

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services &
Chief Building Official
Subject: Beco Developments
447 Old Wonderland Road
Public Participation Meeting on: July 22, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions **BE TAKEN** with respect to the application of Beco Developments relating to the property located at 447 Old Wonderland Road:

- (a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 4 storey, 41 unit apartment building; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The development for consideration is a four (4) storey 41 unit apartment building on the northeast corner of Wonderland Road South and Teeple Terrace. The site is to be developed with municipal services and vehicular access from Teeple Terrace. The development proposal is subject to a public site plan meeting in accordance with the holding (h-5) zone regulations set out in the Zoning By-law.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for the Site Plan Approval.

Rationale of Recommended Action

1. The proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development.
2. The proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan.
3. The proposed Site Plan is in conformity with the policies of the Medium Density Residential designation of the Official Plan (1989) and will implement an appropriate form of residential intensification for the site.
4. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.
5. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located at the northeast corner of Wonderland Road South and Teeple Terrace. Wonderland Road South is classified as an Urban Thoroughfare in The London Plan and an Arterial Road in the 1989 Official Plan. Teeple Terrace is classified as a Neighbourhood Connector street in The London Plan, and as Secondary Collector corridors in the 1989 Official Plan. Currently the site is vacant with a variety of existing mature trees sparsely located on the northern portion of the property.

The land uses surrounding the subject lands are comprised of the following; to the west of the subject site is multi-family residential, to the north is Open Space (Wonderland Road Park), to the east is multi-family residential and single detached residential dwellings, and to the south of the site is an existing commercial shopping plaza.

A narrow, linear portion of the site extends to the east giving frontage on Old Wonderland Road. This portion of land does not provide adequate width for vehicular access, and functions as open space in association with the proposed development.

1.2 Current Planning Information (See Appendix 'D')

- 1989 Official Plan Designation – Multi-Family Medium Density Residential
- The London Plan Place Type – Neighbourhoods Place Types
- Existing Zoning – Residential R8, Restricted Office R8, (h-5 R8-4(45) RO2(33) with a maximum height of 15.5 metres

1.3 Site Characteristics

- Current Land Use – Undeveloped
- Frontage – 53m (Teeple Terrace)
- Depth – 130m (north-south)
- Area – 5,512m²
- Shape – Irregular

