

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** George Kotsifas P. Eng.,  
Managing Director, Development & Compliance Services and  
Chief Building Official

**Subject:** The Corporation of the City of London  
146 Exeter Road

**Public Participation Meeting on: May 27, 2019 at 4:00pm**

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of the Corporation of the City of London relating to the property located at 146 Exeter Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 11, 2019 to amend the Official Plan to:
- i) change the designation on Schedule "A" - Land Use **FROM** a "Multi-Family, Medium Density Residential" designation, **TO** a "Low Density Residential" and "Open Space" designation;
  - ii) change Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), **FROM** "Medium Density Residential" **TO** "Low Density Residential and "Open Space", and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), **FROM** "Medium Density Residential" **TO** "Low Density Residential" and "Open Space";
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on June 11, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Open Space (OS1) Zone, **TO** a Residential R1 Special Provision (R1-4(29)) Zone;
- (c) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on June 11, 2019, to amend The London Plan by **AMENDING** Policy 1565\_ List of Secondary Plans, 5. Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), **FROM** "Medium Density Residential" **TO** "Low Density Residential and "Open Space", and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), **FROM** "Medium Density Residential" **TO** "Low Density Residential" and "Open Space";

**IT BEING NOTED THAT** the amendments will come into full force and effect concurrently with The London Plan.

## Executive Summary

### Summary of Request

The requested amendment will permit twelve (12) single detached dwellings, and amend the land use designation to Low Density Residential and Open Space to better reflect the approved and planned uses in the area.

## Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to redesignate portions of the park, stormwater management pond (Pincombe 3) and lands along the west side of Middleton Avenue to “Low Density Residential”, and to redesignate a portion of the lands to “Open Space” to recognize a natural heritage component on Schedule “A” of the Official Plan and on Schedule 4 (Southwest Area Land Use Plan) and Schedule 10 (Central Longwoods) of the Southwest Area Secondary Plan, and to re-zone Block 38 of the draft approved plan of subdivision 39T-15501 (Richardson Subdivision) to permit single detached dwellings, with a special provision to limit maximum driveway and garage widths.

## Rationale of Recommended Action

1. The recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage a range of housing types, efficient use of infrastructure, and the protection of the natural environment.
2. The proposed change to the Southwest Area Secondary Plan is consistent with The London Plan.
3. The recommended zoning amendment is consistent with the policies of The London Plan, and the amended Southwest Area Secondary Plan.
4. The proposed change is being recommended in relation to Municipal Council's previous recommendations for the draft plan of subdivision for these lands to more accurately reflect the planned and approved uses in this area.

## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject site consists of a portion of a larger parcel known municipally as 146 Exeter Road. It is situated midpoint between Wonderland Road South and White Oaks Road, in the former Township of Westminster. Portions of the subject property include the former site of the Southwest Optimist Baseball Complex, which at one time contained up to 16 baseball diamonds. The subject lands are part of a draft approved plan of subdivision; known as the Richardson Subdivision, which overall consists of 25 low density blocks, 18 medium density blocks, 2 park blocks, 4 multi-use pathway blocks, 1 stormwater management block, 1 future stormwater management or residential block, 1 light industrial block, 2 open space blocks, 1 school block, 1 future road block, as well as several 0.3 m reserves and road widening, all served by 4 new secondary collector roads, and 11 new local streets. The subject lands are within Phase 1a of the draft plan, adjacent to the future stormwater management pond.

#### 1.2 Current Planning Information (see more detail in Appendix “F”)

- Official Plan Designation – Multi-Family, Medium Density Residential
- The London Plan Place Type – Neighbourhoods
- Existing Zoning – Open Space (OS1)

#### 1.3 Site Characteristics

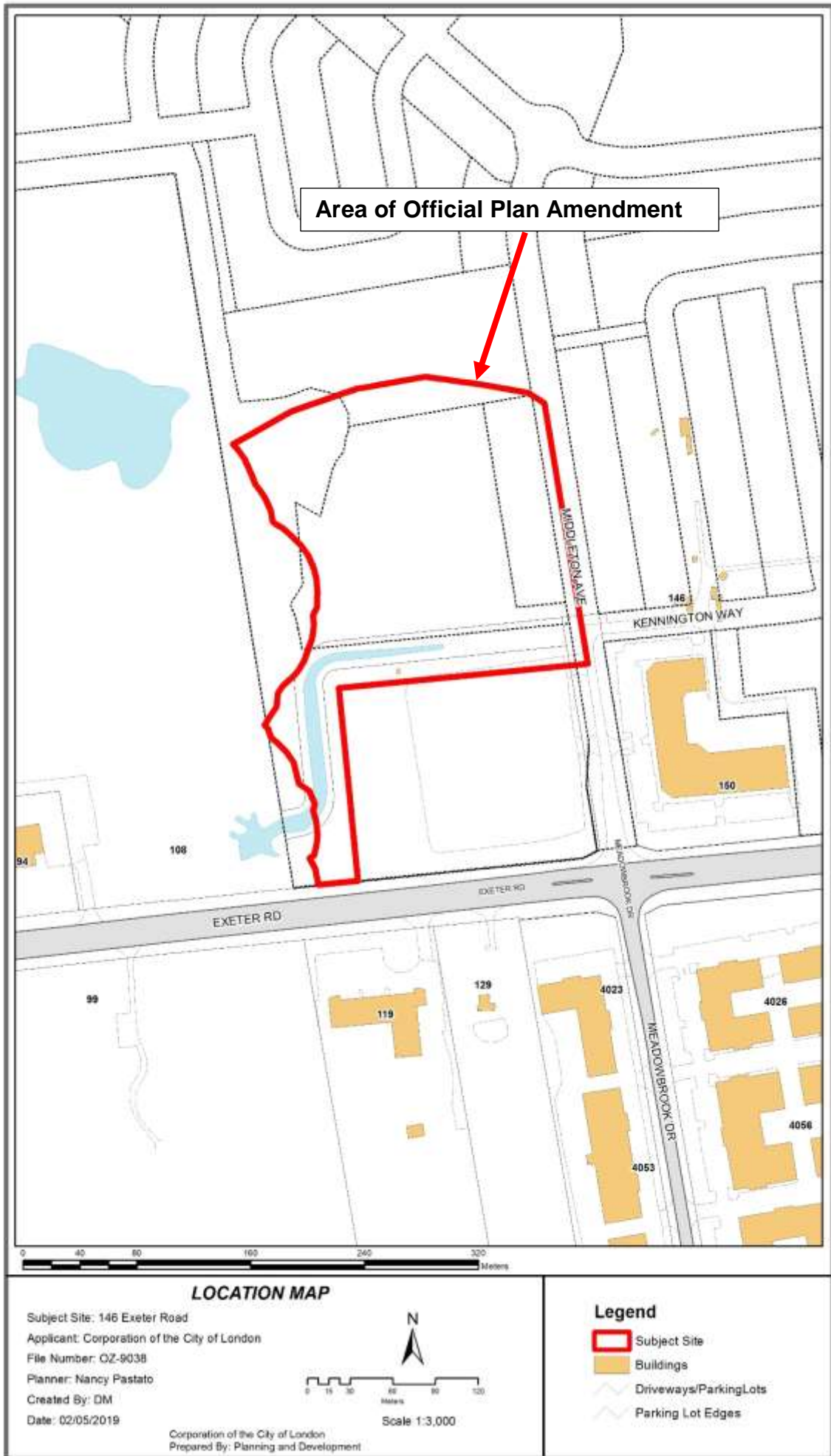
- Current Land Use – vacant/softball diamonds/open space
- Frontage – Middleton Avenue - 145.3 m (476.6 feet)
- Depth – 34.8 m (114.2 feet)
- Area – 5056.4 m<sup>2</sup> (54,427.1 ft<sup>2</sup>)
- Shape – rectangular

