

**11TH REPORT OF THE  
ENVIRONMENTAL AND ECOLOGICAL PLANNING ADVISORY COMMITTEE**

Meeting held on November 16, 2017, commencing at 5:05 PM, in Committee Rooms #1 & #2, Second Floor, London City Hall.

**PRESENT:** S. Levin (Chair), E. Arellano, A. Boyer, E. Dusenge, C. Dyck, P. Ferguson, S. Hall, B. Krichker, S. Madhavji, S. Peirce, N. St. Amour, S. Sivakumar, J. Stinziano, C. Therrien, R. Trudeau and I. Whiteside and H. Lysynski (Secretary).

**ABSENT:** C. Evans, C. Kushnir and K. Moser.

**ALSO PRESENT:** C. Creighton, J. MacKay, L. McDougall and A. Sones.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

None.

**III. CONSENT ITEMS**

2. 10th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 10th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on October 19, 2017, was received.

3. 10th Report of the Advisory Committee on the Environment

That it BE NOTED that the 10th Report of the Advisory Committee on the Environment from its meeting held on November 1, 2017, was received.

4. Community Open House #2 - Medway Valley Heritage Forest ESA (south) Conservation Master Plan

That it BE NOTED that the notice related to the November 15, 2017 Community Open House #2 for the Medway Valley Heritage Forest ESA (south) Conservation Master Plan, from L. McDougall, Ecologist, was received.

5. Environmental Collaboration Workshop on November 17th, 2017

That it BE NOTED that the invitation from the London Environmental Network related to the Environmental Collaboration Workshop to be held on November 17, 2017, was received.

**IV. SUB-COMMITTEES & WORKING GROUPS**

6. Parker Stormwater Management Facility

That the attached, revised, Working Group comments related to the Parker Stormwater Management Facility BE FORWARDED to the Civic Administration for consideration.

**V. ITEMS FOR DISCUSSION**

7. Workplan

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to its 2017 Work Plan.

## 8. Portion of 3700 Colonel Talbot Road and 3645 Bostwick Road

That a Working Group consisting of S. Levin (lead), B. Krichker, S. Madhavji and I. Whiteside, BE ESTABLISHED to review the application by MHBC Planning, relating to the property located at a portion of 3700 Colonel Talbot Road and 3645 Bostwick Road and to report back at the next Environmental and Ecological Planning Advisory Committee (EEPAC) meeting; it being noted that the EEPAC reviewed and received a Notice dated October 30, 2017, from N. Pasato, Senior Planner, with respect to this matter.

## 9. Medway Environmentally Significant Area Master Plan

That consideration of the Environmental and Ecological Planning Advisory Committee's (EEPAC) position relating to the Medway Environmentally Significant Area Master Plan BE POSTPONED to the next EEPAC meeting.

## 10. Invasive Species Strategy - 2018 Budget

That the following actions be taken with respect to Amendment Form - Case #9 – Invasive Species Management Strategy for the 2016-2019 Multi-Year Budget:

- a) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee supports the above-noted proposed amendment; and,
- b) the Municipal Council BE ENCOURAGED to include funding in future budgets for Invasive Species management.

## 11. Portion of 3614, 3630 Colonel Talbot Road and 6621 Pack Road

That a Working Group, consisting of J. Stinziano, R. Trudeau and I. Whiteside, BE ESTABLISHED to review the application by Sifton Properties Limited, relating to the properties located at a portion of 3614, 3630 Colonel Talbot Road and 6621 Pack Road and to report back at the next Environmental and Ecological Planning Advisory Committee meeting; it being noted that the EEPAC reviewed and received the attached Notice dated October 19, 2017, from N. Pasato, Senior Planner, with respect to this matter.

## 12. Fishing along trails in Environmentally Significant Areas

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from C. Therrien, with respect to fishing along trails in Environmentally Significant Areas.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

## 13. (ADDED) Requirements for Class Environmental Assessment

That B. Krichker and a representative from the Ministry of the Environment BE REQUESTED to attend a future Environmental and Ecological Planning Advisory Committee meeting to provide a presentation on the requirements for a Class Environmental Assessment.

## 14. (ADDED) 660 Sunningdale Road East

That S. Levin BE REQUESTED to review the previously approved Environmental and Ecological Planning Advisory Committee (EEPAC) comments with respect to the application by Extra Realty Limited relating to the property located at 660 Sunningdale Road East and report back at the next EEPAC meeting; it being noted that the EEPAC reviewed and received the attached revised Notice dated September 19, 2017, from N. Pasato, Senior Planner, with respect to this matter.

**VII. ADJOURNMENT**

The meeting adjourned at 7:20 PM.

**NEXT MEETING DATE: December 21, 2017**

## Parker Stormwater Management Facility

EEPAC's comments are based on the following documents:

- Parker Stormwater Management Facility and Trunk Storm Sewer Outlet Environmental Impact Study dated July 2017 and received at EEPAC on September 28, 2017.
- Memorandum to the MOECC London from the City of London with the Subject: Summerside District Stormwater Master Drainage Plan (2004) – 2016/2017 Revised Strategy Update. Dated June 15, 2017 and received by EEPAC on October 26, 2017. This Memorandum included three appendices: NRSI Interim Summary Report dated May 18, 2017; Relevant Figures for the revised stormwater management plan; and, a technical memorandum outlining the revised stormwater management plan including excerpts from the original 2004 stormwater management plan.

EEPAC originally provided comments on October 19, 2017 EEPAC meeting. These additional comments are based on a review of the MOECC/City of London memorandum received subsequent to that meeting.

Reviewers: Berta Krichker and Ian Whiteside

Date: November 8, 2017

### **Theme 1 – System wide approach to Summerside District Master Stormwater Drainage Plan ("Summerside MDR")**

The original 2004 Summerside MDR envisioned three SWMFs covering a total drainage area of +/- 532ha: the Summerside SWMF (230 ha, completed in 2005); the Parker SWMF (originally 115ha, reduced to 78 ha and the subject of these comments); and, the Jackson SWMF (186 ha). This +/- 532ha is part of the larger 891ha that encompasses the entirety of Tributary "J" of the Dingman Creek Subwatershed, of which Hampton Scott Drain is the principal watercourse draining to Dingman Creek.

