



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

January 16, 2019

M. Zunti
Sifton Properties Limited
171 Queens Avenue
London, ON N6A 5J7

I hereby certify that the Municipal Council, at its meeting held on January 15, 2019 resolved:

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the lands located at 2835 Sheffield Place (also known as Block 153 within the Victoria on the River Draft Plan of Subdivision):

- a) the proposed by-law appended to the staff report dated January 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Open Space Special Provision (OS5(3)) Zone and a Holding Open Space (h-2•OS4) Zone TO a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone to permit cluster housing in the form of single detached dwellings; together with a special provision for lot frontage of 12.0 metres minimum, rear yard depth of 4.5 metres minimum, interior side yard depth of 3.0 metres minimum, and lot coverage of 35 percent maximum; and, FROM a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11)) Zone TO an Open Space Special Provision (OS5(3)) Zone to permit such uses as conservation lands, conservation works, passive recreation, and managed woodlots;
- b) the Municipal Council SUPPORTS proposed red-line revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited, prepared by Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated July 18, 2017), which shows a revised Low Density Residential Block 153 and Open Space Buffer Block 172, and creation of a new Open Space block, SUBJECT TO the previously approved draft plan conditions;
- c) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the proposed revisions to the limits of Block 153 within the Victoria on the River draft plan of subdivision, as submitted by Sifton Properties Limited:
 - i) encroachment on green space;
 - ii) concerns over the number of trees to be cut down; and,
 - iii) the loss of habitat for amphibians;
- d) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium:
 - i) the amount of traffic using Sheffield Place;

- ii) the lack of knowledge that the subject block was being built for multiple residential units in this location;
- iii) the status of the Meadowlily Woods Environmentally Significant Area Master Plan as well as what measures will be put in place to educate residents and avoid encroachment and conflicts with the Environmentally Significant Area;
- iv) the width of the existing streets; and,
- v) how will conflicts between trail and private street crossing be minimized;

it being noted that the Planning and Environment Committee reviewed and received a communication dated January 2, 2019 from A. McEwen, by e-mail;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended zoning amendments, revisions to draft plan of subdivision, and proposed vacant land condominium are considered appropriate and consistent with the Provincial Policy Statement;
- the proposal conforms with The London Plan, the 1989 Official Plan, and the Old Victoria Area Plan; and,
the proposed residential use, form and intensity of development are considered appropriate. The zoning previously approved through the draft plan of subdivision process contemplates low density residential development in the form of single detached cluster housing. (2018-D09) (3.3/2/PEC)



C. Saunders
City Clerk
/lm

- cc. G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official
P. Yeoman, Director, Development Services
L. Pompili, Manager, Development Planning
L. Mottram, Senior Planner
J. Minor, Documentation Services Representative
M. Vivinetto, Executive Assistant to the Managing Director, Development and Compliance Services and Chief Building Official
Chair and Members, Environmental and Ecological Planning Advisory Committee
External cc list in the City Clerk's Office

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 2835 Sheffield Place – Zoning By-law Amendment – Revisions to Draft Plan of Subdivision – Draft Plan of Vacant Land Use Condominium (Z-8793/39T-09502/39CD-18502)