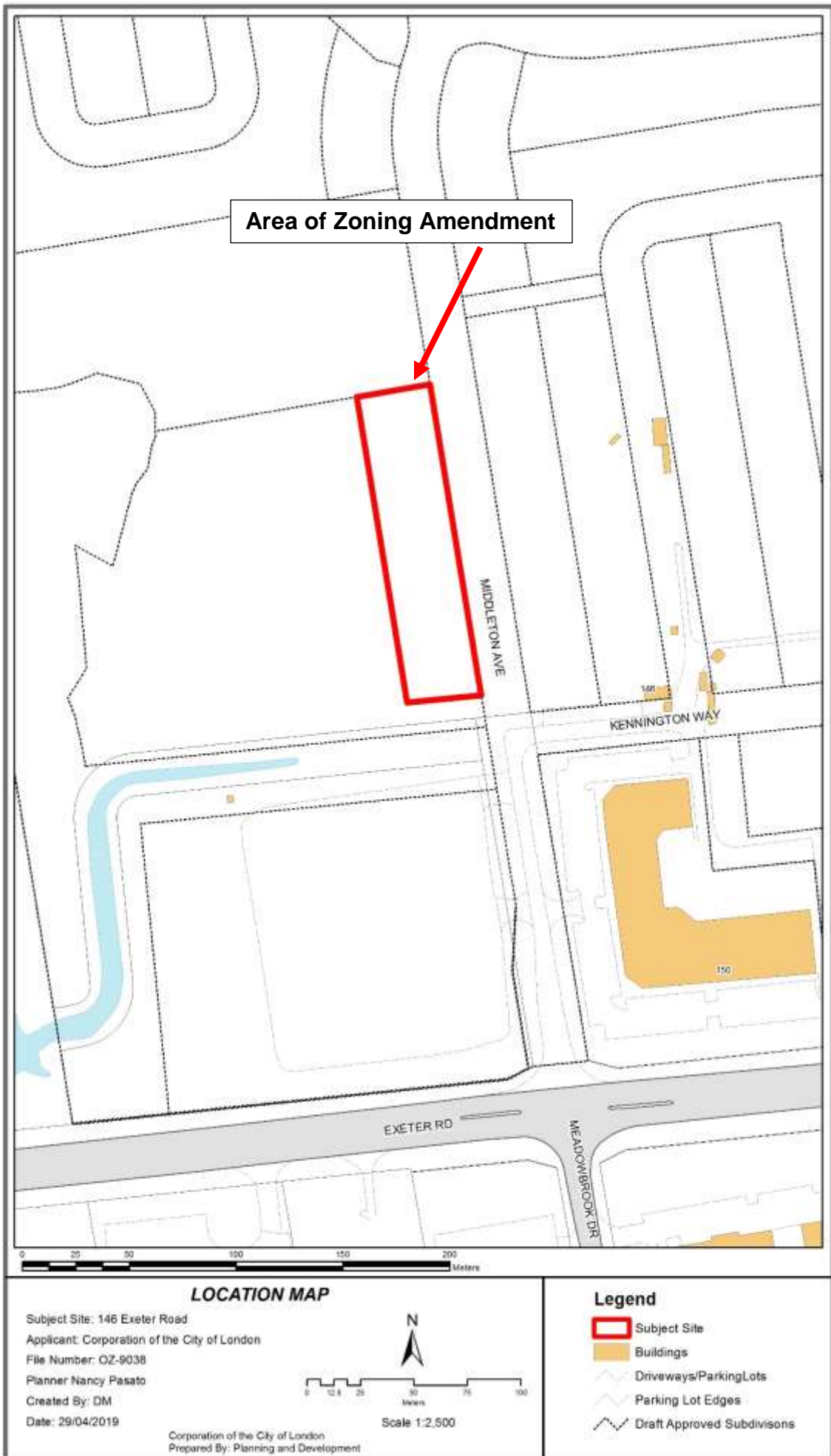
#### 1.4 Surrounding Land Uses

- North – vacant/future residential and park
- East – vacant/future residential

- South – vacant/future residential/open space
- West – Environmentally Significant Area/Stormwater Management Pond

1.5 LOCATION MAP





## 2.0 Description of Proposal

### 2.1 Development Proposal

The City has initiated an Official Plan, a London Plan, and a Zoning By-law amendment(s) to permit single detached dwellings on a portion of the lands, as well as amendments to correct the current land use designations for the remainder of the lands that reflect planned and approved land uses in this area.

## 3.0 Relevant Background

### 3.1 Planning History

The Southwest London Area Plan (SWAP) was initiated in 2009 and was presented to the Planning and Environment Committee on April 26, 2010. The Area Plan was intended to provide a comprehensive land use plan, servicing requirements and a phasing strategy for future development within the Urban Growth Area south of Southdale Road, east of Dingman Creek and north of the Highway 401/402 corridor. On November 20, 2012, Municipal Council passed By-Law No. C.P.-1284-(st)-331 to approve Official Plan Amendment 541 (relating to the Secondary Plan). The Secondary Plan was appealed by numerous parties on the basis that it was incomplete and incapable of providing direction expected of a secondary plan and for various site specific land use issues. The outcome of the appeal resulted in changes to the plan. The plan (with amendments) was approved by the Ontario Municipal Board on April 29, 2014.

A draft plan of subdivision (file 39T-15501/Z-8470) was submitted for the lands located at 132, 146 and 184 Exeter Road on March 12, 2015. After several revisions and a recirculation, a public meeting was held on December 12, 2016. Municipal Council approved the plan and the associated zoning by-law amendment, and the Approval Authority granted draft approval on January 27, 2017. The approved plan consists of 25 low density blocks, 18 medium density blocks, 2 park blocks, 4 multi-use pathway blocks, 1 stormwater management block, 1 future stormwater management or residential block, 1 light industrial block, 2 open space blocks, 1 school block, 1 future road block, as well as several 0.3 m reserves and road widening, all served by 4 new secondary collector roads, and 11 new local streets.

Through the draft plan of subdivision process, the Applicant provided Block 47 for the future stormwater management pond (known as Pincombe SWMF 3), and had anticipated that a residential block would be available adjacent to the pond and the road (see below). At the time of the draft approval, the functional SWM facility design had yet to be completed, and the proposed size of the Pincombe Drain SWM Pond was unknown. It was anticipated that once the functional design was completed for the pond, either additional lands would be necessary (which may have included a portion or all of this Block), or, if additional lands were not needed, the City would initiate a zone change to an appropriate residential zone.

On December 19, 2016, the Municipal Council resolution on the draft plan approval included the following:

*“12. That on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Barry Zagdanski, c/o Z-Group, relating to the properties located at 132, 146 and 184 Exeter Road:*

*... g) the Civic Administration BE REQUESTED to initiate a Zoning By-law amendment application on behalf of the property owner to rezone Block 38 of this draft plan of subdivision should it be determined this block is not necessary for stormwater management purposes;”*

Soon after draft plan of subdivision approval was granted, the City completed its functional design of the Pincombe SWMF 3 pond. The City has recently issued a

subdivision agreement for SWMF lands to the applicant. Through design, it was determined that Block 46 was not needed for the purposes of the SWM, nor was it needed as a component of the park system, as the district park is to be located to the north of these lands. As per Council's recommendation, Staff have initiated the change to permit residential on these lands.

### **3.2 Requested Amendment**

As per Staff and Council's recommendation, Staff have initiated a Zoning By-law amendment for the portion of the lands located along Middleton Avenue (previously Street P) and adjacent to the stormwater management pond (Pincombe SWMF 3). The application proposes to apply a Residential R1 Special Provision (R1-4(29)) Zone, which will permit single detached dwellings with a minimum lot frontage of 12.0 metres (39.4 feet), a minimum lot area of 360 square metres (3,875 square feet), and a special provision to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. This zone is identical to the zoning applied to the east of this site along Middleton Avenue.

Staff have also initiated a 1989 Official Plan and Southwest Area Secondary Plan amendment (and London Plan amendment) as part of this application, to apply more appropriate land use designations which reflect the planned and approved uses in the area, and to recognize a significant natural heritage feature by applying the appropriate Open Space designation.

