

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: Draft Plan of Vacant Land Condominium By Sifton Properties
Ltd.
3260 Singleton Ave

Public Participation Meeting on: November 4, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Sifton Properties Ltd. relating to the property located at 3260 Singleton Ave:

- (a) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located on a portion of 3260 Singleton Ave; and,
- (b) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Site Plan Approval application relating to the property located on a portion of 3260 Singleton Ave.

Executive Summary

Summary of Request

This is a request by Sifton Properties Ltd. to consider a proposed Draft Plan of Vacant Land Condominium. The proposed Plan of Condominium is being reviewed concurrently with an application for Site Plan Approval. The plan consists of 62 dwelling units, within multiple townhouses providing access from Springmeadow Road. The applicant's intent is to register the development as one Condominium Corporation.

Purpose and the Effect of Recommended Action

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

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located on the south side of Southdale Road West, just east of Springmeadow Road. The site is generally flat and is located adjacent to the Holy Trinity Greek Orthodox Church to the east, and low density development and medium density residential development to the south and west.

The proposal consists of one multi-family medium density residential block within a draft plan of subdivision (Plan 33M-636). The site is currently vacant and approximately 1.53 ha in size. The site has full access to municipal services and is located in an area which is planned for future growth.

1.2 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Neighbourhoods

- (1989) Official Plan Designation – Multi-Family, Medium Density Residential
- Existing Zoning – h-54*h-71*h-100*h-105*h-136*R5-7(8)*R6-5(48)*R7(20)D75H13*R8-4(32)

1.4 Site Characteristics

- Current Land Use – Vacant
- Frontage – 72.95 metres
- Depth – Varies
- Area – 1.53 hectares
- Shape – Irregular

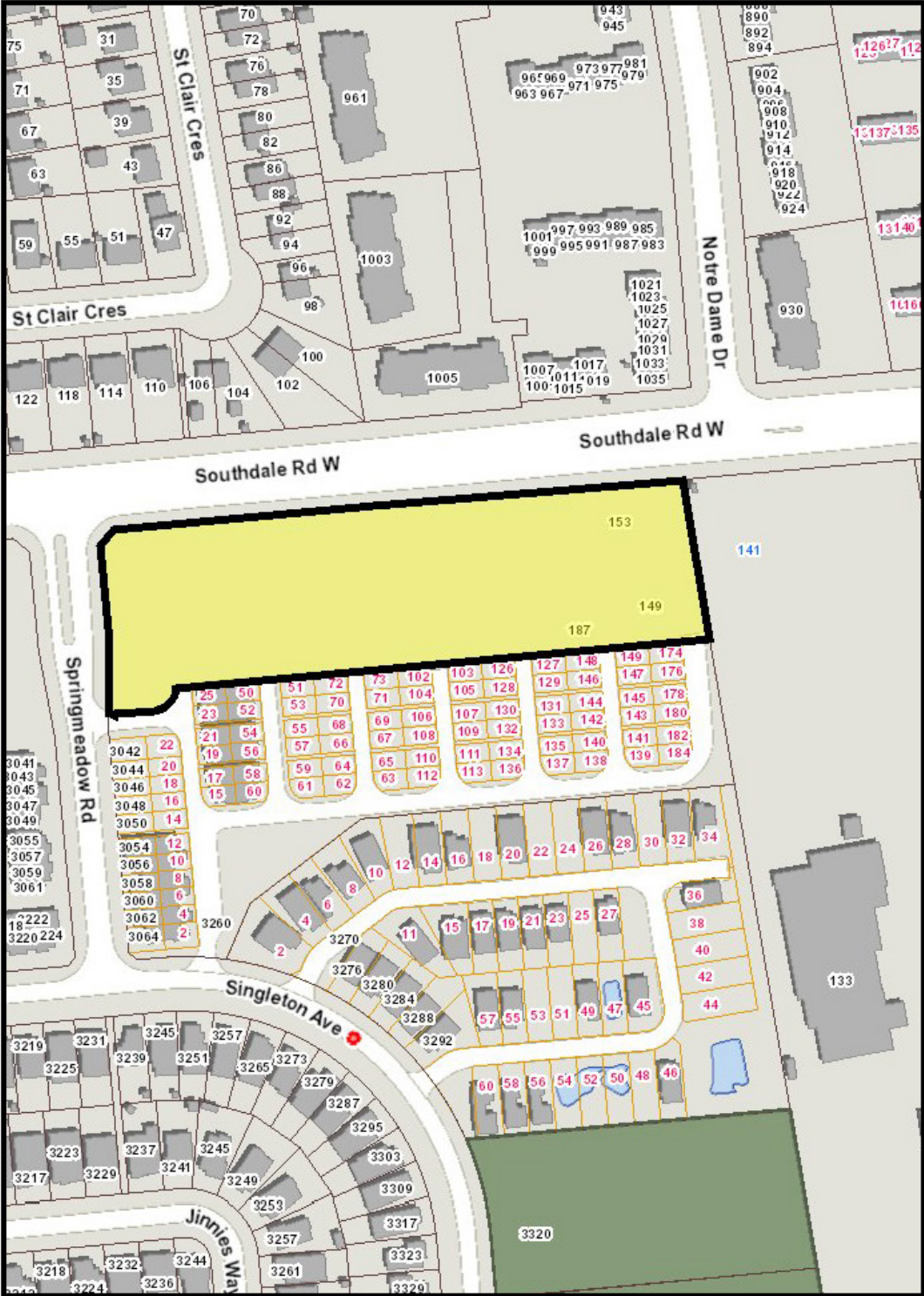
1.5 Surrounding Land Uses

- North – Southdale Road West/Residential
- East – Private Community Centre
- South – Residential
- West – Residential

1.5 Intensification (62 units)

- The 62 unit, cluster townhome development located outside of the Built-Area Boundary and Primary Transit Area

1.6 LOCATION MAP



Location Map		Legend	
Subject Property:	3260 Singleton Avenue		Subject Property
Applicant:	SIFTON PROPERTIES LIMITED		Parks
File Number:	39CD-19513		Assessment Parcels
Created By:	Rob Carnegie		Buildings
Date:	9/17/2019		Address Numbers
Scale:	1:2000		

Corporation of the City of London

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2.0 Description of Proposal

2.1 Development Proposal

The effect of the application request is to create 62 Vacant Land Condominium units to be developed in the form of cluster townhouse dwellings. Landscaped areas, internal driveways, services, and visitor parking spaces will be located within a common element to be maintained and managed by one Condominium Corporation.

