

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: Application By: Sifton Properties Limited
6019 Hamlyn Street

Date: March 1, 2021

Recommendation

That, on the recommendation of the Director, Development Services the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 6019 Hamlyn Street:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 23, 2021 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 Urban Reserve (UR4) Zone, a Holding Urban Reserve (h-2*UR4) Zone, and an Environmental Review (ER) Zone, TO:
- i) a Holding Residential R1 Special Provision (h*h-100*R1-3(_)) Zone;
 - ii) a Holding Residential R1/R4 Special Provision (h*h-100*R1-3(_)/R4-3(_)) Zone;
 - iii) a Holding Residential R4/R5/R6/R7/R8 Special Provision (h*h-100*h-155*R4-3(_)/R5-7(_)/R6-5(42)/R7(_)*D75*H20/R8-4(_)) Zone;
 - iv) an Open Space Special Provision (OS1(3)) Zone; and
 - v) an Open Space (OS5) Zone;
- (b) 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 subdivision of Sifton Properties Limited relating to a property located at 6019 Hamlyn Street; and
- (c) Council **SUPPORTS** the Approval Authority issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-18504), prepared by Monteith Brown Planning Consultants, and certified by Jason Wilband OLS, (Project No. 12-812, dated February 10, 2021), which shows ninety-three (93) single detached lots, two (2) medium density residential blocks, three (3) parkland blocks, three (3) open space blocks, one (1) SWM facility block, two (2) road widening blocks and six (6) 0.3 m reserve blocks, all served by three (3) local/neighbourhood streets (Street A, B, C) **SUBJECT TO** the conditions contained in the attached Appendix "B".

Executive Summary

Summary of Request

The request is to permit a subdivision consisting of low density single detached dwellings/lots, street townhouse dwellings, cluster residential developments or apartment buildings, parks/open space, multi-use pathways, and public road access via street connections to Hamlyn Road.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is for Municipal Council to approve the recommended Zoning By-law Amendments and recommend the Approval Authority for the City of London, issue draft approval of the proposed plan of subdivision, subject to conditions.

Rationale of Recommended Action

1. The proposed and recommended amendments are consistent with the Provincial Policy Statement, 2020 which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents.
2. The proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to Our Strategy, Our City and the Key Directions, as well as conforming to the policies of the Neighbourhoods and Environmental Review Place Type.
3. The proposed and recommended amendments conform to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation, the Multi-Family Medium Density Residential designation, and the Environmental Review designation.
4. The proposed and recommended amendments conform to the policies of the Southwest Area Secondary Plan.
5. The proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the 1989 Official Plan, and the Southwest Area Secondary Plan.
6. The recommended draft plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along the Wonderland Road corridor. The Draft Plan has been designed to support these uses and to achieve an aesthetically-pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community.

Linkage to the Corporate Strategic Plan

Building a Sustainable City - London's growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Planning History

The subject lands were previously a part of the Town of Westminster. In 1993, the subject lands, and the larger area south to Lambeth, were annexed to the City of London.

The subject site is located within the Southwest Area Secondary Plan (SWAP). The Southwest London Area Planning Study was a City-initiated and funded project that provided a comprehensive assessment of the opportunities and constraints for the planning and development of the study area. City Council approved the SWAP and associated Official Plan amendments in November 2012, which were subsequently appealed to the Ontario Municipal Board (OMB). A decision from the OMB, making

some changes to the SWAP was issued on April 29, 2014.

The original application was accepted by the City on September 24, 2018 and circulated to the appropriate commenting agencies and departments. Through the circulation process, issues were raised by Staff and the UTRCA regarding the impacts of the proposed development on the natural heritage system and hazard lands and concerns raised with the supporting technical reports. Over the past 2 years the applicant has with the City and the UTRCA to resolve the identified issues and concerns.

In September 2020, the applicant submitted a revised application that addressed the identified issues. On September 28, 2020, the City circulated the application for review and comment. Through the circulation process, no significant issues were identified.

1.2 Property Description

The subject site is located at the southwest corner of Wonderland Road and Hamlyn Street. It is currently used as an active agricultural field.

The site is generally flat with a gently sloped terrain across the central and east portion of the site. The westerly and southerly portions of the site form part of a natural heritage feature comprised of a significant woodland and wetland areas. A hydro transmission corridor is located on the western edge of the site adjacent to the significant woodland.

One single family residence is located at the northeast corner of the site along with a relatively large accessory structure (barn and equipment shed). Adjacent land uses are as follows:

1.3 Current Planning Information (see more detail in Appendix E)

- Official Plan Designation – Low Density Residential; Multi-Family, Medium Density Residential; Environmental Review; Open Space
- The London Plan Place Type – Neighbourhoods; Environmental Review
- SWAP - Low Density Residential, Medium Density Residential, Open Space and Environmental Review
- Existing Zoning – Holding Urban Reserve (h-2*UR4) Zone; Urban Reserve (UR4) Zone; Environmental Review (ER) Zone

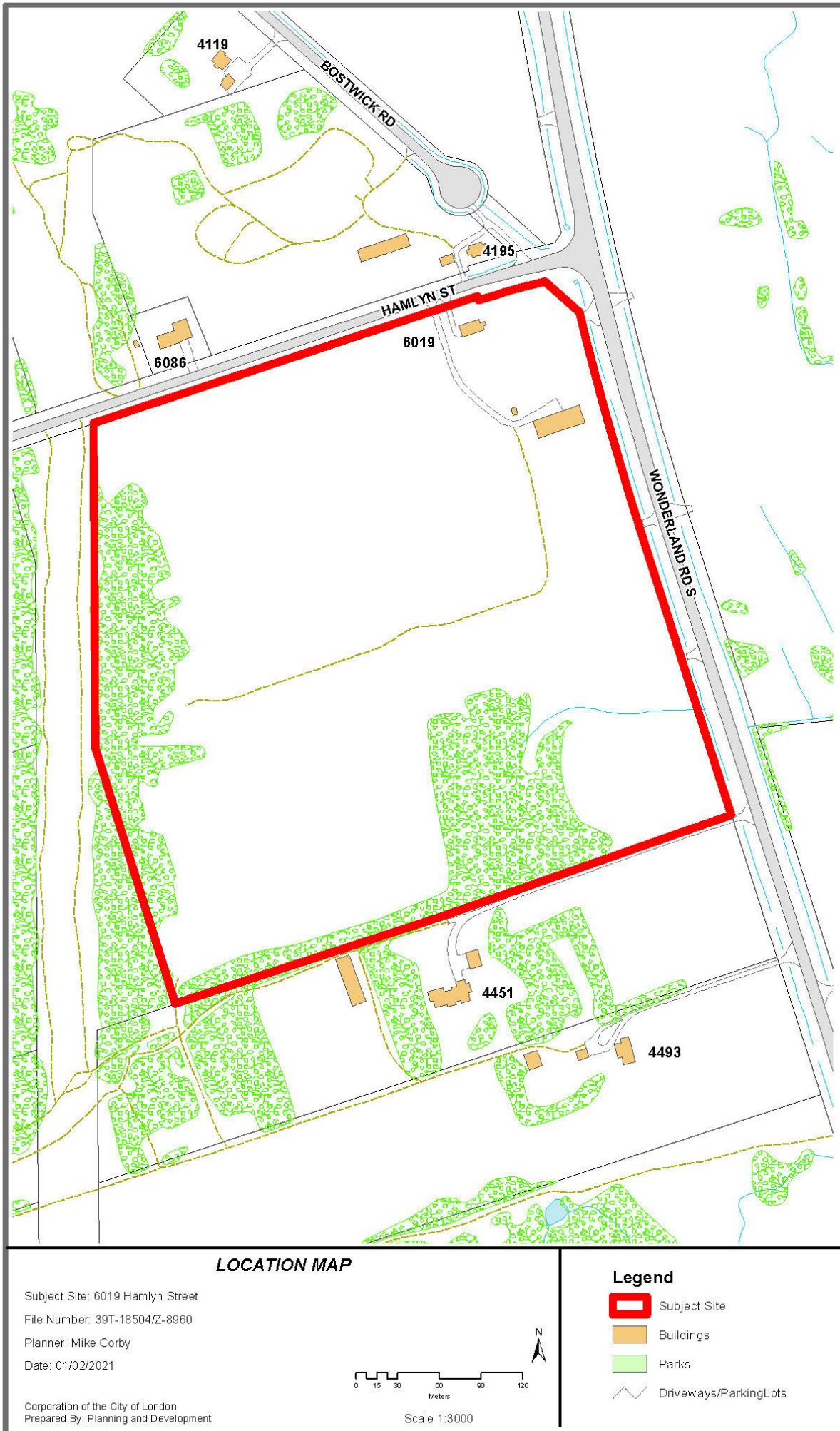
1.4 Site Characteristics

- Current Land Use – farm
- Frontage – 404.6 m (1327.4 ft) - Wonderland Road South
- Depth – 364.6 m (1196.2 ft) - Hamlyn Road
- Area – 16.6 ha (41.1 ac)
- Shape – irregular

1.5 Surrounding Land Uses

- North – single detached dwelling; vacant/farm
- East – vacant/farm
- South – single detached dwelling; vacant/farm
- West – hydro corridor; open space

1.6 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

The proposed Draft Plan provides for 93 single detached lots and two (2) multi-family medium density blocks for future residential development in the form of street townhouses, cluster residential and/or apartment buildings, three (3) parkland blocks, three (3) open space blocks, one (1) SWM facility block, two (2) road widening blocks and six (6) 0.3 m reserve blocks, all served by three (3) local/neighbourhood streets.

Consistent with the approved SWAP, a north-south pedestrian corridor is proposed along the west edge of the property within the recommended natural heritage buffer. An additional pedestrian connection is proposed from Wonderland Road South abutting the SWM facility.

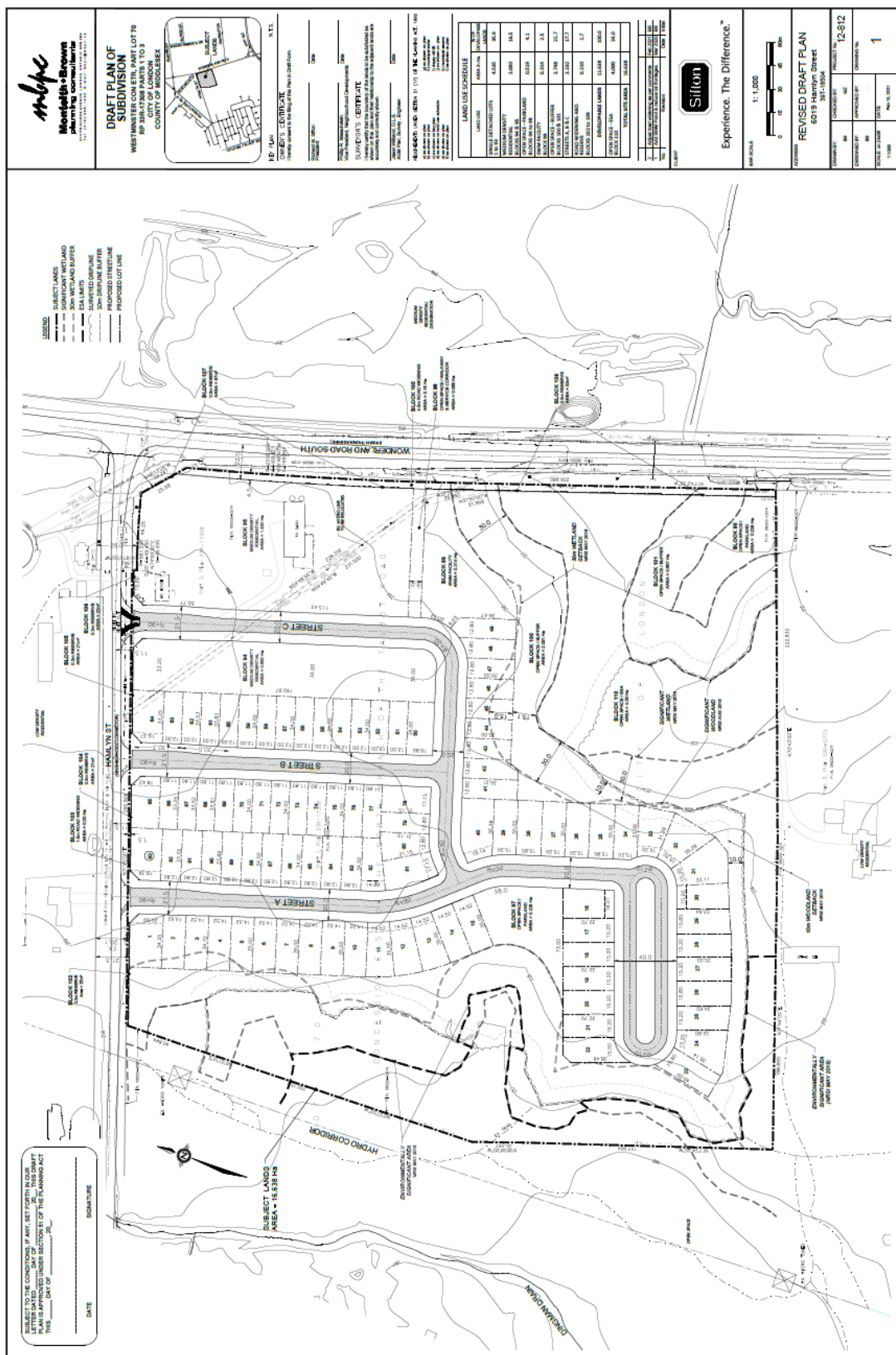


Figure 1. Proposed Draft Plan of Subdivision

2.2 Applicant's Requested Amendment

The Applicant has submitted a draft plan of subdivision, and Zoning By-Law amendments, to permit the creation of a residential subdivision consisting of low density single detached dwellings/lots, cluster dwellings, street townhouse dwellings, apartment buildings, parks, multi-use pathways, open space lands and public road access via street connections to Hamlyn Street. Portions of the site are protecting a significant natural heritage feature that contain woodlands and wetlands.

The applicant submitted the following reports in support of the above requested amendments:

1. EIS – the original EIS was reviewed by the City's ecologist, UTRCA and EPPAC. Several issues were identified with the document and the recommendations. The applicant's consultant worked with the City to resolve these issues. In September 2020, the applicant submitted a second EIS to address the concerns raised in the first review. The City and UTRCA have accepted the revised EIS.
2. Final Proposal Report
3. Cut and Fill Analysis/ Cut and Fill Analysis (Memorandum)
4. Buffer Compensation & Incursion Plan
5. Stage 1- 2 Archeological Investigation
6. Urban Design Brief
7. Sanitary Servicing Report
8. Water Servicing Report
9. Stormwater Management Report/ Updated Stormwater Management Report
10. Hydrogeological Investigation/ Hydrogeological Investigation Revised
11. Geotechnical Investigation
12. Sightline Analysis
13. Final Proposal Report

Details on the full amendment application is provided under Appendix C- Public Engagement.



Figure 2. Proposed Draft Plan of Subdivision and Zoning

2.3 Community Engagement (see more detail in Appendix C)

Public Circulation #1

The original application was circulated on October 2, 2018. Through the public circulation process one comment was received about the proposed Plan of Subdivision and Zoning By-law amendment. The full extent of the comment received by Staff is attached to Appendix “C”.

Summary:

- Concerned about the number of streets exiting onto Hamlyn. Impacts on traffic.
- What is the plan for traffic flow control on Hamlyn once the construction starts.
- Need for a traffic light at Hamlyn and Wonderland
- Plan for schools in the area to accommodate growth.

Public Circulation #2

The second circulation was circulated on September 28, 2020. Through the public circulation process no comments were received about the proposed Plan of Subdivision and Zoning By-law amendment.

2.5 Policy Context (see more detail in Appendix E)

Planning Act

The proposed plan of subdivision and Zoning By-law amendments have been evaluated with respect to the requirements under Sections 2, 51(24) and 51(25) of the *Planning*

Act and for matters of provincial interest and subdivision design. Based on Development Services Planning Staff's review of the criteria in the *Planning Act*, the proposed plan of subdivision has regard for the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the Municipality.

Provincial Policy Statement, 2020

1. Building Strong Healthy Communities:

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 which are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, employment and institutional uses to meet long-term needs. These policies are set out in Section 1.0 and seek to promote cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development and appropriate land use patterns within settlement areas shall be established by providing appropriate densities and mix of land uses that efficiently use land and resources along with the surrounding infrastructure, public service facilities and is transit-supportive, where transit is planned, exists or may be developed (1.1.3.2). New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (1.1.3.6).

The PPS also promotes an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4 Housing). It directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, and direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. It encourages densities for new housing which efficiently use land, resources, and the surrounding infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

2. Wise Use and Management of Resources:

The vision defined in 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.

Section 2.1 Natural Heritage 2.1.1.: "Natural features and areas shall be protected for the long term"; Section 2.1.8: "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions"

3. Protecting Public Health and Safety:

The vision defined in the PPS acknowledges that the long-term prosperity, environmental health, and social well-being of Ontario depends, in part, on reducing the potential public cost and risk associated with natural or human-made hazards. Accordingly, Section 3.0 of the PPS states a number of policies designed to direct development away from natural and human-made hazards where there is an unacceptable risk (1) to public health or safety or (2) of property damage. The recommended vacant land condominium does not pose any public health and safety concerns, and there are no known human-made hazards.

A full PPS 2020 analysis is provided in section 4.1 of the report.

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 includes criteria for evaluating plans of subdivision through policy *1688 that requires consideration of:

1. Our Strategy
2. Our City
3. City Building policies
4. The policies of the place type in which the proposed subdivision is located
5. Our Tools
6. Relevant Secondary Plans and Specific Policies

Our Strategy

Direction #5 is to *Build a Mixed-use Compact City by managing outward growth by supporting infill and intensification within the Urban Growth Boundary in meaningful ways* (59_8). The proposed subdivision is located within the Urban Growth Boundary on lands identified for future development. The proposal will provide a compact mixed-use subdivision with multiple types and forms of housing to support the existing services and community facilities in the area and provide increased access to parks and greenspace in the community.

Direction #7 is to *Build Strong, Healthy and Attractive Neighbourhoods for Everyone* through designing complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, and allowing for affordability and ageing in place (61_2). The proposed subdivision will facilitate a variety of housing forms including low density single detached dwellings, street townhouses, cluster residential and low rise-apartment buildings. This is a compatible range of housing type which help create a complete community of residential uses while providing opportunities for ageing in place, affordability and housing choice. The recommended zoning for the subdivision also provides a range of alternative residential land uses depending on market demands.

Direction #8 is to *Make Wise Planning Decisions* by ensuring that planning is in accordance with the *Accessibility for Ontarians with Disabilities Act*, so that all of the elements of the City are accessible for everyone (62_11). The recommended draft plan of subdivision will be required to incorporate sidewalks on both sides of all streets to ensure a walkable and connected community that promotes active health and accessibility, as well as providing a dedicated pathway network for even greater pedestrian connections.

Our City

The Our City policies require that adequate municipal infrastructure services can be supplied prior to any development proceeding (172), and the site has access to future water, stormwater, sanitary servicing and transportation infrastructure that the proposed development can access. The proposed Draft plan of subdivision has access to sufficient services to support the proposed land uses.

City Building Policies

The City Building policies provide the over-arching direction for how the City will grow over the next 20 years. *City Design* ensures that the built form considers elements such as streets, streetscapes, public spaces, landscapes and buildings. City design is about planning the built form to create positive relationships between these elements (*189_).

