hampton Drain. The southwest corner of the site is traversed by a hydro corridor easement and a transmission tower. There is a Union Gas pipeline and booster station located along the north side of Bradley Avenue.

The topography of the site slopes gradually from the north to the south. Elevations range from approximately 282 metres at the corner of Commissioners Road East and Jackson Road to 270 metres at Jackson Road and Bradley Ave.



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Surrounding land uses consist of vacant agricultural fields on the north side of Commissioners Road East, and Meadowlilly Woods and Thames River further to the north. Farms and cultivated fields exist on the adjacent lands to the east and to the south of Bradley Avenue, and an existing residential subdivision known as “Summerside” exists immediately to the west of Jackson Road.

There are three existing road connections to the Summerside subdivision along Jackson Road and they are Reardon Boulevard, Darnley Boulevard and Evans Boulevard. There are also opportunities for pedestrian and bike pathway connections to existing public parks and open space, and a stormwater management pond on the west side of Jackson Road.

Commissioners Road East and Bradley Avenue are classified as Arterial Roads, and Jackson Road is classified as a Primary Collector. A Transportation Impact Assessment was prepared by Stantec Consulting Ltd. and submitted with the application to assess the characteristics of the roads and intersections in the area, impact on the existing road network, and need for future improvements such as traffic signals and road widening.

Official Plan

Under Schedule ‘A’ - Land Use, the Parker-Jackson lands are designated as “Urban Reserve-Community Growth” and “Environmental Review”. A portion of these lands in the southeast corner of the property, south of the existing hydro transmission corridor, are designated “Agriculture”. Under Schedule ‘B-1’ – Natural Heritage Features, there are Unevaluated Vegetation Patch and Provincially Significant Wetland delineations overlapping on the central and easterly portion of the site. The subject lands are within a Big Picture Meta-Cores and Meta Corridors delineation, and are also located on the dividing line between the South Thames and Dingman Creek subwatersheds. Schedule ‘B-2’ – Natural Resources and Natural Hazards delineates a Conservation Authority Regulation Limit and a Riverine Erosion Hazard Limit for Confined Systems.

The application request is to amend Schedule ‘A’ – Land Use map to change the land use designations from “Urban Reserve - Community Growth” and “Environmental Review” to “Low Density Residential”, “Multi-family, Medium Density Residential”, and “Open Space”; and, an amendment to Schedule ‘C’ – Transportation Corridors map to add “Secondary Collectors”.

The Low Density designation primarily permits single, semi-detached and duplex forms of housing up to 30 units per hectare. The Multi-family, Medium Density designation is primarily intended for multiple forms of housing including row and cluster housing, low rise apartment buildings, rooming and boarding houses, small scale nursing homes, rest homes and homes for the aged up to a density of 75 units per hectare. This designation may also be developed for single detached, semi-detached and duplex housing. The Open Space designation allows for a range of parks and recreation, and natural heritage uses.

The draft plan of subdivision was accompanied by a colour concept plan illustrating the distribution of proposed land uses, development blocks, and road pattern. The low density designation would be applied to the residential blocks located primarily in the interior of the subdivision, but also to some window streets adjacent to Jackson Road and Commissioners Road East. The medium density blocks are oriented primarily towards the westerly and northerly perimeter of the site, adjacent the arterial and primary collector roads, and proposed secondary collector road system. This concept illustrates a transition in use, form and density from low density single detached dwellings to medium density housing, such as street townhouse, cluster townhouse and low-rise apartments.

The neighbourhood park and school blocks provide a central location to facilitate active transportation from within the community, as well as convenient access to the local and secondary collector road system for students from within the subdivision, and potentially students coming from the Summerside subdivision. A smaller neighbourhood park is located at the terminus of the main entrance to the community from Commissioners Road East. The natural heritage features contained within the plan are all to be designated as Open Space. These features include the 25 metre buffer from the surveyed drip-line of the wooded area and significant wetland, the 5.0 metre public pathway which runs contiguous with the buffer block, the open channel watercourse (Scott-Hampton Drain), and the planned future SWM facility.