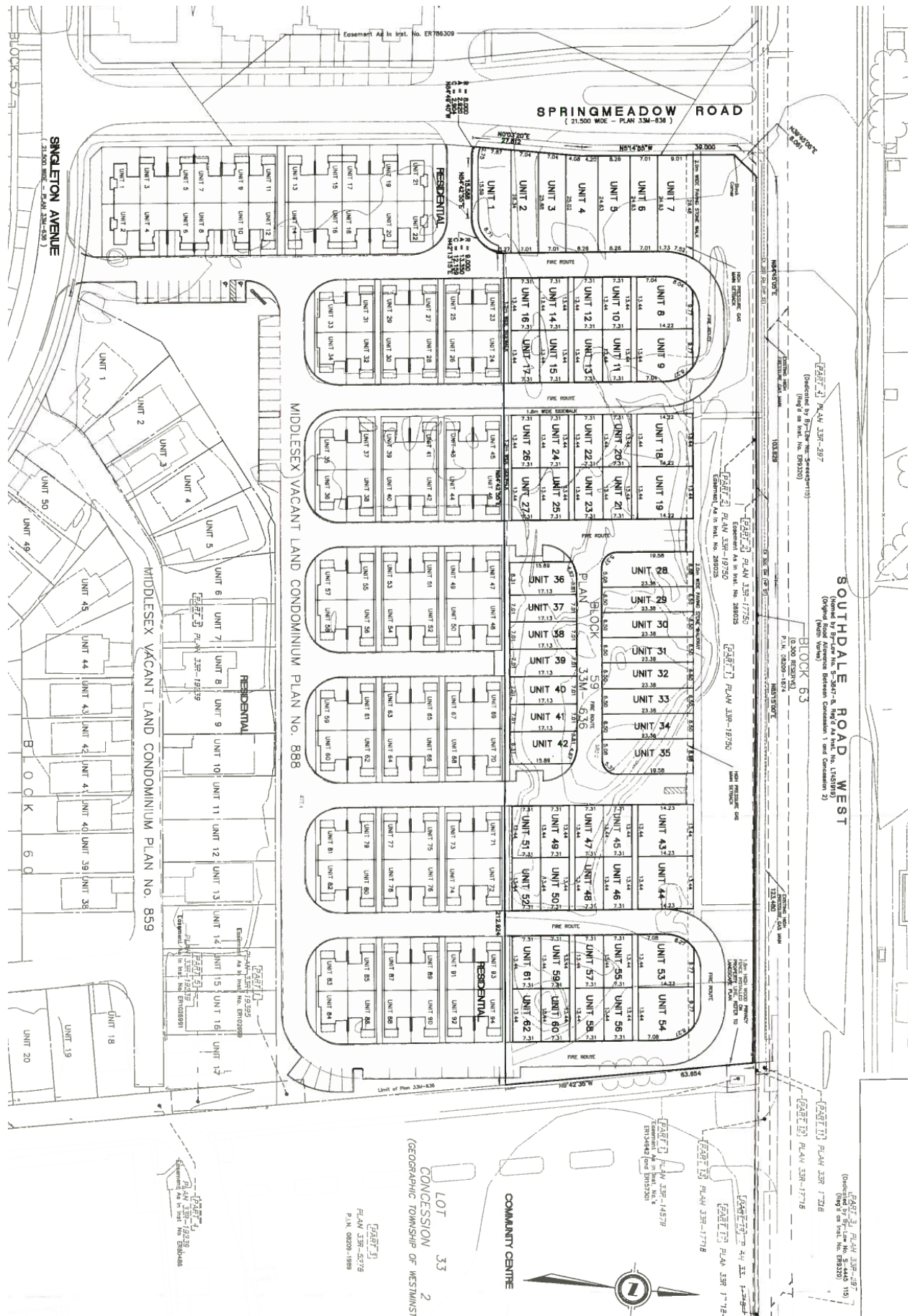


Figure 1: Proposed Vacant Land Condominium

An application for Site Plan Approval (SPA19-074) has also been made in conjunction with the application for Draft Plan of Vacant Land Condominium. The site plan submission, including servicing, grading, landscaping, and building elevation plans, are under review and will be informed by any comments received through the Vacant Land Condominium Public Participation Meeting.