The original Summerside MDR plan included, *inter alia*, the following design elements:

- Maximum peak flow to the Hampton Scott Drain not to exceed a cumulative 1.85 cubic meters per second ("cms") from the entirety of the Summerside MDR; and,
- An additional flow to the Hampton Scott Drain of 10 l/s for a minimum of 10 days after each appropriate storm event.

Subsequent to the original 2004 Summerside MDP plan, the City modified the overall strategy by eliminating the Jackson SWMF, reducing the size of the Parker SWMF drainage area to 78ha, and preserving a 32.3ha Significant Woodland (including a 14.8ha buffer) within the Parker SWMF drainage area. While EEPAC does not specifically have a problem with the overall strategy change – indeed, we are supportive of the preservation of the Significant Woodland – we are concerned that the revised approach is viewing each design element change in isolation rather than looking at the Summerside MDR as a whole, and its cumulative impact on Tributary J. To wit, the report notes that the catchment area for the Jackson SWMF is located outside of the Urban Growth Boundary, and recommends deferring a SWM plan until such time as "the lands are brought into the (Urban Growth Boundary)".

EEPAC is concerned that the redesign is inconsistent with the Best Management Practices "BMP" identified in 2005 Dingman Creek Subwatershed Study Update ("DCSSU"). That study recommends a holistic approach to manage subwatershed elements, with the overall goal improving restoring deficient systems. By considering the Parker SWMF in isolation to its impact on the Summerside MDR drainage area, and indeed Tributary "J" to Dingman Creek as a whole, the revised SWM plan for the area may prove

deleterious to the overall ecological and environmental health of Dingman Creek. Overall, EEPAC views that the proposed Parker SWM Facility design, including minor/major storm flows discharges (based on the limited information provided by the City staff) incorporates the recommendations that result in substantial deviations from the previously approved 2004 Summerside MDR.

Recommendation 1:

- A. Review the design changes to the Summerside MDR and its impact on Tributary J as a whole, and ensure that the modifications conform to the BMPs listed in Section 10 of the DCSSU.
- B. Update the Environmental Management Strategy ("EMS") as part of the Area Plan for Tributary J as a whole to reflect the design changes to the Summerside MDR. Please provide EEPAC with the updated EMS when it is completed – if an EMS has not been completed, EEPAC recommends completing one consistent with Recommendation 10.3 of the DCSSU.

**Theme 2 – Water Balance Assessment**

In order to meet both the specific recommendations of the DCSSU as well as its overall intent of preserving existing conditions at minimum, and, to the extent practicable, improve the environmental and ecological capacity of Dingman Creek, EEPAC recommends that a water balance assessment be undertaken by the City. The purpose of the water balance assessment will be to establish base water conditions in the tributary on a pre-and post-construction basis to demonstrate no adverse impacts on environment/ecological health of this system as a whole. EEPAC considers a water balance assessment to be necessary as the Hampton Scott Drain (Tributary J) is presently partly impaired. The water balance assessment should demonstrate:

- no further adverse impacts on environmental/ecological functions and conditions of this portion of the Dingman Creek system will occur as a result of the proposed development and its infrastructure such as the proposed Parker Drain SWM facility and minor/ major storm flows discharges; and,
- Compliance with the environmental targets and requirements identified in the Council approved DCSSU.

Recommendation 2:

Conduct a water balance assessment to establish baseline water conditions and to demonstrate no adverse impacts pre and post construction of the Parker SWMF.

**Theme 3 - Base flow into the Hampton Scott Drain**

EEPAC has concerns that the base flow to the Hampton Scott Drain (target: average of 0.01 cms or 10L/s over a period of not less than 10 days after each storm event) will not be provided from the adjacent Significant Woodlands, noting the document projects a peak flow of 0.01 cms from the Significant Woodlands based on a 25mm rain event. The duration of the flow from the Woodland was not provided, specific LID measures required to achieve the base flow were not provided, nor were any supporting calculations provided that provides the basis for the assertion that the Significant Woodlands can provide the base flow to the Hampton Scott drain. We note that the 2005 Dingman Creek Subwatershed Study recommends the 10 L/s base flow from each of the tributaries as important to the overall ecological health of Dingman Creek.

Recommendation 3:

Please include specific LID recommendations on how to achieve base flow to Hampton Scott drain. Please provide backup calculations that demonstrate the Significant Woodland can provide the recommended base flow to the Hampton Scott drain.

#### **Theme 4- Peak flow into the Hampton Scott Drain**

With the redesign of the Summerside MDR, the technical memorandum notes that peak flow to the Hampton Scott drain will exceed 1.85 cms, a level above which can prove deleterious to the ecological health of the Drain and downstream to Dingman Creek via bank erosion and increased sedimentation resulting in turbid waters. Specifically, the memo states that Future Ponds (Jackson East/ Bradley South – which replaces the Jackson SWMF) would drain into the Hampton Scott Drain and that the cumulative peak flows would from the Summerside, Parker Significant Woodland, and the Future Ponds would exceed the established 1.85 cms maximum. Furthermore, the peak flow calculation from the Significant Woodland does not appear to incorporate the LID measures being proposed for the Woodland, which could, in-turn, result in even higher peak flow to Hampton Scott Drain.

EEPAC is concerned that the redesign of the Summerside MDR will result in peak flow into Hampton Scott Drain in excess of 1.85 cms. We note that the original 2004 MDR referenced 1.85 cms as the peak discharge from the entire area, and that this figure had been accepted by "all involved parties".

##### Recommendation 4:

EEPAC continues to support 1.85 cms as the maximum peak discharge to Hampton Scott Drain from the Summerside area. Modifications to the Summerside MDR should consider its impact to the Hampton Scott Drain in its entirety; any such modifications should limit discharge to the agreed upon 1.85 cms.

#### **Theme 5 – Water Quality Testing**

Section 11.2.2.1 of the DCSSU recommends that Certificates of Approval for new regional SWMFs should incorporate water chemistry data collection including temperature, total suspended solids, total phosphorous, copper, zinc, lead, and chloride. Furthermore, the DCSSU recommends regular monitoring of downstream receiving water including water chemistry and benthos.