### **3.3 Community Engagement (see more detail in Appendix "D")**

No responses were received from the public on this application.

No significant responses were received from stakeholders on this site.

### **3.4 Policy Context (see more detail in Appendix "E")**

#### Provincial Policy Statement (PPS), 2014

The PPS provides direction for land use planning that focuses growth within settlement areas, and encourages an efficient use of land, resources, and public investment in infrastructure. To support this, the PPS defines a number of policies to promote strong, liveable, healthy and resilient communities. These policies are set out in Section 1.0, and address such matters as efficient development and land use patterns, housing, public spaces/open space, infrastructure and public service facilities, long-term economic prosperity, and energy and air quality.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. The PPS also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs and encourages settlement areas to be the main focus of growth and development (1.1.3).

The PPS acknowledges that the long-term prosperity, environmental health and social well-being of Ontario depends upon the conservation and protection of our natural heritage and agricultural resources. Section 2.0 of the PPS establishes a number of policies that serve to protect sensitive natural features and water resources.

#### The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout

this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan provides direction to build a mixed-use compact city by ensuring a mix of housing types within our neighbourhoods so that they are complete and support aging in place. (59\_5)

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by designing complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services. (61\_2)

The subject site is outside of the \*Primary Transit Area, which is the focus of intensification and higher intensity development. The lands are located within the \*'Neighbourhoods' Place Type in The London Plan, and is located on a Neighbourhood Connector (Middleton Avenue). The subject site's location on the Neighbourhood Connector permits a wide range of housing types in a form that can include single detached dwellings, up to and including townhouses and triplexes, at a height of 1-2.5 storeys.

The subject site is within the Southwest Area Secondary Plan (SWAP). Policy \*1558\_ recognizes that secondary plans are adopted and form a part of The London Plan. Where there is a conflict or inconsistency between the parent policies or maps of The London Plan and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail.

#### Southwest Area Secondary Plan (SWAP)

The purpose of the Secondary Plan is to establish a vision, principles and policies for the development of the Southwest Planning Area. This Secondary Plan provides a greater level of detail than the general policies in the City Official Plan. The Southwest Area Secondary Plan is organized around identified Neighbourhoods. In addition to general and implementation policies related to future development, specific Southwest Planning Area-based land use designations and policies are defined for each Neighbourhood. The Secondary Plan serves as a basis for the review of planning applications which will be used in conjunction with the other policies of the Official Plan.

The subject site is within the Central Longwoods Residential Neighbourhood of the Southwest Area Secondary Plan. The lands are currently designated Medium Density Residential. The policies of the SWAP permit multiple housing forms (such as single detached, townhouse, and low rise apartments) at a minimum density of 30 units per hectare and a maximum density of 75 units per hectare.

Any amendment to the text or Schedules of the Secondary Plan represents an Official Plan amendment. Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of the City of London Official Plan. Amendments to the Plan may be supported by the City, provided the fundamental principles of the Plan are achieved.

#### Official Plan

Generally, the lands are within the Multi-Family, Medium Density Residential designation in the Official Plan, which are primarily developed or planned for medium density housing forms, such as townhomes and low rise apartments.

## **4.0 Key Issues and Considerations**

### **4.1 Southwest Area Secondary Plan Amendments**

The PPS promotes accommodating an appropriate range and mix of uses (1.1.1. b)),



avoiding development and land use patterns which may cause environmental or public health and safety concerns (1.1.1. c)), promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1. e)) and promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate (1.1.1. h)). This proposed change ensures diversity of housing, provides for lots along the secondary collector road (efficient use of land and pattern of development) and protecting and recognizing the natural heritage features in the area.

From a high level review, the change in designation in the SWAP will not affect the policies of The London Plan, and the proposed change meets the general intent of the PPS, and conforms to the \*Neighbourhoods Place Type.

Policies of The London Plan specify that \*secondary plans and larger residential development proposals should include a 25% affordable housing component through a mix of housing types and sizes. In keeping with this intent, 40% of new housing units within a secondary plan, and lands exceeding five hectares in size outside of any secondary plan, should be in forms other than single detached dwellings (518\_)\*. A calculation reveals that 53% of the residential land area in the subdivision (minus roads, parks, school and infrastructure) continues to be allocated for medium density/affordable housing. The change in designation does not detract from the amount of medium density and affordable housing that can be built in the subdivision.

As per the SWAP Implementation policies, the fundamental principles of the Plan will not change with the proposed amendments. Notably, the change will still allow for a diverse and connected community with a mix of uses, a range of land uses including residential, open space, public, and community facilities, the protection of a linear park and pathways by connecting diverse land uses within and between neighbourhoods, enhanced recreational opportunities throughout the neighbourhoods (20.5.1.4 i), provide for a range of housing choices and densities (20.5.1.4 ii), provide a green and attractive environment that integrates the natural and built setting and protects the natural environment, and encourages development patterns that provide extensive visual and physical public access to natural features (20.5.1.4. iv), and provide a model of sustainable growth management by extending infrastructure in a logical and cost-effective manner, and designing a road network of walkable connected streets and Neighbourhoods (20.5.1.4. v)).

The change in land use will allow for medium density housing to be focused and easily accessible along the arterial road/Civic Boulevard (transit supportive), and clearly establish and protect the components of the natural heritage system within policy and designation.

Policies in The London Plan and the SWAP encourage views into the Open Space, which will continue to be provided along the frontage of Middleton Avenue where the Open Space will be visible through the view corridor created through the City's park.

## **4.2 Zoning Amendment**

### Residential R1 Special Provision (R1-4(29) Zone

The PPS contains policies on the efficient use of lands (1.1.), the provision of appropriate infrastructure (1.6.6.), and the protection of significant natural heritage features (2.1.1. and 2.1.4.).

The proposed change will rezone an area of land that is not needed for the development of the area's infrastructure (as part of the Pincombe 3 SWM Pond). It will allow the lands to be developed for housing which is a more efficient use, given its location along a secondary collector/neighbourhood connector road. The subject lands are not within or nearby a component of the natural heritage.

The proposed zoning amendment will include lands that are not needed for the

stormwater management pond. The proposed residential lands have access to municipal infrastructure and services, will not impact the surrounding area, and will not impact the adjacent natural heritage feature(s). The proposal fits within the context of the area and provides a housing form that is available on the west side of Middleton Avenue. The addition of these lots will provide greater neighbourhood character and create a street wall of development along the secondary collector. Views into the open space are maintained through adjacent Open Space and park areas. A special provision has been added, similar to lands to the east, to ensure garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. This special provision meets the intent of the SWAP.

No additional holding provisions have been added to the site, as the conditions for removing the holding provision have generally been met for Phase 1a. The required security has been submitted and the subdivision agreement has been signed, and the proposed lots are under the 80 unit threshold for requiring the second access and water looping. All issues have been resolved and the holding provisions are no longer required.

The proposed change incorporates the recommendation of Council and meets the overall intent of the PPS, The London Plan, the SWAP, and the 1989 Official Plan.

## **5.0 Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement, 2014, the Official Plan, the Southwest Area Plan and is in keeping with The London Plan. . This City initiated amendment application will permit single detached dwellings on a portion of the lands, as well as clarify and reinforce the appropriate land use designations for the remainder of the lands that reflect planned and approved uses in this area.

<b>Prepared by:</b>	<b>Nancy Pasato, MCIP, RPP</b> <b>Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE</b> <b>Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG</b> <b>Managing Director, Development and Compliance</b> <b>Services and Chief Building Official</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

**File: OZ-9038**  
**Planner: Nancy Pasato**

\\FILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2019\OZ-9038 - Portion of 146 Exeter Road (City) (NP)\OZ-9038 - Draft PEC Report 146 Exeter Road.docx

CC: Matt Feldberg, Manager, Development Services (Subdivisions)  
Lou Pompili, Manager, Development Services - Planning  
Ismail Abushehada, Manager, Development Services - Engineering

## Appendix "A" - 1989 Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)  
2019

By-law No. C.P.-1284-  
A by-law to amend the Official Plan for  
the City of London, 1989 relating to 146  
Exeter 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 June 11, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 11, 2019  
Second Reading – June 11, 2019  
Third Reading – June 11, 2019

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change Schedule “A” - Land Use from “Multi-Family, Medium Density Residential” designation, to “Low Density Residential” and “Open Space” designation; and to change Section 20.5 (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential and “Open Space”, and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” and “Open Space”.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 146 Exeter Road in the City of London.