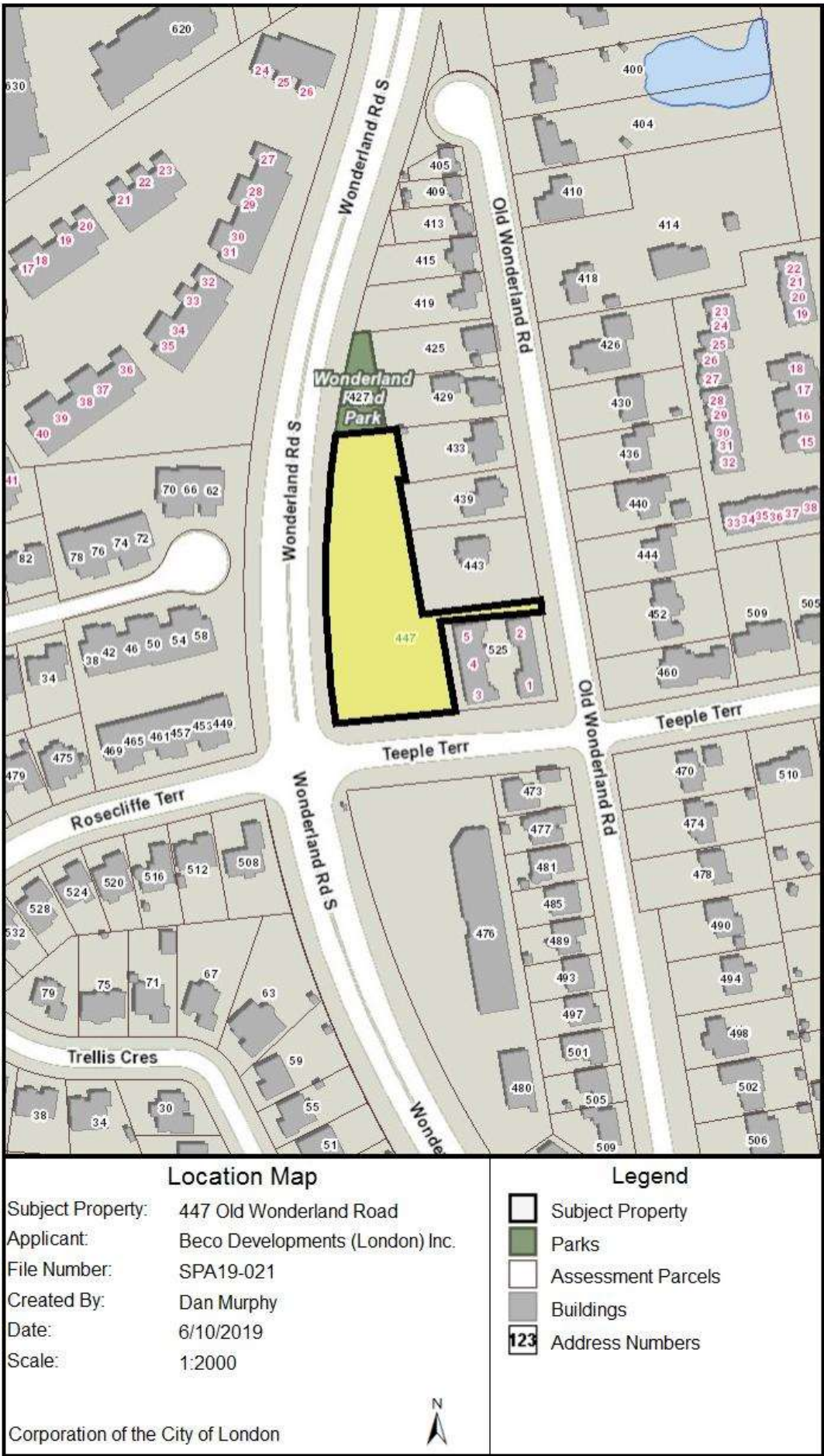
1.4 Surrounding Land Uses

- North – Open Space (Wonderland Road Park)
- East – Low-rise Medium and Low Density Residential
- South – Commercial Shopping
- West – Low-rise Medium Density Residential

1.5 Intensification

- The proposed apartment building is located inside the Primary Transit Area as identified in Figure 4.23 of the Zoning By-law.

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The development for consideration is a four (4) storey, 41 unit apartment building on the northeast corner of Wonderland Road South and Teeple Terrace. Access to the site is provided from Teeple Terrace. The driveway into the development provides direct access to the principle entrance of the apartment building, and to the surface parking area. Sixty surface parking spaces (including three (3) accessible spaces) are provided at grade. The parking area is landscaped with sod and planting to create a continuous, visual green screening from Wonderland Road South. The main entrance to the apartment is located at the east side of the building. The apartment stands four storeys in height and is setback 3.4 metres from the south property line, 0.8 metres from the west property line, 5.2 metres from the east property line, and 59.6 metres from the north property line. Materials identified on the proposed elevations include black brick, stucco, aluminum siding, prefinished steel fascia and clear glazed windows.

Detailed plans of the development are contained in Appendix 'A' of this report.

3.0 Relevant Background

3.1 Planning History

Zoning By-law Amendment Application (Z-8228)

A Zoning By-law amendment application was submitted to the City of London in August 2013, by 2376563 Ontario Inc. The applicant requested an amendment to the Z.-1 Zoning By-law to facilitate the development of a Medical/Dental Office on the subject lands (Z-8228).

On March 25, 2014, a report to the Planning and Environment Committee recommended approval of a Zoning By-law amendment for the subject lands, permitting a land use change from an Open Space (OS1) Zone to a Holding Restricted Office Special Provision (h-5*h-64*RO2(_)) Zone. City Council referred the application back to Staff for further considerations.

On April 16, 2014, the applicant appealed to the Ontario Municipal Board (OMB) on the basis of non-decision by Council within 120-days.

On August 26, 2014, Staff brought a report forward to the Planning and Environment Committee recommending approval of a Zoning By-law amendment to permit a modified form of development requiring a 6-metre landscaped buffer on the property line abutting residential uses to the east. This was provided as a means to address concerns raised by abutting neighbours. The recommendation also added additional site-specific items for the Site Plan Approval Authority to consider as well as holding provisions requiring a public site plan meeting and a holding provision to address ground water concerns.

Council agreed with Staff's recommendation and on September 2, 2014 advised the OMB that the recommend zoning be amended as per the Staff report dated August 26, 2014. The OMB hearing was held on February 3, 2015 (PL140366).

On March 5, 2015 the Ontario Municipal Board rendered its decision and allowed the appeal. Further, the Board opted to withhold the order pending the parties advising the Board that the Site Plan Approval process has been completed.

The Board also concluded that the City would be in a better position to determine whether a public site plan meeting should be conducted. On June 26, 2017 Council requested that the Site Plan Control Approval Authority host a public participation meeting before the Planning and Environment Committee.

On November 20, 2017 a public site plan meeting was held at the Planning and Environment Committee with respect to the proposed two storey medical/dental office building. The resolution of Council is appended as Appendix “C” to this report. Subsequent to the public site plan meeting, no further action was taken with the Site Plan Control application (SPA17-031), and the final order was never issued by the Board. As such, the zoning requested at that time has not yet come into full force and effect.

Zoning By-law Amendment (Z-8962)

In September 2018, a Zoning By-law amendment was submitted to the City of London by “Nest on Wonderland”. The applicant requested an amendment to permit the development of a four (4) storey, 41 unit apartment building and to add the Restricted Office Special Provision (RO2(30)) Zone, which was approved by the Ontario Municipal Board subject to final site plan approval prior to issuance of the order.

On November 21, 2018, the applicant presented the design proposal before the Urban Design Peer Review Panel (UDPRP). Members of the panel provided comments relating to the orientation of the building, pedestrian circulation and vehicular circulation relating to the Zoning By-law amendment.

On February 19, 2019, a report to the Planning and Environment Committee recommended approval of a Zoning By-law amendment for the subject lands, permitting a land use change from an Open Space (OS1) Zone to a Holding Residential R8 and Restricted Office Special Provision (h-5 R8-4(45) RO2(33)). The Amendment was passed by City Council on March 5, 2019.