Figure 2: Proposed Conceptual Elevations

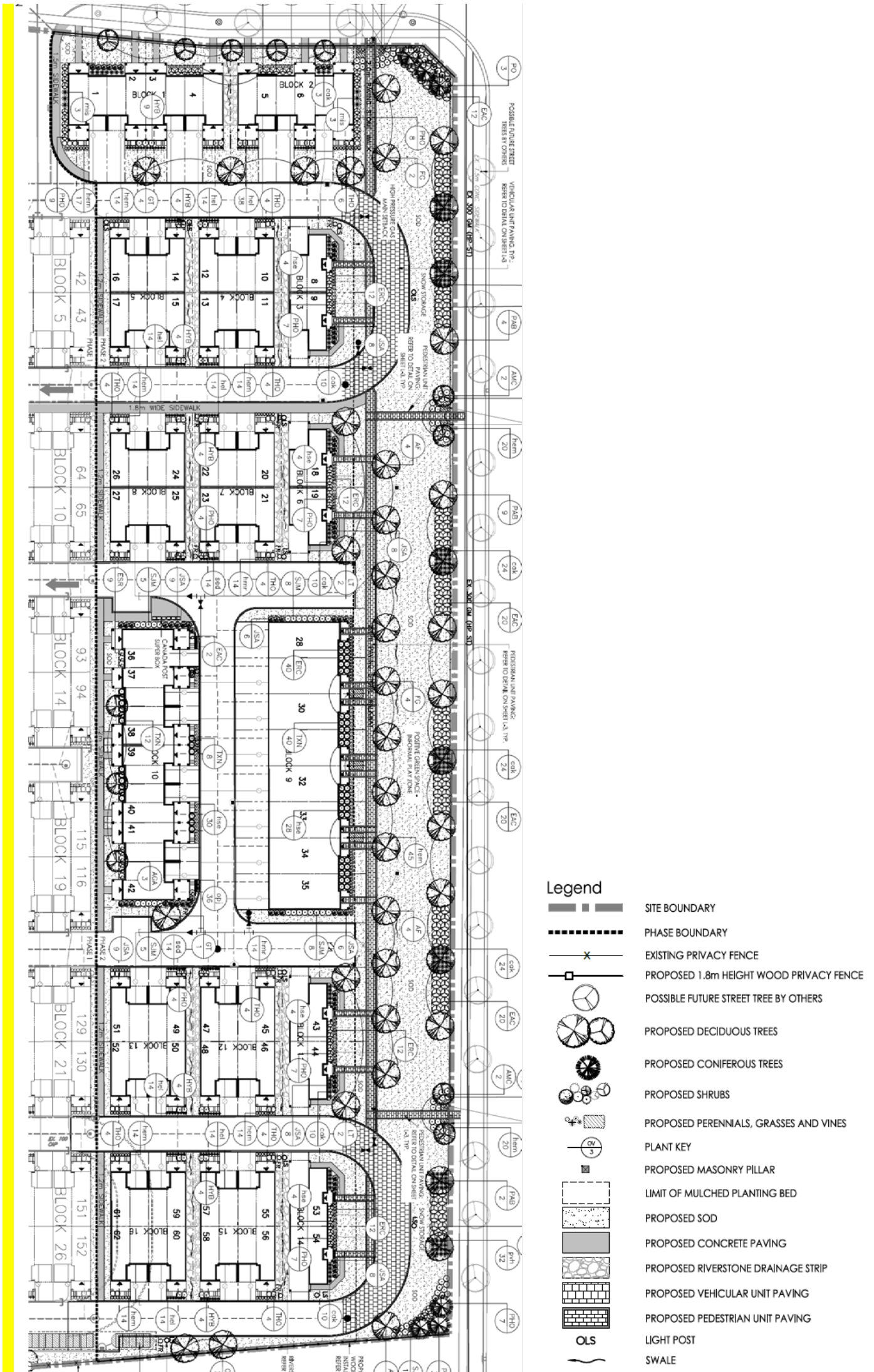


Figure 3: Amenity Space and Landscaping

3.0 Relevant Background

3.1 Planning History

The subject lands form part of the approved Bostwick East Area Plan and associated Official Plan amendments, which were adopted by Municipal Council in June of 2005. The subject lands were designated Multi-Family, Medium Density Residential through this process.

Further, the lands are part of the Southwest Area Plan, amended and approved by the OMB on April 29, 2014. The subject lands are within the North Longwoods Residential Area of this plan.

The subject lands are within the Bierens Subdivision (39T-08508/Z-7621), which was draft approved by the Approval Authority in October of 2009. Through this process, the site was rezoned to permit cluster housing with multiple holding provisions being applied. The parcel at 3260 Singleton Avenue was created through the registration of the subdivision (33M-636) on November 25, 2011.

Vacant Land Condominium development cannot be phased (under the Condominium Act) which is why the applicant brought forward the south portion of this development block first for approval. Site plan approval, along with a minor variance application were submitted in 2019 to accommodate the proposed cluster townhouse development. The requested variances are pending and the site plan application is running in parallel with this Vacant Land Condominium application.

The applicant has also applied to lift the h-54; h-71; h-100; h-105; and h-136 holding provisions from the site (H-9119). The applicant must address issues such as dwelling orientation, servicing, and transportation impacts prior to lifting these holding provisions.

3.2 Community Engagement (see more detail in Appendix A)

The requested amendment was circulated to the public on September 26, 2019 and advertised in the London on September 26, 2019. Through the public circulation process some community concerns were raised, particularly in regards to traffic. A traffic study was completed and accepted by the City. No concerns have been raised from the Transportation Division. Respondents felt the area cannot accommodate any increase in traffic. Members of the public also are concerned about landscaping, access, construction and school capacity.

In total 3 responses were received during the community consultation period. The comments received by Staff are attached to Appendix "C". The report below addresses these concerns in detail.

3.3 Policy Context

Provincial Policy Statement (PPS), 2014

This application has been reviewed for consistency with the 2014 Provincial Policy Statement. Land uses within settlement areas shall be based on densities which efficiently use land and resources, and will also capitalize on the existing infrastructure and public service facilities that are planned or available while supporting active transportation (1.1.3.2.a) & 1.4.3.d). The proposal will develop a vacant site that has full access to municipal services within a planned neighbourhood. Development of the lands by way of a vacant land plan of condominium minimizes the amount of land needed for road purposes and promotes a compact form of development. The subject lands are also located close to amenities and public open spaces. Based on the review of the Provincial Policy Statement, approval of the proposed plan with associated conditions would be consistent with the 2014 Provincial Policy Statement.

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 if included. 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.

These lands are within the “Neighbourhoods” Place Types with frontage along a civic boulevard and a neighbourhood connector, which permits a wide range of multi-family medium density residential uses.

The City Building and Our Tools policies have also been applied in the review of this application. City Design policies regarding the site layout are supportive of the proposed development as the units provide access to the sidewalk along Southdale Road, as well as integrate with the townhomes to the south. The proposed development promotes connectivity and safe pedestrian movement within the development and to the surrounding neighbourhood (255*).

In the Our Tools section of The London Plan, Vacant Land Condominiums are considered based on the following (1709):

1. *The same considerations and requirements for the evaluation of draft plans of subdivision shall apply to draft plans of vacant land condominium;*

The proposed draft plan of vacant land condominium has been evaluated with regards to the review criteria for plans of subdivision. The proposed cluster townhouse dwelling units conform to the policies of the Official Plan’s multi-family medium density residential designation, the Southwest Area Plan and policies of The London Plan, and have access to municipal services.

Water is located and available along Singleton Avenue to service this development. Sanitary servicing is also located along Singleton Avenue to service this site. Storm-water will discharge to an existing drainage easement located along the eastern boundary of the subdivision.

From a transportation perspective, the collector road system was established through the subdivision process, and it was anticipated that blocks would access the collector road (Singleton Avenue and Springmeadow Road). The subject site will be serviced by the creation of two (2) driveways off Singleton Avenue and Springmeadow Road. As well, 7 units will have direct access/separate driveways onto Springmeadow Road. Provisions for a pedestrian linkage to the south and west will meet the London Plan objective of strong pedestrian connectivity and will allow easy access to the road system and transit connections.