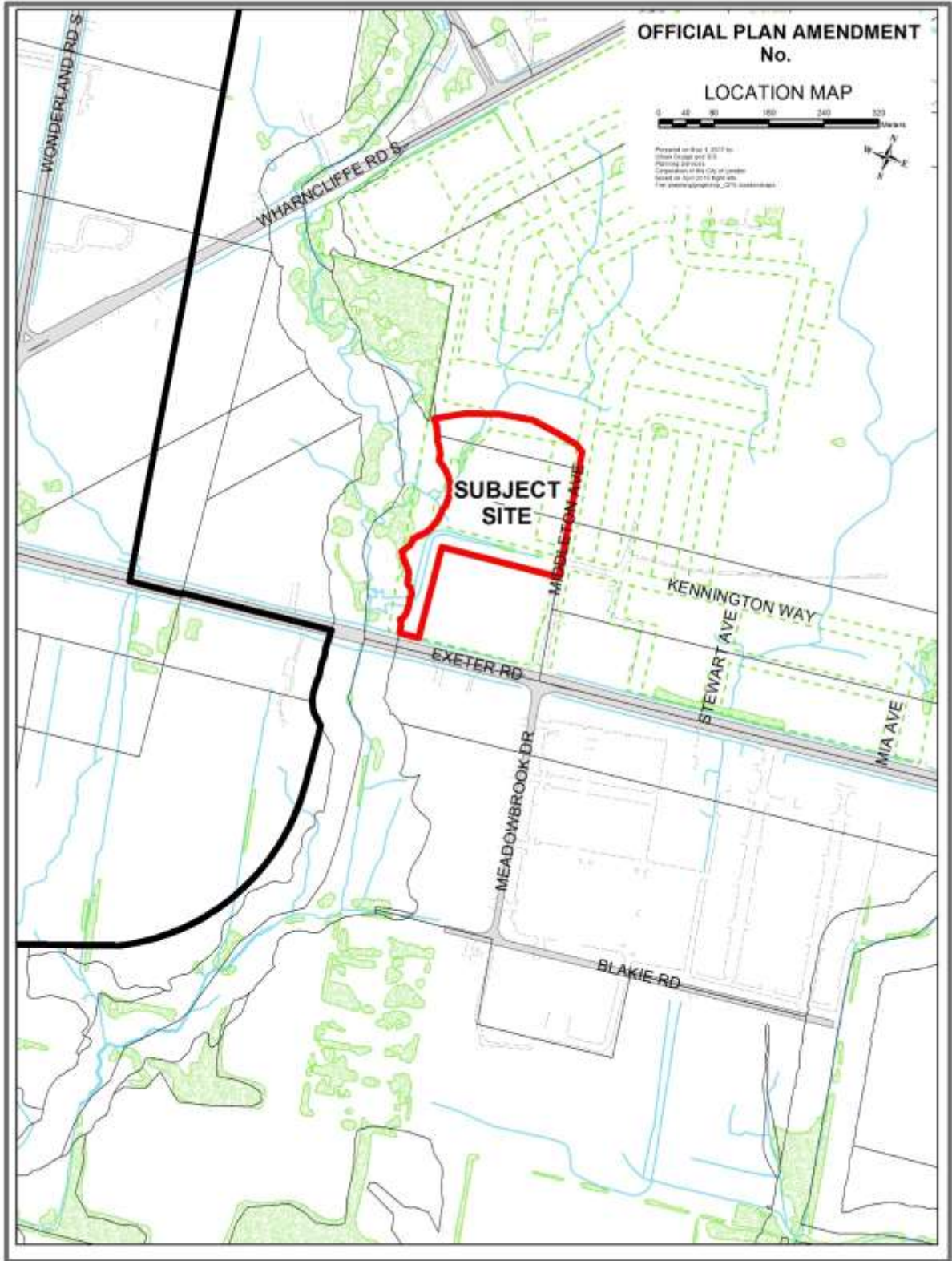
C. BASIS OF THE AMENDMENT

This amendment will correct land uses and facilitate the protection of a natural heritage feature, as well as facilitate additional residential development.

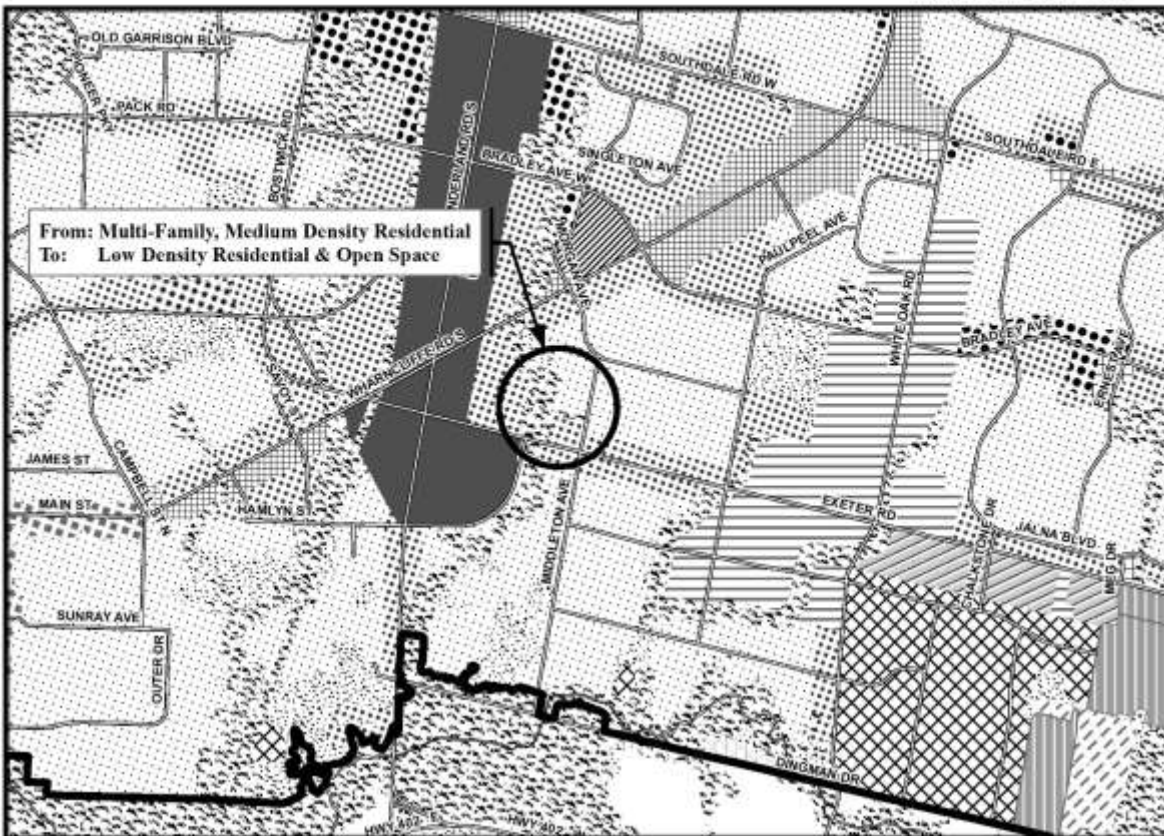
D. THE AMENDMENT

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 redesignating those lands located at 146 Exeter Road in the City of London, as indicated on “Schedule 1” attached hereto from Multi-Family Medium Density Residential to Low Density Residential and Open Space.
2. The Southwest Area Secondary Plan for the City of London Planning Area is amended by redesignating those lands located at 146 Exeter Road in the City of London, as indicated on “Schedule 4”, and “Schedule 10” attached hereto from Medium Density Residential to Low Density Residential and Open Space.