##### Recommendation 5:

EEPAC recommends implementing water quality testing consistent with the recommendations of the DCSSU.

#### **Theme 6 – Buffers and Setbacks**

EEPAC is supportive of the 15 meter buffer and finds the justification provided by RAH & NRSI/ Oct 18, 2017 sufficient. That said, we would like to confirm that this buffer will be measured from the 100 year (at minimum) or 250 flood line elevation for the Hampton Scott Drain, and not just from the highest water mark on the stream bank. Based on the previous requirements, any watercourse (waterway) that service the sub catchment areas of 125 ha or more, in accordance with the Conservation Act, is required to have the Flood plain lines delineation, specifically for the 100 years and the Regional storms and for London specifically, it is the 250 storm.

##### Recommendation 6:

Incorporate 15m buffers based on the 250 year flood line because of anticipated increases in the severity and duration of storm events.



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October 19, 2017

## NOTICE OF REVISED APPLICATION for Approval of Draft Plan of Subdivision and Zoning By-law Amendment

The City of London has received a revised application to subdivide a parcel of land as shown on the map attached. The previous notice of application and accompanying location map for the proposed plan was circulated to you on January 11, 2017. The revised draft plan of subdivision is described below. The City of London has also received a Zoning By-law Amendment application. We are advising you of these applications to invite your comments.

**APPLICANT:** Sifton Properties Limited

**LOCATION:** **Municipal Address:** Portion of 3614, 3630 Colonel Talbot Road, and 6621 Pack Road

**Planning District:** Talbot

**Watershed:** Dingman Creek

**Assessment Roll Number:** 080070021000000, 080070015000000

**PURPOSE AND EFFECT:** The purpose and effect of these applications is to permit the development of a subdivision with 84 single detached lots, a range of cluster housing units (approx. 99-212 cluster housing units), 1 park block and several 0.3 m reserves, road widening and future access blocks, all served by four (4) new local roads.

**PROPOSAL:** Consideration of a Residential Plan of Subdivision with 84 single detached lots, two (2) medium density blocks, one (1) park block and several 0.3 m reserves, road widening and future access blocks, all served by four (4) new local roads (see attached plan for more information).

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone to: A Residential R1 Special Provision (R1-4(30)) Zone, to permit single detached dwellings with a minimum lot frontage of 12 m and a minimum lot area of 360 m<sup>2</sup> with a special provision for a 4.5 m minimum and a 7.5 m maximum front yard setback to a dwelling (whereas no maximum is required), a 5.5 m minimum setback to a garage (whereas 6.0 m is required), and a maximum lot coverage of 45% (whereas 40% is required); a Residential R5/R6/R8 (R5-6/R6-5/R8-4) Zone, to permit: R5-6 - cluster townhouse dwellings and cluster stacked townhouse dwellings, at a maximum density of 50 units per hectare and a maximum height of 12.0 m; R6-5 - cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster apartment buildings and cluster fourplex dwellings, at a maximum density of 35 units per hectare, and a maximum height of 12 m; R8-4 - apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities, at a maximum density of 75 units per hectare and a maximum height of 13 m; a Residential R5/R6/R7/R8 (R5-6/R6-5/R7 D75\*H13/R8-4) Zone, to permit all the above uses, as well as: R7\*D75\*H13 - senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments at a maximum density of 75 units per hectare and a maximum height of 13.0 m;; and An Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest (see attached plan for more information).

**SUBJECT  
LAND  
STATUS  
REPORT:**

The above noted possible changes could permit a mix of residential uses, parks and pathways. Special provisions for reduced setbacks from the street, and reduced side yard setbacks are also being considered.

The City may also consider adding holding provisions for the following: urban design, water looping, municipal services, and phasing.

A Subject Land Status Report (SLSR), prepared by Natural Resource Solutions Inc., dated November 2016 and revised September, 2017 was submitted with the revised application for draft plan of subdivision. The SLSR is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

**PLANNING  
POLICIES:**

The Official Plan designates the subject site as "Low Density Residential" which allows single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare as the main permitted uses; and "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses.

The subject lands are in the "Neighbourhoods" Place Type in *The London Plan* (Ministry-adopted but not in force and effect), permitting a range of housing including single detached, townhouses and low rise apartments.

The site is presently within an Urban Reserve (UR4) Zone which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities, conservation lands, managed woodlots, wayside pits, and passive recreation uses, kennels, private outdoor recreation clubs, and riding stables.

**HOW TO  
COMMENT:**

Please call in, mail, fax or email your comments by **Monday, December 4, 2017**. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

Your representative on City Council, **Councillor Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009; Cell Number: 226-927-0439, or email: [ahopkins@london.ca](mailto:ahopkins@london.ca))**, would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

**APPEALS:**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager of Development Services in respect of the proposed Plan of Subdivision, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Manager of Development Services or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**PUBLIC MEETING:**

The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

**FOR MORE INFORMATION**

**For additional information, please contact Nancy Pasato at 519-661-2489 ext. 4586, referring to "File 39T-16509/Z-8720", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.**

**TO BE NOTIFIED:**

If you wish to be notified of the decision of the City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.