- *(Councillor S. Turner enquiring about the swap for the OS-5 lands, if the swapped in lands qualify as Environmentally Significant Area (ESA), and the lands that have been swapped out have already been designated Environmentally Significant Area, why not, through the Environmental Impact Study, was the whole thing not identified as ESA.); L. Pompilii, Manager, Development Planning, responding that that was addressed during the review process for the Plan of Subdivision that established the limits of Block 153 at that time; advising that the applicant may be able to provide some further clarification on that as well; (Councillor S. Turner indicating that if it is deemed as eligible now to be swapped out as a parcel then it was identified at some point to say that this is more worthy of designation than the other parcel so that is where the swap was but it seems odd that after the EIS was completed then now they are in a situation rather than having designated the entire parcel; thinking that rather than just trading one piece for another both of them have been identified to be significant and it seems like they should have both should maintained at the outset rather than now with the swap; having read through the comments and the file, it looks like it is a good candidate for enhancement, the candidate parcel that is being swapped out looks like it is predominantly buckthorn and is not as significant but still, at the outset, it was identified as something that was important and he thinks that was where his question was on that and the other was that there was some commentary about the multi-use pathway, he thinks from the Upper Thames River Conservation Authority comment about whether it was being coursed through the Environmentally Significant Area or OS-5 lands, he could not see that through any of the diagrams; wondering if that is the case or does staff know what the proposed routing for the Thames Valley Parkway is.); L. Pompilii, Manager, Development Planning, responding that he is not familiar with the exact routing but he believes it is outside of that area; (Councillor S. Turner indicating that in the Environmental Policies section of the report, it cites the wording from the Environmental Impact Study itself from the proponent; he is not sure if those clauses that were identified were ones that were agreed upon by staff; wondering if staff concurs with the findings of the EIS as identified in the report.); L. Pompilii, Manager, Development Planning, responding that to the best of his knowledge he believes the Ecologist is in agreement with those comments; (Councillor S. Turner indicating that he realizes L. Pompilii, Manager, Development Planning, is pitch hitting and thanking him for answering his questions.)*
- Maureen Zunti, Sifton Properties Limited – expressing agreement with the staff report; expressing appreciation for the support of staff for their applications; advising that their Ecologist, Dr. Gary Epp, is at the meeting as well as their Engineer, Jason Fleury to assist with any technical questions. (See attached presentation.)
- Gary Brown, 35A – 59 Ridout Street South – indicating that he thought we would have learned our lessons about what happens around the Sifton Bog and the continual encroachment on green space; guessing that ship has sailed unfortunately but that is what he sees here; advising that he knows this area rather well because he used to go seed collecting with ReForest London with Bill who was one of the original founders; enquiring as to how many trees are going to be cut down; noting that on Wharncliffe Road, they clear cut the whole area and it was the same company; wondering what is going to happen here and how many trees are going to be cut down; thinking that is a question that should be answered; mentioning turtles and frog habitat, as far as he knows, amphibians are some of the most endangered creatures in North America and we should be

taking that into account here; understanding this is a swap between one piece of land and the other and it was already approved but he is not so sure the original approval should have been done; stating that green space is very important to our city and this just looks like more sprawl upon our city; reiterating that he would like to know how many trees are going to come down.

- Pawel Kornas, 2823 Sheffield Place – advising that he lives right beside the pond; expressing concern with the amount of cars that will be going by because with the way traffic is right now with the school buses, it is horrible for him and for everybody to go by; indicating that he has two young children and they have nowhere to play except the front or the backyard; stating that with the building of thirty units there are going to be a lot of cars going by.
- Artur Kosinski, 2806 Sheffield Place – expressing concern because he did not know that this area was designed and approved in 2012 but when they were buying their houses on the cul-de-sac, they were assured that they were buying houses on a cul-de-sac not the street because right now it is going to be a street with a roundabout; it is not going to be a cul-de-sac anymore; referring to a previous application that allowed four houses to be built and they have already built two and three others are going to be built there and now thirty more; this is too much and he counted how many trees they need to cut just to get through the pond and it is over twenty and to extend that area to build ten houses is around one hundred; asking that that be considered.
- Sandy Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) – advising that the EEPAC comments are in the staff report; hoping that some of the EEPAC comments will be in the conditions of development; advising that the bigger ratio and the bigger question that he hopes the Planning and Environment Committee asks to staff is the status of the Meadowlily Woods Environmentally Significant Area Master Plan; noting that it was started back in 2013 and it has come to a dead stop; indicating that EEPAC has asked the status; pointing out that you have a growing neighbourhood adjacent to an Environmentally Significant Area with no real plan for where the trail system is going to go, how that Environmentally Significant Area is going to be used appropriately, without a plan rest assured, people will, as they already have, wandered into the Environmentally Significant Area without knowing its features and functions; asking the Planning and Environment Committee to ask staff what is the status and when is it going to happen; advising that it is a very large Environmentally Significant Area, this is just the far eastern part but there are development pressures throughout.
- Lijuan Zhao, 2803 Sheffield Place – expressing concern with the traffic; advising that they picked that street when they bought the house nobody told them there would be access to the other Block; indicating that they were advised that there was an island and where the street ends; stating that now that they have moved in, after a couple of years, now this; expressing disappointment if this plan is approved because the reason that they picked that street is for the quiet and it is nice; reiterating that is why they picked that house; believing they paid more money than the houses on other streets; stating it was also for safety reasons, the kids play in the street; believing that all of her neighbours picked that street because they think it is quiet and nice and less traffic; advising that another reason is because her husband works the night shift and they picked there because he can sleep quietly during the day; indicating that when they bought their house in the subdivision, the nice subdivision by the trail; but if you open the access to the new block, the trail as to across the traffic across the road, that is not a trial for her; asking that all of the neighbours concerns are considered.
- Cathy Holding, 2824 Sheffield Place – reiterating the previous speakers comments; advising that when they purchased their lot as a “cul-de-sac” and paid the premium rate for the lot, they did not have expectations that this would filter through and have traffic coming straight down all the way through taking away the cul-de-sac and making it a through-way; advising that if you have ever driven through the subdivision, the streets themselves are narrow and to have two cars