AMENDMENT NO: \_\_\_\_\_



**Legend**

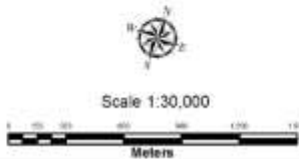
- |                                               |                                          |                         |
|-----------------------------------------------|------------------------------------------|-------------------------|
| Downtown                                      | Multi-Family, 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 consideration of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE I  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



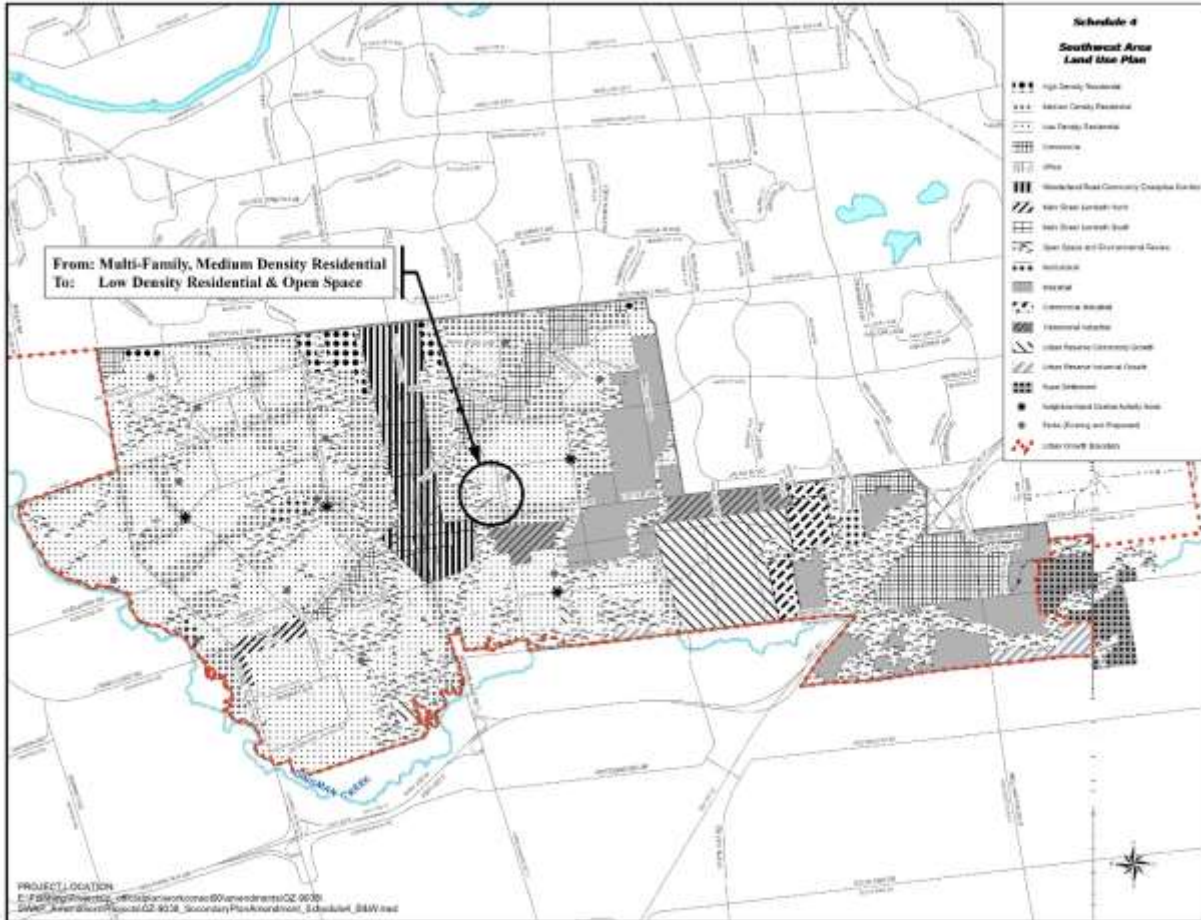
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PLANNER: NP

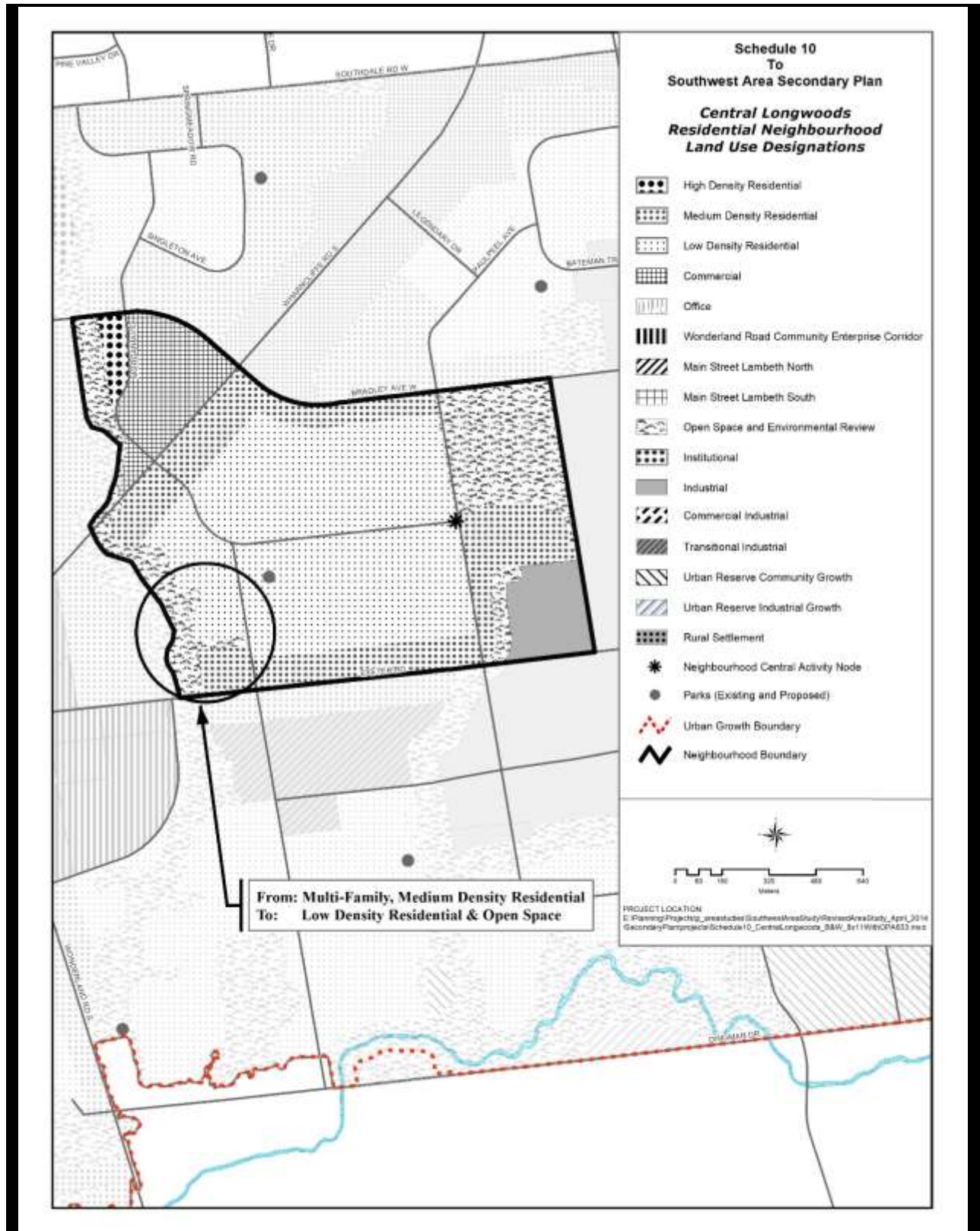
TECHNICIAN: DM

DATE: 2019/05/07









## Appendix "B" - Zoning By-law Amendment

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

2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 146 Exeter Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 146 Exeter 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 to the Official Plan;

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 146 Exeter Road, as shown on the attached map comprising part of Key Map No. A111, from an Open Space (OS1) Zone, to a Residential R1 Special Provision (R1-4(29)) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 11, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 11, 2019  
Second Reading – June 11, 2019  
Third Reading – June 11, 2019

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



## Appendix "C" - London Plan Amendments

Bill No. (number to be inserted by Clerk's Office)  
2019

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

A by-law to amend The London Plan for the City of London, 2016 relating to 146 Exeter 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 London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 11, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 11, 2019  
Second Reading – June 11, 2019  
Third Reading – June 11, 2019

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Policy 1565\_5. Southwest Area Secondary Plan by changing Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential” and “Open Space”, and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” and “Open Space”.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 146 Exeter Road in the City of London.