Site Plan Control Application

In March 2019, the subject application of this report, being a Site Plan Control Application (file SPA19-021) for a four (4) storey, 41 unit apartment building, was received by the City of London. Conditional approval was issued on April 25, 2019. A resubmission to address comments made as part of the City response to the application was provided on June 17, 2019. Comments have been provided at the time of this reports submission. Outstanding items are identified in Section 4 of this report.

3.3 Community Engagement (see more detail in Appendix B)

Notice of Application

On April 25, 2019 Notice of Public Meeting was posted in the Londoner, and circulated to residents within 120m of the subject lands

Notice of Public Meeting

On July 4, 2019 Notice of Public Meeting was posted in the Londoner, and circulated by regular mail to 161 tenants within 120m of the subject lands.

Comments

At the time of this report, 1 email comment was received. Comments received can be summarized as follows:

- Privacy
- Lighting – Request to direct lighting away from adjacent residential uses
- Fencing – Request for an 8ft fence
- Noise Levels – Sound mitigation from roof-top mechanical
- Smoking Areas away from property lines
- Signage to be small and discrete and not obstruct traffic on Teeple Terrace
- Garbage
- Parking in proximity common property lines

Details with respect to the comments provided through circulation are found in Section 4 of this report.

3.4 Policy Context

Provincial Policy Statement, 2014 (PPS)

The PPS encourages intensification and redevelopment where it can be accommodated, which takes into account the existing building stock and the suitability of existing or planned infrastructure (1.1.3 PPS). The proposal will develop an under-utilized site that has full access to municipal services within an existing residential neighbourhood. Land use within settlement areas shall be based on densities that efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities that are planned or available and support active transportation (1.1.3.2.a) & 1.4.3.d)). The proposal efficiently utilizes public services within an existing residential neighbourhood. Further, the proposed development will assist in achieving an established intensification target for built up areas, consistent with the goals of Municipal Council and in accordance with the PPS (1.1.3.5).

The proposed development is consistent with the policies of the PPS as it will facilitate the development of a vacant site within a settlement area. The proposed development introduces an efficient form of development within a mixed residential area, along an existing arterial roadway, proximate to transit. No new roads or infrastructure are required to service the site, therefore the development makes efficient use of existing services. As such, the recommended amendment is consistent with the policies of the PPS.

The London Plan

The subject site is located within the Neighbourhoods Place Type of The London Plan at the intersection of an Urban Thoroughfare (Wonderland Road South) and a Neighbourhood Connector (Teeple Terrace).

*Table 10 - Range of Permitted Uses in Neighbourhoods Place Type, shows the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type, by street classification (*921_). *Table 11 - Range of Permitted Heights in the Neighbourhoods Place Type, provides the range of permitted heights based on street classification (*935_1). Accordingly, *Table 10 permits a range of low rise residential uses, including low-rise apartments, and *Table 11 permits a maximum height of 4-storeys. As such, the proposed development is in conformity with The London Plan.

1989 Official Plan

The subject site is designated Multi-Family, Medium Density Residential in the 1989 Official Plan, which permits multiple-unit residential developments having a low-rise profile, with a maximum height of 4-storeys and a density of 75 units per hectare (3.3.3 i) and ii)). As part of the Zoning By-law amendment application it was deemed appropriate to retain an existing Residential R1 (R1-10) Zone on the lands. This portion of the property currently applies to a small portion of the site extending towards Old Wonderland Road. Because zone boundaries are treated as lot lines, this portion of the site does not contribute to the site area for the purpose of calculating density. As such, the density of the site is approximately 77.3 units per hectare, exceeding the maximum permitted in the Multi-Family, Medium Density Residential designation. However, policies in the 1989 Official Plan give Council the ability to approve minor variations from numerical requirements in the Plan without an Official Plan amendment, in this case, Council approved a density of 78 units per hectare. The proposed 41 unit apartment building (77.3 unit per hectare) at four (4) storeys in height is consistent with the intent of the 1989 Official Plan.

Z.-1 Zoning By-law

The subject lands are zoned Residential R8 (h-5 R8-4(45)) and site specific Restricted Office RO2(33)). For the purpose of this development, the R8 zone permits the proposed apartment building with a maximum height of 15.5 metres and maximum density of 78 units per hectare. Setback, coverage, parking, and area regulations of the By-law are also being met. The proposed development meets the requirements of the Z.-1 Zoning By-law.

4.0 Key Issues and Considerations

4.1 Use

The use is contemplated in The London Plan and 1989 Official Plan. The Neighbourhoods Place Type strives for attractive streetscapes, buildings, and public spaces, to create strong neighbourhood character with a sense of identity, diversity in housing choices allowing for affordability and giving people opportunity to remain in neighbourhoods as they age, safe, comfortable convenient and attractive alternatives for mobility, and parks, pathways, and recreational opportunities that strengthen the community and serve as connectors and gathering spaces (*Policy 916_). The Site Plan Control application proposes 41 residential unit apartment, which is located at the intersection of an Urban Thoroughfare (Wonderland Road South) and a Neighbourhood Connector (Teeple Terrace). Access to transit, pathways, and green spaces are available to the site.

4.2 Intensity

The Site Plan Control application proposes a 41 units (74.6 units per hectare), which is within the maximum permitted within the zoning for the lands (78 units per hectare). The intensity will not conflict with what was previously established the recent Zoning By-law amendment to permit the use.