City design also helps us to create pedestrian and transit-oriented environments that support our plans for integrating mobility and land use (191_). The proposed development incorporates these elements by providing zoning regulations on the Medium Density Residential block that will ensure that future buildings create a consistent streetscape and are orientated appropriately to create a positive relationship along Wonderland Road South. Additional provisions are also being recommended to ensure single detached dwellings and street townhomes do not create a street scape dominated by garages. *Active Mobility* is supported by requiring sidewalks to be located on both sides of all streets (*349_). The recommended draft plan conditions require the new streets to include sidewalks on both sides of the streets to reflect the direction of The London Plan as well as the Southwest Area Secondary Plan to plan for enhanced walkability and connectivity going forward. The proposed plan of subdivision provides two large blocks with zone variations that provide alternative forms of housing. Townhouses and apartment dwelling units provide for a choice in size, cost and function. The *Street Network* will include streets planned for new neighbourhoods to be a grid or modified grid, with cul-de-sacs and other dead-ends to be minimized (212*). The proposed street layout is of a modified grid and provides connections to Hamlyn Street. The subdivision is constrained to the west and south by an environmentally significant area making additional connections to other areas difficult.

Place Types

Almost the entirety of the subdivision is located within the Neighbourhoods Place Type. A range of primary and secondary uses may be allowed based on the street classification the property fronts (*921_ Permitted Uses). The draft plan of subdivision provides frontage on future Neighbourhood Streets, a Neighbourhood Connector (Hamlyn Street), and an Urban Thoroughfare (Wonderland Road S). The range of permitted uses which includes single detached dwellings, street townhouses, stacked townhouses, low-rise apartments and mixed-use buildings (*Table 10). Height permissions range from 1 to 4-storeys and up to 6-storeys through bonus zoning. Higher heights are directed to higher order roads like Urban Thoroughfares (*Table 11). Appropriate zoning will be applied to ensure an intensity of development that is compatible within to the neighbourhood context, utilizing regulations for such things as height, density, gross floor area, coverage, frontage, minimum parking, setback, and landscaped open space (Intensity, *935_). All planning and development applications will conform to the City Design policies of this Plan (Form, *936_). These policies are reviewed within section 4.3 of this report through review of the proposed amendments to the zoning by-law .

The remainder of the site is within the Environmental Review Place Type. The place type is used on lands that may contain natural heritage features and areas that have not been adequately assessed to determine whether they are significant and worthy of protection as part of the city's Natural Heritage System. The Environmental Review Place Type will ensure that development which may negatively impact the value of these features does not occur until such time as the required environmental studies are completed (779_). Until the appropriate environmental studies are completed only existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses are permitted (784_).

As part of any planning and development application the applicant will be required to submit an environmental impact study when Environmental Review lands are affected. Through the review process it will be determined which components of the Natural Heritage System are significant. Areas deemed significant will be included in the Green Space Place Type and components of the Natural Heritage System that are determined not to be significant will be included within an appropriate place type (786_)

As a result of this application and the EIS review process the Environmental Review lands have been studied and their protection has been accounted for through significant buffering and the recommended zoning on the site. The City will be undertaking a City initiated OPA to designate the lands identified as significant natural heritage features to the Green Space Place Type. These changes will mirror the recommended zoning

amendments being proposed through this ZBA. These redesignations will take place solely on lands which are to be dedicated to the City.

Southwest Area Secondary Plan

The purpose of the Southwest Area Secondary Plan (SWAP) is to establish a vision, principles and policies for the development of the Southwest Planning Area as a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high quality urban design (Policy 20.5.1.2). It is intended that the Low, Medium and High Density Residential designations will support an urban housing stock, with residential intensity generally decreasing with greater distance from the Wonderland Road South corridor. Residential areas are to accommodate a diversity of dwelling types, building forms and heights, and densities in order to use land efficiently, provide for a variety of housing prices, and to allow for members of the community to “age-in-place”. The maintenance and enhancement of existing residential areas, and the development of new residential areas at higher than current densities, will provide a population base to help to support neighbourhood community facilities, the stores and services offered in the Village Core and Wonderland Road South Commercial Area, and the provision of transit routes along the higher order roads serving the area.

The proposed subdivision is subject to the Low Density/Medium Density Residential policies of the Wonderland Boulevard Neighbourhood and the Open Space and Environmental Review policies to the SWAP. The Low Density Residential designation is intended to provide for a higher intensity of low density residential development than typically occurs in suburban low density areas. It permits a range of residential uses from single detached up to stacked townhouse dwellings and requires development to occur at a minimum density of 15 units per hectare to a maximum of 30 units per hectare. Heights are permitted up to a maximum of four storeys but shall be sensitive to the scale of development in the surrounding neighbourhood.

The Medium Density Residential designation is intended to provide for a higher intensity of medium density residential development than typically occurs in medium density areas. It permits a range of residential uses from triplex's up to low-rise apartment buildings and requires development to occur at a minimum density of 35 units per hectare to a maximum of 75 units per hectare. Building heights shall generally not be permitted to exceed six storeys. The low density residential and medium density residential policies will be reviewed in greater detail as they relate to proposed draft plan of subdivision within section 4.3 of this report.

The Open Space designation will apply to lands within the Southwest Planning Area that are intended for active and passive recreation, and that are components of the city's natural heritage system. Visible connections and linkages to the Open Space designation will serve as prominent features and amenities to residential neighbourhoods. Open space lands will also serve as a buffer for the residential neighbourhoods adjacent to the high intensity land uses of the Wonderland Boulevard Neighbourhood. Enhanced, visible connections to the open space areas will be incorporated into all Neighbourhood Areas, and will promote appropriate linkages within and between neighbourhoods.

As previously noted, the City will be undertaking a City initiated OPA to designate the lands identified as significant natural heritage features to the Open Space and Environmental Review designation of the SWAP. These changes will mirror the recommended zoning amendments being proposed through this ZBA and take place on lands which are to be dedicated to the City.

City of London Official Plan (1989)

Like its successor the London Plan, the 1989 Official Plan (“Official Plan”) contains policies that guide the use and development of land within the City of London. The subject site is designated “Low Density Residential”, “Multi-Family, Medium Density Residential”, and “Open Space”. The more detailed or alternative policy direction in

SWAP supersedes the policy direction in the 1989 Official Plan.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1 – PPS, 2020 (PPS)

Provincial Policy Statement

The recommended Draft Plan is consistent with the PPS 2020, summarized as follows:

1. Building Strong Healthy Communities:

The recommended draft plan is consistent with objectives of Section 1.1.1 by creating healthy, liveable, and safe communities sustained by promoting efficient development patterns, and compact and cost-effective development. The proposed plan is also consistent with policies to promote economic development and efficient use of existing municipal infrastructure. The proposed subdivision accommodates a range and mix of residential uses and densities, such as street townhomes, single detached dwellings, potential cluster housing or apartment buildings. The grid type pattern and short residential blocks promote a more efficient subdivision pattern that allows for pedestrian walkability and efficiency in services. The plan also provides for parks and pathways, to meet the needs of the future residents. The plan layout will foster social interaction and facilitate active transportation and community connectivity. The subject lands are within the Urban Growth Boundary (settlement area) and are designated to permit a mix of uses. The proposed development will be serviced by full municipal services within a reasonable timeframe.

The draft plan of subdivision will both benefit and support the existing resources, surrounding infrastructure and public service facilities in the area (1.1.3 Settlement Areas). The subject site is located in close proximity to the Community of Lambeth (west) and the Enterprise Corridor located to the north along Wonderland Road South which can provide convenient amenities, employment and shopping destinations. The site is also considered to be transit supportive as it is in close proximity to an arterial road and highway as well as contributing to the future passive recreation trail system within the SWAP (1.1.3.2) contributing to a healthy, livable and safe community. Although the subdivision does not abut existing development due to the sites isolated location, the proposed development has a compact form and mix of uses that allows for the efficient use of land, infrastructure and public service facilities (1.1.3.6).

The proposed development is also in keeping with the PPS as it contributes to the mix of housing type in the area and provides a density that will help to meet the projected requirements of current and future residents but will remain compatible with the existing land uses in the area. The proposed subdivision efficiently uses the land, resources and surrounding infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed [1.4.3(d)].

2. Wise Use and Management of Resources:

Based on the accepted EIS, the recommended Draft Plan of Subdivision and Zoning By-law Amendments are consistent with the Provincial Policy Statement - Section 2.0. Through the review of the EIS, and consultation with Staff appropriate buffering is being provided from the significant wetland and significant woodland features identified on the site. The proposed buffers ensure the continued protection of the abutting natural heritage features. Further review of these features can be found in below in section 4.2 (Natural Heritage/Environmental Review) of the report.

3. Protecting Public Health and Safety:

The recommended Draft Plan of Subdivision and Zoning Amendment do not pose any public health and safety concerns, and there are no known human-made hazards.

4.2 Issue and Consideration #2 - Subdivision Analysis

The proposed Draft Plan has been reviewed on the principle elements, found within the policies of the SWAP and The London Plan:

Subdivision Design and Connectivity

Connectivity and Mobility (307_) are key principles in the SWAP and the London Plan. One of the main principles of the SWAP is the creation of a diverse and connected community which creates inclusive, diverse and unique neighbourhoods that have a mix of uses and have a high level of connectivity for multi-modal transportation opportunities (20.5.1.4). The Community Structure Plan sets out the overall structural elements that are the building blocks for the Southwest Planning Area. Development patterns in new planning applications for the Southwest Planning Area shall "...generally reflect a fine urban grid street network with a high level of connectivity" (20.5.2(i)).

The draft plan of subdivision supports a range of low and medium density residential development opportunities including more intensive, mid-rise apartments in the north east corner of the site at the intersection of Wonderland Road South and Hamlyn Street. The Draft Plan has been designed to support these uses and to achieve an aesthetically pleasing residential development that is pedestrian friendly, transit supportive and accessible to the surrounding community. The policies of the SWAP (20.5.4.1. iii c)) require plans of subdivision to accommodate a diversity of building types. Semi-detached, duplex and cluster dwellings are encouraged. Along all arterial, primary and secondary collector roads, a variety of townhouse forms is encouraged, including 2 storey townhouses, 3 storey townhouses and stacked townhouses. Overall, the proposed uses meet the policies of the SWAP.

The London Plan also requires an evaluation based on the subdivision's Connectivity Ratio. Policy 331 refers to the degree to which a street network is well connected, allowing for easy mobility in every direction. This ratio is calculated by dividing the number of street segments in a neighbourhood by the number of intersections, dead ends, and cul-de-sacs in that neighbourhood added together. A higher connectivity ratio represents a better-connected street pattern. To achieve a high level of connectivity that can support all forms of mobility, street networks within new neighbourhoods will be evaluated for their connectivity ratio. A ratio of 1.5 or higher will be used as a target (332_).

A review of the draft plan of subdivision indicates that the connectivity ratio is 1.5, which is in keeping with the London Plan target. As has been previously noted, a higher connectivity ratio is challenged due to the natural heritage feature that limits additional connections and intersections to the west.

City Design and Placemaking

The London Plan and the SWAP include numerous policies on City Design (*189_ to 309_) and Urban Design (20.5.3.9.). The design of our city is shaped by both its natural setting and its built form. The built form includes elements such as streets, streetscapes, public spaces, landscapes and buildings. City design is about planning the built form to create positive relationships between these elements, which influence how we navigate and experience the City (189_). The focus of the City Design policies of the London Plan are to encourage: a well-designed built form throughout the city; development that is designed to be a good fit and compatible within its context; development that supports a positive pedestrian environment; a built form that is supportive of all types of active mobility and universal accessibility; a mix of housing

types to support ageing in place and affordability; and healthy, diverse and vibrant neighbourhoods that promote a sense of place and character *(193_).

Placemaking Guidelines were adopted by the City in 2007 to ensure new subdivision development results in livable communities that provide an identifiable character, sense of place, and a high quality of life. Many of the placemaking design elements have been included in the policies of the SWAP (20.5.3.9.), including providing an overall community vision, a focus on streetscape design and creating pleasant walking environments, ensuring a consistent approach to design, providing housing choice in design and type, providing a range of and a mixing and blending of uses, and providing focal points for the community.

The proposed draft plan of subdivision in combination with the recommended zoning has the ability to provide a mix of complementary land uses which includes a range of housing types, forms of development and mix of unit type, size and affordability. The implementation of specific zoning regulations helps ensure building designs and orientations foster an attractive and pleasant streetscape and are in keeping with design goals of the SWAP.

To ensure future developments within the subdivision are a good fit and compatible within its context the proposed medium density residential uses and zoning for greater heights and densities are focused along Wonderland Road South while the low density uses remain internal away from higher order roads. The development also provides a neighbourhood park and several open space areas as focal points in the community as well as excellent pedestrian connections on the proposed street network and dedicated pathway connections.

Natural Heritage/Environmental Review

The direction of The London Plan is to become one of the greenest City's in Canada, by protecting and enhancing the health of our Natural Heritage System (58_Direction #4). The policies of The London Plan and SWAP seek to protect significant natural heritage features specifically through the Green Space Place Type which consists of natural heritage features and areas. We will realize our vision by providing for the protection of natural heritage features and areas which have been identified, studied and recognized by City Council as being of city-wide or regional significance, and/or by the Ministry of Natural Resources and Forestry as provincially significant (761_7.).

The SWAP notes that the delineation of the natural feature and appropriate ecological buffers associated with the feature will be recommended through an approved Environmental Impact Study (EIS) in accordance with Section 15 of the Official Plan (20.5.3.6. i) c)).

As part of the draft plan of subdivision application an Environmental Impact Study (EIS) was submitted and reviewed by Staff and UTRCA. Through the review process it was determined that there was a significant wetland corridor along the west side of the site as well as a Significant Wetland and Significant Woodland in the southeast corner of the property. Through the EIS review process, City Staff and UTRCA worked with the applicant to establish an appropriate buffer of 30 metres around the Significant Wetland features and a 10 metre buffer from the Significant Woodland.

It was identified through the review process that a 30 metre buffer was not achievable in all locations of the subdivision. On the west side of the site lots 1 to 7 were encroached upon by the proposed buffering and in the southeast corner lots 42-48 were encroach upon. The significant woodland was able to achieve a 10m buffer for the most part with minor encroachments into lots 32-34. The total amount of buffering encroachment equaled 1509.06m². Staff worked with the applicant to come up with a compensation plan that would see 1704.35m² of additional lands added to the proposed buffer areas within the Draft Plan of Subdivision.

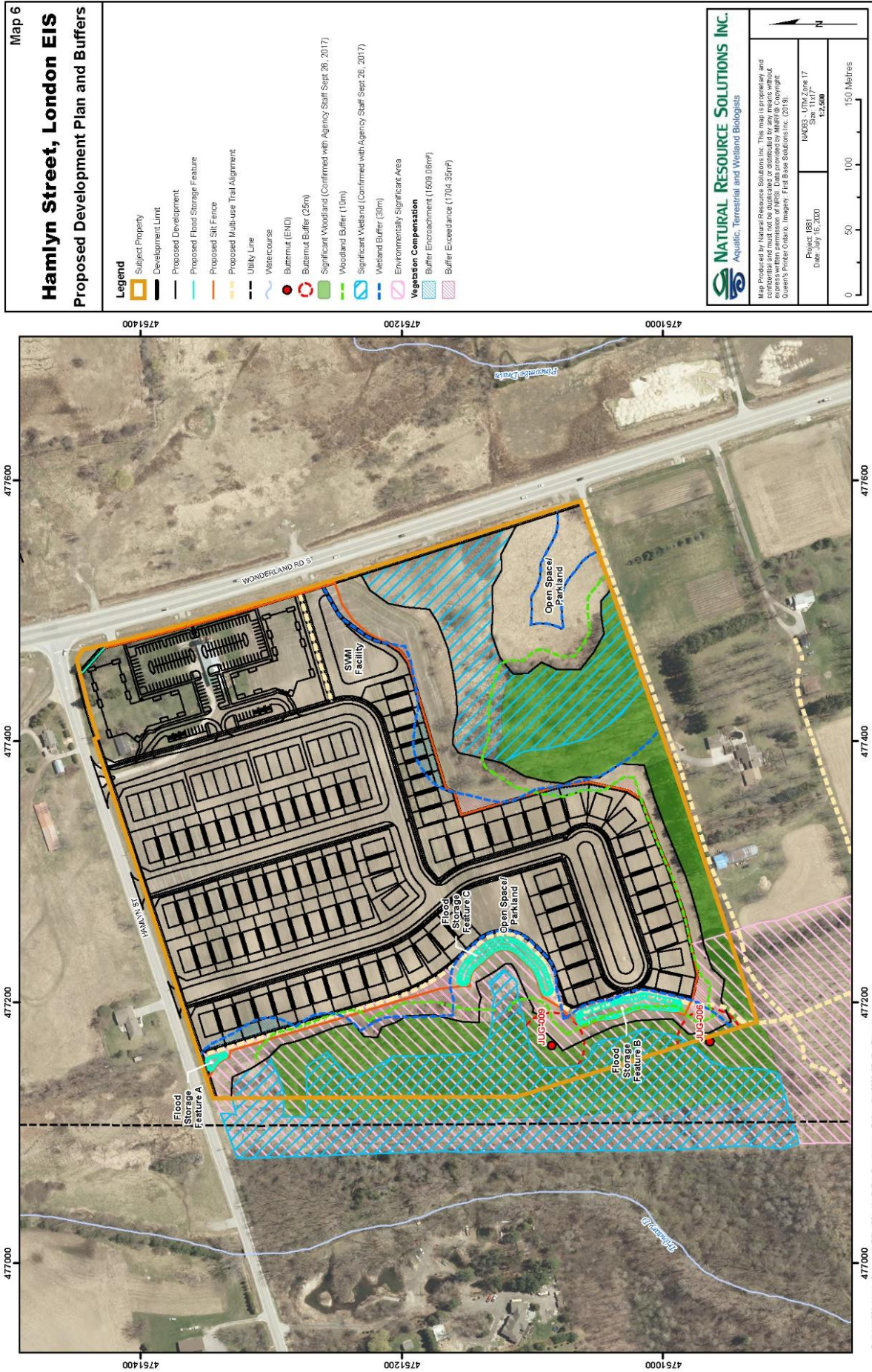


Figure 3. Proposed Development Plan and Buffers

UTRCA and City Staff are satisfied with the buffering provided throughout the subdivision and have no concerns with the proposed Draft Plan of Subdivision and potential impacts on the abutting natural heritage features. The lands identified as significant features and the proposed buffering will be protected through the recommended zoning and future land dedication to the City. Any outstanding concerns will be addressed through conditions of draft approval.

Parks and Pathways

The London Plan strives to develop facilities, amenities and programming that are flexible, serve multiple users and can be linked to broader community strategies and initiatives related to health, economy, development, mobility, education, sustainability, and growth management. Parks spaces are meant to be beautiful, functional, evenly distributed in size and shape throughout the City, accessible, and connected (408_). The London Plan also provides a focus on mobility, by encouraging cycling routes and pedestrian pathways that will provide linkages between open space areas, neighbourhoods, centres, corridors, employment areas and the public transit services and will enhance the convenience, safety and enjoyment of walking and cycling (*357_).

The SWAP seeks to provide enhanced open space corridors adjacent to key natural heritage features. These corridors are intended to provide for uses such as trail, active and passive parkland (20.5.3.6. ii). Schedule 2 of the SWAP also delineates the general location of the multi-use pathways.