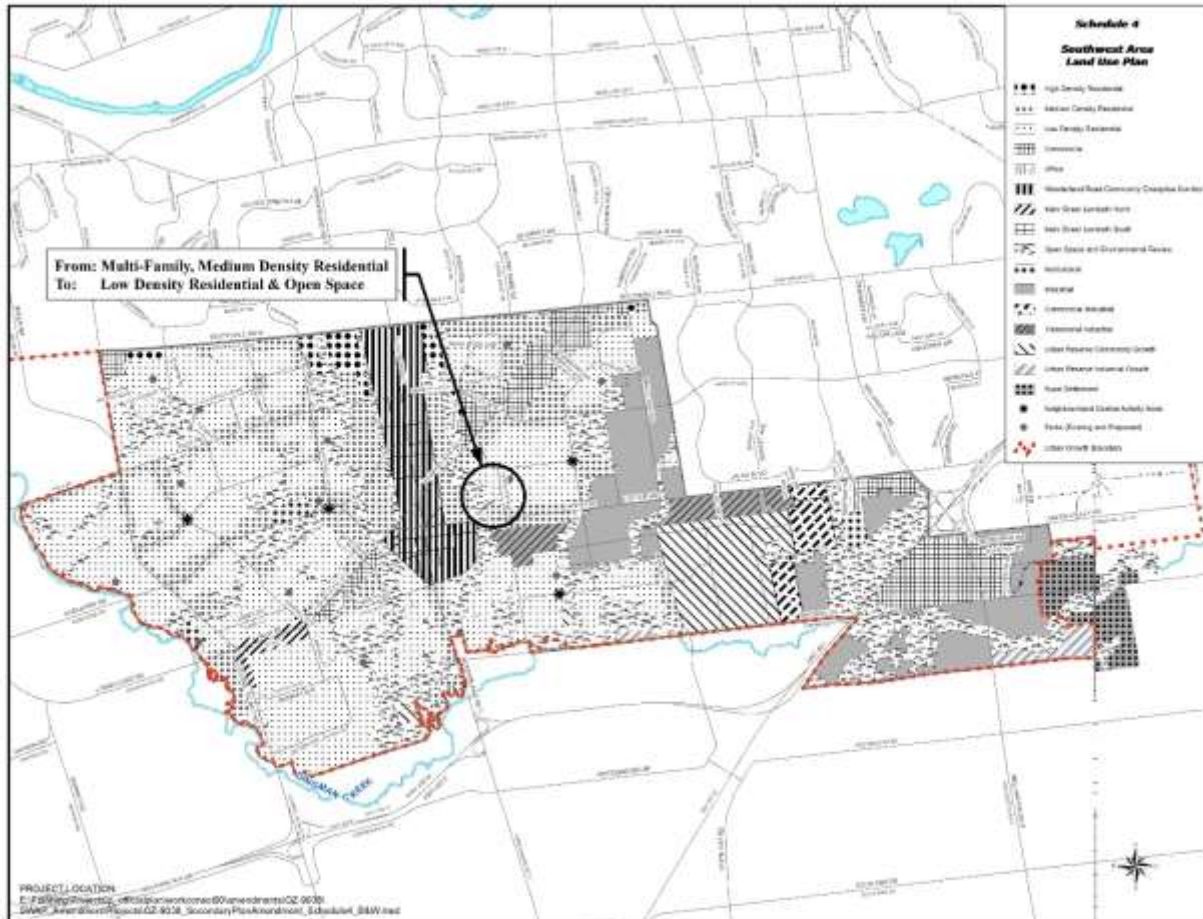
C. BASIS OF THE AMENDMENT

This amendment will correct land uses and facilitate the protection of a natural heritage feature, as well as facilitate additional residential development.

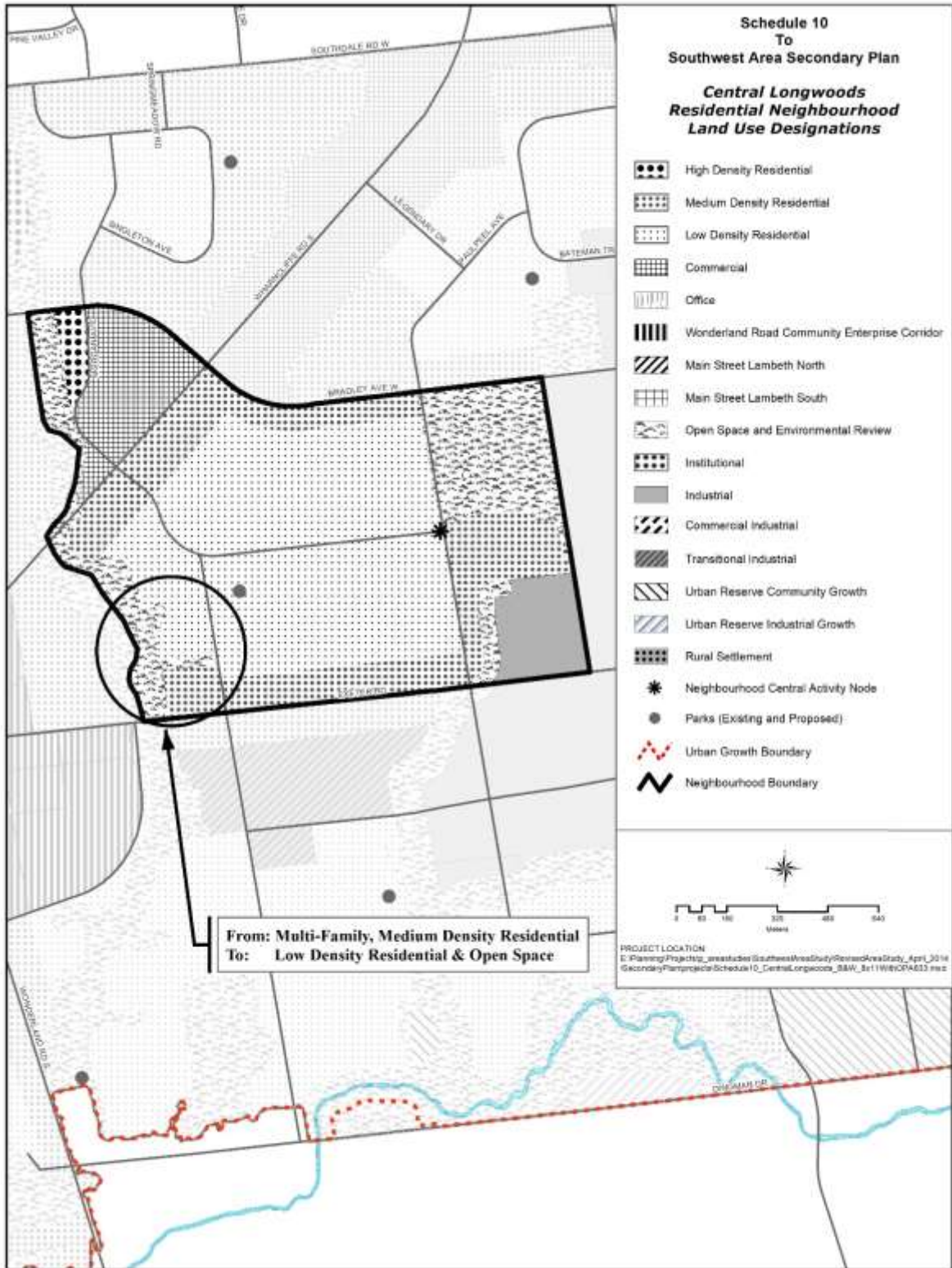
D. THE AMENDMENT

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

1. Policy 1535\_5. Southwest Area Secondary Plan of The London Plan for the City of London, those lands located at 146 Exeter Road in the City of London, as indicated on “Schedule 1” attached hereto by changing Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential and “Open Space”, and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” and “Open Space”.