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An amendment to Schedule 'C' Transportation Corridors will be required to add the proposed Secondary Collector roads. As shown on the draft plan, the Secondary Collector roads are Streets 'A', 'B', and 'N'; Street 'I' from Jackson Road to Street 'J'; and Street 'J' from Street 'B' to Street 'N'. Collector road intersections with Jackson Road are required to align with the existing roads in the Summerside subdivision, being Reardon Boulevard, Darnley Boulevard, and Evans Boulevard. Provision has also been made for the future extension of collector roads (Streets B and N) to serve lands to the east at such time as they are developed. Traffic calming is provided by roundabouts at key intersections within the subdivision road network.

The land use designations to the south of Street 'N' will remain unchanged. These lands are part of a phase of the subdivision intended for future development requiring further detailed planning.

The proposed land use concept submitted in support of the Draft Plan and Official Plan amendments illustrates the distribution of uses, and range of housing from single family, townhouses, cluster housing, street townhouse dwellings, school and parks, and natural heritage features to be protected and maintained as public open space. The recommended amendments to Land Use - Schedule 'A' and Transportation Corridors - Schedule 'B' are considered appropriate and generally in keeping with intent the Official Plan.

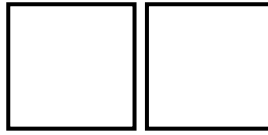
With respect to *The London Plan*, which has been adopted by City Council but is not yet in force and effect, the subject lands are within the "Neighbourhoods" Place Type permitting a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities. "Green Space" and "Environmental Review" Place Types have also been applied to the subject lands. Uses within the Green Space place type are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected. The recommended land uses are consistent with the Place Types in the London Plan, and the recommended Draft Plan implements such aspects as the walking and cycling routes identified in Active Mobility Network mapping. In accordance with City Building policies, neighbourhood parks have been located and designed within the neighbourhood to achieve a minimum of 50% of their perimeter bounded by a public street. It is noted in our recommendation that modifications to Map 1 – Place Types and Map 3 – Street Classifications in *The London Plan* will be undertaken by Civic Administration and will be brought forward to Municipal Council as part of a future comprehensive review.

Servicing / Infrastructure

The municipal sanitary sewer to service this development is the existing 825 mm (33") diameter sanitary sewer stub located in the Summerside subdivision approximately 105 metres west of Jackson Road, adjacent to the Summerside SWM pond. It is proposed that the sanitary sewer be extended from this point to Jackson Road where it will provide an outlet for the entire development as well as the future external lands located to the south and east. The ultimate sanitary outlet is an intake structure at the south limit of the existing Summerside District Combined Servicing Tunnel located on the extension of Lighthouse Road, south of Darnley Boulevard.

Sanitary servicing for the two properties at 1663 and 1685 Commissioners Road East will be provided by internal connections to the subdivision. Provision has been made on the draft plan for an access block (Block 77), and conditions of draft approval include provisions for construction of a single family private drain connections to the limits of the block in order to service 1663 Commissioners Road East. The developer will be required to construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City.

Access to an existing water supply is available along Commissioners Road East, Jackson Road and Bradley Avenue. The subject lands are within the vicinity of two pressure zone variations (high and low). Watermains for the subdivision will be required to connect to an existing high-level municipal system being the existing 900mm (36") diameter watermain on Jackson Road and the 600mm (24") watermain on Commissioners Road East. As part of the conditions of Draft Plan Approval, a full water servicing report will be required to be submitted to the City for approval, including water distribution system analysis and modeling.



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Storm sewers to serve this plan will connect to the proposed Parker Regional SWM Facility to be constructed on Block 72 within this draft plan, and to the existing Summerside SWM Facility located west of Jackson Road within the Summerside subdivision. These SWM Facilities will be linked and will outlet the majority of stormwater flows to the existing Summerside Tunnel system, and a minority of flows to the Hampton-Scott Drain (Tributary “J” to the Dingman Creek). Confirmation that the proposed SWM block is sized in accordance with the final accepted Parker SWM Facility Functional Stormwater Management Report will be required through the conditions of draft approval.