The proposed draft plan of subdivision provides a multi-use trail along the existing natural heritage feature on the west side of the site. This pathway ensures the plan is providing the appropriate linkages as required through the SWAP and is located within lands that act as a buffer for the natural heritage features. Three open space blocks (Blocks 100, 101 and 110) will be dedicated to the City providing 6.776 ha (16.74 ac) of open space land to help ensure the continued protection of the existing natural heritage features and creating a continuously linked open space system (410_6) by providing linkages through the site and to lands outside of the subdivision.

The proposed draft plan has also identified 3 parkland blocks within plan of subdivision. Block 97 has been identified as a neighbourhood park. Block 98 is an additional park block being dedicated to the City and will act as an open space area and potential trail head to a multi-use pathway to the south. Block 96 is a proposed pathway connection between Wonderland Road and the internal subdivision providing an east/west pedestrian connection. In total 0.519 ha (1.28 ac) of parkland will be dedicated to the City through the Draft Plan of Subdivision.

Community Facilities

The London Plan recognizes that schools and other public facilities have a wide range of influences on our city life, including economic development, safety, innovation, research and development, social connectedness, and health. These facilities can be fundamental to how our city's image is perceived by others. Many of these buildings and services form important hubs within neighbourhoods (425_). Small scale community facilities such as schools and churches are permitted in the Neighbourhoods Place Type along Neighbourhood Connectors. The London Plan also directs these uses, where appropriate, to create shared park/school complexes and campuses with local school boards and other institutions to maximize the use of these facilities and to coordinate the design for mutual benefit (410_8.).

Given the smaller scale of the proposed subdivision and general isolation from the surrounding areas due to the surrounding ESA it was determined that the proposed subdivision would not be an ideal location for a community facility. The proposed subdivision is in close proximity to existing community facilities that will be able to accommodate the needs to the proposed development.

Archaeological and Cultural Heritage

The London Plan and SWAP contain policies related to cultural heritage and the investigation and retention of significant features.

As part of this application the subject site has undergone a Stage 1 and 2 archeological study which identified 6 locations with potential archeological concern. As a result of these studies, it was determined that Stage 3 assessments were required for Location 1 – Grant Site (AfHh-70); Location 2 (AfHh-923); Location 5 (AfHh-924); and, Location 6 (AfHh-925). Stage 3 assessments were completed for Location 1 – Grant Site (AfHh-

70); Location 5 (AfHh-924); and, Location 6 (AfHh-925) however a Ministry clearance letters are still outstanding for locations 1 and 5.

Further studies on Location 2 were not undertaken as the lands are well within the ESA and proposed Open Space zone where no development will occur. Modifications were also made to the lot depth slightly adjacent to Location 5 (Lot 32) in order to avoid the site in its entirety, including a 10 m buffer, based on the recommendations of the archaeologist. Although location 5 is now located further away from the proposed development a Stage 4 mitigation of development impacts is required to make sure that appropriate measures are implemented to protect Location 5 and ensure the site/artifacts remain in situ.

As a result of the stage 3 reports submitted by the applicant it was determined that a stage 4 archeological study will be required for locations 1 and 6. As a result of the ongoing archeological requirements and ministry clearances still being required, a condition of draft approval is being used to ensure the studies and ministry clearances are provided prior to any construction being undertaken.

Servicing

The London Plan and SWAP recognizes the provision of reliable, coordinated, and cost-effective civic infrastructure as a primary function of a municipality. Civic infrastructure delivers the services that make our city run smoothly. Ensuring services are readily available or available in the near future is a fundamental requirement for subdivision development.

Stormwater Management

The proposed plan of subdivision is located within the Dingman Creek Subwatershed. The eastern portion of the subdivision will be outletted to the Pincombe Drain Channel and the western portion of the subdivision will outlet to the Dingman Creek – Tributary D (Thornicroft Drain). A SWM Facility will be constructed on Block 99 of this draft plan. SWM control systems and downstream conveyance systems to the ultimate outlet will be determined in accordance with the accepted SWM facility design. On site private permanent systems will be required for multi-family blocks located within this Plan.

Water

Water connections will be made for this subdivision via Hamlyn Street. The Applicant will be required to demonstrate water looping through phasing at detailed design.

Sanitary

Sanitary servicing will be available either through a connection to the existing sewers along Hamlyn Street or a connection out to Wonderland Road South. The final connection location will be determined through future engineering review.

Transportation

Transportation is satisfied with the proposed road layout of the subdivision. There will be three new neighbourhood streets created through the Draft plan which all provide connections to Hamlyn Street. The London Plan identified a future Neighbourhood Connector to run from south from Hamlyn Street in order to connect the lands to the south of the proposed subdivision to Hamlyn Street. Due to the Natural Heritage Feature identified along the southerly property line the thru street was removed in favour of protecting this natural heritage feature. A London Plan amendment will be required for to remove the Neighbourhood Connector from The London Plan.

Development Engineering is also requesting standard holding provisions (h and h-100) over the entire site to ensure that appropriate services will be provided on a site-specific basis as development proposals are submitted for the proposed blocks.

'h' Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is

satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

and

'h-100' Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol. Permitted Interim Uses: A maximum of 80 residential units

Affordable Housing

Both the London Plan and the policies of the SWAP provide direction on affordable housing. 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_). Policy 20.5.3.1 of the SWAP details further development of the Southwest Planning Area will provide an opportunity to contribute to the supply of affordable housing and may assist the City in meeting its target for the provision of affordable housing. The following policies shall also apply to the SWAP lands:

- a) where appropriate, density bonusing will be considered for proposals that have an affordable housing component above 25% of the total dwelling count in any one development;
- b) opportunities for affordable housing shall be integrated into neighbourhoods and developments that also provide for regular market housing; and,
- c) a wide range of unit sizes within multiple-unit buildings will be encouraged.

The proposed zoning allows for opportunities to provide affordable forms of housing as street townhomes, cluster residential uses and apartment buildings can provide an alternative form of housing with different unit sizes, number of bedrooms and use different construction alternatives helping to reduce costs. A calculation reveals that at a minimum 44% of the proposed residential units could be in an alternative form of housing other than single detached dwellings and upwards to 55% could be developed if the recommended zoning is maximized.

Currently Staff does not have any planning tools to require affordable housing through the Housing Development Corporation or other affordable housing groups when working through the plan of subdivision process. The proposed zoning does not include the need for any bonusing provisions where affordable housing is typically received.

Green Development

The policies of The London Plan and SWAP promote sustainability and green development, in an effort to impose minimal impact on the environment, minimize consumption of water and energy, and reduce or eliminate waste outputs such as air pollution, water pollution, wastes and heat in a sustainable fashion. Green cities also have a small ecological footprint – the amount of land and water area required to sustain a city's consumption patterns and absorb its wastes on an annual basis (687_). A healthy city is one that supports the health of those that live in it. It can do so as a result of how it is planned and developed – offering such things as active mobility options, quality parks and recreational facilities for active and passive recreation, a clean and healthy environment, accessible health care facilities and services, protection from natural hazards, and safe and secure places (690_).

As previously mentioned, the proposed plan of subdivision is providing a variety of outdoor recreational amenities including a neighbourhood park, a multi-use corridor, open space and natural heritage lands. All of which will provide opportunities for active

mobility as the proposed multi-use pathway within the development form part of an area wide pathway corridor that spans the full length of the SWAP. Through future site plan processes for the blocks created through the Draft Plan of subdivision, the City will seek to promote green development methods for construction, encourage LID solutions and where possible limit the amount of surface parking and promote landscape open space throughout the site.

The SWAP is based on a design in which one of the key goals is to maximize the potential for sustainable development. In a City Planning context, this is achieved through such features as enhanced connectivity to transit, mixed-use development, a modified grid road system, and a connected open space system (Policy 20.5.3.2.(i)), all of which are key elements within the proposed plan of subdivision.

4.3 Amendments to the Zoning By-law

As per the SWAP (20.5.16.5), any applications for amendment to the City of London Zoning By-law shall be subject to the policies of the Secondary Plan and applicable policies of the City of London Official Plan. Consideration of other land uses through a Zoning By-law amendment shall be subject to a Planning Impact Analysis as described in the applicable designation of the Official Plan. Further to this, the London Plan requires amendments to consider the Use, Intensity and Form for any new development.

The use of the h and h-100 holding provisions will be applied to every developable zone variation on the site to ensure adequate servicing is available as the lands come in for development in the future.

The proposed zoning amendments are as follows:

- 1) Holding Residential R1 Special Provision (h*h-100*R1-3(_)) Zone and Holding Residential R1/R4 Special Provision (h*h-100*R1-3(_)/R4-3(_)) Zone.
 - **Use:**
 - The R1-3 zone permits single detached dwellings with a maximum height of 9 metres, maximum frontage of 10 metres, and lot area of 300m² as the sole permitted use. This is in keeping with the permitted uses of the Low Density Residential designation of the SWAP and the Neighbourhoods Place Type of The London Plan;
 - The R4-3 zone permits street townhouse dwellings with a maximum height of 10.5 m, minimum lot area of 200m² and a minimum lot frontage of 5.5 m as the sole permitted use. Street townhouses are permitted through the SWAP policies for Low Density Residential designation in the Wonderland Boulevard Neighbourhood and permitted within the Neighbourhoods Place Type in The London Plan;
 - **Intensity:**
 - The SWAP requires a minimum density of 15 units per hectare to be established within its Low Density designations and anything in excess of 30 units per hectare may be permitted through a site specific zoning by-law amendment, site plan application, and urban design review;
 - The proposed lotting pattern and R1-3 and R4-3 zones provide lot requirements that help ensure that the minimum densities can be achieved. Based on the 93 lots proposed in the low density designation the development is able to achieve 18 units per hectare and with the inclusion of street townhomes on block 94 this number will only increase.
 - **Form:**
 - Heights shall be sensitive to the scale of development in the surrounding neighbourhood and should not exceed four storeys within the Low Density Residential (LDR) designation of the SWAP;

- The proposed R1-3 and R4-3 zone provide a form of Low Density Residential development that is in keeping with the policies of the SWAP and The London Plan;
- The proposed R1-3 and R4-3 zones provide height limits which will be sensitive to the future uses in the area and cannot exceed 4 storeys in height;
- The proposed R1-3 Zone identifies special provisions for a reduced setback of 5.5 metres for the front yard depth of the garage and a maximum lot coverage of 45%. Staff is supportive of these provisions as they are minor deviations from the standard R1-3 zone regulations.
- To ensure developments are in keeping with the design guidelines of the SWAP a special provision is being recommended that will ensure garages do not project beyond the façade of the buildings, and do not occupy more than 50% of the frontage of the lot.
- The proposed R4-3 zone has identified a special provision for a maximum lot coverage of 50%. Given the built form of street townhomes and setback requirements of the Zoning By-Law staff feel the increase in lot coverage is appropriate and that significant amenity space can be provided for each unit.
- To ensure developments are in keeping with the design guidelines of the SWAP (20.5.3.9 iii) e)) a provision that garages do not project beyond the façade of the buildings, and do not occupy more than 50% of the frontage of the lot is being recommended by staff.
- These special provisions will ensure a street-oriented housing form and avoid garage dominated streetscapes;
- Staff is also recommending that the R4-3 zone require a minimum lot frontage of 6.7 metres where 5.5 metres is identified. This requirement is based on the City Standards for narrow lot servicing requirements. The special provision ensures appropriate services can be provided to the townhouse units in the future.

- **Planning Impact Analysis:**

- Overall, the recommended zoning is compatible with future lands uses and the proposed lots/blocks are of a sufficient size and shape to accommodate the future land uses. The recommended zoning is in keeping with the goals of the SWAP and The London Plan.

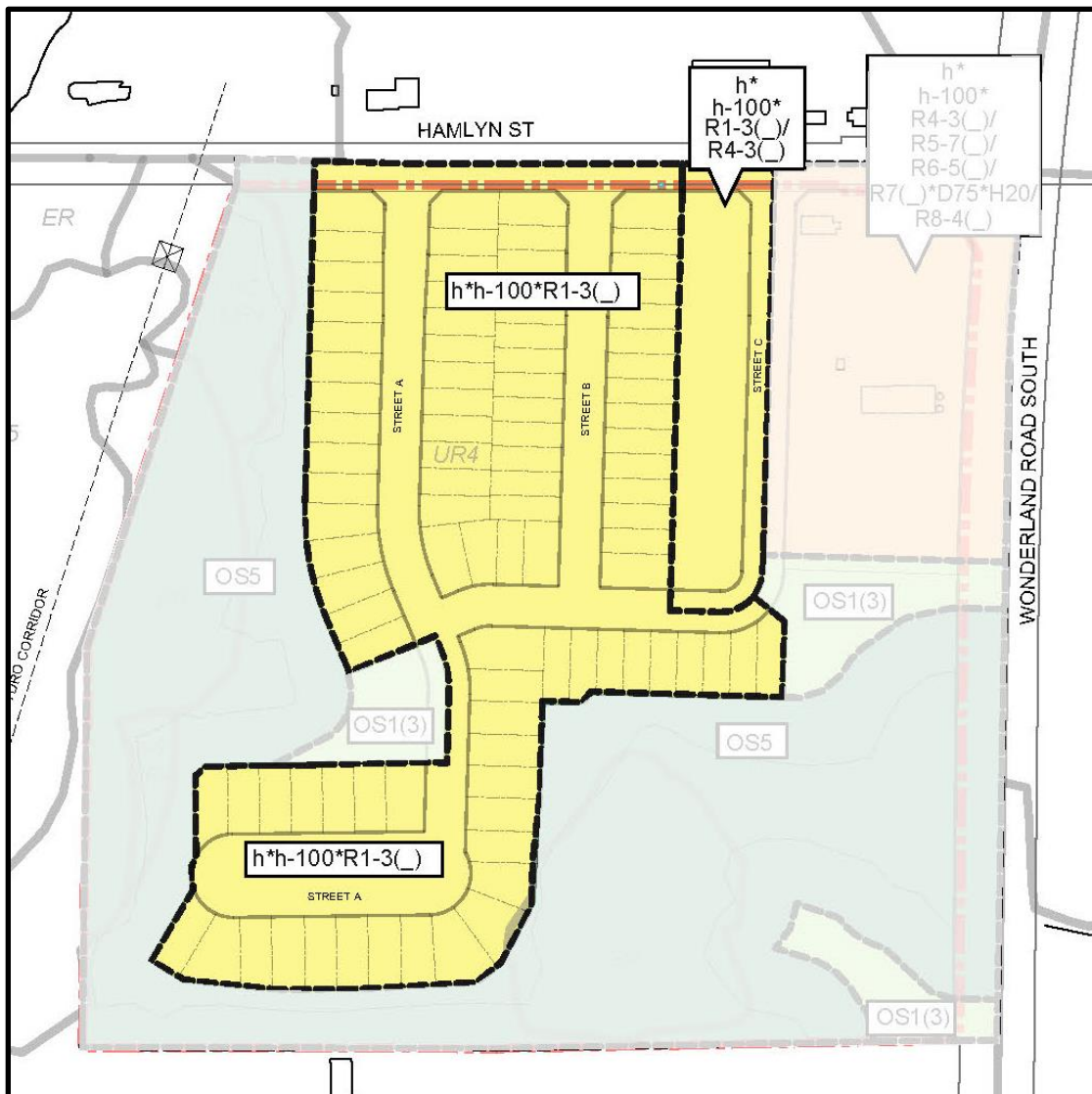


Figure 4. Proposed Low Density Zones

2) Holding Residential R4/R5/R6/R7/R8 Special Provision (h*h-100*/R4-3()/R5-7()/R6-5()/R7()*D75*H20/R8-4() Zone (Block 95)

• Use:

- As previously noted, the R4-3 zone permits street townhouse dwellings with a maximum height of 10.5 m, a minimum lot area of 200m² and a minimum lot frontage of 5.5 m. Street townhouses are permitted through the SWAP policies for both Low Density Residential designation and Medium Density Residential designation in the Wonderland Boulevard Neighbourhood and are permitted within the Neighbourhoods Place Type of The London Plan;
- The R5-7 Zone permits cluster housing in the form of cluster townhouse dwellings and cluster stacked townhouse dwellings with a maximum height of 12 m and a maximum density of 60 units per hectare.
- The R6-5 Zone permits cluster housing in the form of cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare.
- The R7 Zone permits senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments requiring a minimum 25m lot frontage and 1000m² lot area.
- The R8-4 Zone permits low rise apartments, in addition to handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities requiring a 30m lot frontage, 1000m² lot area and maximum density 75 uph.

- The above-mentioned uses are all in keeping with the permitted uses of the Medium Density Residential designation of the SWAP within the Wonderland Boulevard Neighbourhood. The uses are also permitted within the Neighbourhood Place Type given the blocks location along a Neighbourhood Throughfare.

- **Intensity:**

- The Medium Density Residential designation in the SWAP (Wonderland Boulevard Neighbourhood) permits residential uses at a density of 30-75 units per hectare and building heights up to six storeys.
- The Neighbourhood Place Type permits a range of heights requiring a minimum of 2-storeys up to a maximum of 4-storeys with the option to bonus up to 6-storeys when located at the intersection of an Urban Thoroughfare and Neighbourhood Connector.
- Given that the SWAP policies take priority over The London Plan bonusing is not required in this instance to achieve 6-storeys in height.
- The proposed zones and uses mentioned above are all in keeping with the regulations of the Medium Density Residential Policies of the SWAP and are considered appropriate on the proposed Medium Density Residential block.

- **Form:**

- The proposed zones on the site will provide a wide range of residential uses and forms of development which are all in keeping with the intent of both the SWAP and The London Plan.
- The following Special Provisions are being recommended on all zone variations on Block 95 except for the R4-3 Zone.
 - Any proposed use will require a minimum setback of 3 metres and maximum of 6 metres; and
 - The front face and primary entrance of any dwelling unit shall be oriented to adjacent streets.
- These provisions will ensure the units are oriented to the street with rear amenity areas, parking and vehicular driveways located internal to the block.
- The R5-7 and R6-5 zone are also proposing 50% lot coverage and require a provision that 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 to ensure the development is in keeping with the design guidelines of the SWAP (20.5.3.9 iii e))
- The R7 zone does not have a base height or density regulations within the Zoning By-law. These provisions are established through the rezoning process on a site-specific basis. The proposed height is 20m (6-storeys) and density of 75 units per hectare which is in keeping with the policies of the SWAP and is considered appropriate on the subject site.
- The standard R8-4 zone requires a special provision to increase in height permissions within the zone. The requested height is 20m which would allow future developments the ability to reach 6-storeys in height. Staff feel this special provision is appropriate given the site size, location and policies of the SWAP.
- The R4-3 zone will maintain the same special provisions as previously identified.

- **Planning Impact Analysis:**

- Overall, the proposed zones will be compatible with future lands uses and the proposed block is of a sufficient size and shape to accommodate the proposed uses, potential intensity and forms of land uses. A site plan will be required to address any future compatibility issues.