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### LOCATION MAP

Subject Site: 3614 Colonel Talbot Road  
 Applicant: SIFTON PROPERTIES LIMITED  
 File Number: 39T-16509  
 Planner: Nancy Pasato  
 Created By: Nancy Pasato  
 Date: 2017-10-17  
 Scale: 1:10100

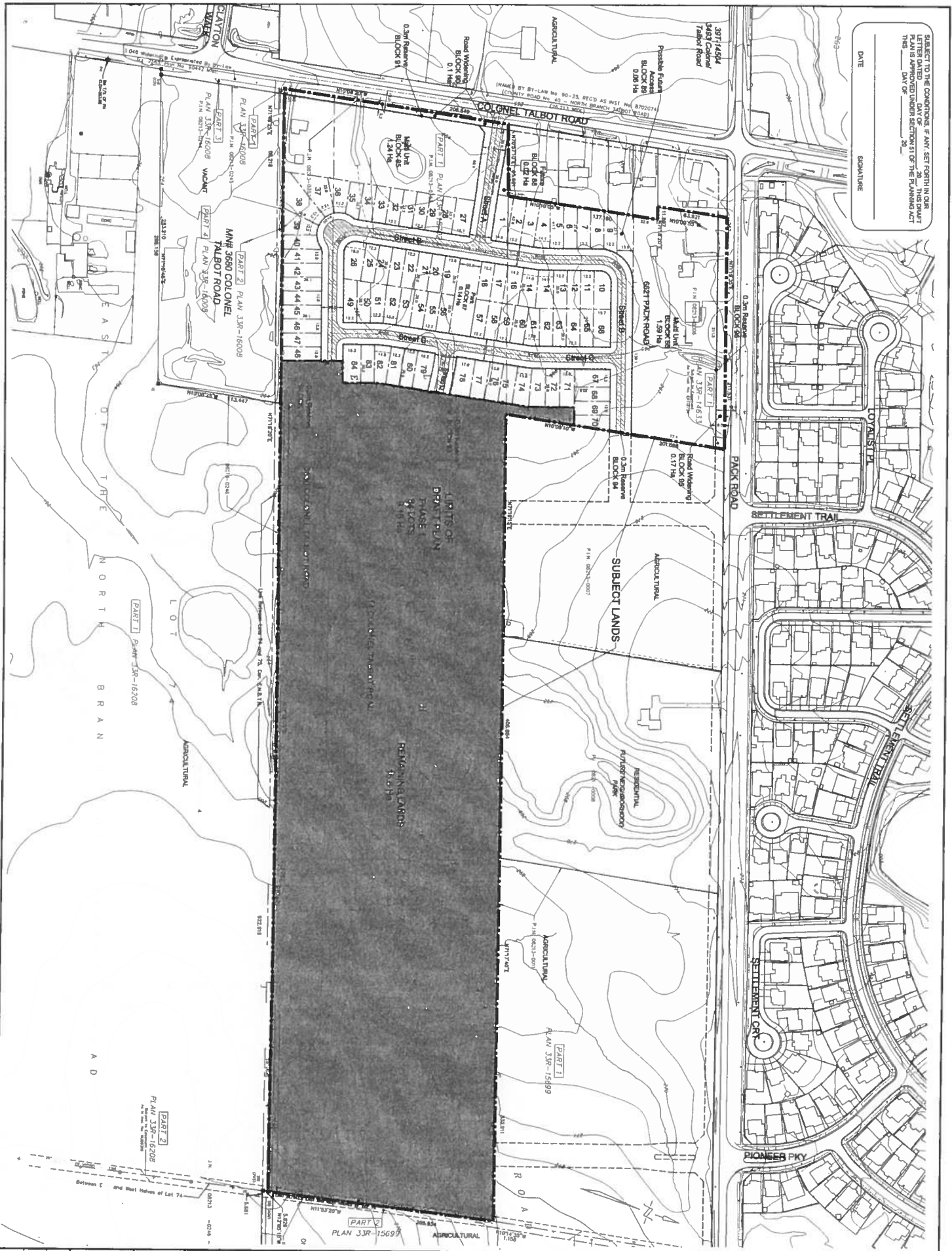
### LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



SUBJECT TO THE CONDITIONS IF ANY SET FORTH IN OUR LETTER DATED DAY OF MONTH YEAR THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF 2017

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_



**Monteith & Brown**  
 planning consultants  
 11111 170th Avenue, Suite 100, Westminster, CO 80234  
 (303) 426-1111

**DRAFT PLAN OF SUBDIVISION**  
 CON EM N PT LOT 73 AND PART OF LOT 74  
 PLANNING DESIGNATION: RESIDENTIAL (R-1)  
 IN THE CITY OF DENVER  
 COUNTY OF MIDDLESEX



**OWNER'S CERTIFICATE**  
 I, the undersigned, being the owner of the above described lands, do hereby certify that the above described lands are the lands of the owner and that the owner is the person who has caused this plan to be prepared and filed for record.

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being a duly licensed surveyor in the State of Colorado, do hereby certify that I have surveyed the above described lands and that the same are correctly and truly shown on the above described plan.