4.3 Form

Under the Neighbourhood Place Type within The London Plan, new residential development should provide for frontage onto streets, and create both vibrant and recreational spaces (*Policy 919 and 920 –). Direct pedestrian access into the building and connection to City sidewalk are provided to address the policies of The London Plan. Additionally, Policy *259_ states that building should be sited with minimal setbacks from public rights-of-way and public spaces to create a street wall/edge and establish a sense of enclosure and comfortable pedestrian environment.

4.4 Landscaping

The subject lands are located within a Tree Protection Area, with a number of existing trees located on site. The intent, as recommended by staff, is to preserve as many trees possible while also recognizing that the lands are zoned for development and that some trees internal to the site are to be removed for the construction of the apartment building. The development proposes the removal of six (6) trees on-site. As part of the landscaping plan for the development, the applicant is proposing thirty-eight trees throughout the site. Along the easterly property line, 12 trees are proposed in various locations. The landscaping for the site meets the requirements of the Site Plan Control By-law.

4.5 Privacy and Fencing

Fencing details were not provided as part of the most recent submission. Staff will request that 1.8m privacy fencing be provided along common property lines, in accordance with the Site Plan Control By-law, prior to Site Plan Control approval. It is noted that recent site visits have demonstrated that the applicant has constructed a board on board fence along the common property line with MCC502 at 525 Teeple Terrace. Details of this fence were not provided on the second submission drawings.

Smoking areas, as noted through public circulation, were of concern of one of the residents. The Site Plan Control By-law does not regulate smoking areas on development sites, rather defers to Provincial and Municipal legislation and By-laws.

4.6 Garbage

The applicant is proposing deep waste collection along the easterly side of the surface parking area. In accordance with Site Plan Control By-law, the applicant is to provide an internal garbage storage room as the primary storage area. The deep waste storage have been permitted in other instances for Apartment uses throughout the City as a secondary storage for garbage pick-up.

4.7 Signage

Signage is not regulated by the Site Plan Control. Rather, the placement of signs is regulated by the Sign By-law, and administered by the Building Division. The sign By-law acknowledges aims to ensure that signage minimize impacts on nearby private and public property, avoid public health and safety hazard, and that they are compatible with their surroundings. These are achieved through a number of regulations including, size, placement location, quantity, and brightness.

4.8 Noise and Parking

Grade changes from the parking area, in comparison to the rear yards of adjacent easterly residential uses, range from matching grades to the parking area being approximately one metre lower than the adjacent rear yard amenity area. Fencing, landscaping, and grade changes are anticipated to provide buffering and separation from the abutting residential areas.

In addition to grade changes, parking area setbacks from the easterly property line vary in width, from 1.6m to 5.6m. The setbacks conform to the requirements of the Site Plan Control By-law, where a minimum setback of 1.5m is required.

With respect to noise from mechanical equipment, rooftop mechanical is enclosed within a mechanical penthouse enclosure or are surrounded by rooftop parapets.

4.9 Lighting

The applicant submitted a photometric plan (lighting plan) as part of the second submission. The plans provided show that light infiltration on abutting easterly parcels is not occurring. Five light standards are located along the easterly edge of the parking area, adjacent to the rear yards of the abutting residential uses. The light fixtures proposed are downward facing and function in a manner which has limited light dispersion so as to reduce impact on abutting uses.

4.10 Outstanding Site Plan Comments

First submission site plan control comments were provided to the applicant in April 2019. The comments request that the applicant:

- Show fencing in accordance with the Site Plan Control By-law
- Locate the required long-term bicycle parking within the building, specifying location and access
- Provide details on garbage and recycling storage and set out a location for both
- Light standard locations on lighting plan do not match the site plan (minor deviations). Applicant to rectify.

5.0 Conclusion

The proposed Site Plan is consistent with the Provincial Policy Statement, has regard to The London Plan, and is in conformity with the City of London Official Plan, 1989. The application has been reviewed in accordance with the Z-1 Zoning By-law, and, as proposed, complies with the regulations of the By-law. The proposed Site Plan and elevations will result in development that will not conflict with the character of the area, and is in compliance with the Site Plan Control By-law.

Prepared by:	Michael Pease, MCIP, RPP Manager, Development Planning
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.Eng. Managing Director, Development and Compliance Services & Chief Building Official
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.	