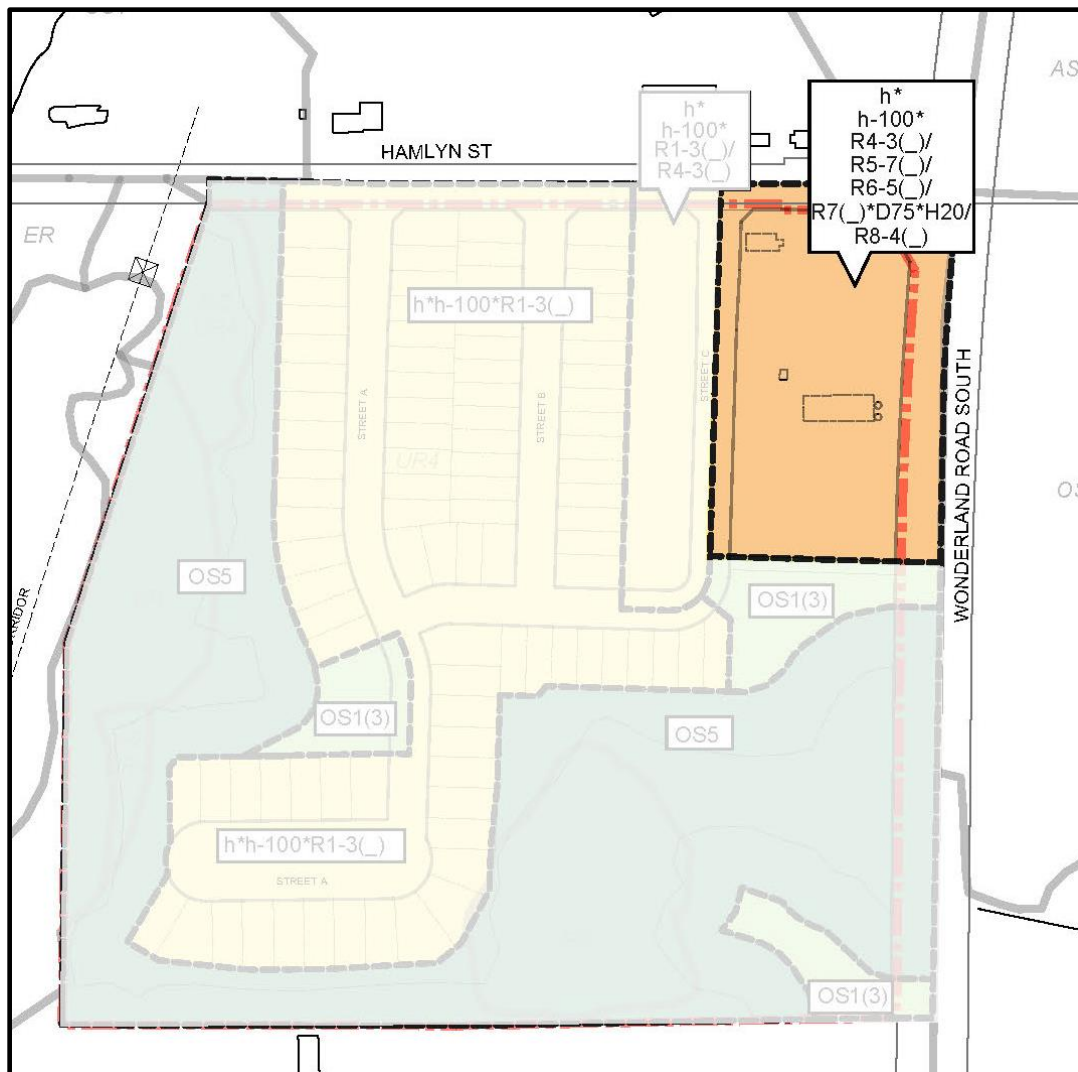


Figure 5. Proposed Medium Density Zones

- 3) an Open Space Special Provision (OS1(3)) Zone (Blocks 96, 97, 98 and 99), an Open Space (OS5) Zone (Blocks 100, 101 and 110)

- **Use:**

- The vision for the SWAP includes a community with enhanced open space and encourages recreation and alternative modes of transportation. This is dependent on the provision, development and incorporation of different types of parkland and open space connections into newly developing and redeveloping areas (20.5.3.4).
- Schedule 2 of this Plan identifies the general locations of a combination of existing and new neighbourhood and district parks, and proposed pedestrian and multi-use pathways. The pathway corridor on Schedule 2 identifies a multi-use pathway through the Natural Heritage feature on the west side of the subject site. This pathway is to run parallel to the Hydro Corridor, north to the Bostwick Community Center and south where it will connect into the subdivision north of Greenhills Golf Course.

- **Block 100, 101 & 110 (OS5 Zone):**

- The proposed Draft Plan of subdivision has identified a multi-use pathway along the rear lot lines of the westerly properties in keeping with the intent of Schedule 2 of the SWAP. The pathway is located within Block 100 of the Draft Plan which was identified as a buffer to the abutting ESA to the west (Block 110).
- Block 100 also extends along the rear lot lines of the proposed homes on the southerly side of the development as a buffer to the ESA, however the multi-use trail will not continue in that direction.
- Block 101 is located in the SE corner of the site and has been identified as an ecological buffer on the south side of the ESA. This block abuts a future parkland block where no development will occur.
- These lands (Block 100, 101 and 110) will be zoned OS5 to ensure the

continued protection of the ESA while providing permissions for the multi-use pathway identified through the SWAP.

- Blocks 100, 101 and 110 will be dedicated to the City as part of the subdivision process.



Figure 6. Proposed Open Space Zones

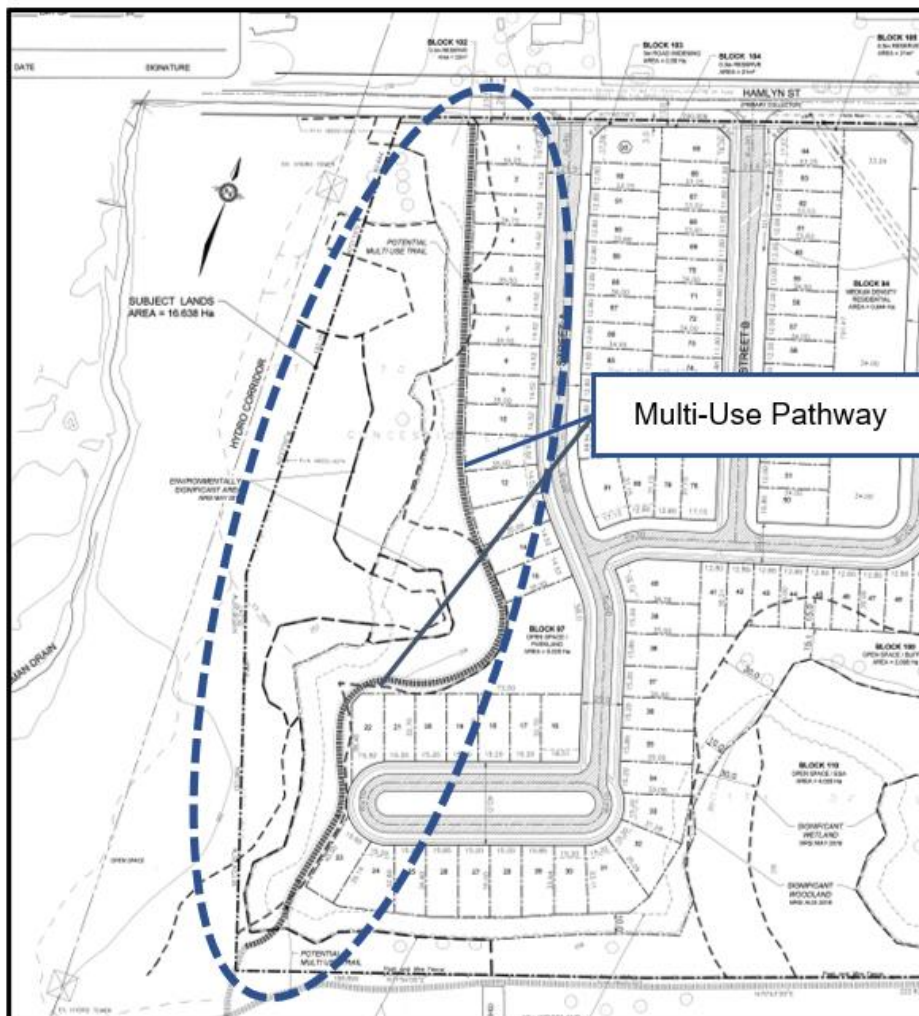


Figure 7. Proposed Multi-Use Pathway

- **Block 96, 97, 98 and 99 (OS1(3) Zone):**
 - A proposed neighbourhood park, although not identified on Schedule 2, will be located within this plan, identified as block 97 and will be serviced by the proposed multi-use pathway on the west side of the subdivision.
 - Block 98 is identified as parkland and will be considered as passive park space with the potential to be an entrance into the future multi-use pathway system to the south of the subdivision.
 - Block 96 is identified as a pathway between Wonderland Road South and Street “C” providing an east/west pedestrian connection to the subdivision. This block is directly north of the abutting SWM pond.
 - Block 99 is identified as the SWM pond for the subdivision.
 - All parkland blocks identified will be zone OS1(3) to permit future public parks, pathways and SWM facilities.
 - Both the SWAP and the London Plan recognize and permit parks and multi-use pathways within various designations and Place Types.
 - All Park Blocks identified will be dedicated to the City of London.

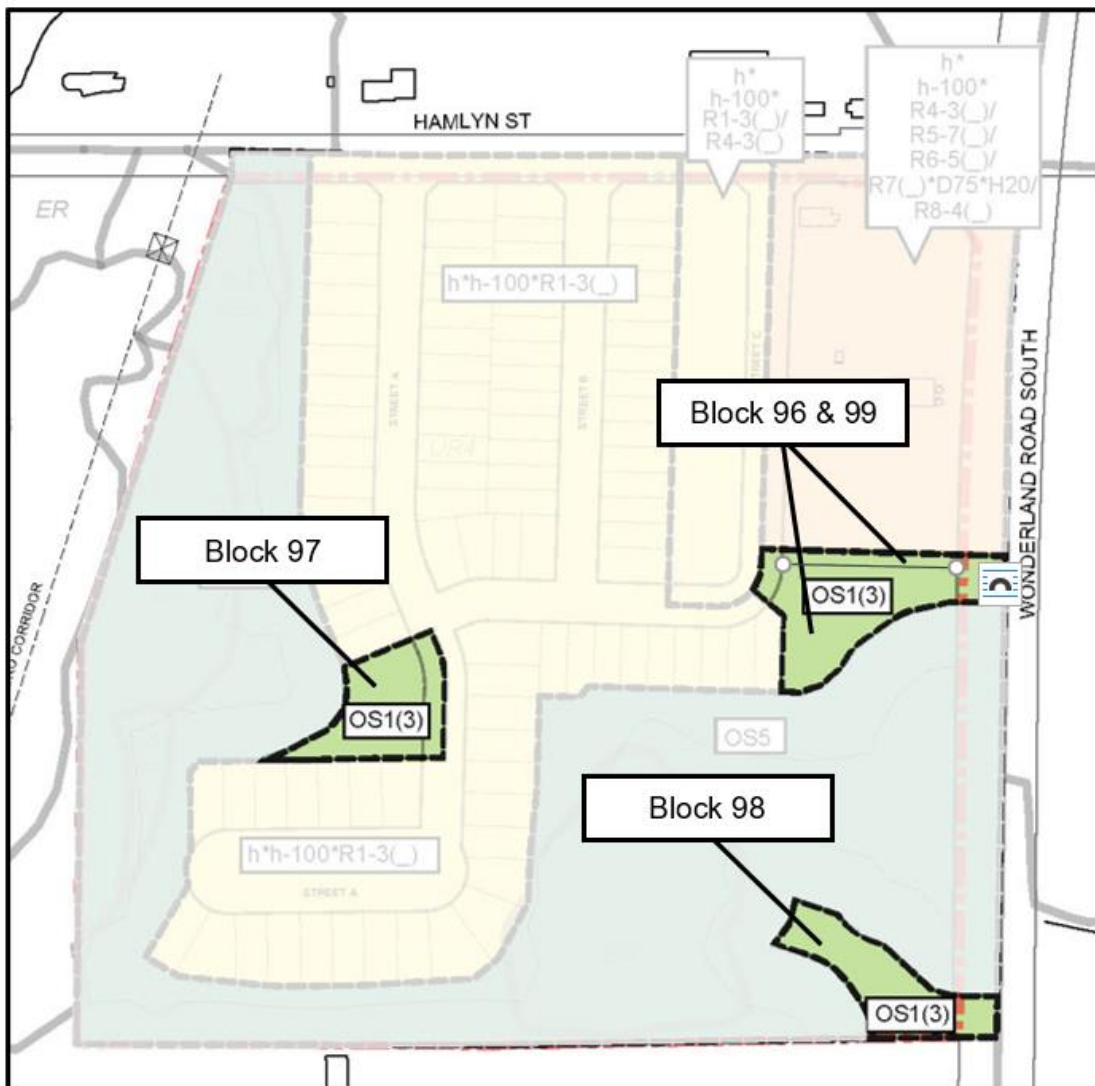


Figure 8. Proposed Park Blocks

- **Intensity and Form:**
 - Pathways, parks and open space features are integral parts to any new and developing subdivisions and are encouraged through multiple policies in all Plans. The form and size of the pathways and parks have been agreed upon with staff and the Applicant.
- **Planning Impact Analysis:**
 - The parks, pathways and opens space areas are not anticipated to negatively impact the proposed subdivision or the natural heritage

features and will provide the necessary parks and open space that are envisioned through the London Plan and the 1989 Official Plan.

4.4 Public Concern

In response to the specific concerns raised by a member of the public, the Southwest Area Plan has taken into account the anticipated populations within the community and identified locations where school sites should be located that will best serve the anticipated growth in the area. The subject site was not identified as a location for a school site. Through existing and future draft plans of subdivision locations for school sites have/will be identified for school uses.

The use of three access points along Hamlyn Street are a result of achieving the preferred grid like road network within the subdivision as well as seeking to avoid rear lotting on to higher order roads which create the need for noise walls. The closes intersection (Street "C") to Wonderland Road is a right-in, right-out to avoid left hand turns onto Hamlyn Street which would result in a safety issue. Staff is in support of the proposed road network.

In regard to dealing with traffic, the developer will be required to provide a traffic management plan prior to construction in order to ensure traffic will function in a safe and efficient manner.

Conclusion

The proposed amendments are consistent with the Provincial Policy Statement, 2020 which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The proposed draft plan of subdivision and Zoning By-law Z.-1 will implement a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along the Wonderland Road South corridor. The Draft Plan has been designed to support these uses and to achieve an aesthetically-pleasing, mixed-use development that is pedestrian friendly, transit supportive and accessible to the surrounding community.

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CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Bruce Page, Manager, Development Planning
Mike Pease, Manager, Development Planning

Appendix “A” – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2021

By-law No. Z.-1-21_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 6019
Hamlyn Street.

WHEREAS Sifton Properties Ltd. has applied to rezone an area of land located at 6019 Hamlyn Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 the middle portion of the lands located at 6019 Hamlyn Street, as shown on the attached map comprising part of Key Map No. A.114, from an Urban Reserve (UR4) Zone, a Holding Urban Reserve (h-2*UR4) Zone, and an Environmental Review (ER) Zone, to a Holding Residential R1 Special Provision (h*h-100*R1-3(_)) Zone, a Holding Residential R1/R4 Special Provision (h*h-100*R1-3(_)/R4-3(_)) Zone, a Holding R4/R5/R6/R7/R8 Special Provision (h*h-100*R4-3(_)/R5-7(_)/R6-5(42)/R7(_)*D75*H20/R8-4(_)) Zone, a Open Space Special Provision (OS1(3)) Zone; and a Open Space (OS5) Zone;

Section Number 5.4 of the Residential R1 Zone is amended by adding the following Special Provision:

-) R1-3(_)
 - a) Regulations:
 - i) Garage Front Yard Depth (minimum) 5.5 m (18 ft.)
 - ii) Lot Coverage (maximum) 45%
 - iii) 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

- 2) Section Number 8.4 of the Residential R4 Zone is amended by adding the following Special Provision:

-) R4-3(_)
 - a) Regulations:
 - i) Lot Frontage (minimum) 6.7m (22 ft)
 - ii) Lot Coverage (maximum) 50%

- iv) 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

3) Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:

) R5-7(*)

a) Regulation[s]

- i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
- ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
- iii) Lot Coverage (maximum) 50%
- iv) 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
- v) The front face and primary entrance of dwellings shall be oriented to adjacent streets

3) Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provision:

) R6-5(_)

b) Regulation[s]

- j) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
- vi) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
- vii) Lot Coverage (maximum) 50%
- viii) 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
- ix) The front face and primary entrance of dwellings shall be oriented to adjacent streets

4) Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

) R7(*)

a) Regulation[s]

- i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
 - ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
 - iii) The front face and primary entrance of dwellings shall be oriented to adjacent streets
- 5) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:
 -) R8-4(*)
 - a) Regulation[s]
 - i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
 - ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
 - iii) Height (maximum) 20 metres (65.62 feet) (6-storeys)
 - x) The front face and primary entrance of dwellings shall be oriented to adjacent streets

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.

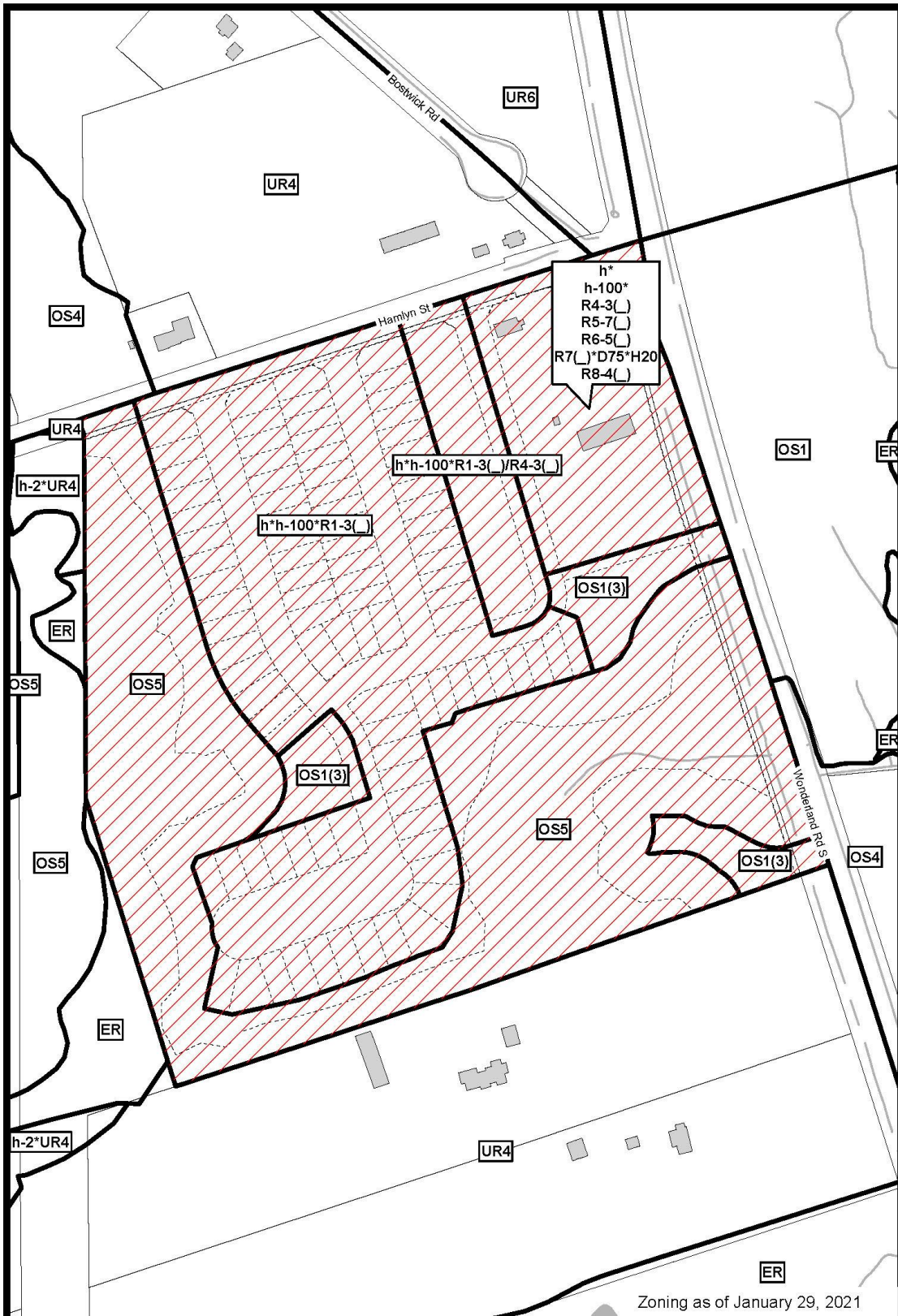
PASSED in Open Council on March 23, 2021.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – March 23, 2021
Second Reading – March 23, 2021
Third Reading – March 23, 2021

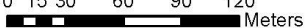
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-8960
 Planner: MC
 Date Prepared: 2021/02/09
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters 



Appendix “B” – Draft Approved Plan and Conditions

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-18504 ARE AS FOLLOWS:

NO. CONDITIONS

General

1. This draft approval applies to the draft plan submitted by Sifton Properties (File No. 39T-18504), prepared by Monteith Brown Planning Consultants, and certified by Jason Wilband OLS, (Project No. 12-812, dated July 6, 2020), which shows ninety-three (93) single detached lots, two (2) medium density residential blocks, three (3) parkland blocks, three (3) open space blocks, one (1) SWM facility block, two (2) road widening blocks and six (6) 0.3 m reserve blocks, all served by three (3) local/neighbourhood streets (Street A, B & C).
2. This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The Owner shall enter into a subdivision agreement with the City, in the City’s current approved form (a copy of which can be obtained from Development Services), which includes all works and services required for this plan, and this agreement shall be registered against the lands to which it applies.
4. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City’s standards, guidelines or requirements shall be satisfactory to the City.
5. In conjunction with the first submission of engineering drawings, street(s) shall be named, and the municipal addressing shall be assigned to the satisfaction of the City.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
8. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
9. Prior to final approval, the Owner shall provide copies of all transfer documentation for all land transfers/dedications and easements being conveyed to the City, for the City’s review and approval.
10. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, final plans, and any required studies, reports, data, information or detailed engineering drawings, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information

required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.