With respect to road and transportation infrastructure, a Transportation Impact Assessment (TIA) has been prepared and submitted by the proponents. The findings indicate the existing road network will require several improvement to accommodate background traffic and growth from new development. Widening Commissioners Road and signaling the intersections of Commissioners Road with Chelton Road and Jackson Road would be required under full build-out of the Parker-Jackson subdivision lands and undeveloped phases in the Summerside subdivision. The recommendations call for traffic signals to be installed at these intersections by 2026 to accommodate forecasted traffic volumes. Commissioners Road will require widening prior to 2028 with full build-out of the Parker-Jackson and Summerside subdivisions by 2026. Bradley Avenue is not expected to require additional capacity prior to its planned widening in 2030.

As a condition of this Draft Plan approval, sufficient land to widen Bradley Avenue and Commissioners Road East to 18.0 metres from the centreline of the original road allowance, will be required. Draft Plan conditions also require a revised TIA to include design criteria for turning lanes at Commissioners Road East at Street ‘A’ and Jackson Road.

The proposed draft plan features a continuous, multi-use pathway running contiguously with the open space buffer, connecting the development with the planned City-wide bicycle network. Sidewalks and pedestrian/bicycle connections to the path and public road system will provide direct and convenient routes through the subdivision and desirable conditions for cycling and walking.

Recommended Zoning

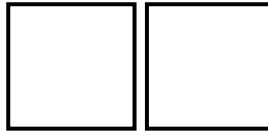
The following provides a synopsis of the recommended zones, permitted uses, regulations, and holding provisions to be applied to lots and blocks within the draft plan. Reference should be made to the Zoning Amendment Map found in Appendix “C” of this report.

Single Family Blocks 1 to 39 – Two types of Residential R1 Zone variations are recommended in order to accommodate a range and mix of lot sizes:

1. Holding Residential R1 Special Provision (h•h-100•R1-13()) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 270 square metres; together with a special provision for a minimum rear yard depth of 6.0 metres. The applicant has requested a minimum rear yard depth of 6.0 metres in place of 7.0 metres for the R1-13 Zone. This zone variation has been applied in similar situations in small lot subdivisions elsewhere in the City, and staff have no issues with the requested special provision. This zone would be applied mainly to the blocks fronting local streets within the draft plan, including the window streets.
2. Holding Residential R1 (h•h-100•R1-4) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres. This zone would be applied mainly to blocks fronting along the secondary collector streets ‘B’ and ‘J’, as well as Streets ‘E’, ‘F’ and ‘I’ adjacent the park/pathway and open space buffer blocks.

Based on these Zone variations and standards for minimum lot area and frontage, the total lot yield for all blocks combined would be approximately 520 single detached lots.

Medium Density Blocks 40 to 56 – Holding Residential R4/R5/R6 (h•h-71•h-100•R4-6/R5-4/R6-5) Zone to permit a range of medium density forms, including street townhouse dwellings;



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townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres. The subdivision draft plan shows several street-fronting blocks specifically sized to accommodate street townhouse development. Larger medium density blocks (Blocks 44, 47, 50, 51, 55 & 56) are located closer or adjacent to Commissioners Road and Jackson Road creating a transition from low to medium density forms of development. Commissioners Road East is classified as an “Arterial” road and a holding (h-54) provision has been applied to the zoning of abutting residential blocks requiring a noise study and mitigation measures in accordance with City policy.

Based on the Zone densities and block sizes, the total dwelling unit yield for all medium density blocks combined would be approximately 142 street townhouse units and 347 cluster townhouse units.