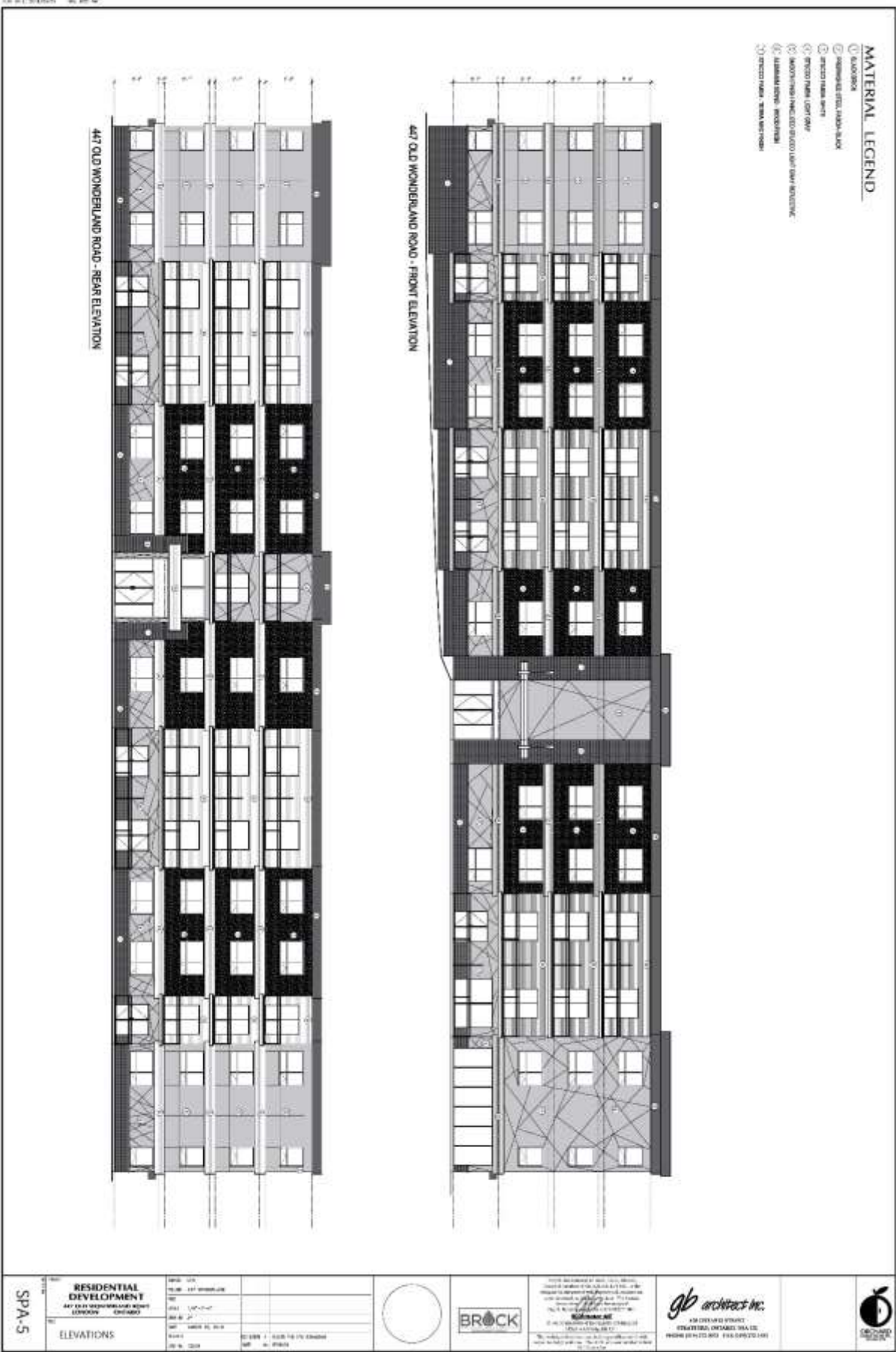
July 15, 2019
DM/mp

CC: Heather McNeely, Manager, Development Services (Site Plan)
Michael Pease, Manager, Development Planning

Landscape Plan (Coloured by Staff)



Front and Rear Elevation



Appendix B – Public Engagement

At the time of this report, staff received 1 email response with respect to this application:

To: Leif Maitland.

As previously stated, I am the President for Middlesex Standard Condominium Corporation # 502 located at 525 Teeple Terrace which is adjacent property to the proposed Site Plan.

I will be representing all the owners of this Condominium Corporation.

These are the various concerns we have that will affect our Condominium Complex.

Privacy

I cannot understate how important privacy is to our condominium homeowners. The majority of our residents...(seven out of the nine residents) have retired in this complex and want to live their lives out, in peace and privacy.

Lighting

The glare of light from the parking lot would be evident from the light standards and proximity to the property line Perhaps baffles should be put on any light standard that stands near the property line, so light is forced away from the condo complex and not into there neighbouring yards.

I would also advocate that timers could control the number of light standards that would be left on during the night, thus reducing the amount of intrusive light into the neighbouring properties.

Fencing

Standard height fences are not tall enough to block out the view of the building from our condo complex, considering the height of the proposed apartment.

The problem is that apartment building is four stories in height and the ground elevation approximately 6 ft higher at the condo complex. then that of the apartment building. If an 8 ft fence was constructed for privacy on the lot line between the condo and the apartment, you could still see 35 ft of exposure, of the apartment building or 2.8 floors. This means that anyone from the second, third or fourth-floor apartments have overlook into the back yards and facing windows, in turn affecting the personal privacy of the condo residence.

Perhaps a partial solution to this would be to require the developer to install an 8-foot fence along the property line, along with a number of mature trees to block out prying eyes.

We have talked to the applicant, and they have given us a verbal agreement that they would provide the fencing and the mature trees as described above to accomplish this goal.

Noise Levels

It is understood that noise levels are always a concern of the residents. Potential sound levels may increase with the air conditioning units on the roof of the apartment. If you consider the height, size and our proximity to this much larger structure, we are especially concerned with the noise levels, that can affect our owner's privacy. If this is deemed as a problem, could we suggest a sound deterrent barrier be employed around the heating or ac system, to reduce the possible noise levels?