DATE: Sept 26, 2017

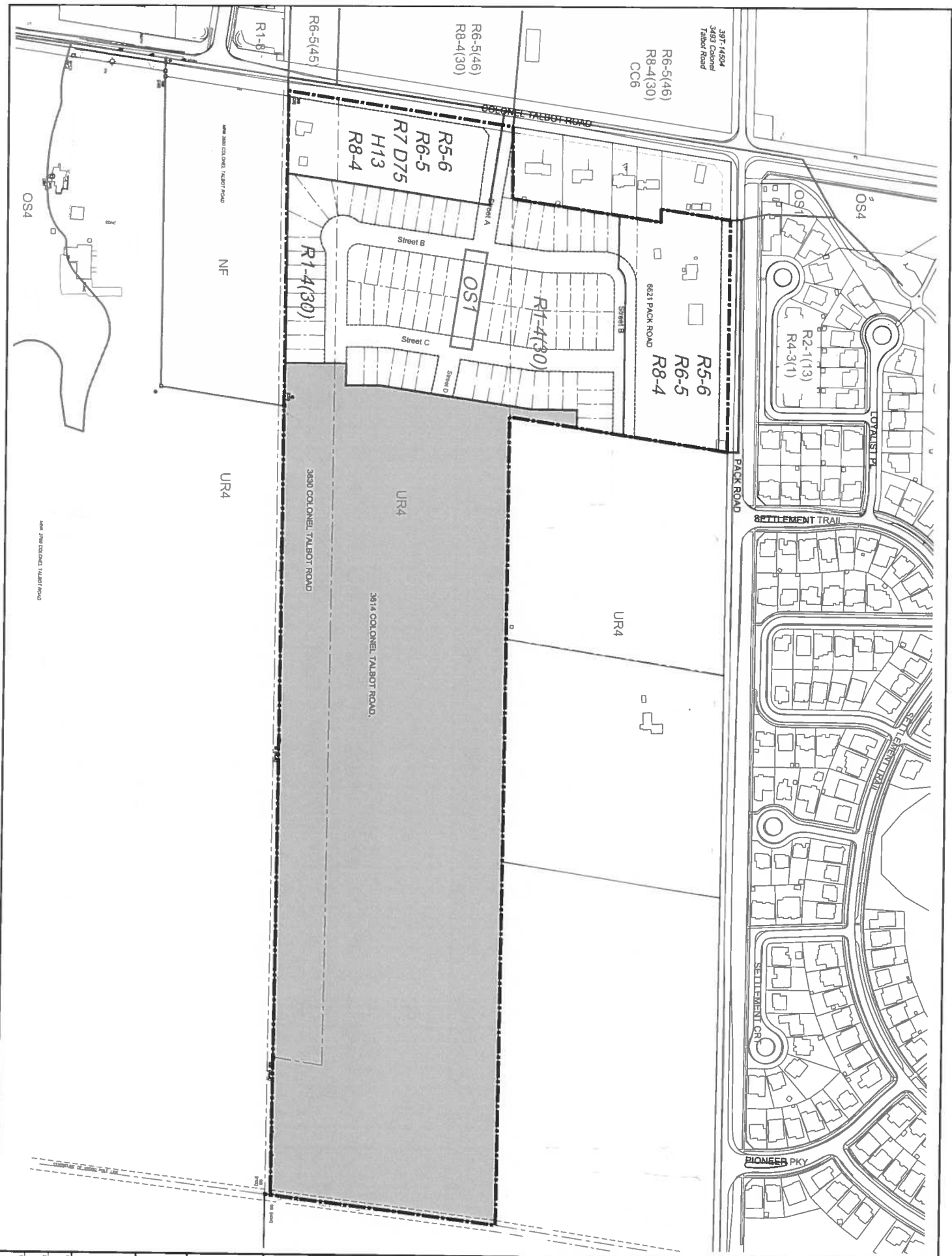
SECTION 51 LANDS SECTION 51 (1) OF THE PLANNING ACT, 1965

| LAND USE                          | AREA (SQ. FT.) | PERCENTAGE |
|-----------------------------------|----------------|------------|
| SINGLE DETACHED LOTS              | 3,95           | 43.1       |
| MULTI-FAMILY RESIDENTIAL          | 2,83           | 30.9       |
| PARKLAND                          | 0.14           | 1.5        |
| POTENTIAL FUTURE ACCESS           | 0.08           | 0.9        |
| PROPOSED ROADS 14 TO 15' WIDENESS | 2.15           | 23.6       |
| TOTAL SITE AREA                   | 9.15           | 100.0      |

**Sifton**  
 Experience. The Difference.™

ADDRESS  
 3614 and 3630  
 COLONEL TALBOT ROAD,  
 6821 PARK ROAD

SCALE OF FEET: 1" = 1,500'  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: Aug 22, 2017  
 PROJECT NO.: 12-805  
 SHEET NO.: 1



**mbc**  
**Montalith + Brown**  
 planning consultants  
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 WESTPORT, MICHIGAN 49783

**DRAFT PLAN OF SUBDIVISION**  
 COL. TALBOT LOT 7 AND  
 PARTS 1 & 2 OF 3614 AND  
 3630 COLONEL TALBOT ROAD  
 IN THE CITY OF LONDON  
 COUNTY OF MIDDLESEX



CLIENT  
**Sifton**  
 Experience. The Difference.™

DATE SCALE  
 1:1,500

APPROVED  
 3614 and 3630  
 COLONEL TALBOT ROAD,  
 6621 PACK ROAD  
 PROPOSED ZONING

|             |             |             |
|-------------|-------------|-------------|
| DATE        | SCALE       | PROJECT No. |
| 11/11/17    | 1:1,500     | 12-905      |
| DESIGNED BY | APPROVED BY | DRAWING No. |
| MB          | JMC         | 1           |
| CHECKED BY  | DATE        |             |
| MB          | 09/11/17    |             |



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September 19, 2017

## **NOTICE OF APPLICATION** **Revisions to Draft Plan of Subdivision** **and Zoning By-law Amendment**

The City of London has received a request to revise a draft-approved plan of subdivision affecting lands on the north side of Sunningdale Road East, west of Adelaide Street North, as shown on the attached location map. We are advising you of this application to invite your comments and the comments of nearby property owners.

**APPLICANT:** Extra Realty Limited (Agent: Michelle Doornbosch, Zelinka Priamo Ltd.)  
**LOCATION:** **Municipal Address:** 660 Sunningdale Road East, north side of Sunningdale, west of Adelaide Street North (see attached location map)  
**Planning District:** Uplands  
**Watershed:** Stoney Creek  
**Assessment Roll Number:** 090450148000000

**PURPOSE AND EFFECT:** The purpose and effect of this application is to revise the plan of subdivision by adding more local roads, adjusting blocks sizes and changing zoning to permit single detached dwellings in place of cluster housing, increasing the stormwater management block, and reconfiguring the commercial/residential and park blocks.

**PROPOSAL:** Consideration of a request for red-line revisions to the draft-approved subdivision plan to:

- a) Add local streets "C", "H", "J", "K" and "L" and reconfigure/add blocks along these new local streets (Block 21-Block 41) (residential);
- b) Reconfigure and/or split existing Blocks (Blocks 1 and 2, Blocks 16 and 17, Blocks 18 and 19) (residential);
- c) Reconfigure and reduce Block 45 (commercial);
- d) Reconfigure and increase Block 48 (commercial);
- e) Reduce Block 51, 53, 55 and 58 (park/walkway);
- f) Reconfigure and increase Block 60 (stormwater management);
- g) Reduce and reconfigure Block 28 (residential).