School Block 71 – Holding Neighbourhood Facility / Residential R1 (h•h-100•NF/R1-4) Zone to permit such uses as elementary schools, places of worship, and day care centres; and to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres. The school block within the subdivision plan was requested by the Thames Valley District School Board for a future elementary school. The draft plan has been revised to accommodate a school site location and size that is suitable for the Board’s needs. Should the school block not be acquired in the future for elementary school purposes, the dual zoning applied to the block would yield a potential for 40 to 50 residential lots.

Parks and Pathway Blocks 62 to 70 - Open Space (OS1) Zone to permit public parks, conservation lands, and recreational buildings associated with conservation lands and public parks. This Zoning will be applied to the two neighbourhood parks, multi-use recreational pathway blocks, and trail access blocks. The zoning is also appropriate for the stormwater management block (Block 72) and the open channel drain (Block 57).

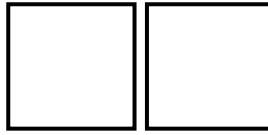
Open Space Blocks 58 to 61 – Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots. This zone is appropriate for the natural heritage features within the subdivision plan that are to be protected and maintained as Open Space, including the adjacent buffer blocks.

Reserve Blocks 74 and 76 - Urban Reserve Special Provision (UR4()) Zoning is appropriate for the future development block (Block 74) fronting the south side of Street ‘N’. This block will be held in reserve for future development until detailed plans (site plan or subdivision) are submitted together with a rezoning application. A special provision is also recommended for minimum lot area. The other UR4() Zone is recommended for a tiny remnant parcel of land which resulted from revisions to the Draft Plan to correct the alignment of Street ‘A’ at Commissioners Road East. The intent is that the remnant parcel be consolidated with adjacent lands.

Blocks 73 and 75 - Agricultural Special Provision (AG1()) Zone to permit agricultural uses, kennels, conservation lands, nursery, passive recreation uses, farm markets, and greenhouses. The limits of the Draft Plan follow the legal property boundary which extends to Bradley Avenue resulting in the creation of a parcel outside of the Urban Growth Boundary. Urban-related uses are not permitted to extend beyond the current Urban Growth Boundary. Therefore, staff recommend that the resulting remnant parcel (Block 75), as well as the hydro corridor block (Block 73), be zoned Agricultural (AG1()) which would be appropriate and consistent with the Official Plan designation. Special provisions are also recommended for specific lot area and frontage requirements.

Holding Provisions

Since this subdivision will be developed in phases, it is recommended that the standard holding (h) provision be applied to all proposed residential blocks. The “h” provision is applied in almost all subdivision approvals for the purpose of ensuring adequate provision of municipal services, that the required security has been provided, and that a Subdivision Agreement or Development Agreement is entered into.



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A holding (h-54) provision for completion of a noise assessment report and implementation of noise attenuation measures for residential development adjacent an arterial road is recommended for the medium density blocks adjacent Commissioners Road East. The h-54 symbol would be deleted from the zoning upon the owner agreeing to implement all noise attenuation measures, acceptable to the City of London.

A holding (h-71) provision to encourage street oriented development and requiring the Owner to prepare a building orientation plan to be incorporated into the approved Site Plan and Development Agreement is also recommended.

A holding (h-82) provision intended to ensure a consistent lotting pattern and that any part blocks are consolidated with adjacent lands is recommended for the small remnant part block (Block 76).

A holding (h-100) provision is recommended for all residential blocks in the Subdivision in order to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available.

Evaluation of the Draft Plan of Subdivision Design

This proposed Draft Plan has undergone a number of revisions and refinements to the design in response to input from the school board, parks planning, and urban design, as well as numerous technical red-line revisions that were incorporated into the final plan. A number of the subdivision design and placemaking features are summarized, as follows:

- the subdivision road pattern incorporates a strong grid street pattern connected to north-south and east-west secondary collector roads which functions as the “spine” of the community;
- window streets along Jackson Road and Commissioners Road East with blocks designed to enable front-facing dwellings to the public streets;
- potential for a variety of uses, forms, and scales along the street frontages of Jackson Road and Commissioners Road East;
- good connectivity with the Summerside community utilizing three existing road connections at Jackson Road; and opportunities for connection to existing pathways, public parks and open spaces;
- Street ‘A’ connection to Commissioners Road East provides a main entrance to the community and focal point in conjunction with a smaller neighbourhood park;
- a larger neighbourhood park and school site centrally located within the community, completely bound by public streets, and within a convenient walking distance to all future residents;
- natural heritage features are integrated with the community and public realm through the planned park/multi-use pathway system;
- several public park access points have been provided connecting the neighbourhood to the multi-use pathway as well as providing access and views to the open space; and,
- opportunities provided for future public road and pathway connections to adjacent lands to the east.