Smoking Areas

We recognize the need for an outside smoking area, especially with an apartment building with approximately 40 units. Our concern is to make sure that a smoking area would not be placed close to our property line. The reason for this, is the fear, of the

smell of cannabis or cigarette smoke, that could waft into the nearby backyards. This would be upsetting to the owners, not to mention the accompanying chatter of the smokers.

Signage

We would suggest that a discreetly lit sign can be placed on Teeple Terrace to mark the entrance, but anything larger and lit must be situated facing Wonderland Road. This is important to curb unwanted light from entering our side and back yards windows during the night.

The entrance sign on Teeple Terrace, can't obstruct the line of view to oncoming traffic in either direction.

We would prefer not to see any signage, lit or otherwise on the east side of the apartment building that is facing the condominium residents. This would be the last thing that our residents would want to see.

Garbage

Outside storage of garbage during the summer month can be problematic in hot weather, because of the odors that 41 units of garbage will generate. I am under the impression that the apartment building will be utilizing an indoor garbage room that should be air-conditioned to help lessen the degree of odors and as such, they will not have to store bins outside. This is important for us to maintain to have a clean smelling environment.

Snow Removal Storage Area

The snow removal storage area must have adequate drainage so that the water runoff doesn't migrate to the adjacent green space property located to the north as it would be environmentally sensitive.

Parking

A row of 14 parking spaces is shown along our condominiums property line. This parking area would not have existed if the old setbacks (before zoning) had been applied.

As a result, the buffering that would have occurred would possibly have been bigger. This would protect our condo owners privacy, from noise, polluting exhaust fumes, from the accompanying vehicles, day or night. Not to speak of possible light pollution from possible light standards proposed in that area.

The ratio that is required, for the amount of parking, that is needed for a building of this size is 1.25 parking spaces per apartment unit.

Upon checking with the Planning Department, I have been told, that the number of parking spaces on the initial drawings is 60 spaces.

Therefore the minimum required parking spaces would be- $1.25 \text{ parking spaces} \times 41 \text{ apartment units}$, equals 51 parking spaces.

If you subtract 60 proposed parking spaces, from the required 51 required parking spaces, you end up with a difference of 9 parking spaces as surplus.

Solution: Using the reduction of 9 possible surplus parking spaces, to redesign the parking lot and eliminate 9 of the proposed 14 parking spaces.

With positive actions by the builder, they could solve a great portion of the problem as stated above.

I trust that these concerns will be addressed.

Yours truly,

David Rutherford

*President of Middlesex Standard Cadmium Corporation 502
London, ON N6K 4Y1*

Appendix C – Council Resolution from Site Plan Control Application SPA17-031 Public Site Plan Meeting



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L2

November 29, 2017

M. Doombosch
Zelinka Priamo Limited
318 Wellington Road
London, ON N6C 4P4

I hereby certify that the Municipal Council, at its meeting held on November 28, 2017 resolved:

16. That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan control approval application relating to the property located at 447 Old Wonderland Road (proposed address 555 Teeple Terrace):

- a) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of a two storey medical office at the north east corner of Wonderland Road South and Teeple Terrace:
 - i) the loss of the trees approximately four years ago caused a significant loss of privacy and has scarred the community;
 - ii) the loss of privacy, as the condominiums will be located in close proximity to the proposed building;
 - iii) the light standard that is shown on the photometric plan is on the lot line and should be moved to the island in the parking lot, or further west on the property;
 - i) the grading where the hill is located, on city property, needs to have a noise attenuation barrier or be regraded;
 - ii) the tree in the northeast corner of the property is large and should be retained, noting that it is not shown on any of the plans;
 - iii) the buffer zone should be increased to six metres;
 - iv) the proposed location for the storage of the snow will have a negative impact on the vegetation, drainage, will cause erosion and will result in the loss of parking spaces;
 - v) the number of parking spaces has been reduced from ninety-seven to eighty-five without an explanation;
 - vi) traffic concerns related to trucks stopping along Teeple Terrace to unload supplies, as there is no provision for the trucks to enter the property;
 - vii) the lack of a provision for garbage storage as it has not been determined who will be picking up the garbage and depending on where the garbage is stored, the amount of odour that it will generate and affect neighbouring properties;
 - viii) the design of the building is not in keeping with the character of the neighbourhood;
 - ix) an eight foot property fence for increased privacy;
 - x) a sound attenuation barrier to decrease the noise from the top of the proposed building from air conditioning, heating, etc.;
 - xi) frosted windows across the back of the building to ensure privacy;
 - xii) the rear-lighting should be turned off or down at the back of the building at night;
 - xiii) any lighted signage be placed on the Wonderland Road South side of the building; and,
 - xiv) enhanced tree planting along the eastern boundary of the property between the parking lot and 525 Teeple Terrace be included in the plan; and,
- b) the Approval Authority BE ADVISED that the Municipal Council concurred in the concerns outlined by the public as noted in part a) above, and that the Municipal Council supports the Site Plan application subject to material measures addressing the concerns be undertaken;