The proposed red-line revisions will result in revised draft plan of subdivision consisting of 39 low density blocks (Blocks 1-39) (an estimated 371 single detached dwelling lots and 26 cluster housing units), four (4) medium density residential blocks (Blocks 40-44) (an estimated 393 units), two (2) commercial blocks (Blocks 46-47), two (2) commercial/mixed use residential blocks (Blocks 48-49), three (3) open space blocks (Blocks 49-51), eight (8) parkland and walkway blocks (Blocks 52-59), one (1) stormwater management block (Block 60), one (1) road widening block (Block 61), six (6) 0.3 m reserve blocks (Blocks 62-67), all served by one (1) primary collector road (Blackwater Road), two (2) secondary collector roads (Kleinburg Drive and Street "D"), and nine (9) new local streets.

**ZONING:** Possible Amendment to Zoning By-law Z.-1 to change the zoning from:

- a) a Holding Residential R1 Special Provision (h.h-100.h-173•R1-5(11) Zone, a Holding Residential R4 Special Provision (h. h-100.h173•R4-2(1)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-173•R5-2(15)/R6-4(16)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h.h-100.h-173•R5-2(16)/R6-4(17)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision/Residential R8 Special Provision (h. h-



100.h-173•R5-4(16)/R6-5(36)/R8-4(25)) Zone and a Holding Residential R5 Special Provision/R6 Special Provision/Residential R8 Special Provision (h. h-100.h-173•R5-6(9)/R6-5(38)/R8-4(27)) Zone TO a Holding Residential R1 Special Provision (h. h-100.h-173)•R1-4(27) Zone to permit single detached dwellings with a minimum lot area of 360 m<sup>2</sup> and minimum lot frontage of 12 m, with a special provision for a reduced front yard setback of 3.0 metre to the house and 5.5 metre to the garage from a collector or local road, and a reduced interior side yard setback of 1.2 metres;

- b) a Holding Residential R5 Special Provision/R6 Special Provision/Residential R8 Special Provision (h. h-100.h-173•R5-4(16)/R6-5(36)/R8-4(25)) Zone TO a Holding Residential R1 (h. h-100.h-173•R1-3) Zone to permit single detached dwellings with a minimum lot area of 300 m<sup>2</sup> and minimum lot frontage of 10 m;
- c) an Open Space (OS1) Zone TO a Holding Business District Commercial Special Provision (h. h-100.h-173•BDC2(8)•D75•H18) Zone which permits a wide range of commercial uses on the first floor, with a maximum height of 18 m and a maximum density of 75 units per hectare, with special provisions to require that the lot frontage for the Block is considered to be along the primary collector, to require the commercial/retail/office uses on the ground floor to have primary entrance for individual tenants oriented toward the primary collector, for a minimum 2 m and maximum 4 m front and exterior side yard setback, and to require a mixed use building, with 500 m<sup>2</sup> maximum retail/office/commercial floor area limited to the first floor and residential units above;
- d) a Holding Residential R5 Special Provision/R6 Special Provision/Residential R8 Special Provision (h. h-100.h-173•R5-4(17)/R6-5(34)/R8-4(26)) Zone TO an Open Space (OS1) Zone to permit conservation lands and works, public and private parks, and public and private golf courses;
- e) a Holding Business District Commercial Special Provision (h. h-100.h-173•BDC2(9)) Zone TO a Holding Business District Commercial Special Provision (h. h-100.h-173•BDC2(9)\*H18) Zone to add a maximum height of 18.0 metres to the existing zone; and
- f) a Holding Business District Commercial Special Provision (h. h-100.h-173•BDC2(10)) Zone TO a Holding Business District Commercial Special Provision (h. h-100.h-173•BDC2(10)\*H18) Zone to add a maximum height of 18.0 metres to the existing zone.

A proposed zoning map has been included in this circulation.

#### **PLANNING POLICIES:**

The current Official Plan designates these as "Low Density Residential", which permits low rise and low density forms of housing (such as single detached dwellings), "Multi-Family, Medium Density Residential", which permits townhouses and various forms of cluster housing at a density less than 75 units per hectare, "Main Street Commercial Corridor", which permits commercial and mixed uses, and "Open Space", which protects natural heritage features such as wetlands and woodlands, stormwater management ponds, and parks.

The subject lands are within the Neighbourhood Place Type located along a Neighbourhood Street, Neighbourhood Connector, Main Street, and Civic Boulevard in the *London Plan* (Ministry approved but not in force and effect). The *London Plan* permits a wide range of housing types including single detached dwellings, cluster housing, duplex, fourplex, and low rise apartment buildings within this place type. The subject lands are also within a Main Street Place Type located along a Main Street. The *London Plan* permits a broad range of residential, retail, service and office uses. Mixed-use buildings will be encouraged. The subject lands are also within a Green Space Place Type located along a Neighbourhood Connector and a Civic Boulevard. The *London Plan* permits a wide range of conservation uses, parks, pathways and private open space within this place type.

#### **HOW TO**

Please call in, mail, fax or email your comments by **Friday, November**

**COMMENT:**

**3, 2017**, if possible\*. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

Your representative on City Council, Councillor Maureen Cassidy (City Hall Telephone Number: 519-661-2489 ext.4005; Cell Number: 226-927-0283; E-Mail: [mcassidy@london.ca](mailto:mcassidy@london.ca)), would be pleased to discuss any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

**APPEALS:**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Manager of Development Services in respect of the proposed Plan of Subdivision, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Manager of Development Services or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**PUBLIC MEETING:**