The residential uses proposed are appropriate for the site, and there are no natural features or hazards associated with the site. The proposed development is located within proximity of a neighbourhood park (Westbury Park) and a future school block (located to the south of the park). Based on the size of the proposed lots and potential building footprints (as determined by the lot coverage in the zoning by-law) it is anticipated that the design of these homes will not have a negative impact on the character of this neighbourhood. Building elevation plans have been reviewed as part of the site plan submission. The size and style of townhouse dwellings are anticipated to contribute to housing choice and meet the community demand for housing type, tenure and affordability.

2. *The applicant may be required to provide site development concepts and meet design requirement consistent with the Site Plan Control By-law as part of the consideration of a draft plan of vacant land condominium;*

The draft plan of Vacant Land Condominium is being concurrently considered with an active Site Plan Application. The various requirements of the Site Plan Control By-law will be considered and implemented through a Development Agreement for the lands.

3. *Proposals for vacant land condominiums which will result in units above or below any other unit will not be supported;*

The proposed townhouse units do not result in unit boundaries below or above other units.

4. *Only one dwelling will be permitted per unit;*

There is only one townhouse dwelling proposed per unit.

5. *At the time of registration, structures cannot cross unit boundaries;*

A signed Development Agreement will be required prior to the final approval of the Vacant Land Condominium that will confirm both the location of structures and unit boundaries.

6. *The registration of a proposed development as more than one vacant land condominium corporation may be permitted if the proposal is supportive of comprehensive development and planning goals. The minimum number of units to be included in each condominium corporation will be adequate to allow for the reasonable independent operation of the condominium corporation.*

The proposed cluster townhouse development is to be developed as one condominium corporation.

(1989) Official Plan

The 1989 Official Plan designation for these lands is Multi-Family, Medium Density Residential (MFMDR). The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged (3.3.1. Permitted Uses). The proposed vacant land condominium is in keeping with the range of permitted uses.

Developments within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of development. The takes on a similar scale of development to what exists in the surrounding area allowing for this transition from single detached dwellings to the west and commercial uses to the south and east. The development also provides a density of 40.5 uph which is less the 75 uph permitted in the MFMDR designation (3.3.3. Scale of Development).

The current application conforms to the (1989) Official Plan

Southwest Area Secondary Plan

The subject lands are within the Southwest Area Secondary Plan (SWAP) and are subject to the development vision and detailed policies of the SWAP. SWAP is a document 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. Additionally, the subject lands form part of the 'North Longwoods Residential Neighbourhood' within the greater area plan.

New development in North Longwoods will reflect the existing character of the neighbourhood and will provide a walkable environment with a pedestrian scale. The

built form will be primarily street oriented on all public rights-of-ways. The Low and Medium Density Residential designations apply to most of the existing and planned neighbourhoods of North Longwoods, reflecting land uses established through previous Area Plans and site specific applications.

The primary permitted uses and densities in the Multi-Family, Medium Density Residential (MFMDR) designation of SWAP defer to the permitted uses of the MFMDR designation in the 1989 Official Plan. The proposed cluster townhouse development is considered a permitted land use. The proposed vacant land condominium is considered appropriate for the site and meets the intent of providing a mix of housing forms and choice in the neighbourhood.

Vacant Land Condominium Application

The City of London Condominium Guidelines have been considered for the proposed Vacant Land Condominium which is comprised of various units and common elements. The City may require applicants to satisfy reasonable conditions prior to Final Approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the *Planning Act*. In order to ensure that this Vacant Land Condominium development functions properly, the following may be required as conditions of draft approval:

- That site plan approval has been given and a Development Agreement has been entered into;
- Completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- Installation of fire route signs prior to registration;
- Confirmation of addressing information and door point numbers;
- Payment of outstanding taxes or local improvement charges, if any;
- Provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- The maintenance of any stormwater servicing works including on-site works;
- Appropriate fencing;
- Arrangements be made dealing with rights of access to and use of joint facilities, and responsibility for and distribution of costs for maintenance of joint facilities; and,
- Ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, amenity areas, and any other structures in the common elements.

Z.-1 Zoning By-law

The existing zoning is a Holding Residential (R5/R6 h-54*h-71*h-100*h-105*h-136*R5-7(8)*R6-5(48)*R7(20)D75H13*R8-4(32)) Zone which permits a range of dwelling types at a maximum density of 60 units per hectare, including the cluster townhouse dwellings proposed. This zoning would permit up to 102 units on the site. The current proposal of 62 units achieves 40.5 units per hectare. A minor variance is pending to permit the 40.5 units per hectare from 35 units per hectare permitted under the zoning to permit townhouse dwellings. It should be noted, the additional R7 Zone on the lands permits various forms of cluster housing such as townhouses, stacked townhouses, and single detached, semi-detached and apartment dwellings at a maximum density of 75 units per hectare. The zoning on the lands is consistent with The London Plan, 1989 Official Plan and Southwest Area Plan.

There are a series of holding provisions as well as follows:

- ensure that all noise attenuation measures, recommended in noise assessment reports acceptable to the City, are implemented (h-54);
- demonstrate how the front façade of the dwelling units can be oriented to all abutting streets (h-71);
- ensure adequate water service and appropriate access (h-100);

- ensure that a comprehensive storm drainage and stormwater management report is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility (h-105); and
- to ensure that development does not exceed a maximum interim threshold of 263 residential units, the temporary Bostwick sanitary sewage pumping station and forcemain are to be decommissioned, and a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecasted traffic volumes. It should be noted that this development does not exceed the interim threshold of 263 residential units, therefore, no Traffic Impact Study was required as part of the complete application (h-136).

The proposed development is consistent with the existing zoning and issues identified through the holding provisions will be addressed prior to approval of the Site Plan through the submission and acceptance of required studies and through the approved Site Plan and development agreement. The development is in conformity with the policies of The London Plan, 1989 Official Plan and Southwest Area Plan.

More information and detail is available in the appendices of this report.

5.0 Conclusion

Based on all of the above analysis, the proposed Vacant Land Condominium represents an efficient use of land and encourages compact urban form. The proposed Vacant Land Condominium is consistent with the Provincial Policy Statement, and in conformity with The London Plan, the (1989) Official Plan, and the Southwest Area Plan. The applicant's proposal to allow for cluster townhouse dwellings in this area is appropriate and allows for a development which is of comparable size and scale as existing dwellings in this area. Overall, this application represents good land use planning and is appropriate. An Application for Site Plan Approval has also been submitted and reviewed in conjunction with the application for Vacant Land Condominium.