## Appendix “D” – Public Engagement

### Community Engagement

**Public Liaison:** On April 2, 2019, Notice of Application was sent to 2 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 11, 2019, and a revised notice was published on April 25, 2019. A “Planning Application” sign was also posted on the site. A revised notice of Public Meeting was sent to 7 property owners in the surrounding area on May 9, 2019.

No replies received.

**Nature of Liaison:** The purpose and effect of this Official Plan and Zoning change is to permit single detached dwellings on a portion of the site. Possible amendment to the Official Plan to Schedule “A” to change the land use designation from “Multi-Family, Medium Density Residential” to “Low Density Residential” to permit single detached dwellings and “Open Space” to recognize a natural heritage component; and to amend Section 20.5 of the Official Plan (Southwest Area Secondary Plan), Schedule 4 (Southwest Area Land Use Plan), from “Medium Density Residential” to “Low Density Residential” to permit single detached dwellings and “Open Space” to recognize a natural heritage component; and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” to permit single detached dwellings and “Open Space” to recognize a natural heritage component. Possible amendment to The London Plan (New Official Plan) - as per policy 1565, to amend the Southwest Area Secondary Plan, Schedule 4 Southwest Area Land Use Plan, from “Medium Density Residential” to “Low Density Residential” to permit single detached dwellings and “Open Space” to recognize a natural heritage component; and Schedule 10 (Central Longwoods Residential Neighbourhood Land Use Designations), from “Medium Density Residential” to “Low Density Residential” to permit single detached dwellings and “Open Space” to recognize a natural heritage component. Possible change to Zoning By-law Z.-1 FROM an Open Space (OS1) Zone TO a Residential R1 Special Provision (R1-4(29)) Zone to permit single detached dwelling with a minimum lot frontage of 12 meters and a minimum lot area of 360 square meters, with a special provision to limit garages from projecting beyond the façade of the dwelling or façade (front face) of any porch, limiting garages to no more than 50% of lot frontage.

**Responses:** No comments received.

**Concern for:** n/a

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

Telephone	Written

### Agency/Departmental Comments

#### **March 5, 2019: Development Services - Engineering**

No comments for the re-zoning application.

The following items are to be considered during the development application approval stage:

#### Wastewater

- The sanitary sewer available is the existing 250mm sanitary sewer on Hyde Park Road.

- As shown on City Plan #6990 the subject lands are served by a 150mm sanitary PDC.

#### Transportation

- Close and restore driveway to Riverside Drive in accordance with City Standards
- Road widening dedication of 13.0m from centre line is required on Hyde Park Road & Riverside Drive
- 6.0m x 6.0m daylight triangle is required.

#### **April 9, 2019: London Hydro (email)**

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

#### **May 8, 2019: Upper Thames River Conservation Authority (email)**

##### CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act. The regulation limit is comprised of a riverine flooding hazard associated with a tributary of the Pincombe Drain, and the 120 metre area of interference surrounding a wetland. The UTRCA has jurisdiction over these lands and the landowners will be required to obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

##### Dingman Creek Stormwater Servicing Class Environmental Assessment (EA)

The subject lands are located within the Dingman Creek Subwatershed, forming part of the Dingman Creek Stormwater Servicing Class EA (Dingman Creek EA) to evaluate Stormwater Servicing and includes an update to flood plain modeling by the Conservation Authority. In order to capture those areas within the watershed which may be impacted by revised floodline information (which is still being refined by the UTRCA and currently undergoing a peer review), a Dingman Subwatershed Screening Area Map has been developed to help guide planning decisions as an interim measure until the Dingman Creek EA has been completed.

##### UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL (2006)

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

Policy which is applicable to the subject lands includes:

##### 3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. The Authority also does not support the fragmentation of hazard lands which is consistent with the Provincial Policy (PPS) and is intended to limit the number of owners of hazardous land and thereby reduce the risk of unregulated development etc.

##### 3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, flood plain planning approach and uses that may be allowed in the flood plain subject to satisfying the UTRCA's Section 28 permit requirements.

##### 3.2.6 & 3.3.2 Wetland Policies

New development and site alteration is not permitted in wetlands. Furthermore, new development and site alteration may only be permitted in the area of interference and /or adjacent lands of a wetland if it can be demonstrated through the preparation of an Environmental Impact Study (EIS) that there will be no negative impact on the hydrological and ecological function of the feature.

An EIS was completed for the Draft Plan of Subdivision (39T-15501) and no further investigation is required for the purpose of this application.

#### **DRINKING WATER SOURCE PROTECTION**

##### **Clean Water Act**

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands are not within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

#### **RECOMMENDATION**

As indicated, the subject lands are regulated by the UTRCA and are located within the Dingman Subwatershed Screening Area. The UTRCA has no objections to this application, however a Section 28 permit may be required prior to development pending the outcome of the Dingman Creek EA.

## Appendix “E” – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

### Provincial Policy Statement (PPS) 2014

Section 1.1 – Managing and directing land use to achieve efficient and resilient development and land use patterns  
Section 1.6 - Infrastructure and Public Service Facilities  
Section 2.1 - Natural Heritage

### London Plan

55\_ Direction #1 Plan strategically for a prosperous city  
58\_ Direction #4 Become one of the greenest cities in Canada  
59\_ Direction #5 Build a mixed-use compact city  
61\_ Direction #7 Build strong, healthy and attractive neighbourhoods for everyone  
71\_ The Growth Framework, Figure 3 - Primary Transit Area  
90\_ Primary Transit Areas  
452-466 - Civic Infrastructure  
475\_ Stormwater Management  
Table 10 – Range of permitted uses in Neighbourhood Place Type  
916-921 – Permitted Uses  
1576-1579 – Planning and Development Applications

### 1989 Official Plan

3.1.  
3.1.1.  
3.1.2.  
3.1.3.  
3.2. – Low Density Residential Designation  
3.3. - Multi-Family, Medium Density Residential  
3.7 - Planning Impact Analysis  
20 - Secondary Plans

### Southwest Area Secondary Plan

20.5.1.4. - Principles of the Secondary Plan  
20.5.3.1. - Housing  
20.5.3.6. - Natural Heritage  
20.5.3.9. - Urban Design  
20.5.4.1. - Residential  
20.5.4.3. - Open Space  
20.5.10 - Central Longwoods Residential Neighbourhood