Planning

11. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
12. In conjunction with the first submission engineering drawings, the Owner shall submit a lotting plan which complies with all City standards and zoning regulations all to the satisfaction of the City.
13. The Owner shall register on title for Lots 1, 64, 65, and 93, and include in all Purchase and Sale Agreements for Lots 1, 64, 65, and 93, a requirement that Hamlyn Street facing elevations are designed as the fronts of the future homes with front doors, porches and windows facing Hamlyn Road and that fencing along the north property line is limited to a maximum of 50% of the length of the lot.
14. The Owner shall register on title for Lots 15, 16, 22, 23, 40, 49, 50, 78, 81, 88, and 104, and include in all Purchase and Sale Agreements for Lots 15, 16, 22, 23, 40, 49, 50, 78, 81, 88, and 104 a requirement that the homes to be designed and constructed are to have a similar level of architectural detail on the front and exterior side elevations (materials, windows (size and amount) and design features, such as but not limited to porches, wrap-around materials and features, or other architectural elements that provide for a street oriented design) and limited chain link or decorative fencing along no more than 50% of the exterior side-yard abutting the exterior side-yard frontage.
15. In conjunction with the submission of Focused Design Studies, and prior to any demolition, site alteration activities or any other soil disturbances, the Owner shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out all required archaeological assessment(s) and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport. All archaeological assessment reports, in both hard copy and as a pdf, must be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry. The Owner shall submit the Ministry's compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied prior to any site works.
16. In conjunction with the Focused Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on future residential uses adjacent to arterial roads. The noise study shall be prepared in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines. Any recommended noise attenuation measures are to be reviewed and accepted by the City. The final accepted recommendations shall be constructed or installed by the Owner, or may be incorporated into the subdivision agreement.
17. The Owner shall circulate the lot grading and drainage plan to Hydro One Networks Inc. for its review in a timely manner. The City Engineer will have regard for the comments from Hydro One when reviewing and approving the lot grading and drainage plans

Parks Planning

18. The Owner shall convey up to 5% of the lands included within this plan to the City of London for park purposes or 1 hectare per 300 units, whichever is greater for

residential uses, or as cash in lieu, in accordance with By-law CP-9. Based on ecological findings, staff may accept natural heritage lands at a compensated rate as defined in Parkland Dedication By-law CP-9.

19. As part of Focused Design Studies submission, the Owner's Landscape Architect shall prepare and submit a conceptual plan for all park blocks and pathway alignments, to the satisfaction of the City.
20. In conjunction with the first submission of engineering drawings, the Owner's qualified consultant shall undertake, by a Registered Professional Forester, a Hazard Tree Assessment Study for all Blocks. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of residential blocks, park lot lines (this being the hazard tree management zone) and trails (as approved by the city), this also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is sooner.
21. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
22. The Owner shall construct 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the City, within one (1) year of the registration of the plan.

Natural Heritage

23. The Owner shall implement the Environmental Management Plan and all recommendations contained in the Environmental Impact Study (EIS) prepared by MTE and any EIS Addendum, all to the satisfaction of the City, including, but not limited to provision for buffer zones; re-vegetation/restoration; construction mitigation; timing of work; wetland relocation; and environmental monitoring.
24. In conjunction with the Focused Design Studies submission, the Owner shall have their ecological consultant detail the implementation of the Environmental Management Plan and all recommendations listed in the Environmental Impact Study and /or addendums, all to the satisfaction of the City.
25. In conjunction with the Focused Design Studies submission, the Owner's Landscape Architect or Ecologist shall prepare and provide a concept plan for all ecological buffers, compensation areas and/or restoration areas all to the satisfaction of the City.
26. As part of the first submission of engineering drawings, the Owner's Landscape Architect and/or ecological consultant shall prepare a detailed restoration and buffer planting plan in accordance with the Environmental Impact Study, all to the satisfaction of the City.

Monitoring of Ecological Works

27. In conjunction with the first submission engineering drawings, the Owner's ecological consultant shall prepare and submit a detailed environmental monitoring program in accordance with the EIS for the natural heritage features and functions, and for all ecological works including buffer plantings, restoration areas and

compensation areas to the satisfaction of the City. The Owner's consultant shall provide an annual monitoring report for each year of the program to Development Services, unless otherwise directed in writing by the City Planner.

Erosion and Sediment Control

28. The Owner shall implement the requirements of the City concerning sedimentation and erosion control measures during all phases of construction. The Owner shall provide bi-monthly status reports to the City Planner and the City Engineer ensuring the appropriate measures are in place and functioning, prior to and during work on the site, unless otherwise directed in writing by the City Planner or City Engineer.
29. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with a site inspection report. The Owner's engineer shall provide bi-monthly status reports to the City Planner and the City Engineer during development activity along the edge of any Natural Heritage Feature

Tree Preservation

30. As part of the Focused Design Studies, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision as required by the Tree Inventory. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the City Planner. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
31. Focused Design Studies, the Owner's qualified consultant shall undertake a Hazard Tree Assessment Study for all open space blocks abutting residential lots/blocks. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of lot lines and provide recommendations to abate the hazard, to the satisfaction of the City.

Homeowners Guide

32. As part of the first submission of engineering drawings, the Owner shall prepare for delivery to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City. The approved package shall be delivered to homeowners upon occupancy.

UTRCA

33. In conjunction with the Focused Design Studies submission, a Final Environmental Impact Study shall be prepared that compiles all of the addendums and also addresses the UTRCA's outstanding concerns.
34. In conjunction with the Focused Design Studies submission, a scoped Hydrogeological Study and Water Balance Analysis shall be prepared to the satisfaction of the City and the UTRCA.
35. In conjunction with the Focused Design Studies submission, a detailed Stormwater Management Report shall be prepared to the satisfaction of the City of London and the UTRCA.

36. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
37. In conjunction with the Focused Design Studies submission, a Floodplain Storage Balance Analysis shall be completed to the satisfaction of the UTRCA and the recommendations of the Analysis implemented within the engineering review.

SEWERS & WATERMAINS

Sanitary:

38. In conjunction with the first submission of engineering drawings submission, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Study to include the following design information:
- i) Provide a sanitary drainage area plan and design sheet, including the sanitary sewer routing through this plan and the external areas to be serviced, to the satisfaction of the City;
 - ii) Provide all details including connection details, proposed maintenance hole drop structures, dewatering requirements, etc. as it relates to servicing of this plan;
 - iii) Confirm and demonstrate whether a proposed connection is being made to the existing 900 mm diameter municipal sanitary sewer on Hamlyn Street with flows going east to the trunk sewer on Wonderland Road and ultimately to Wonderland/Dingman trunk sewer;
 - iv) Provide an hydrogeological report that includes an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407,; and
 - v) Demonstrate that the servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements.
39. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 375 mm diameter sanitary sewer to the 1650 mm diameter sanitary sewer located on Wonderland Road South and Dingman Road OR the 900 mm diameter sanitary sewer located on Hamlyn Street;
 - ii) Oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, if necessary, all to the satisfaction of the City;
 - iii) Where trunk sewers are greater than eight (8) metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
 - iv) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
40. The Owner shall implement the following enhanced inflow and infiltration (I & I) measures, to the satisfaction of the City, at no cost to the City:

- i) provide regular unscheduled inspection of basement excavations by the Owner's agents to ensure sanitary connections remain capped until plumbing connections are made;
- ii) provide a notice to all builders and homeowners within the development, complete with an acknowledgement of receipt, regarding sanitary private drain connections (pdcs) and the City's By-law WM-4 and secure against any infractions as a deterrent;
- iii) wrap all manhole joints at time of installation; and
- iv) permit City flow monitoring of this plan to monitor inflow and infiltration.

Storm and Stormwater Management (SWM)

41. In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer update the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:

- i) Identify the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
- ii) Identify major and minor storm flow routes for the subject and external lands and demonstrate these flows can be adequately controlled and conveyed to the final outlet with no impacts to downstream property, to the satisfaction of the City;
- iii) Provide supporting overland flow route capacity calculations and associated drawings for the conveyance of the major overland flows from this plan of subdivision to the intended receiving system to the south of this plan;
- iv) design the SWM control systems and downstream conveyance systems (e.g., culvert under Wonderland Road South) to the ultimate outlet in accordance with the accepted SWM facility design.
- v) Provide details of servicing corridor through Block 96;
- vi) Provide details of SWM dry facility as proposed on Block 99;
- vii) Make provisions to oversize and deepen the internal storm sewers in this plan, if necessary, to accommodate flows from upstream lands external to this plan;
- viii) ensure the post-development discharge flow from the subject site (and any blocks) meets stormwater control requirements for water balance, quality, quantity, and erosion control. The subject site shall not exceed the capacity of the stormwater conveyance system, to the satisfaction of the City Engineer. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply with the accepted design requirement for Permanent Private Stormwater Systems, to the satisfaction of the City Engineer, at no cost to the City.
- ix) Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
- x) developing sediment and erosion control plan(s) that will identify all sediment and erosion control measures, responsibilities and inspecting/reporting requirements for the subject lands in accordance with City of London, the Ministry of the Environment, Conservation and Parks (MECP) standards and requirements, and current industry standards all to the specification and satisfaction of the City Engineer. The sediment and erosion control plan(s) shall confirm and identify all interim and long-term drainage measures as well as a monitoring program that would be required for both registration and construction phasing/staging of the development and any major revisions to these plans after the initial acceptance shall be reviewed/accepted by the City of London for conformance to our standards and the Erosion and Sediment Control Guideline for Urban Construction (TRCA, December 2019). The erosion and sediment control plan and monitoring program shall be developed with consideration for the sensitive downstream habitat and any recommendations associated to the habitat features. Prior to any work on the

site, the Owner's professional engineer shall submit these measures and is to have these measures established and approved all to the satisfaction of the City Engineer. Further, the Owner's Professional Engineer must inspect and confirm that the required erosion and sediment control measures are maintained and operated as intended during all phases of construction.

- xi) Implement SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
42. The subdivision to which this draft approval relate shall be designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
43. In conjunction with the submission of engineering drawings, should the accepted SWM Report determine the SWM Block size be revised, the Owner shall submit a red-line draft plan of subdivision to be reviewed and accepted by the City, to the satisfaction of the City.
44. The Owner acknowledges that the subject lands are located within the Dingman Creek Subwatershed. The major and minor storm system targets and locations for this plan are identified on the Dingman Creek Subwatershed: Stormwater Servicing Strategy for Stage 1 Lands Schedule B Municipal Class Environmental Assessment, preferred option, as prepared by Aquafor Beech Inc. (Notice of Completion Letter February 2020). In conjunction with the first submission of engineering drawings, the Owner shall provide supporting documentation for major and minor storm/drainage and SWM related servicing/works for inclusion of these identified areas, all in accordance to the Dingman Creek EA and to the satisfaction of the City Engineer.
45. Prior to the first submission of engineering drawings, the Owner is to engage with Upper Thames River Conservation Authority (UTRCA) to pursue a resolution for the subject lands, where possible, as a portion of the property is identified within the Dingman Creek Subwatershed Screening Area identified in the report to Planning and Environment Committee titled "*Upper Thames River Conservation Authority Dingman Creek Subwatershed Screening Area Mapping*" (November 12, 2018).
46. In conjunction with the first submission of engineering drawings, the Owner shall have a consulting professional engineer design and construct proposed storm/drainage and SWM servicing works for the subject lands all to the satisfaction of the City Engineer and in accordance with the requirements of the following:
- i) The Dingman Creek Subwatershed: Stormwater Servicing Strategy for Stage 1 Lands Schedule B Municipal Class Environmental Assessment, preferred option, as prepared by Aquafor Beech Inc. (Notice of Completion Letter February 2020).
 - ii) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study updated 2005.
 - iii) The Pincombe Dain EA 2013.
 - iv) The approved Storm/Drainage and SWM Servicing functional Report for the subject lands;
 - v) The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 01, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.

- vi) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;
 - vii) The Ministry of the Environment, Conservation and Parks (MECP) SWM Practices Planning and Design Manual (2003), including updates and companion manuals; and
 - viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies, including but not limited to the Erosion and Sediment Control Guideline for Urban Construction (TRCA, December 2019), etc.
47. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Dingman Creek Subwatershed, and outlet the eastern portion of the subdivision to the Pincombe Drain Channel and outlet for the western portion of the subdivision to the Dingman Creek – Tributary D (Thornicroft Drain).
 - ii) Construct the proposed SWM Facility on Block 99 of this draft plan, to the satisfaction of the City Engineer;
 - iii) design and construct the SWM control systems and downstream conveyance systems (e.g., culvert under Wonderland Road South) to the ultimate outlet in accordance with the accepted SWM facility design.
 - iv) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - v) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith;
 - vi) Implement SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer; and
48. In conjunction with the first submission of engineering drawings, the Owner shall have its professional engineer ensure that all geotechnical issues, natural heritage and/or hazard considerations and required setbacks related to the slope stability, natural features as well as associated with open watercourses that services upstream catchments are adequately addressed for the subject lands, all to the satisfaction of the City Engineer and The Upper Thames River Conservation Authority.
49. In conjunction with the first submission of engineering drawings, the Owner acknowledges that in accordance with the MECP and City's requirements, adequate setbacks will be maintained and allocated in accordance with the City Council approved Official Plan Policies relating to open watercourse setbacks. Required setbacks, buffers, regulated areas and areas to be protected during construction shall be clearly identified within the engineering drawings issued for construction.
50. In conjunction with the first submission of engineering drawings, the Owner shall have a professional engineer prepare a hydrogeological investigation and/or addendum/update to the existing hydrogeological investigation(s) based on the final subdivision design, to determine the potential short-term and long-term effects of the construction associated with the development on existing groundwater elevations and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures, including Low Impact Development (LIDs) solutions to the satisfaction of the City Engineer. Elements of the hydrogeological investigation should include, but are not to be limited to, the following:

- i) Evaluation of the hydrogeological regime, including specific aquifer properties, static groundwater levels, and groundwater flow direction;
- ii) Evaluation of water quality characteristics and the potential interaction between shallow groundwater, surface water features, and nearby natural heritage features;
- iii) Completion of a water balance and/or addendum/update to the existing water balance for the proposed development, revised to include the use of LIDs as appropriate;
- iv) Completion of a water balance for any nearby natural heritage feature (i.e., all open space Blocks) to include the use of LIDs as appropriate;
- v) Details related to proposed LID solutions, if applicable, including details related to the long-term operations of the LID systems as it relates to seasonal fluctuations of the groundwater table;
- vi) Evaluation of construction related impacts and their potential effects on the shallow groundwater system;
- vii) Evaluation of construction related impacts and their potential effects on local significant features;
- viii) Development of appropriate short-term and long-term monitoring plans (if applicable);
- ix) Development of appropriate contingency plans (if applicable) in the event of groundwater interference related to construction.
- x) the effects of the construction associated with this subdivision on the existing ground water elevations, private domestic or farm wells in the area and adjacent natural areas;
- xi) identify any abandoned wells in this plan
- xii) any fill required in the plan
- xiii) provide recommendations for foundation design should high groundwater be encountered
- xiv) address any contamination impacts that may be anticipated or experienced as a result of the said construction
- xv) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
- xvi) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken

all to the satisfaction of the City.

- 51. In conjunction with the first submission of engineering drawings, the Owner's professional engineer shall implement any remedial or other works as recommended in the accepted hydro geological report, to the satisfaction of the City, at no cost to the City.
- 52. In conjunction with the first submission of engineering drawings, the Owner's consulting Professional Engineer shall submit, a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for each of the SWM Facilities within this plan (i.e., the SWM Facility, flood storage features, LIDs, OGSs, etc.), in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" and other available guidance document requirements to the City Engineer for review and approval. The program will include but not be limited to the following:
 - i) A work program manual for the phasing, maintenance and monitoring of these facilities during all phases of buildout as well as following assumption.
 - ii) A verification and compliance monitoring program the developer will need to complete to verify the SWM features meet the intended design prior to assumption.

53. Following construction and prior to the assumption of the stormwater system, the Owner shall complete the following at no cost to the city, and all to the satisfaction of the City Engineer:
- i) Operate, maintain and monitor the SWM Facilities in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities"
 - ii) Have its consulting Professional Engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "monitoring and Operational Procedure for Stormwater Management Facilities" to the City Engineer for review and approval.
54. The Owner shall ensure the post-development discharge flow from the subject site (and any blocks) meets stormwater control requirements for water balance, quality, quantity, and erosion control. The subject site shall not exceed the capacity of the stormwater conveyance system, to the satisfaction of the City Engineer. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply with the accepted design requirement for Permanent Private Stormwater Systems, to the satisfaction of the City Engineer, at no cost to the City.
55. If applicable, the Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater Management Facilities, Policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.