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
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.	

October 28, 2019

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cc: Lou Pompili, Manager, Development Planning
cc: Matt Feldberg, Manager, Development Services (Subdivisions)
cc: Ismail Abusheheda, Manager, Development Engineering
cc: Heather McNeely, Manager, Development Services (Site Plans)

Appendix A – Community Engagement

Public liaison: On September 26, 2019, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 26, 2019. A “Planning Application” sign was also posted on the site.

3 replies were received

Nature of Liaison: The purpose and effect of this zoning change is to approve a Draft Plan of Vacant Land Condominium consisting of 62 residential units. Consideration of a proposed draft plan consisting of 62 townhouse dwelling units and a common element for private access driveway and services to be registered as one Condominium Corporation. Application has also been made for approval for Site Plan Approval, file SPA19-031.

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

From: Derek Speller
Sent: Monday, September 30, 2019 1:17 PM
To: Riley, Alanna <ariley@London.ca>
Subject: [EXTERNAL] FILE:39CD-19513

Good afternoon Alanna.....further to my telephone call this morning and the notification I received per the subject file, I am summarizing my comments as follows:

1) Have Sifton comply with their original plan for this plot of land as specified at a Westmount Library Community meeting June 6/16.

Sifton Representatives, David Tennant, Councillor Hopkins. (representing Ward 9 at that time) & residents from north of Southdale Rd. and Singleton Ave. attended.

Context: Sifton presented a visual showing groupings of townhouses facing north/south with the frontage, immediately adjacent to Southdale Road, landscaped with trees, shrubs etc. and a roadway between the landscaped frontage and the townhouses. Subsequently, Sifton made requests to amend the original plan that included having the townhouses face east/west in order to add more townhouses to the complex.

2) “Access from Springmeadow Rd. and Private Drive” as outlined by the subject file has been, and is currently utilized by construction/tenant vehicles and has been since site inception. Sifton/City need to accommodate increasing traffic volumes onto and exiting Springmeadow Rd. at this location.

Context: Exiting Southdale Rd. to go south on Springmeadow is one lane with a centre island running north/south almost to the “access road”. Exiting Springmeadow onto Southdale includes a left turn lane. This T-junction has become an accident waiting to happen particularly turning left onto Southdale to go west.

By adding additional townhouses as proposed, traffic volume turning left off Southdale Rd. provides the potential of backing up the one lane going south on Springmeadow. Additionally, the the townhouse complex to the west of Springmeadow built by East Forest Homes has an access road immediately opposite the subject “access road”. This has caused the odd bottleneck due to construction vehicles resident vehicles (legally or illegally parked) school buses (of which are numerous in this neighbourhood) service provider vehicles etc. This entire traffic volume issue will get worse with the addition of additional living spaces, WITHOUT a thorough review of this T-junction and resident safety prior to approval of this planning application

3) Singleton Ave. home owner building fatigue has been ever present since 2013 with Sifton being one of many contributors. Conforming to their original plan will minimize greatly the construction fatigue going forward.

Context: Since 2013 Singleton Ave. has been directly/indirectly impacted by projects as follows: East Forest Homes; Tri-Car Development; Projects 33M661/39T005509; Bradley Extension; Gateway Casino relocation; Sifton Project 3260 Singleton Ave; and now subject file. While we were not naive when building our home that a new neighbourhood would experience growth, the constant use of Singleton by heavy/medium/light construction vehicles Mon-Sat; nail gun rapid fire; the steady beat of reversing equipment (beep beep beep); pile driving; manoeuvring around vehicles to get out of the neighbourhood; constant dust in the summer and mud after rain or melting snow.....asks the question "have the residents of Singleton Ave. had enough'?

I attended meetings on June 6th/16; July 18th/16 (city hall) Oct.24th/16 (city hall) and Oct.31st/16 (city hall) all connected with the original 3260 Singleton project. We were Ward 9 at inception; moved into Ward 10 at the last Municipal Election. Thank you for the opportunity to provide input and welcome any questions you may have. Regards Derek Speller 3225 Singleton Ave.

From: Derek Speller
Sent: Thursday, October 10, 2019 10:55 AM
To: Riley, Alanna <ariley@London.ca>
Subject: [EXTERNAL] FILE:39CD-19513

Good morning Alanna.....further to my e-mail of Sept.30th regarding the subject file, I would like to add a brief addendum predicated by my receipt of a notice of public hearing dated Oct.4th and related to 3260 Singleton Avenue. (Registered Plan # 33M-636)

I am fully aware that this Oct.4th notification relates to a 'variance' of an existing plan and is not part of the "application" as outlined in the subject file.

ADDENDUM: Subsequent to my e-mail of Sept.30/19 I received a public hearing notice of a meeting for Oct.28/19 for a variance to the 3260 Singleton Ave Block 59 that will increase maximum density from 35 units per hectare (maximum density permitted) to 41 units per hectare. This variance, if granted, adds to the points I have made in my correspondence of Sept.30th; particularly where traffic volumes are concerned and the perceived disregard Sifton has toward existing residents by constantly amending/deleting from initial plans to maximize profits.

While a "variance" & "application" are two different things in Municipal parlance, in this case the common denominators happens to be 3260 Singleton Ave; and the current residents that will have to deal with the real/potential consequences if one or both are approved.

Thank you once again for the opportunity.....Derek Speller 3225 Singleton Ave.

From: Pamela, K, Cochrane_McInnes
Sent: Wednesday, October 9, 2019 2:35 PM
To: Riley, Alanna ariley@London.ca, Paul Van Meerbergen pvanmeerbergen@london.ca
Subject: [EXTERNAL] File 39D-19510

Hi there,

In response to the recent notice, I do have questions regarding the type of townhouse complex that is planned to be built on Southdale Rd. W. – access from Springmeadow Road.

Question – what type of townhomes are to be built? Two Storey with no garage; three storey with garage; Quad Townhome similar to those built in current area? Would the townhomes have regular foot ceilings or higher? What exactly are they going to look like? Will there be any landscaping surrounding the townhomes?

Concern – the landscape of this area will change significantly depending on height (and density) of these buildings.