Design details for the medium density residential blocks will be reviewed more closely at Site Plan approval stage. The Site Plan process will include urban design and placemaking, site details related to the pedestrian interface between the proposed development and street sidewalks throughout subdivision, and details related to vehicular access. Holding provisions in the zoning have been applied to the all medium density blocks in order to ensure street orientation along street frontages.

Parks and Natural Heritage

The following summarizes the key comments and conditions from the City’s Environmental and Parks Planning section:

Natural Heritage System

The woodland patch 10144 meets the criteria for designation as a Significant Woodland and contains a Provincial Significant Wetland.

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The applicant has provided Blocks 60 and 61 as buffer to these natural heritage features.

As discussed with staff, the buffer blocks are to be a minimum of 25 meters in width and shall include a minimum 5 meter pathway block between the buffer blocks and the residential development. *Note: The draft plan has been revised to incorporate the pathway blocks (Blocks 68 to 70)*

The owner shall develop and deliver to all purchasers and transferees of the lots in this plan, a homeowner guide/education package as approved by the Manager of Parks Planning and Design that explains the stewardship of natural areas and the value of existing tree cover as well as indirect suburban effects on natural areas. The education package should form part of the Design Studies submission. (DP Condition No. 14)

In conjunction with the Design Studies submission, the owner will be required to provide a buffer planting plan for Blocks 60 and 61 for the maintenance and enhancement of the open space features in Block 58 and 59, to the satisfaction of the City Planner. (DP Condition No. 18)

In conjunction with the Design Studies submission, the Owner shall provide a woodland compensation plan to address the woodland feature that will be lost as a result of the crossing of Street J over the Hampton-Scott Drain. (DP Condition No. 21)

As a component of the Design Studies submission, the owner shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. (DP Condition No. 11)

Parks and Open Space

Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater for residential uses and 2% for commercial uses. It is the expectation of Environmental and Parks Planning that the majority of the required parkland dedication will be satisfied through land dedication with the remainder as a cash-in-lieu payment. *Note: All Park, Open Space, Buffer, and Walkway Blocks to be dedicated to the City are included in DP Condition No. 15*

Consistent with London’s practice, Open Space lands that are being dedicated to the City (ie. Blocks 57, 58 and 59) are not included in the calculated parkland rate. These lands may be accepted as a parkland dedication, however at a constrained rate. The Council approved rate for hazard lands is 1:27.

In conjunction with the Design Studies submission, the owner will be required to provide a conceptual park plan for Blocks 62, 63, 64 and 65 which may include plantings, pathways and trees, to the satisfaction of the City Planner. (DP Condition No. 17)

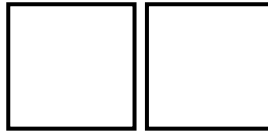
In conjunction with the Design Studies submission, the Owner shall provide a conceptual park plan delineating the alignment of the multi-use pathway through Blocks 68, 69, and 70; a multi-use pathway connection from Block 68 – through Street D to Commissioners Road East; and a conceptual buffer planting plan for Blocks 60 and 61, to the satisfaction of the Manager of Environmental and Parks Planning. (DP Condition No. 18)

In conjunction with the Design Studies submission, the Owner shall provide park concept plans for Blocks 66 and 67, to the satisfaction of the Manager of Environmental and Parks Planning. (DP Condition No. 16)

The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. (DP Condition No. 12)