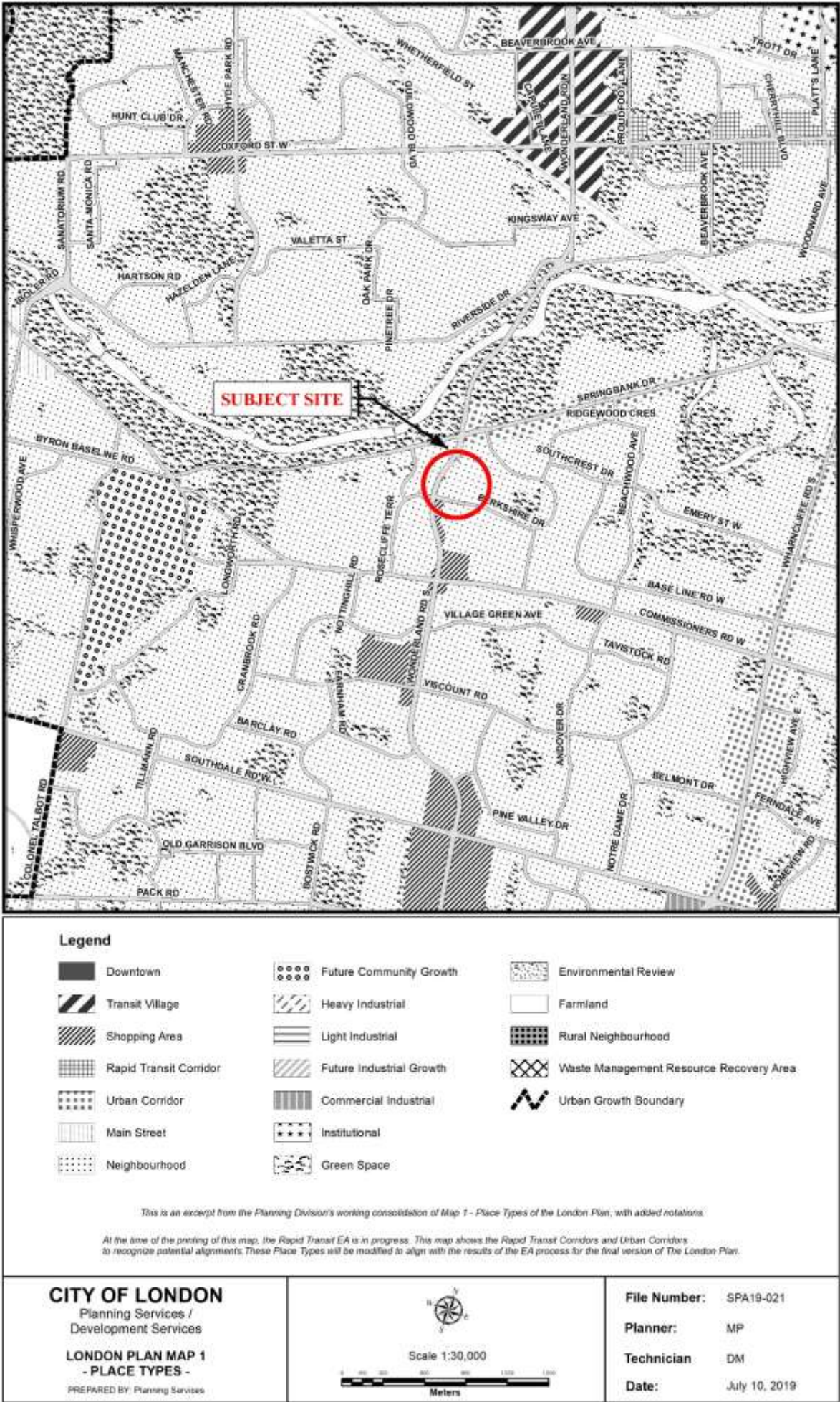
it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2017-D11) (16/22/PEC)