Concern – more population in this area will increase the traffic on Southdale. Currently, there is an issue with high velocity of traffic where some drivers are violating many laws (noise ordinance, speeding, drag racing, etc.) on Southdale (I will be dealing with this on a separate matter with London Police).

If you would kindly review my questions / concerns, and provide a response, it would be greatly appreciated.

p.s. in the past for any future development, there would be a meeting with the surrounding community residents. Has this changed? As well, are our concerns really take into consideration?

From: Jiang Mable

Sent: Wednesday, October 2, 2019 10:20 PM

To: Riley, Alanna <ariley@London.ca>

Subject: [EXTERNAL] Draft Plan of Vacant Land Condominium (3400 Singleton Avenue)

Please be advised that I object the draft vacant land condominium at 3260 Singleton ave File 39CD-19513.

I am concerned that this will increase the already heavy traffic in our neighborhood. Secondly our school system can not handle such an increase in housing.

Sincerely,

Baozhu Jiang

Agency/Departmental Comments

Bell Canada – September 27, 2019

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

Hydro One – September 26, 2019

No Objections

London Hydro – September 18, 2019

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment.

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. **Note: A blanket easement will be required. Transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.**

Stormwater Engineering – October 3, 2019

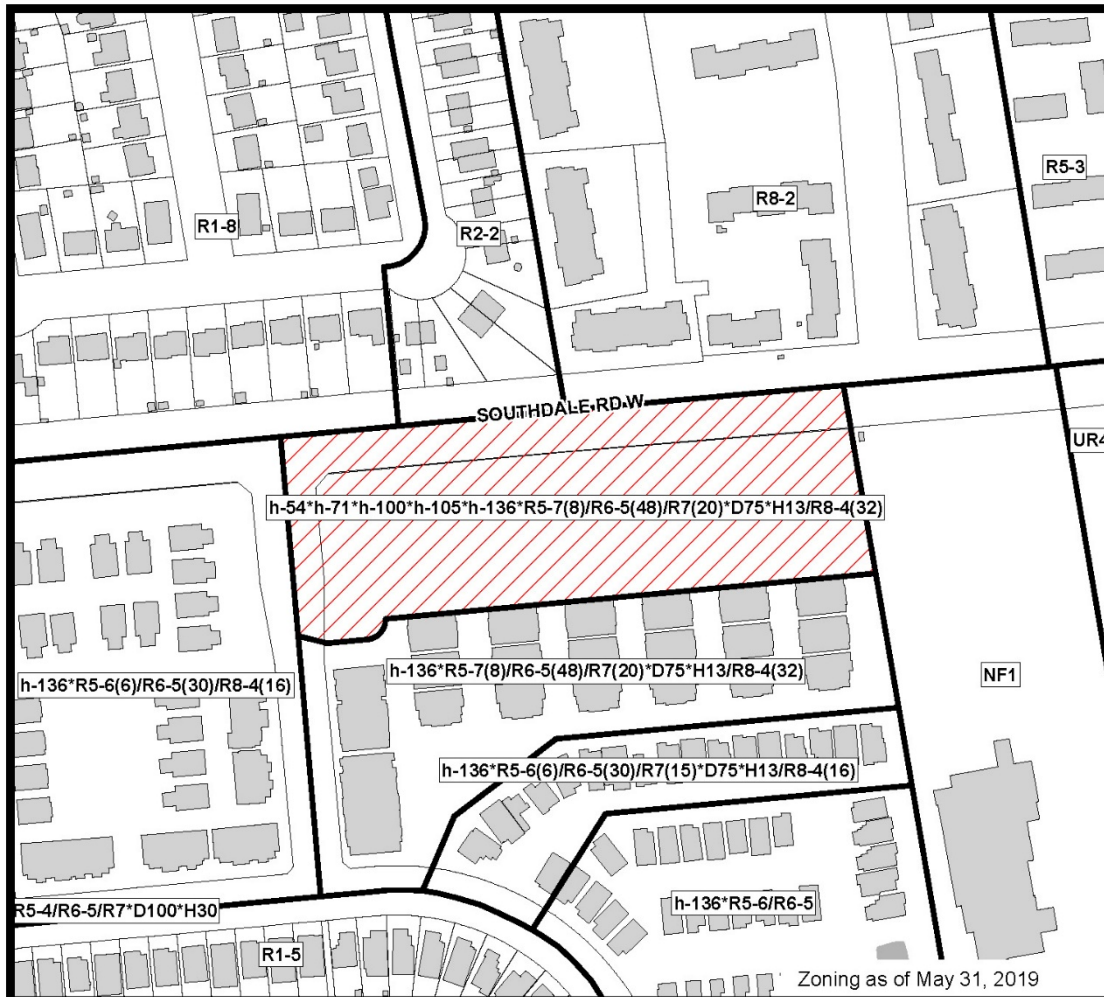
Please include the following conditions from SWED for the above noted application.

“The Owner acknowledges that the subject lands are part of a Site Plan application which is being reviewed or has been accepted under the Site Plan Approvals Process (File # SPA19-074) and that the Owner agrees that the development of this site under Approval of Draft Plan of Vacant Land Condominium shall comply with all final approved Site Plan conditions and approved engineering drawings for the current development application. Therefore, any conditions identified in the Development Agreement registered on title and any Private Permanent System(s) (PPS) that includes storm/drainage, Low Impact Development (LID) and SWM servicing works must be maintained and operated by the Owner in accordance with current applicable law.”