Response to Public Comments

Lack of Services - *Concerns expressed about the lack of commercial/retail services and facilities in the area, such as grocery stores, libraries, and community facilities.*



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There is some commercial development and vacant commercially zoned lands existing at the southeast quadrant of Commissioners Road East and Highbury Avenue, zoned Community Shopping Area (CSA5). More commercial services such as food stores, drug stores, banks, restaurants, and a public library (LPL Pond Mills Branch) are located further to the west along Commissioners Road East, west of Highbury Ave. This area of the City is beginning to see more residential development activity which should help to build up the population base, generate demand and attract more local stores and services to the area. It should be noted that there are undeveloped lands on the north side of Commissioners Road East. These lands are designated Urban Reserve – Community Growth and may provide an opportunity for future small-scale commercial development given their location and frontage along an Arterial Road.

Automobile-Oriented Development – *Concerns expressed that the proposed residential subdivision will rely heavily on automobile use. Very few paths to through streets and neighbourhoods requiring people to walk much farther to homes, parks and schools. Will bus routes be extended to the area?*

The Transportation Impact Assessment submitted with the draft plan application included a review of active transportation opportunities. The study concluded that the City of London’s planned active transportation system is not yet completed in this area of the City. Establishing a north-south bicycle route through the proposed Parker-Jackson lands will assist in connecting the development to the city-wide bicycle network. Sidewalks and pedestrian/bicycle connections that create direct and convenient routes through the subdivision will provide desirable conditions for cycling and walking. It is Staff’s opinion that the planned pathway system, street network, parks, school, and open space network achieves these goals of active transportation. Public transit should be able to accommodate the proposed development with an extension of existing bus transit routes serving Pond Mills and the Summerside subdivision.

Impact on Adjacent Farm / Maple Syrup Operation - *Concern expressed by owner of adjacent farm property at 1944 Bradley Avenue about trespassing and vandalism. Owner requests metal chain link fence along perimeter of subdivision adjacent his farm and sugar bush. There are maple syrup lines all through the bush that stay up all year long, and with no chain link fence to keep trespassers out feels they could be forced out of business.*

Fencing the property boundary as requested by an adjacent property owner would place portions of the fence-line through a Provincially Significant Wetland. Without considering the impact on the wetland, a condition of draft plan approval requiring the installation of a fence would not be consistent with the Provincially Policy Statement. A Draft Plan condition has been prepared that the Owner shall install appropriate boundary demarcation to the satisfaction of the City, which may include signage and property boundary monuments, along the easterly and southerly property lines with the property at 1944 Bradley Avenue, at no cost to the City (DP Condition No. 27).

Provincial Policy Statement

The recommended Draft Plan and the recommended Official Plan and Zoning By-law amendments are consistent with the PPS 2014, as summarized as follows:

1. Building Strong Healthy Communities

The subject lands are located within the City’s Urban Growth Boundary, with the exception of a small remnant of the original property that lies just beyond the boundary. As part of this draft plan approval, Official Plan and Zoning By-law Amendment process, the resulting remnant parcel and adjacent hydro corridor lands are proposed to be placed in an agricultural zone. This is consistent with the Official Plan designation and maintains the integrity of the Urban Growth Boundary. The proposed development meets objectives of creating healthy, liveable, safe, and sustainable communities by promoting efficient and resilient development patterns, and accommodating an appropriate range and mix of low and medium density residential, neighbourhood parks and open space uses to meet long-term needs. These lands are immediately adjacent to existing built-up area to the west. Development will utilize full municipal services which are available at the property

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boundary. The proposed development promotes active transportation opportunities by including a planned multi-use pathway for cycling and pedestrian movement, together with linkages to existing and future neighbourhoods.