The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

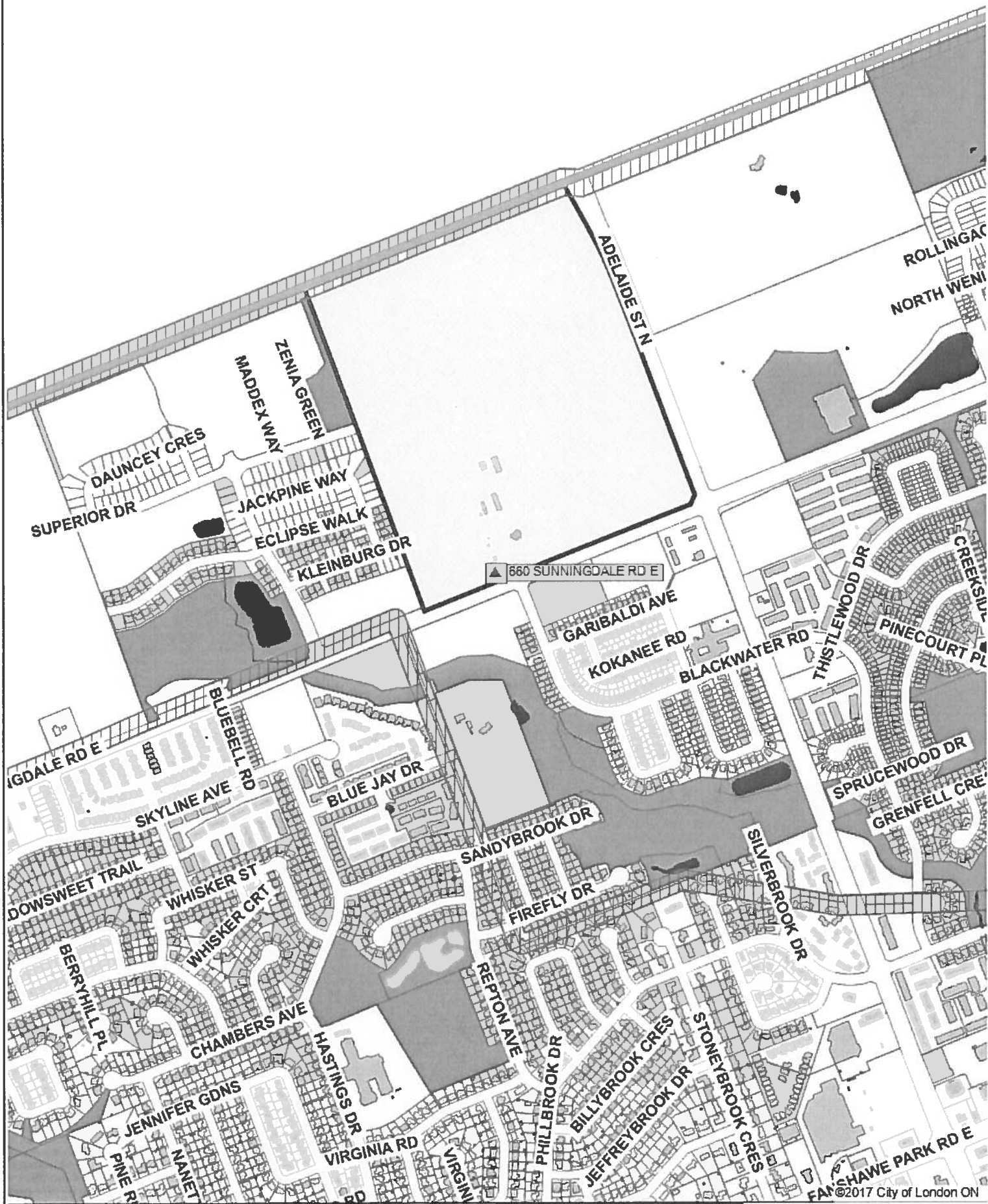
**FOR MORE INFORMATION**

**For additional information, please contact Nancy Pasato at 519-661-2489 ext. 4586, referring to "File 39T-09501/Z-88187 – 660 Sunningdale Road East", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.**

**TO BE NOTIFIED:**

If you wish to be notified of the decision of the City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager of Development Planning, City of London, P.O. Box 5035, London ON N6A 4L9.






If you wish to be notified of the adoption of the of the proposed zoning by-law amendment (if applicable) or of the refusal of a request to amend the zoning by-law, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.



### LOCATION MAP

Subject Site: 660 Sunningdale Rd E  
 Applicant: Extra Realty Ltd.  
 File Number: 39T-0950/Z-8818  
 Planner: Nancy Pasato  
 Created By: Nancy Pasato  
 Date: 2017-09-18  
 Scale: 1:10100

### LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



KEY PLAN



**DRAFT PLAN OF SUBDIVISION**  
 OF PART OF  
**SOUTH HALF OF LOT 13**  
**CONCESSION 6**  
 (GEOGRAPHIC TOWNSHIP OF LONDON)  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A) As shown
- B) As shown
- C) As shown
- D) As listed above
- E) As shown
- F) As shown
- G) As shown
- H) As shown
- I) Clayey SR
- J) As shown
- K) All municipal services to be available
- L) As shown

**PROPOSED LAND USES AND AREAS**

LOW DENSITY RESIDENTIAL (BLOCKS 1-39) 16,212 ha  
 OPEN SPACE (BLOCKS 40-43) 5,271 ha  
 BUSINESS DISTRICT COMMERCIAL (BLOCKS 44-46) 5,623 ha  
 OPEN SPACE (BLOCKS 48-51) 1,837 ha  
 PARKLAND AND WALKWAY (BLOCKS 52-56) 0,707 ha  
 STORMWATER MANAGEMENT (BLOCK 57) 0,873 ha  
 ROAD RESERVES (BLOCK 61) 0,873 ha  
 ROAD RESERVES (BLOCKS 62-67) 0,832 ha  
 PROPOSED ROADS