C. Saunders
City Clerk
/sk

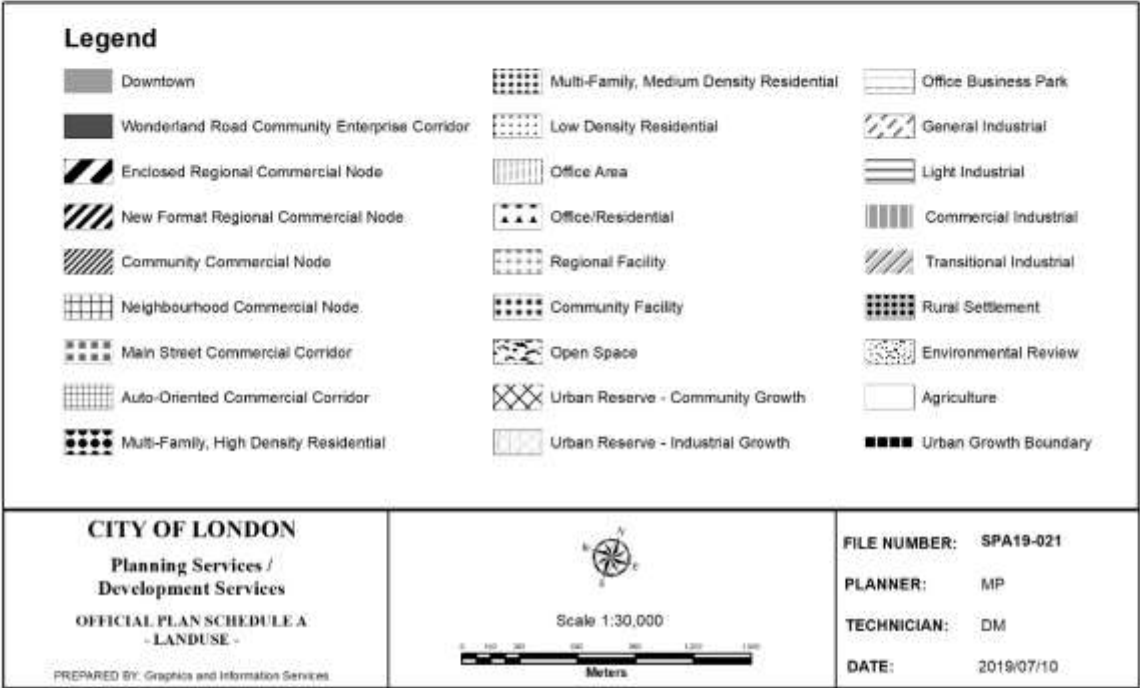
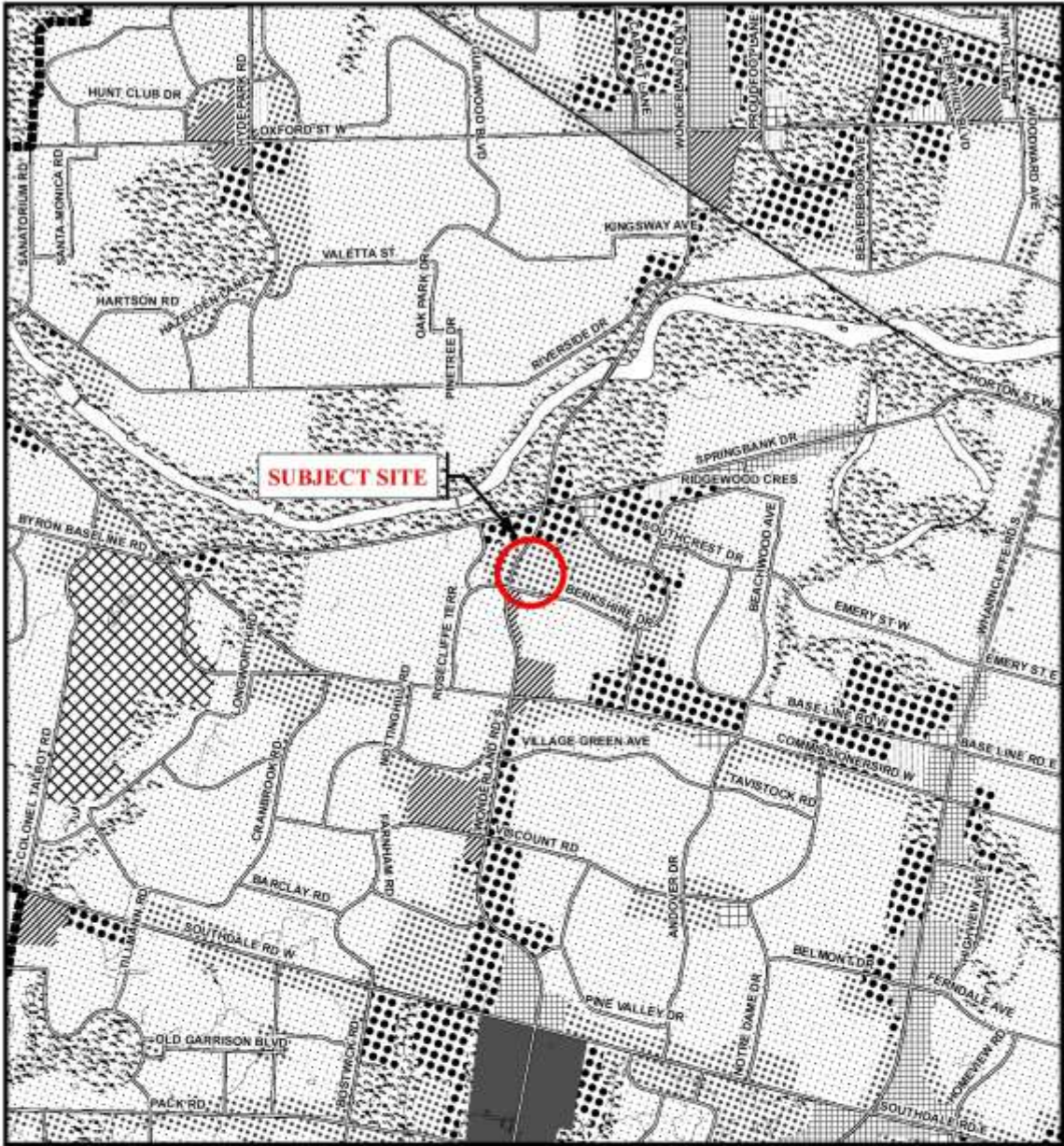
cc: G. Kotsifas, Managing Director, Development and Compliance Services and
Chief Building Official
P. Yeoman, Director, Development Services
M. Pease, Manager, Development Planning
E. Conway, Landscape Planner
J. Nethercott, Documentation Services Representative
External cc List in the City Clerk's Office

Appendix D –The London Plan, Official Plan Map and Zoning excerpts

The London Plan



Official Plan Excerpt



Zoning Excerpt