UTRCA – September 26, 2019

- No Objection

Appendix B – Additional Maps



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

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:

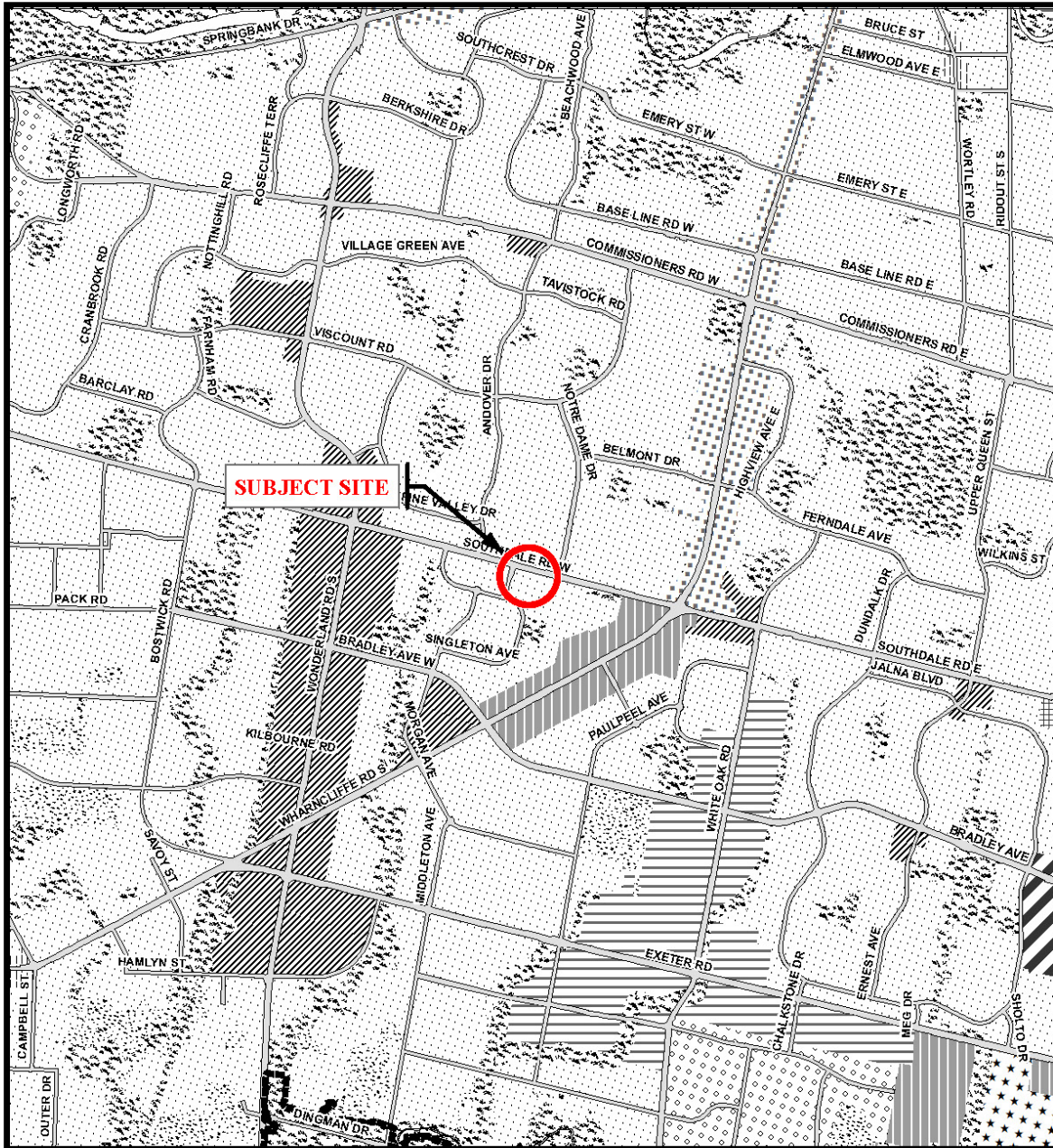
39CD-19513 AR

MAP PREPARED:

2019/10/17 RC

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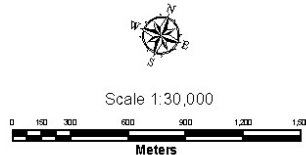
Legend

- | | | |
|------------------------|--------------------------|---|
| 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 | |

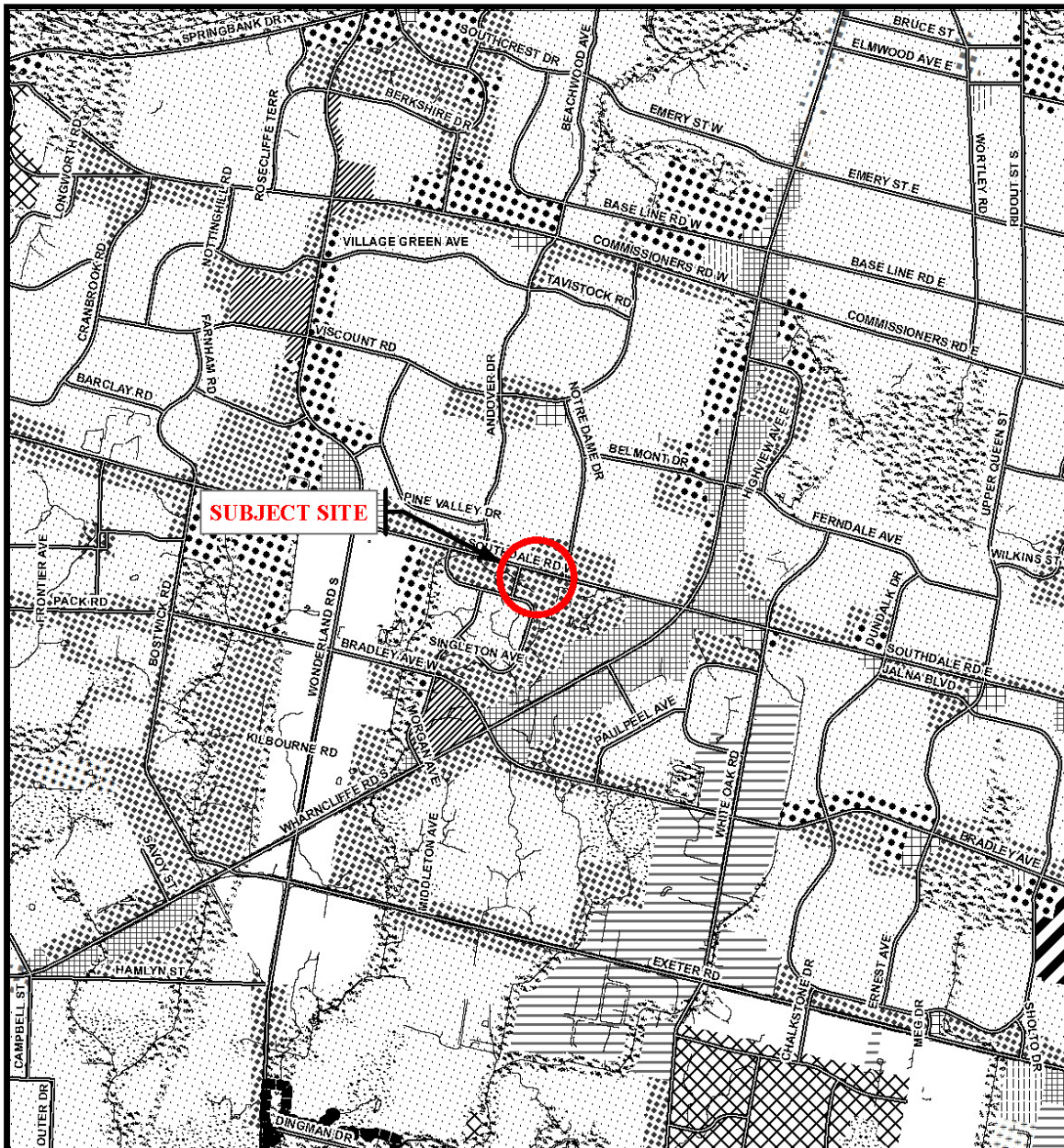
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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.