Watermains

56. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report which addresses the following, all to the satisfaction of the City Engineer:
- i) Water distribution system analysis & modeling and hydraulic calculations for the Draft Plan of Subdivision confirming system design requirements are being met (residential A.D.D. shall be 255 litres per capita per day; maximum residual pressure 80 psi);
 - ii) Identify domestic and fire flows for the residential Lots and development Blocks from the low-level water distribution system;
 - iii) Address water quality and identify measures to maintain water quality within all watermains throughout the entire subdivision from zero build-out through full build-out of the subdivision;
 - iv) Maintaining water quality shall include watermains external to the Plan of Subdivision, being the Wonderland Road South watermain extension from Exeter Road to Hamlyn Street and the Hamlyn Street watermain across the frontage of the Plan, from zero build-out through full build-out of the subdivision;
 - v) Include a staging and phasing report as applicable which addresses the requirement to maintain interim water quality;
 - vi) Include modeling for two fire flow scenarios as follows:
 - i) Max Day + Fire confirming velocities and pressures within the system at the design fire flows, and
 - ii) Max Day + Fire confirming the available fire flows at fire hydrants at 20PSI residual. Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - vii) Develop a looping strategy to the satisfaction of the City Engineer for when development is proposed to proceed beyond 80 units;
 - viii) Medium density multi-family Block 95 shall have a minimum assigned fire flow demand of 90 litres per second; water servicing to the Block shall be taken off the internal subdivision watermain;

- ix) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - x) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision (both the Hamlyn Street and Wonderland Road watermains are inadequate to service the proposed subdivision);
 - xi) Identify any watermain oversizing required, and any cost sharing agreements;
 - xii) Identify the effect of development on existing water infrastructure – address potential conflicts and identify solutions;
 - xiii) Include full-sized water distribution and area plan(s) which identifies the location of valves & hydrants, the type and location of water quality measures to be implemented (including automatic flushing device settings), fire hydrant rated capacity & marker colour, and the design domestic and fire flow demands applied to development Blocks
57. In accordance with City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this Draft Plan of Subdivision:
- i) Have their consulting engineer design, and construct a 400mm diameter external watermain along Hamlyn Street across the frontage of the Plan of Subdivision from Wonderland Road South to the westerly limit of the Street 'A' intersection, all to the satisfaction of the City Engineer;
 - ii) Connect the external Hamlyn Street watermain to the GMIS Wonderland Road South watermain extension;
 - iii) Have their consulting engineer issue a Certificate of Completion of Works for the external Hamlyn Street watermain construction and connection to the GMIS Wonderland Road South watermain extension;
 - iv) Construct watermains internal to the Plan and connect them to the low-level municipal system, namely the external 400mm diameter watermain to be constructed on Hamlyn Street;
 - v) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units;
 - vi) Available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval; and
 - vii) Have their consulting engineer confirm to the City that the watermain system has been constructed, is operational, and is looped to the external 400mm diameter watermain to be constructed on Hamlyn Street.
58. Prior to the issuance of any Certificates of Conditional Approval the City's Growth Management Implementation Strategy (GMIS) Wonderland Road South watermain extension from Exeter Road to Hamlyn Street shall be constructed and operational, all to the satisfaction of the City Engineer
59. The Owner shall be responsible to maintain water quality within certain watermains external to the Plan of Subdivision, being the Wonderland Road South watermain extension from Exeter Road to Hamlyn Street and the Hamlyn Street watermain across the frontage of the Plan, from zero build-out through full build-out of the subdivision.
60. The Owner shall obtain all necessary approvals from the City Engineer for the servicing of all Blocks in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

61. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning perpendicular through their intersections and opposite each other thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
62. In conjunction with the first submission of engineering drawings, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
 - i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, 6m straight tangents, etc., and include any associated adjustments to the abutting lots. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions:"
 - iii) At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City Engineer.
 - iv) shall provide a minimum of 5.5 metres along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on streets in this plan of subdivision.
 - v) shall ensure street light poles and luminaires, along the street being extended, match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City of London.
 - vi) shall ensure any emergency access required is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of sight lines, provisions of channelization, adequacy of road geometries and structural design, etc.
 - vii) shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on an assumed street.
63. The Owner shall restrict access to Street 'C' at Hamlyn Street to right in/right out through the construction of a median built in accordance with the City's Access Management Guidelines (AMG) to the satisfaction of the City Engineer.
64. In conjunction with the first submission of engineering drawings, the Owner shall align Street 'A', Street 'B' and Street 'C' perpendicular to Hamlyn Street, to the satisfaction of the City Engineer.
65. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Street 'A', Street 'B' and Street 'C' have a minimum road pavement width (excluding gutters) of 7.5 metres with a minimum road allowance of 20 metres.
 - ii) Street 'A' (elongated cul-de-sac at the south limit of Street 'A' with a LID feature in the centre with a 7.5 metre pavement width and a minimum road allowance of 40.0 metres as per the accepted engineering drawings, to the satisfaction of the City.

- iii) Street 'A', Street 'B' and Street 'C' from Hamlyn Street to 30 metres south have a minimum road pavement width (excluding gutters) of 9.0 metres with a minimum road allowance of 21.5 metres. The widened road on Street 'A', Street 'B' and Street 'C' shall be equally aligned from the centreline of the road and tapered back to the 7.5 metres of road pavement width (excluding gutters) and 20.0 metres of road allowance width for this street with 30 metre long tapers on both street lines.

66. The Owner shall install enhanced landscape boulevards on Street 'A', Street 'B' and Street 'C' at Hamlyn Street, to the satisfaction of the City.

Sidewalks

67. In conjunction with the first submission of engineering drawings, the Owner shall provide a 1.5 metre sidewalk on both sides of all streets in this Plan, to the satisfaction of the City.

68. Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.

Street Lights

69. In conjunction with the first submission of engineering drawings, the Owner shall identify street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City.

Boundary Road Works

70. In conjunction with the first submission of engineering drawings, the Owner shall identify minor boulevard improvements on Hamlyn Street and Wonderland Road South adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

71. In conjunction with the first submission of engineering drawings, the Owner shall identify and provide details of temporary street lighting at the intersections of Street 'A', Street 'B' and Street 'C' with Hamlyn Street, to the specifications of the City, at no cost to the City.

Road Widening

72. The Owner shall be required to dedicate sufficient land to widen Hamlyn Street to 11.5 metres from the centreline of the original road allowance.

73. The Owner shall be required to dedicate sufficient land to widen Wonderland Road South to 22.5 metres from the centreline of the original road allowance.

74. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'A', Street 'B' and Street 'C' with Hamlyn Street and at the intersection of Hamlyn Street and Wonderland Road. The sight triangles shall be calculated using the criteria outlined in Section 2.3.3.2 of the City's Design Specifications and Requirements and the Geometric Design Guide for Canadian Roads Part II.

Vehicular Access

75. The Owner shall ensure that no vehicular access will be permitted to Lots 1, 64, 65 and 93 and Blocks 94 and 95 from Hamlyn Street and Block 95 from Hamlyn Street and Wonderland Road South. All vehicular access is to be via the internal subdivision streets.

76. The Owner shall restrict access to Hamlyn Street and Wonderland Road South by establishing blocks for 0.3 metre (1') reserves along the entire frontages, to the satisfaction of the City.

Traffic Calming

77. In conjunction with the first submission of engineering drawings, the Owner shall identify and provide details of a raised intersection at Street 'A' and Street 'C', to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Street 'A' at Street 'C', to the satisfaction of the City Engineer.

Construction Access/Temporary/Second Access Roads

78. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Hamlyn Street or other routes as designated by the City.

GENERAL CONDITIONS

79. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
80. Once construction of any private services, i.e.: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed re-lotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the City Engineer and at no cost to the City.
81. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision as per the accepted engineering drawings, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
82. The Owner's professional engineer shall provide full time inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
83. Prior to the construction of works on existing City streets and/or unassumed subdivisions, the Owner shall have its professional engineer notify new and existing property owners in writing regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision along with any remedial works prior to assumption, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
84. The Owner shall not commence construction or installations of any services (e.g. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (e.g. Ministry of the Environment, Conservation and Parks Certificates, City/Ministry/Government permits: Permit of Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, Conservation and Parks, City, etc.)
85. In conjunction with the first submission of engineering drawings, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing

plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

86. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
87. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
88. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
89. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
90. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing municipal or private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services and these services are operational, at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

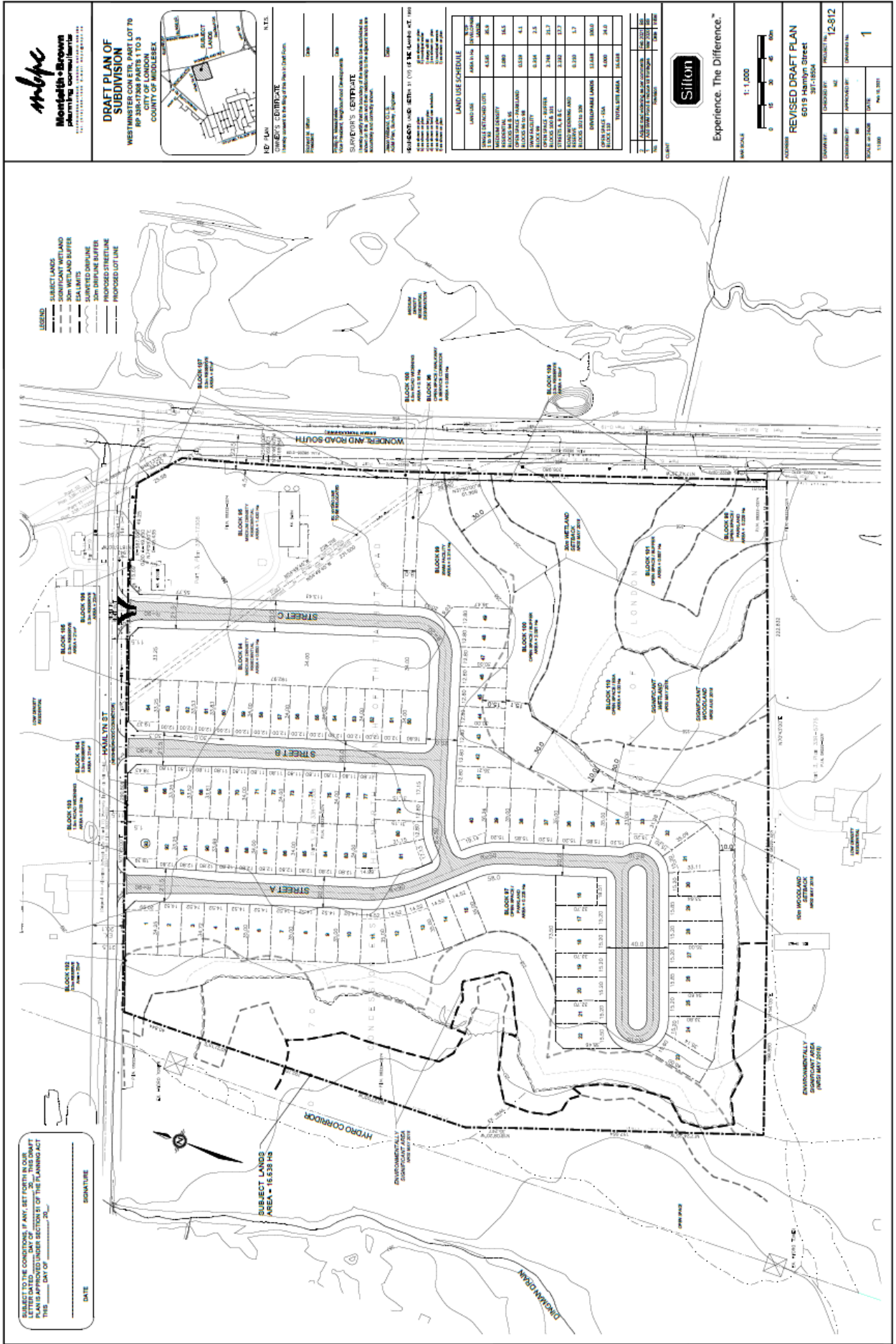
91. In conjunction with first submission of engineering drawings, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
92. In conjunction with the engineering drawings submission, the Owner shall have its geotechnical engineer identify if there is any evidence of methane gas within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any methane gas within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer, under the supervision of the geotechnical engineer, to the satisfaction of the City, at no cost to the City.
93. In conjunction with the engineering drawings submission, the Owner shall have its geotechnical engineer identify if there is any evidence of contamination within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any contamination within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer to remediate, remove and/or dispose of any contaminates under the supervision of the geotechnical engineer to the satisfaction of the City, at no cost to the City.

94. In conjunction with the first submission of engineering drawings, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:
- i) servicing, grading and drainage of this subdivision;
 - ii) road pavement structure;
 - iii) dewatering;
 - iv) foundation design;
 - v) removal of existing fill (including but not limited to organic and deleterious materials);
 - vi) the placement of new engineering fill;
 - vii) any necessary setbacks related to slope stability for lands within this plan;
 - viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions;
 - ix) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback; and
 - x) any other requirements as needed by the City, all to the satisfaction of the City.
95. In conjunction with the first submission of engineering drawings, the Owner shall implement all geotechnical recommendations to the satisfaction of the City.
96. Where site plan approval is required, which includes street facing townhouse blocks, the Owner shall install servicing on streets in this plan of subdivision for these blocks only after site plan approval has been obtained or as otherwise accepted by the City, all to the satisfaction of the City and at no cost to the City.
97. In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per City Standards to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.
98. The Owner shall have the common property line of Wonderland Road South graded in accordance with the Wonderland Road South Environmental Assessment, to the satisfaction of the City and at no cost to the City.
99. In conjunction with the first submission of engineering drawings, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
100. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
101. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
102. The Owner shall submit confirmation that they have complied with any requirements of Hydro One with regards easement crossing and any relocations of servicing in this plan of subdivision.
103. In conjunction with the first submission of engineering drawings, the Owner shall make adjustments to the existing works and services on Hamlyn Street to accommodate the proposed works and services in accordance with the approved

design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.

104. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer provide a servicing concept for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services in being achieved, all to the satisfaction of the City Engineer.

39T-18504 - Draft Plan of Subdivision



Appendix “C” – Public Engagement

Community Engagement

Public liaison: Circulation - On October 2, 2018, Notice of Application was sent to 14 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 11, 2018. A “Planning Application” sign was also posted on the site.

One (1) reply from the public was received.

Nature of Liaison: 6019 Hamlyn Street – The purpose and effect of these applications would be the creation of a plan of subdivision with 104 single detached dwellings, one (1) multi-family medium density block, four (4) park blocks, four (4) open space blocks, and one (1) future development block, all served by three (3) new streets connecting to Hamlyn Street.

Consideration of a Draft Plan of Subdivision consisting of 104 single detached dwellings, one (1) multi-family medium density block, four (4) park blocks, four (4) open space blocks, and one (1) future development block, all served by three (3) new streets connecting to Hamlyn Street.

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4), a Holding Urban Reserve (h-2*UR4) Zone, and an Environmental Review (ER) Zone to: a Residential R1 Special Provision (R1-4(28)) Zone (Lots 1-104) to permit single detached dwellings with a minimum lot frontage of 12m and a minimum lot area of 360 m², with a special provision to permit a lot coverage of 45% for one storey single detached dwellings; a Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 Special Provision/Residential R8 Special Provision (R5-7(*)/R6-5(42)/R7(*)D75*H18/R8-4(29)) Zone (Block 105), to permit cluster townhouse dwellings and cluster stacked townhouse dwellings with a maximum height of 12m and a maximum density of 60 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m and a maximum lot coverage of 50% (R5-7(*)), to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m and a maximum lot coverage of 50% (R6-5(42)), to permit senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments with a maximum height of 18m and a maximum density of 75 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m (R7(*)D75*H18)), and to permit apartment buildings, handicapped person’s apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum density of 75 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m and a maximum height of 18m (R8-4(29)); an Open Space Special provision (OS1(3)) Zone (Block 107, 108 and 109), to permit to conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest, with a special provision for no minimum lot area and no minimum lot frontage; an Open Space (OS5) Zone (Block 110, 111, 121 and 122), to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; an Urban Reserve Special Provision (UR4(*)) Zone (Block 112), to permit existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation

use, kennels, private outdoor recreation clubs, and riding stables, with a special provision for a minimum lot frontage of 10m and a minimum lot area of 0.2 ha.

The City is also considering the following amendments: Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan; Adding holding provisions for the following: urban design, water looping, municipal services, and phasing.

Public Comments, Circulation #1 – October 2, 2018

Sent: Monday, October 15, 2018 5:58 PM
To: Pasato, Nancy <npasato@london.ca>
Subject: RE: Notice of Planning Application Feedback - 39T18504/Z8960

Hi Nancy,

I would also like to better understand the plan for schools for the proposed sub-division. Lambeth is experiencing tremendous growth resulting in approximately 100 additional students and 5 additional portables at Lambeth Public School this year alone. It is not a sustainable plan to add 5 new portables every year to a school already over capacity. We welcome and support the growth in our community but approving plans for additional housing must be accompanied with plans to support schools.

Thanks,
Brad

Sent: Monday, October 15, 2018 4:19 PM
To: npasato@london.ca
Subject: Notice of Planning Application Feedback - 39T18504/Z8960

Hi Nancy

I am a resident of and I recently received the notice of planning application for the file number above. First of all, thank you so much for the opportunity to provide feedback. My husband and I have been residents for over 10 years and are actively involved and very invested in our community. We look forward to opportunities to work together on engagement and ways to invest in a thriving community.

I read the application plan and myself and others on my street we have consulted with are not in favour/unsure of why there are so many streets exiting onto Hamlyn. The plan currently shows 3 streets exiting onto Hamlyn and there appears to be a street in between every 2 house lots. We drove around Lambeth and looked as well at other housing developments and did not see any examples of 3 streets in a row exiting onto a main road that were separated by only 2 housing lots. Why is this? This seems like a potential traffic problem for many cars attempting to turn at once and in competing directions. We recommend one exiting street onto Hamlyn, and connect 2 of the remaining streets to that one street as crescents, as an example.

Furthermore, what is the plan for traffic flow control on Hamlyn once the construction starts? This is a big concern to residents of Hamlyn street. Currently it is very difficult to turn left on wonderland during busy times. Since the 401 exit ramp was built and traffic is increasing on wonderland, the need for a traffic light at Hamlyn and Wonderland has grown. Is this in the development plans? What are the timelines? It is concerning to consider the higher volume of traffic of heavy equipment and congestion when the construction starts, further contributing to the already difficult and dangerous issue of turning left onto wonderland. The only other exit from Hamlyn street is onto Campbell which has increased significantly in traffic volume since the construction and has been the site of accidents and driver confusion about right of way.

Is there a plan to address Hamlyn street traffic flow and exits? One recommendation would be to pave Bostwick all the way to Hamlyn. It is currently paved nearly all the way

then stops, and is now being used as a dirt thru way for construction vehicles which they block off with barriers on the weekend so no vehicles can pass through. Perhaps some of the regular traffic flow could be relieved if this road is paved and made accessible to all vehicles. This may be helpful to cars trying to turn left on wonderland. Or do you have another plan for the Hamlyn street traffic flow concern?

Thanks in advance for your response, and once again for the opportunity to provide feedback.

Gillian

Public liaison: Circulation - On September 28, 2020, Notice of Application was sent to 13 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 25, 2020. A "Planning Application" sign was also posted on the site.

No (0) replies from the public were received.

Nature of Liaison: 6019 Hamlyn Street – The purpose and effect of these two (2) applications would be the creation of a residential plan of subdivision.