### Z.-1 Zoning By-law

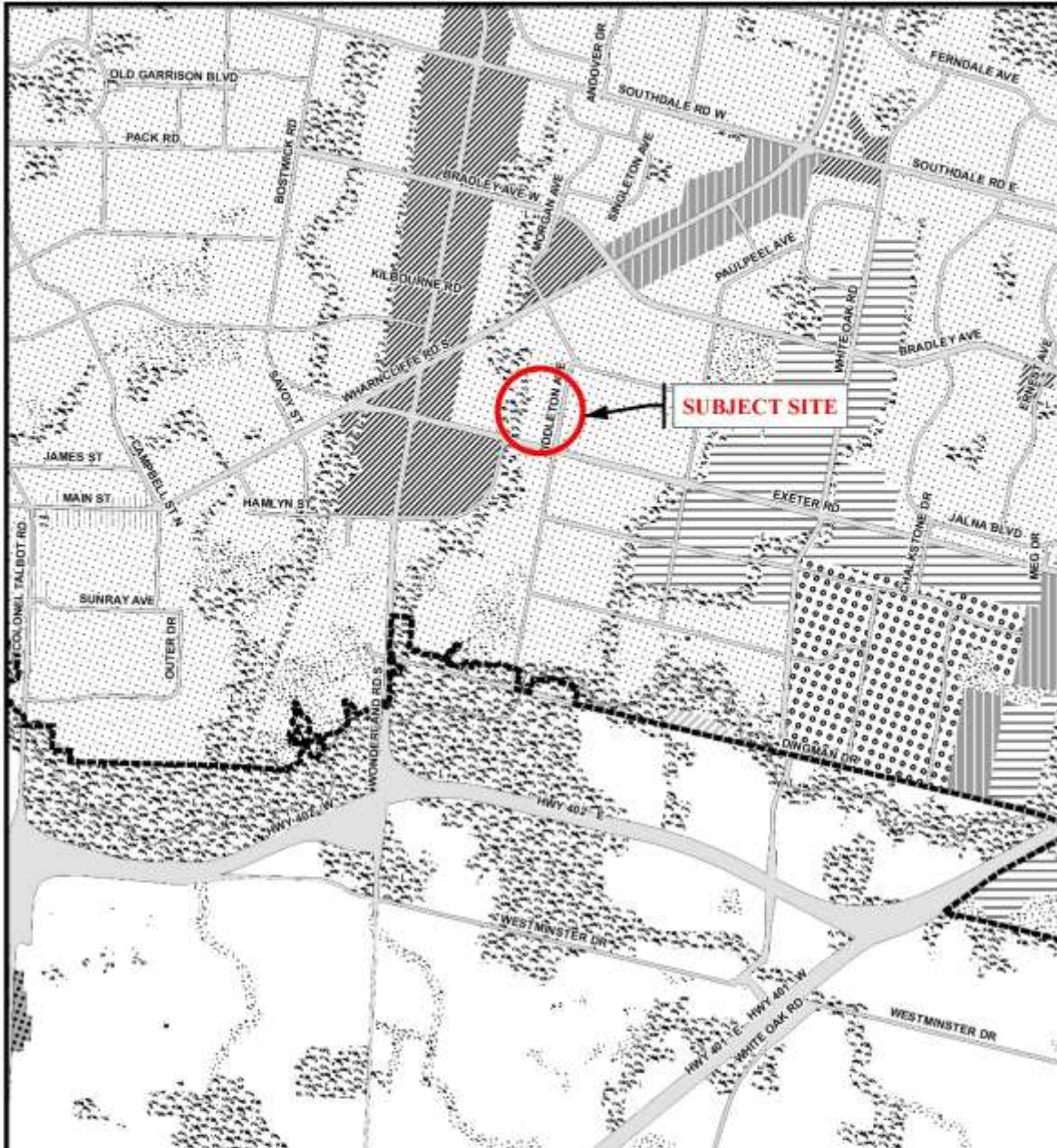
Section 2 – Definitions

Section 4 – General Provisions

Section 5 – Residential R1 (R1-4) zone

**Appendix "F" – Relevant Background**

**Additional Maps**



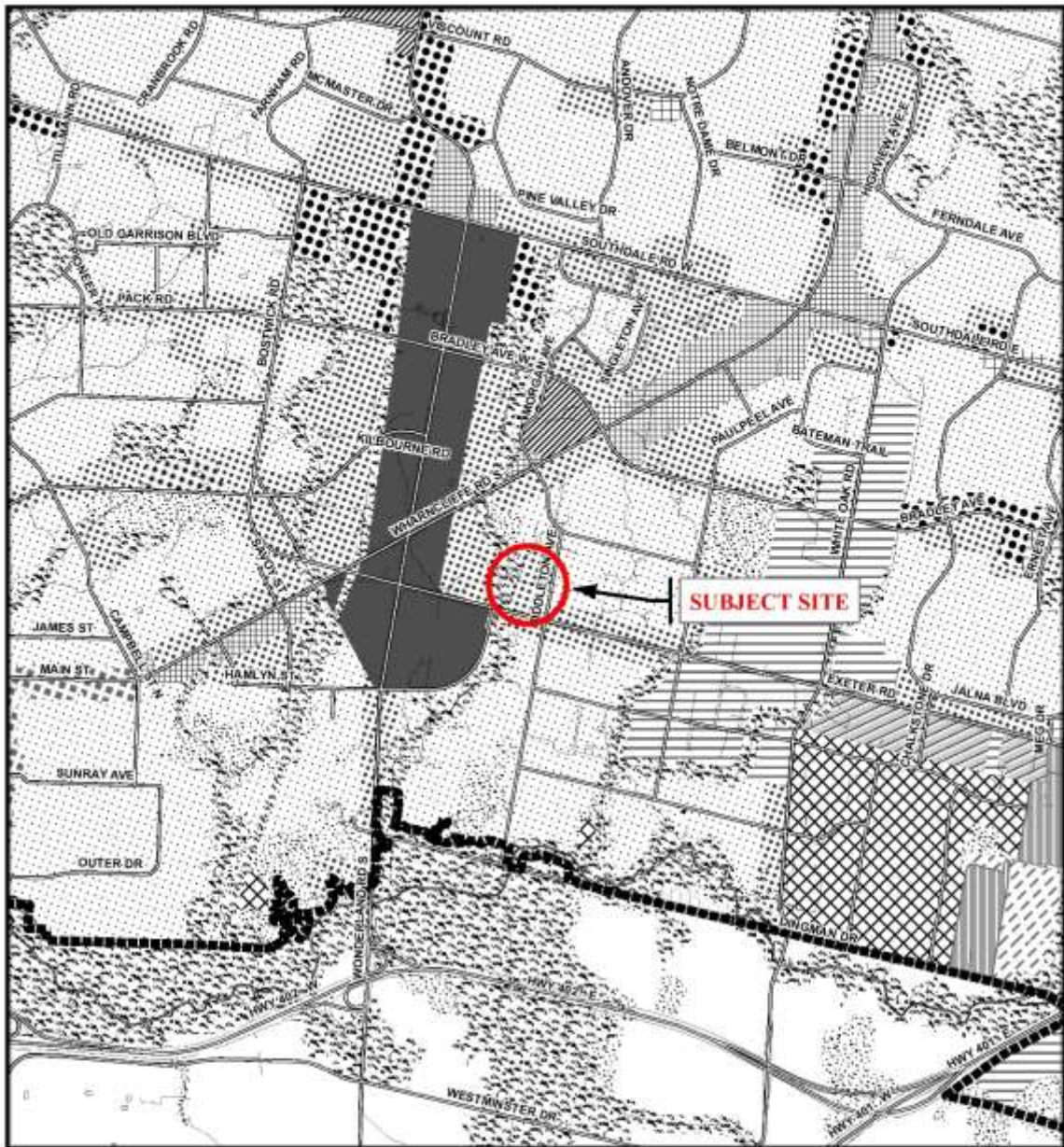
**Legend**

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.  
 At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

<p><b>CITY OF LONDON</b>                  Planning Services /                  Development Services</p> <p><b>LONDON PLAN MAP 1                  - PLACE TYPES -</b></p> <p>PREPARED BY: Planning Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>File Number:</b> OZ-9038</p> <p><b>Planner:</b> NP</p> <p><b>Technician:</b> DM</p> <p><b>Date:</b> April 29, 2019</p>
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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><b>CITY OF LONDON</b>          Planning Services /          Development Services  <b>OFFICIAL PLAN SCHEDULE A</b>          - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9038          PLANNER: NP          TECHNICIAN: DM          DATE: 2019/04/29</p>
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 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

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

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
 BY-LAW NO. Z-1  
 SCHEDULE A**



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

FILE NO:

OZ-9038

NP

MAP PREPARED:

2019/04/29

DM

1:3,000

0 15 30 60 90 120

Meters