TOTAL AREA 41,750 ha  
 0.873 ha

**OWNER'S CERTIFICATE**  
 EXTRA REALTY LIMITED  
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

PLAN REVISIONS

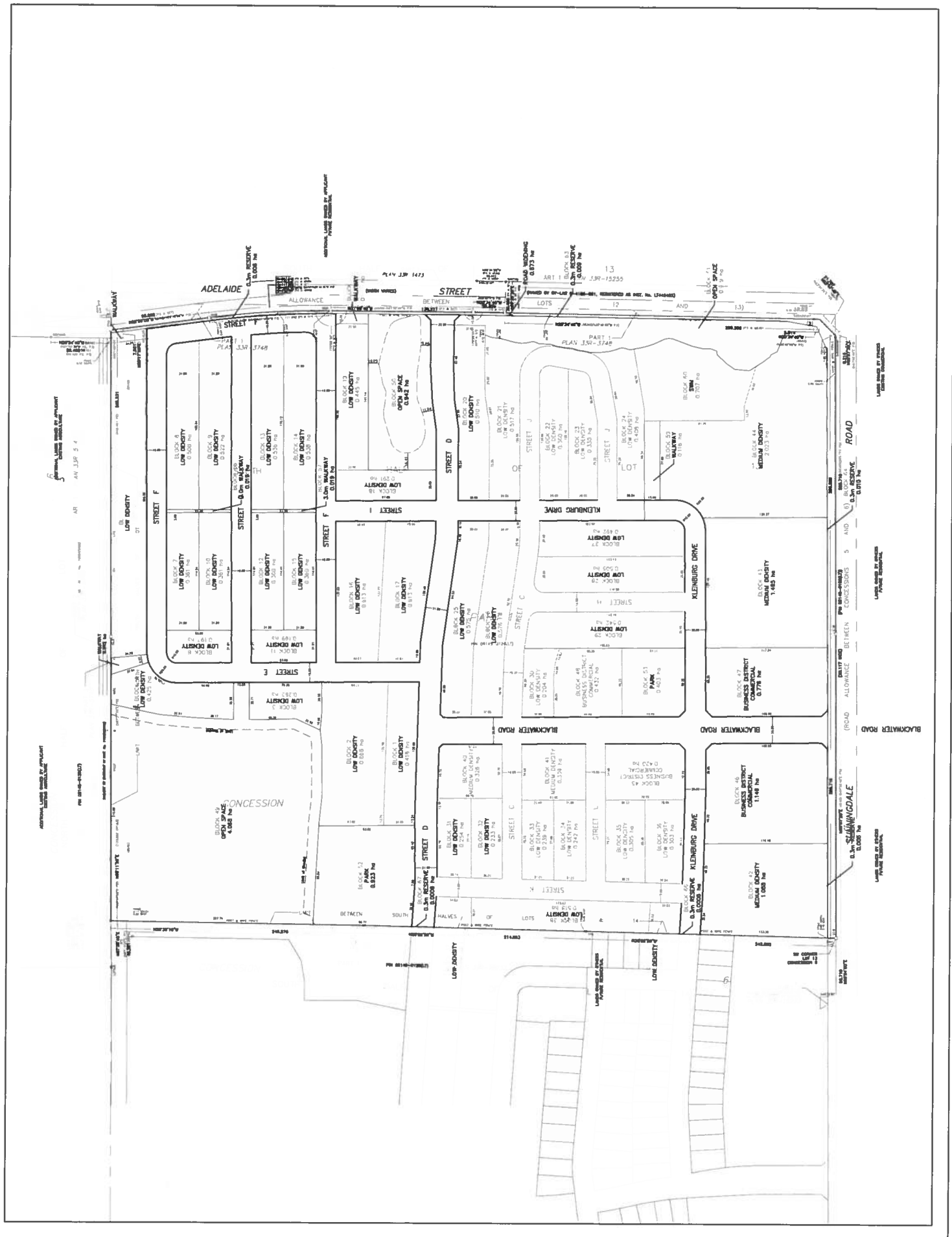
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

| NO | REVISION                           | DATE      | INITIAL |
|----|------------------------------------|-----------|---------|
| 1  | As per issues list dated Nov 27/14 | Nov 27/14 | MD      |
| 2  | As per City filed plan, Jun 27/14  | Jun 27/14 | MD      |
| 3  | As per Revised Plan                | May 4/14  | CTK     |
| 4  | Revised Plan                       | May 31/12 | CTK     |



**ZELINKA PRIAMO LTD**  
 A Professional Planning Practice  
 311 Wellington Road, London, Ontario, N6C 1R1  
 TEL: (519) 747-8377 FAX: (519) 474-2244 EMAIL: zp@zplp.com

DRAWN BY: MD PROJECT NO: SRG/LON/11-01  
 DATE: NOVEMBER 2011 SCALE: 1:1500





KEY PLAN



**DRAFT PLAN OF SUBDIVISION**  
 OF PART OF  
**SOUTH HALF OF LOT 13**  
**CONCESSION 5**  
 (GEOGRAPHIC TOWNSHIP OF LONDON)  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A) As shown
- B) As shown
- C) As shown
- D) As shown
- E) As shown
- F) As shown
- G) As shown
- H) As shown
- I) As shown
- J) As shown
- K) As shown
- L) As shown

PROPOSED LAND USES AND AREAS

|   |                             |
|---|-----------------------------|
| LOW DENSITY RESIDENTIAL (BLOCKS 1-30)     | 18,242 m <sup>2</sup>       |
| MEDIUM DENSITY RESIDENTIAL (BLOCKS 40-44) | 5,371 m <sup>2</sup>        |
| OPEN SPACE (BLOCKS 45-49)                 | 5,029 m <sup>2</sup>        |
| PARKLAND AND WALKWAYS (BLOCKS 50-54)      | 1,587 m <sup>2</sup>        |
| STORMWATER MANAGEMENT (BLOCK 60)          | 0,707 m <sup>2</sup>        |
| ROAD RESERVE (BLOCK 61)                   | 0,873 m <sup>2</sup>        |
| SUM RESERVE (BLOCKS 62-67)                | 8,533 m <sup>2</sup>        |
| <b>TOTAL AREA</b>                         | <b>41,759 m<sup>2</sup></b> |

**OWNER'S CERTIFICATE**  
 EXTRA REALTY LIMITED  
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

| NO. | REVISION                           | DATE      | INITIAL |
|-----|------------------------------------|-----------|---------|
| 1.  | As per Issues List dated Nov 28/12 | Mar 1/13  | MD      |
| 2.  | As per City Red line, Jan 27/14    | Dec 17/14 | CTK     |
| 3.  | As per Revised Plan                | May 4/14  | CTK     |
| 4.  | Revised Plan                       | May 31/17 | CTK     |



**ZELINKA PRJAMO LTD**  
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 Tel: (519) 474-2137 Fax: (519) 474-2284 e-mail: zpl@zpl.com

DRAWN BY: MD  
 DATE: NOVEMBER 2011  
 PROJECT NO: SRG/LON/11-01  
 SCALE: 1:1500