1. Consideration of a Draft Plan of Subdivision consisting of 93 single detached dwellings, two (2) multi-family medium density block, two (2) park blocks, one (1) walkway block, three (3) open space blocks, one (1) stormwater facility block, six (6) one foot reserve blocks and two (2) road widening blocks all served by three (3) new streets connecting to Hamlyn Street.
2. Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4), a Holding Urban Reserve (h-2*UR4) Zone, and an Environmental Review (ER) Zone to:
 - a Residential R1 Special Provision (R1-3(12)) Zone (Lots 1-93) to permit single detached dwellings with a minimum lot frontage of 10m and a minimum lot area of 300 m², with a special provision to permit minimum front yard depth for garages of 5.5m and a lot coverage of 45% for single detached dwellings;
 - a Residential R1/R4 Special Provision (R1-3(12))/R4-3(*) Zone (Block 94) to permit single detached dwellings with a minimum lot frontage of 10m and a minimum lot area of 300m², with a special provision to permit minimum front yard depth for garages of 5.5m and a lot coverage of 45% for single detached dwellings and street townhouse dwellings with a minimum lot frontage of 5.5m per unit and a minimum lot area of 200m², with a special provision to permit a maximum lot coverage of 45%;
 - a Residential R4/R5/R6/R7/R8 Special Provision (R4-3(*)/R5-7(*)/R6-5(42)/R7(*)D75*H20/R8-4(*) Zone (Block 95), to permit street townhouse dwellings with a minimum lot frontage of 5.5m per unit and a minimum lot area of 200m², with a special provision to permit a maximum lot coverage of 45%; cluster townhouse dwellings and cluster stacked townhouse dwellings with a maximum height of 12m and a maximum density of 60 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m and a maximum lot coverage of 50% (R5-7(*)); to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m and a maximum lot coverage of 50% (R6-5(42)); to permit senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments with a maximum height of 20m and a maximum density of 75 units per hectare, with a special provision for a minimum front and exterior side

yard building setback of 3m (R7(*)D75*H20)); and to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum density of 75 units per hectare, with a special provision for a minimum front and exterior side yard building setback of 3m and a maximum height of 6-storeys (20m) (R8-4(*));

- an Open Space Special provision (OS1(3)) Zone (Block 96, 97, 98 and 99), to permit to conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest, with a special provision for no minimum lot area and no minimum lot frontage;
- an Open Space (OS5) Zone (Block 100, 101 and 110), to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City is also considering the following amendments: Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan by adding holding provisions for the following: urban design, water looping, municipal services, and phasing.

Appendix “D” – Agency/Departmental Comments

Agency/Departmental Comments – Circulation #1 – October 2, 2018

Bell – October 5, 2018

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1). The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM. MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Upper Thames River Conservation Authority – November 30, 2018

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act* and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether these lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision-making responsibilities under the Planning Act.

PROPOSAL

The applicant is proposing a plan of subdivision with 104 single detached dwellings, one (1) multi-family medium density block, four (4) park blocks, four (4) open space blocks, and one (1) future development block, all served by three (3) new roads connecting to Hamlyn Street.

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 Dingman Creek, as well as wetland features and the surrounding areas of interference. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners 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.

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/>

Policies which are applicable to the subject lands include:

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, floodplain planning approach, and uses that may be allowed in the flood plain subject to satisfying UTRCA permit requirements.

3.2.6 & 3.3.2 Wetland Policies

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.

3.3.3.1 Significant Woodlands Policies

The woodland that is located on the subject lands and adjacent property has been identified as Significant in the Middlesex Natural Heritage Study (2003) and the Middlesex Natural Heritage Systems Study (2014). The UTRCA does not permit new development and site alteration in woodlands considered to be significant. Furthermore, new development and site alteration is not permitted on adjacent lands to significant woodlands unless an EIS has been completed to the satisfaction of the UTRCA which demonstrates that there will be no negative impact on the feature or its ecological function.

***Note: Natural Heritage Reference Manual, Second Edition (OMNR, 2010)**

We note that Table 4-2 of the *Natural Heritage Reference Manual Second Edition* (OMNR, 2010) identifies adjacent lands from significant natural heritage features as being 120m from the feature for considering potential negative impacts. The *Natural Heritage Reference Manual* provides technical guidance for implementing the natural heritage policies of the *Provincial Policy Statement, 2005*. The UTRCA Environmental Planning Policy Manual (2006) predates the NHRM (2010) and the UTRCA considers the policies of the contemporary implantation manual in its review. This EIS should demonstrate no negative impacts on the ecological form and function of the features. These natural heritage areas should be located and avoided as inappropriate places for development.

An EIS has been completed for this proposal by Natural Resources Solutions Inc. (NRSI) dated August 2018. The UTRCA has completed a review of this report and our comments are summarized below.

DRINKING WATER SOURCE PROTECTION Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement

the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas.

Mapping which identifies these areas is available at:
http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Upon review of the current assessment report mapping, we wish to advise that the subject lands **are** identified within a vulnerable area.

Provincial Policy Statement (PPS, 2014)

Section 2.2.1 requires that *"Planning authorities shall protect, improve or restore the quality and quantity of water by:*

e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas;*
- and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions."*

Section 2.2.2 requires that *"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored."*

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the *Approved Source Protection Plan* may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The *Approved Source Protection Plan* is available at:

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

TECHNICAL PEER REVIEW COMMENTS

The UTRCA has completed peer reviews of the following technical reports:

Stormwater Management Report

The UTRCA has reviewed the report titled *Stormwater Management Report – 6019 Hamlyn Street – Draft Plan of Subdivision – London* prepared by AECOM and dated August 2018. We offer the following comments:

1. The site is within the Dingman Creek Subwatershed and there is a Class Environmental Assessment (Class EA) study already initiated by the City of London for updating the old subwatershed study. How will this development consider some of the issues related to base flow requirements, water balance and Low Impact Development (LID) being proposed for the new subwatershed study for the Dingman Creek?
2. Under Section 2.1.1, the report claimed that the wetlands onsite are sustained by groundwater due to high rates of infiltration and hydraulic conductivity. The UTRCA recommends maintaining the infiltration and groundwater contributions

including surface runoff and quality of runoff to the wetland. The UTRCA recommends undertaking infiltration tests onsite to be used in the water balance analysis. Please provide details of any infiltration test undertaken on the site.

3. Under Section 2.1.3, the report mentioned 2230 m² of the buffer will be occupied by development in the form of rear yards, roadways and future medium density residential uses. The buffers are developed to maintain a setback for the ecological purposes of the wetland. The aforementioned development within the buffer will affect the buffer and may affect the ecology of the site within proximity of the wetland. The buffer zone being proposed should be undeveloped.
 - Please refer to comment #44 regarding the amount proposed for removal from the vegetative communities.
4. The UTRCA regulatory storm event is the 250-year storm, not the 100-year storm. Under Section 3.1, the report mentioned that water quantity peak flow control will be provided up to the 100-year storm. Please update the report by providing control up to the 250-year storm.
5. The report mentioned LID for the proposed development. The UTRCA requires location, type, cross sections and design of the proposed LID for the site. Also, the UTRCA discourages using infiltration practices for polluted runoff from roads, streets and parking lots. The UTRCA allows only clean runoff to be infiltrated.
6. The UTRCA recommends checking with the City of London regarding the proposed rear lot ponding of 0.45 metres under the major storm events.
7. The site has drainage divide in the middle running from northeast to southwest. The UTRCA recommends maintaining the base flow conditions to the east and the west including base flow requirements to the existing wetland onsite.
8. Please consider the effects of groundwater recharge on the operation of the proposed bioretention cell. The bioretention cell should accept clean runoff and shall be treated before infiltration to avoid effects on the groundwater quality.
9. The water balance calculations under the pre-development conditions should be undertaken based on the catchment or drainage areas contributing runoff to the existing features (i.e. woodland and wetland) rather than using the total area of 16.7 hectares.

Hydrogeological Assessment

The UTRCA has reviewed the *Preliminary Hydrogeological Investigation* prepared by MTE Consultants Inc, dated July 26, 2018, and offer the following comments:

Overall:

10. The Hydrogeological Assessment is preliminary in nature. There has been a considerable amount of background work completed. Primary deficiencies have been outlined.

Scope and Methodology:

11. Part 2 – Field Investigations: Installation of three mini-piezometers (details of installation needed i.e. depth) into two onsite wetlands has not been documented in the appendices. Only one manual water level was recorded although it states more were taken.

Field Program:

12. Groundwater Levels: It is stated that manual monitoring well water levels were recorded until July 6. Only 4 manual water level measurements were documented in a two week period between November 23 and December 8. Two of the measurements were a day apart. One of the dates was associated with a pump test.
13. Continuous water levels were displayed in 6 monitors for 2 weeks between November 25 and December 8, 2017. This is an insufficient period of monitoring. During pre-consultation, the UTRCA identified that a year of monitoring information would be required.

14. Groundwater sampling occurred on November 24 utilizing accepted practice techniques. Measurements of total metals were taken and dissolved metals were omitted. The UTRCA requires dissolved metals to be measured as Piper diagrams are based on dissolved ions. A Piper diagram cannot be constructed from a mix of dissolved and total measurements, for example, calcium, magnesium, potassium and sodium are a total evaluation and chloride and sulfate are dissolved.
15. Piezometers also need to be sampled at the same time as the monitoring wells.

Impact Assessment

16. To ensure the viability of the proposed development on the natural heritage features, a detailed investigation of water quantity and quality, which includes temperature, is required. The sensitivity of these features will only tolerate certain quality and quantity changes.
17. The water balance estimates infiltration across the site will increase by approximately 3% over the pre-development conditions. Runoff will increase significantly, by approximately 48%, and require treatment prior to release back to the natural environment and naturally vegetated areas.
18. The water table was only documented in this report for a two week period in November to December. Based on years of data from the Provincial Groundwater Monitoring Network (PGMN) throughout the watershed and within the City of London, it is well documented that this investigative period is a time of low groundwater levels. The hydroperiod which includes the highs and lows are required to understand the pattern of water level change and the net sum interaction between the different water balance components (i.e. change in storage) is required.
 - a. Based on PGMN water level data from the City of London, a minimum of 1 metre higher water level is likely during the spring with respect to the documented period provided;
 - b. Change in storage also provides a general estimate of recharge across the site; and,
 - c. If the implementation of LIDs are required to decrease runoff, the amount of added infiltration may have a detrimental effect on the hydroperiod of the wetland.
19. Further groundwater level monitoring is required to establish the hydroperiod and the natural heritage features.

Conclusions

20. Essentially, the low water table has been mapped. The high groundwater table and flow patterns are required. There is a surface water divide across the site and a flow divide may be present in Figure 9. Is the groundwater affected by the surface water divide? Is there seasonality to the divide if it exists? There are wetlands to the west that cannot be ignored. The catchment size of the wetlands should be evaluated.
21. The Conservation Authority has detailed water balance tolerances for pre- to post-development which needs to be evaluated for the natural heritage/groundwater dependence evaluation.
22. The discussion of water quality is limited to type. The information is based on improperly analyzed data. Further sampling and discussion is required based on the Piper diagram, as Piper diagrams demonstrate mixing as well as background chemistry. How is the groundwater related to the surface water?
23. Nitrate and phosphorous levels are high and management of these parameters, as well as others (such as de-icing materials), are required. Discuss how to ensure protection of the natural heritage features from introduced dissolved ions from road de-icing, pool drainage and nutrients (lawn and garden maintenance), as well as maintain groundwater temperature to the wetland.
24. How will introducing LIDs, in the form of increased infiltration, affect the water table and the quantity reaching the wetland? LIDs require a clearance of 1 metre from the high water table and the water table is shallow during the low period of

investigation. Will the LIDs be able to be supported by the water level during different times of the year?

Environmental Impact Study

The UTRCA has reviewed the *6019 Hamlyn Street, London Environmental Impact Study* prepared by Natural Resources Solutions Inc. (NSRI), dated August 2018, and offer the following comments:

25. More detail is needed that demonstrates how surface water and groundwater quantity will be maintained to the natural features given that
 - a. The entire subject property is a SGRA and HVA;
 - b. Wetland features occur within the west, south, and southeast portion of the subject property; and,
 - c. There are numerous groundwater indicator species within the natural features.
26. Were the culverts along Wonderland Road South surveyed for Barn Swallow nests?
27. Show the locations of the following groundwater indicator species:
 - a. Watercress
 - b. Crested Wood Fern
 - c. Sensitive Fern
 - d. White Cedar
 - e. Spotted Touch-Me-Not
 - f. Great Lobelia
 - g. March Marigold
 - h. Jack-In-The-Pulpit
 - i. Skunk Cabbage
 - j. Porcupine Sedge
 - k. Tussock Sedge
 - l. Fringed Brome
28. Trails are considered development and therefore are to remain outside of the recommended buffer limits. If this is not possible, then additional compensation and mitigation is necessary for the area of the buffer being removed for trail placement.
29. Please discuss the locations of the buffer encroachment and the location of the buffer exceedances (compensation) with respect to impacts on the natural features since some locations may be of more importance to the feature trying to be protected.
30. Provide information that supports the statement that the LID measures will assist in “balancing the water budget” and contribute to “achieving water balance”.
What is the water balance referring to – the entire site or the natural features?
31. In Table 6, there are several concerns with the *Land Use Impacts*, including:
 - a. Interruption or change of surface water and groundwater flows is a *Direct Impact*;
 - b. *Ecological Feature or Function Effected* by the Land Use Impacts includes wetlands;
 - c. Multi-use trails must be kept outside of the natural features and natural feature buffers as trails are considered “development”;
 - d. More information is needed on how the Stormwater Management (SWM) and drainage onsite will maintain water balance to the natural features;
 - e. The projected loss of infiltration and increase in runoff values are different than the values found under “*Stormwater Management Development Impacts*”. Provide information to demonstrate that these values will be mitigated by the proposed LIDs. Do these values include the proposed trail?
 - f. Where is the tractor path in the southwest corner? Please show on a map.
32. In Table 6, under *Site Clearing and Vegetation Removal*, please change “surveys for nesting birds **may be** undertaken” to “surveys for nesting birds **must be** undertaken”.
33. In Table 6, under *Stormwater Management Development Impacts*, include **wetlands** under *Ecological Feature or Function Effected* for the *Alterations to Surface Water Flow Patterns and Groundwater Properties*.

34. Section 8.1 mentions that the sandy soils onsite are compatible with artificial reptile hibernacula and will facilitate its implementation. However, Table 1 in Appendix II states that “suitable habitat features for *Reptile Hibernacula* are not observed within the subject property” and that “exposed sandy mineral soils for *Turtle Nesting Areas* are associated with agricultural features only”. Please discuss this discrepancy.
35. In Section 9.1, include the recommendation that “a road crossing to future residential subdivisions to the south is not recommended for the upland corridor”.
36. How long will the monitoring of planted restoration vegetation occur?

General Comments:

37. In Table 2, please add the May 15 amphibian call surveys.
38. In Table 2, please note that spring bird migration surveys are normally conducted in April, not May while the first amphibian call survey normally occurs in the second half of April. Please justify why alternative dates were used to conduct these surveys.
39. In Table 2, please include wind, temperature, cloud cover, and precipitation data for all animal surveys, as well as the time of day surveys were undertaken.
40. In Section 2.2, the paragraph states “The drainage ditch along the west side of Wonderland Road South is located immediately off-property to the east, and was the only feature determined to be within the subject property or close vicinity”. Please confirm whether the drainage ditch is within or adjacent to the subject property.
41. Section 4.2 refers to patch #10075 and the East Lambeth Forest ESA. Please label these on a map for reference.
42. In Table 3, only four (4) Ecological Land Classification (ELC) communities are described, yet Map 2 lists eleven (11) ELC communities. Please provide a description of the other seven (7) communities.
43. Include watercress (*Nasturium officinale*) in Appendix III “*Vascular Flora Species Reported from the Study Area*”.

Lastly, the UTRCA will defer to the City of London to determine if the ESA boundary and the associated setbacks and buffers have been defined appropriately according to the City’s Guidelines.

Compensation Plan

Upon review of the drawing titled *Conceptual Layout and Vegetation Compensation Plan* prepared by Monteith Brown Planning Consultants, dated August 22, 2018, we offer the following:

44. The Vegetation Compensation component of this plan identifies “adding” an area of 2366 m² and “removing” an area of 2361 m² from the vegetative communities. It would appear that there is a discrepancy in the area being removed on the plan versus the area being removed that is contained in the Stormwater Management Report (Section 2.1.3), as it states 2230 m². Please clarify the correct additional/removal values.
45. The EIS remains consistent with the numbers provided on this drawing. Please update accordingly should the Stormwater Management Report be correct.
46. This drawing has laid out boundaries for the Significant Wetland (NSRI, May 2018), the Significant Woodland (NSRI August 2018), and the Environmentally Significant Area (NSRI, May 2018). Buffers have been lightly identified on this drawing. Please ensure the distances of these buffers are included.

RECOMMENDATION

As indicated, the subject lands are regulated by the UTRCA. Given the UTRCA’s outstanding concerns regarding the cumulative impacts of the proposed development on the natural hazard lands and the natural heritage system, as well as the noted deficiencies of the supporting technical reports, the Conservation Authority recommends that the applications be deferred.

6019 HAMLIN STREET subdivision, EIS by Natural Resources Solutions, Inc., dated August 2018, received by EEPAC on October 18, 2018

Reviewed by B. Krichker, S. Levin, R. Trudeau, I. Whiteside
Submitted to November 15, 2018 EEPAC meeting

Northern part of East Lambeth ESA.

RECOMMENDATION: Given this site and other sites adjacent to this ESA are owned by the proponent, this represents piecemeal planning. Good ecosystem planning should require a look at the entire ESA and define buffers ahead of all applications.

POSITIVES

- Recommendation for signage in public areas in addition to the standard homeowner's booklet. This is supported by EEPAC.
- Agreement by proponent to retain the wooded link between the ESA and the other wetland/woodland on the site

MAIN ISSUES –

Hydrology and Storm Water Issues – details to follow

width of encroachment into 30 m wetland buffer and 10 m woodland buffer by a number of properties (6 back yards and a multi-use pathway that is not only in the buffer but is thru the ESA in violation of the principle “to not thru an ESA”).

Although it is interesting that there is an area of buffer compensation, it is the distance from the feature NOT the amount that is relevant. As area compensation ignores the critical function zone (see How Much Habitat Is Enough, Environment Canada, particularly 2.1.5 and)

https://www.ec.gc.ca/nature/default.asp?lang=En&n=E33B007C-1#_02_1_4

Protection Zones should protect the wetland attributes from stressors. Recommended widths should consider sensitivities of the wetland and the species that depend upon it, as well as local environmental conditions (e.g., slopes, soils and drainage), vegetative structure of the Protection Zone, and nature of the changes in adjacent land uses. Stressors need to be identified and mitigated through Protection Zone design.

RECOMMENDATION: As per How Much Habitat is Enough, Critical Function Zones should be established around the wetlands based on knowledge of species present and their use of habitat types.

Lots 91-92 have no woodland buffer and only 20 m wetland
Lots 65-66 have only 12.5 m wetland buffer by our measurement
From the medium density, the wetland buffer is as small as 8 m
Lots in the NW where the buffer is IN the backyard, there is only 12.5 m and part of that buffer appears to have a 3 m wide multiuse pathway that would be mowed at least 0.5 m on each side.

RECOMMENDATION: The minimum buffer from the wetland must be 30 m and 10 m from woodland features. This must be put in place for the entire patch which constitutes the East Lambeth Forest ESA (see attached pages from the SWAP Natural Heritage Study)

Unclear rationale (page 24) for excluding parts of the wetlands on the west side from the ESA. Given that they are not developable anyway, why are they excluded? It is noted that Frequency occurrence of MAM (Meadow Marsh) in London is only 5.6% and SWT is only 8% (Bergsma and DeYoung – 2006)

RECOMMENDATION: All wetlands must be included in the ESA and designated Green Space as per the London Plan.

The “sliver” of future development in the SE appears to be forced and fanciful. Why not make it part of the renaturalization plan?