going one way is enough, if you have one car parked, then it is an issue getting those two to pass each other and interject children on bikes and balls, to her it is a recipe for disaster if you are going to run thirty to sixty vehicles a day down there on a daily basis.

VICTORIA ON THE RIVER BLOCK 153

January 7, 2019 - PEC



HISTORY

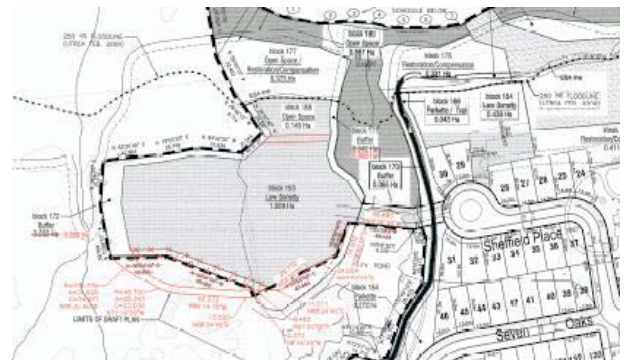
- Residential designation and policies approved in 2007
- Subdivision plan approved in January 2012
- Site Plan pre-consultation - initiated in November 2015
- Site visit with UTRCA and City – January 2016. UTRCA and City suggested that reconfiguration of block to increase corridor width along Thames River would be preferred.
- ZBA application submitted in May 2017
- Site Plan and red-line revisions submitted in July 2017
- Working with City and UTRCA to address technical requirements since then



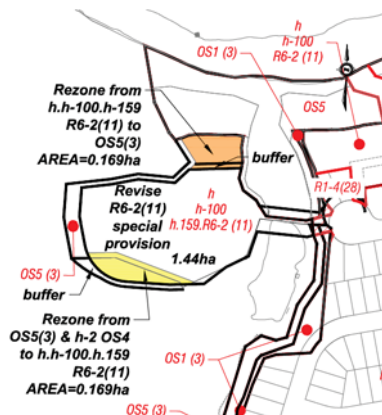
RED-LINE REVISIONS



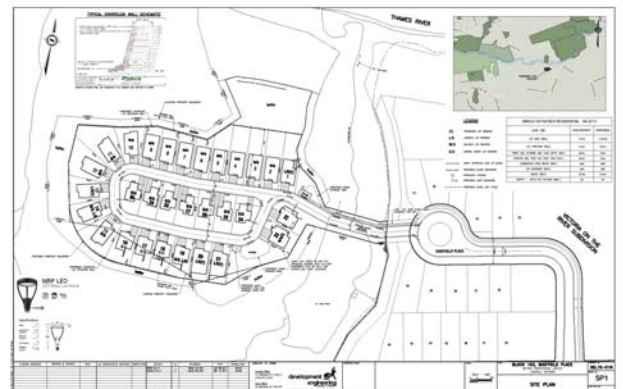
RED-LINE REVISIONS



AREAS TO BE REZONED



BLOCK 153 SITE PLAN



BLOCK 153 SITE PLAN



ELEVATIONS