2. Wise Use and Management of Resources

Natural heritage features and functions located within the subdivision, including a Provincially Significant Wetland and a significant woodland, will be protected and maintained in public open space, with appropriate open space buffer from the limits of development. Conditions of Draft Plan Approval will require further detailed studies by a qualified ecological consultants to address outstanding concerns expressed by the Conservation Authority regarding the protection of the wetland and watercourse features on the subject lands. Conditions are also in place to enhance the significant natural heritage features through buffer planting plans, re-naturalization and restoration plans. The subject lands have undergone Stages 1, 2 & 3 Archaeological Assessment. Conditions of Draft Approval will require confirmation that the archaeological assessment reports have been reviewed and accepted by the Ministry of Tourism, Culture and Sport. (DP Condition No. 26)

3. Protecting Public Health and Safety

Residential development blocks are setback from the riverine erosion hazard lands associated with the Hampton-Scott Drain. Conditions of draft approval will require a slope assessment report to address issues associated erosion, maintenance, and structural setbacks to the satisfaction of the City and the Conservation Authority (Condition No. 98). Further refinements to the setbacks and block lines may be made in the final plan to be registered. Otherwise, there are no other natural hazards or any known human-made hazards.

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CONCLUSION

It is the opinion of staff that the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law amendments are consistent with the PPS and the City's Official Plan. The recommended Draft Plan and conditions of draft approval will create a residential subdivision that offers a range of housing types and densities, provides good pedestrian accessibility and connectivity, and appropriate protection and enhancement of natural heritage features. The proposed plan represents good land use planning and an appropriate form of development.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	LOU POMPILII, MPA, RPP MANAGER, DEVELOPMENT PLANNING
CONCURRED IN BY:	SUBMITTED BY:
PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

November 13, 2017

GK/PY/LP/LM/lm "Attach."

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Planner: L. Mottram**

Responses to Public Liaison Letter and Publication in “The Londoner”

In Person

John Brun
1663 Commissioners Road East
- Inquiry for further information
- Not opposed to medium density residential designation
- Concern about removing neighbourhood commercial designation at corner of Jackson Road and Commissioners Road E

Mark Vanhie
1944 Bradley Avenue
- see written comments

Written

Edyta Deering
679 North Leaksdale Circle
- Concern about the lack of commercial/retail facilities and services in this area

Rachel Correa
335 Lighthouse Road
- Too much reliance on automobile
- Very few paths
- Any plans for local grocery stores, public libraries, and community facilities?
- Extension of London Transit bus routes

Raevan Farms (Mark W. Vanhie)
1944 Bradley Avenue
- Concerns about impact on adjacent farm / maple syrup operation
- Owner requests chain link fence along perimeter of subdivision adjacent his farm and sugar bush
- Concerned about trespassing/vandalism
- There are maple syrup lines all through the bush that stay up all year long, and with no chain link fence to keep trespassers out feels they could be forced out of business
- Has already experienced problems with vandalism and destruction

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Bibliography

Request for Approval:

Final Proposal Report – Parker-Jackson Lands prepared for Mr. Barry Zagdanski by Stantec Consulting Ltd., dated February 23, 2015

Urban Design Brief – Parker-Jackson Lands prepared for Dara Honeywood Z-Group by Stantec Consulting Ltd., dated February 3, 2015

City of London Subdivision Application Form completed by Stantec Consulting Ltd., dated February 23, 2015

Draft Plans of Subdivision prepared by Stantec Consulting Ltd. dated February 5, 2015, October 20, 2016 and May 2, 2017

City of London Combined Official Plan and Zoning By-law Amendment Application Form, completed by Stantec Consulting Ltd., dated February 23, 2015

Bibliography of submitted background reports and studies.

Reference Documents:

City of London Official Plan, June 19, 1989, as amended

City of London, Zoning By-law No. Z.-1, May 21, 1991, as amended

Ontario Ministry of Municipal Affairs and Housing, *Planning Act*, R.S.O. 1990, CHAPTER P. 13, as amended

Ontario Ministry of Municipal Affairs and Housing, *Provincial Policy Statement*, April 30, 2014

Correspondence: (located in City of London File No. 39T-06507 / OZ-7176 / O-7178 unless otherwise stated)

Various hard copy and e-mail correspondences