CITY OF LONDON
Planning Services /
Development Services
LONDON PLAN MAP 1
- PLACE TYPES -
PREPARED BY: Planning Services

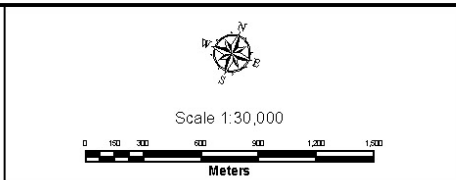


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Technician: RC
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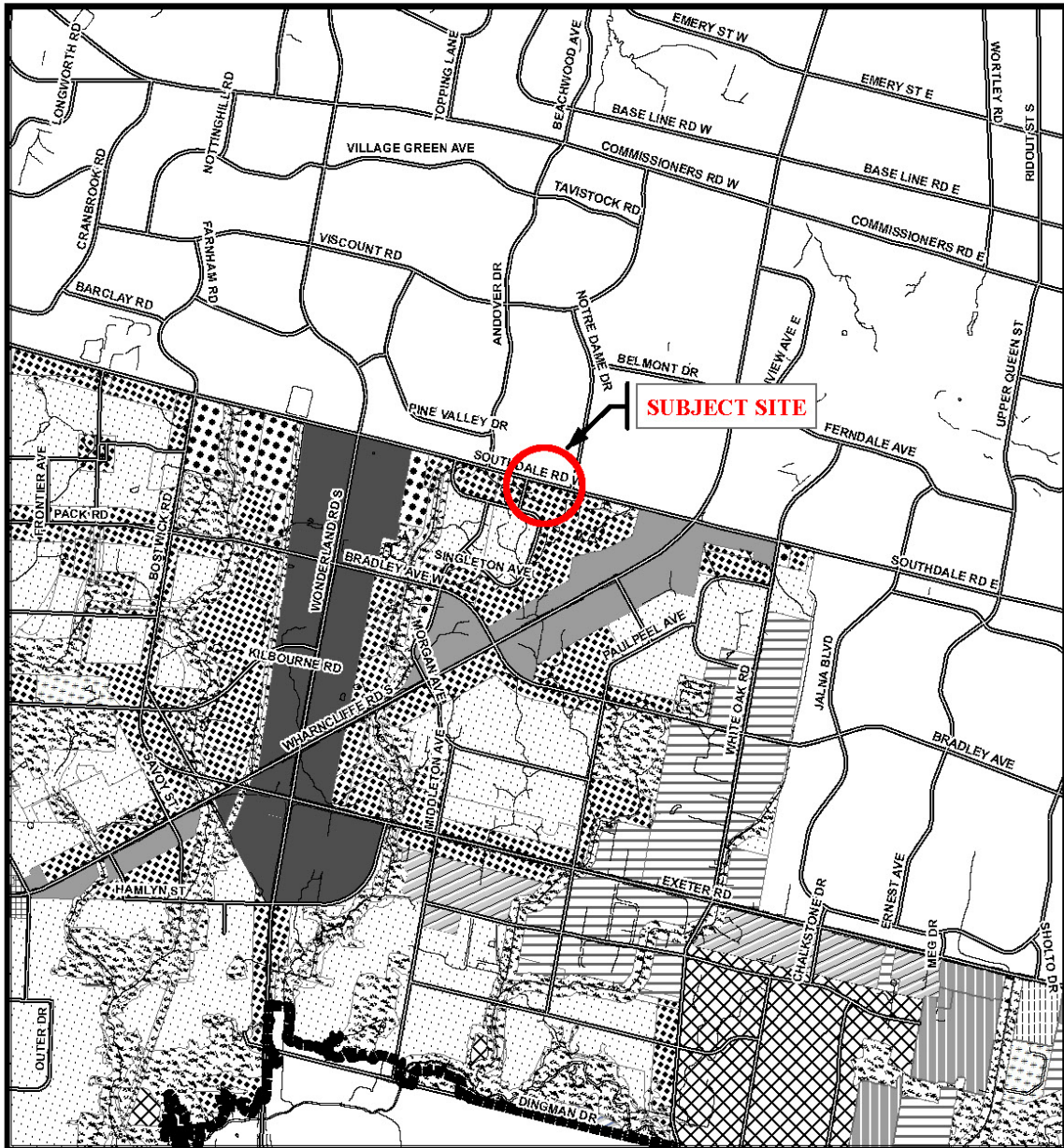


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low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

CITY OF LONDON
 Department of
Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
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 TECHNICIAN: RC
 DATE: 2019/10/17



Legend	
	High Density Residential
	Medium Density Residential
	Low Density Residential
	Commercial
	Office
	Wonderland Road Community Enterprise Corridor
	Main Street Lambeth North
	Main Street Lambeth South
	Open Space
	Institutional
	Industrial
	Commercial Industrial
	Transitional Industrial
	Urban Reserve Community Growth
	Urban Reserve Industrial Growth
	Rural Settlement
	Urban Growth Boundary

<p>CITY OF LONDON Planning Services / Development Services SOUTHWEST AREA STUDY SECONDARY PLAN - LANDUSE - PREPARED BY: Graphics and Information Services</p>	<p style="text-align: center;"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: 39CD-19513 PLANNER: AR TECHNICIAN: RC DATE: 2019/10/17</p>
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