There is no detail about the re-naturalization plan – when might it be produced and how would a City Ecologist be involved in its review?

Not clear why buckthorn on adjacent property means that no effort will be made to reduce buckthorn (page 39). Isn't much of the adjacent property to the south owned by the same proponent?

There is mention of a re-naturalization plan for the buffer on page 36-37 with no details other than “dense plantings” mentioned on page 39. At a minimum, a condition of approval must be the preparation of a re-naturalization plan to the satisfaction of the City and UTRCA and that such plan be implemented as soon as possible, so that the plants have a chance to mature.

RECOMMENDATION:

- **The EIS be considered incomplete until a specific re-naturalization plan including buckthorn management is included.**
- **Alternatively, a specific re-naturalization plan be a requirement of the subdivision agreement**

RECOMMENDATION: The subdivision agreement include fencing with no gates where private property will abut the ESA or wetland features

CONSTRUCTION RECOMMENDATIONS

To minimize construction impacts, all forested and wetland areas must be fenced during construction the intent being to reduce the amount of waste from the site blowing into the natural areas.

EPPAC agrees that refueling and marshalling of equipment must be at least 30 m min from natural features.

PHRAGMITES RECOMMENDATION

Phragmites should be dealt with either by the proponent or the City depending on when Wonderland Road is widened. If widened first, the City project should deal with it. It is unclear at this time if the herbicide that would be most effective has been approved for use in a watercourse. If not, and a special permit is required, the City (or Upper Thames) should be responsible for its use with payment coming from the proponent.

POST CONSTRUCTION RECOMMENDATIONS

It must be made clear in the subdivision agreement when the monitoring period starts, which seasons monitoring will take place, who is responsible for monitoring, and how reports will be shared with the City. There should be a holdback to pay for any re-plantings that would only be released after the end of the monitoring period. The triggers for monitoring to start should be by the advancement of the subdivision.

The City should send each residence “Living with Natural Areas” 6 mons after the subdivision is 70% completion and again when the multi residential block is 70% occupied.

Hydro One Networks Inc. – December 2, 2018

Please be advised that Hydro One Networks Inc. (“HONI”) has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor (the “transmission corridor”), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure (“MOI”). Ontario Infrastructure & Lands Corporation (“OILC”) as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The comments detailed herein **do not** constitute an endorsement of any element of the subdivision design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

The following should be included as **Conditions of Draft Approval**:

1. Any proposed secondary land use on the transmission corridor is processed through the Provincial Secondary Land Use Program (PSLUP). The developer must contact **Joan Zhao, Senior Real Estate Coordinator** at **905-946-6230** to discuss all aspects of the subdivision design, ensure all of HONI’s technical requirements are met to its satisfaction, and acquire the applicable agreements.
2. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
3. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
4. At the developer’s expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
6. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through PSLUP. HONI, as OILC’s service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.

Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to OILC and HONI for the dedication and transfer of the proposed road allowance directly to the London.

Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

In addition, HONI requires the following be conveyed to the developer as a precaution:

7. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than

6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier

Through follow up discussions between the applicant and HONI it was determined that HONI would only require a finalized lot grading and drainage plan for review prior to the developer seeking clearances. Staff have included a condition of draft approval that requires the applicant to submit their final lot grading and drainage plan for review.

Parks Planning and Open Space Design - January 14, 2019

Parks and Open Space Section has reviewed the submission for the above noted plan of subdivision and offers the following comments:

NATURAL HERITAGE SYSTEM

Under separate memo

PARKS AND OPEN SPACE

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater for residential uses. Parkland dedication calculations for the proposed development are listed in the table below.
- It is the expectation of POSD that the required parkland dedication will be satisfied through the combination of land dedication and payment of cash-in-lieu of parkland.
- In accordance with the Bicycle Master Plan and the Southwest Area Plan, a multi-use pathway corridor is to be located along the east edge of the existing hydro corridor with an opportunity to utilize the hydro corridor lands for the pathway alignment. However, at this location, a wetland exists within the hydro corridor and a portion of the surrounding lands. Consistent with discussions at the IPR meeting, the applicant has relocated the multi-use pathway within the east buffer of the natural heritage feature. The submitted EIS is to address the opportunity for the pathway within the buffer and provide any necessary mitigation/compensation recommendations. Currently, the EIS is silent on this matter; revisions to the EIS will be required.
- While noting the multi-use pathway is conceptually shown on the proposed plan, the alignment of the pathway should be shifted to the west to provide for adequate separation between the pathway and the rear yards.
- At the IPR stage, staff expressed interest in the extension of Street A to the south to service these lands. However; based on the findings of the EIS and the recommendation of the City Ecologist, the proposed extension of Street A would compromise the integrity of the continuous ecological/wildlife corridor to be created along the south property line. Staff agree with the proposed pathway alignment in the southwest corner of the site.
- Given the shape and size of Blocks 107 and 109, they will not be considered as parkland dedication. Consideration should be given to include Block 112 as

parkland to complete the natural heritage feature.

- Block 106 is to be increased in width to a minimum 15 meters to be considered as parkland.
- The Official Plan requires neighbourhood parks to be flat and well drained in order to accommodate recreational activities. However, in certain situations Council may accept parkland dedication that contains significant vegetation and topography. The Official Plan notes that these lands will be accepted at a reduced or constrained rate. By-law CP-9 establishes and implements these rates as follows:
 - - **2.1.3 Land - for park purposes - conveyance – Hazard, Open Space and Constrained Land**
 The Corporation retains the right not to accept the conveyance of land that is considered not suitable or required for park and recreation purposes including but not limited to the size of the parcel, hazard lands, wet lands, hydro lands, easements or other encumbrances that would restrict the Corporation’s use of the land. Where the Corporation does not request the Owner to convey table land, the Corporation may in lieu accept constrained land at the following ratios:
 - 1) Hazard land - 27 hectares of hazard land for every 1 hectare of table land;
 - 2) Open space or other constrained lands - 16 hectares of open space or constrained lands for every 1 hectare of table land.
- Block 53 will be considered as a portion of the parkland dedication based on the Council approved rate of 16:1 because of the significant woodlot.
- The table below summarizes the parkland information as per the submitted plan of subdivision. The medium and high density residential unit counts are based on the number of units proposed on the face of the plan. Revisions to the table below will be required based on resubmission of a revised draft plan.

Land Use	Area (ha)	Density (units)		Expected Dedication (ha)
Low Density	5.061	lots 1-104 (104)	1/300	0.347
Medium Density Residential (Block 105)	1.776	R6-5/R8-4 @ 75uph (133)	1/300	0.443
Total Dedication required				0.79
Provided Parkland Dedication				
Parks (redlined 106 and 108)				0.243
Open Space (1:16) (Blocks 107 and 109) (0.06 at a rate of 1:16)				.004
Open Space (1:27) (Blocks 110, 111, 121 and 122) (6.759 at a rate of 1:27)				0.250
Parkland Provided				0.497
Outstanding Balance				0.293

- As part of Focused Design Studies submission, the Owner’s Landscape Architect shall prepare and submit a conceptual plan for all park blocks and pathway alignments, to the satisfaction of the City.
- The Owner shall construct 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed

to the satisfaction of the City, within one (1) year of the registration of the plan.

- As part of Focused Design Studies, the Owner's ecological consultant shall prepare and submit an implementation plan for all recommendations within the approved EIS prepared by NRSI (2018).
- As part of Focused Design Studies, the Owner's qualified consultant shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks, and completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
- In conjunction with the first submission of engineering drawings, the Owner's qualified consultant shall undertake, by a Registered Professional Forester, a Hazard Tree Assessment Study for all Blocks. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of residential blocks, park lot lines (this being the hazard tree management zone) and trails (as approved by the city), this also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is sooner.
- The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.
- The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
- Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to Development Services monthly during development activity along the edge of the woodlot.

Development Services (Ecology) – January 24, 2019

Development Services (DS) has reviewed the EIS for the proposed subdivision located at 6019 Hamlyn Street completed by Natural Resource Solutions Inc. Overall, DS find the report to be well written and comprehensive, however, there are several outstanding issues that need to be addressed so that the Report can be finalized and accepted by DS. The following comments must be addressed in order to be compliant with the City's Environmental Management Guidelines (EMG), London Plan policies, and the Provincial Policy Statement (PPS 2014). Detailed comments on the EIS are presented below. Please provide responses to show how comments have been addressed in either table or memo format.

Detailed Comments on the EIS

1. Section 2.0 Relevant Policies, Legislation and Planning Studies – In this section under Table 1, please update the London Plan section to indicate that a number of the policies are now in force and effect as a result of the board resolution. What

policies are in force can be found in the London Plan document on the City website (dated August 2018). **Action: Update section accordingly.**

2. Section 3.0 Field Methods – Table 2 does not identify the date of the second amphibian calling survey. **Action: Update this section accordingly.**
3. Section 4.4.1 Birds – Based on the information provided in the report, the Forest and Swamp habitat should be identified as SWH for Eastern Wood-pewee. This meets the criteria identified in the SWH Criteria for Ecoregion 7E. **Action: Update sections and figures accordingly.**
4. Section 5.3 Environmentally Significant Areas – NRSI should have applied the boundary delineation criteria located in the same section (Section 3.0) of the EMG to identify if the potential ESA areas would be included as part of the overall ESA patch already recognized on Map 5 as ESA or would be identified as a significant feature on their own (i.e. just a Significant Woodland) based on the boundary delineation criteria. **Action: Review section, apply criteria and update Figures accordingly where needed.**
5. Section 6.0 Recommended Buffers – This section requires the EMG buffer calculation to be shown and discussed. There are a number of sensitive components to this feature that have not been fully addressed as part of buffer requirements and how these buffers will protect key species and overall ecosystem health with the significant change in land use. **Action: Review and update section accordingly.**
6. Section 7.4 Evaluation of the Potential Effects, Mitigation, and Net Effects – Please note that the cumulative impacts of the final (combined entry) for items under the Land Use Management Impacts could be high. The mitigation measures used can reduce these cumulative impacts, but not remove them and the net impact could in fact be med-high. This should be reflected in this table, or in text associated with this section. Further mitigation measures listed should include use of a pathway system adjacent to the rear lots (limits encroachment and dumping of yard waste), enhanced restoration plan for all buffer areas, rear yard fencing not to include any gates. **Action: Review and revise section accordingly.**
7. Section 8.0 Restoration and Enhancement – The seeding mix is to be consistent with the City of London approved 'Construction Specification for Seeding and Cover' document (DS will send to NRSI as a separate attachment). **Action: Update this Section accordingly.**
8. Section 8.2 Monitoring – Vegetation monitoring is to be carried out for a minimum of 3 years. The monitoring program is to include the requirement to conduct standard breeding bird surveys for at least two years post construction. Clearly identify the overall program goals and that a monitoring plan will be required, this will detail the reporting requirements associated with the various monitoring activities. **Action: Update this section accordingly.**
9. Section 9.1 Summary of Recommendations – This section requires revisions. Not enough detail is found within this section for recommendations that need to be carried forward through the planning process (design/engineering drawings etc.). Further consideration also needs to be provided for the protection measures that must be carried forward – i.e. Robust and heavy duty silt fencing is needed to protect sensitive wetland features), no grading or works other than restoration is to occur in the identified buffer areas etc. This section must also include a recommendation that the Official Plan & London Plan mapping be updated to identify Natural Heritage features (i.e. ESA, Significant Woodlands, PSW) **Action: Thoroughly review and update this section accordingly with additional details and requirements that must be followed as the project moves forward to ensure the feature and its functions are protected during construction and post construction.**

Urban Design – January 23, 2020

I have reviewed the Urban Design Brief and submitted Subdivision Plans for the above noted address and provide the following comments:

- A condition is requested for lots 1, 14, 48, 49, and 83 to ensure that the Hamlyn Street facing elevations are designed as the front of the future homes with front doors, porches and windows facing Hamlyn Road and that fencing along the north property line is limited to a maximum of 50% of the length of the lot.
- A condition is requested that all corner lots (29, 33, 64, 68, 87, 88, and 104) and lots sharing a property line with a park or pathway block (13, 84, 99, and 100) will require the same level of detail and articulation of the side façade facing the public space, as the front façade. Fencing along these shared property lines is limited to a maximum of 50%.
- A condition is requested that all residential garages shall not project beyond the façade of the dwelling or the façade (front face) of any porch, consistent with 20.5.3.9 iii) e).
- The zoning for block 105 should include reduced and maximum setback along both the Wonderland Road and Hamlyn Street frontages in order to ensure the units are oriented to the street and rear amenity areas are internal to the block. It is recommended that a maximum set back on 3m be implemented for the front and exterior side yard regulations.
- A holding provision is requested for block 105 to ensure street orientation and the implementation of the SWASP design policies.

Agency/Departmental Comments – Circulation #2 – September 28, 2020

Hydro One Networks Inc – September 28, 2020

Please be advised that Hydro One Networks Inc. (“HONI”) has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor (the “transmission corridor”), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure (“MOI”). Ontario Infrastructure & Lands Corporation (“OILC”) as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The comments detailed herein do not constitute an endorsement of any element of the subdivision design or road layout, nor do they grant permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Lana Kegel** at _____ in order to ensure all of HONI’s technical requirements are met to its satisfaction, and acquire any applicable agreements.

The following should be included as **Conditions of Draft Approval**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
5. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through the Provincial Secondary Land Use Program (PSLUP). HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.

Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to OILC and HONI for the dedication and transfer of the proposed road allowance directly to the City of London.

Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

As previously noted, through follow up discussions between the applicant and HONI it was determined that HONI would only require a finalized lot grading and drainage plan for review prior to the developer seeking clearances. Staff have included a condition of draft approval that requires the applicant to submit their final lot grading and drainage plan for review.

London Hydro – September 28, 2020

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. Note: Transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.

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.

Development Services (Engineering) – October 30, 2020

In response to the revised draft plan for 6019 Hamlyn Street, the Stormwater Engineering Division (SWED) has reviewed the Stormwater Management Report for 6019 Hamlyn Street – Draft Plan of Subdivision – London, prepared by AECOM and dated July 2020 as well as the Hydrogeological report prepared by MTE Consultants, and titled *Hydrogeological Investigation Report, 6019 Hamlyn Street, London, On. July 26, 2018, Revised February 21, 2019 and July 30, 2020*. Based on our review of the stormwater management report, there are details of the stormwater management strategy which SWED would like to be confirmed prior to draft plan acceptance. The SWM details to be confirmed may impact the draft plan layout.

The “SWM approach” comments below note the issues identified in the SWM report are required **prior to providing draft plan conditions** and are to be considered in advance of the design studies stage in order to ensure adequacy of the proposed SWM strategy within the proposed draft plan.

To the SWM approach:

1. The quantity and quality controls targets for this subdivision are to be in accordance with the Dingman Creek Subwatershed Stormwater Servicing Study Environmental Assessment (October 2020) and available at <https://getinvolved.london.ca/dingmancreek>. This includes a total suspended solids removal target of 80% and infiltration of the 25 mm storm event following the hierarchy of stormwater controls.
2. As indicated to the City by AECOM staff, it is not preferred for bioretention cells to have standing water depths of more than 150 mm as the weight of the standing water may compact the filter media and reduce infiltration potential. Section 6.4.1 notes a bioretention depth of 300 mm.
3. Design storms should be selected as outlined in Chapter 6 of the City's design standards. The 25 mm quality event should only be used as a 4 hour event. The Consultant is to clarify the statement “The 25mm and 250-year storms are 24-hour,..” in table 4 section 5.2 and elsewhere within the report.

Additionally, the following comments to the SWM and Hydrogeological Reports were noted during the review, are included below in an effort to streamline future reviews and should be considered as part of future report revisions. The SWM and Hydrogeological Reports could be revised at the same time and submitted to the City with the comments for the SWM approach or they could be addressed in draft plan conditions to provide an update to the reports.

Additional Comments to the SWM Report:

1. The proposed conveyance system from the dry pond to the ultimate outlet described in Section 6.1 is to be detailed in the SWM report to demonstrate positive conveyance to the ultimate outlet under interim and ultimate scenarios. The consultant is to ensure coordination with the “Wonderland Rd S from Highway 402 to Exeter Rd” Transportation Infrastructure Replacement project schedule for 2026 as per the City's GMIS.
2. Further to the point above, the report is to include a culvert assessment and hydraulics of the existing culvert under Wonderland Road South to confirm adequacy to convey the anticipated ultimate flows.

3. Figure 5 indicates catchment area 105 extends beyond the west property limit of the subdivision (capturing lands within and west of the HONI lands) and therefore this catchment area should be revised to include only the portion of the subdivision discharging to the Tributary D.
4. Figure C-1 indicates a floodplain catchment draining toward the subdivision. Will a portion of this external catchment area be accommodated by the subdivision? As per section 6.10 a 700mm culvert under street "A" will be required to convey the flows but it is not indicated as to how flows from the north will reach the south ditch.
5. The proposed flood storage features shown in the Natural Resources Solutions Inc. - Figure 2 are located outside of the limits of the subdivision and within the 30m buffer. This may create accessibility issues for construction and maintenance operations and should be considered in following report submissions.
6. The report is to discuss any possible subdivision development in phases and incorporate interim/ultimate SWM strategy (e.g. wetlands recharge and water balance, etc.) to the satisfaction of City and UTRCA.
7. Proposed Development Plan and Buffers in Natural Resources Solutions Inc. - Figure 2 does not match AECOM Figure 6. Figure 6 shows different locations and configurations for LIDs and storage tank and does not indicate the flood storage A, B and C shown in Figure 2.
8. The medium density residential condo blocks will require PPS for water quantity and quality and will likely be discharging to the storm sewer fronting Street C which in turn will be provided with OGS to treat ROW runoff. How will treated flows from the medium density block bypass the downstream OGS in the ROW? Discharging treated flows from the block will increase unnecessarily the size of the ROW OGS. Future PPS SWM targets for condo block are to be stated in the SWM Report. Pre-treatment to bioretention cells that receive runoff from a roadway should be hard infrastructure such as a sump to facilitate maintenance.
9. The continuous simulation water balance approach should utilize the most recent data available. In 2019 Environment Canada release data up to 2016 and it would be preferred for the most recent data be used in the water balance analysis.
10. The continuous simulation water balance approach should utilize the most recent data available. In 2019 Environment Canada release data up to 2016 and it would be preferred for the most recent data be used in the water balance analysis.
11. The continuous simulation water balance approach should utilize the most recent data available. In 2019 Environment Canada release data up to 2016 and it would be preferred for the most recent data be used in the water balance analysis.
12. The continuous simulation water balance approach should utilize the most recent data available. In 2019 Environment Canada release data up to 2016 and it would be preferred for the most recent data be used in the water balance analysis.
13. The City has drafted an amended soil guideline. Prior to finalizing this standard, the City would like the standard to be implemented to gain feedback prior to finalization. Consideration for utilizing amended soils to this site may provide benefit to the site and the proposed development.
14. Report to update the STEP design guide in all references within the report (e.g. STEP-2018 instead of CVC-2010).

Comments to the Hydrogeological Report:

Please note, that the City is not aware of any previous discussions occurring between City Staff and the applicant to scope the hydrogeological assessment report. Based on the review, the following comments are related to the Hydrogeological Assessment:

1. As noted above, City staff are not aware of any previous discussions occurring between City Staff and the applicant to properly scope the hydrogeological assessment report. The report does indicate that pre-consultation occurred with the Upper Thames River Conservation Authority

- (UTRCA), however the City of London is also required to be involved in scoping and consultation meetings. Further, the report indicates that the scope of work was implemented in general accordance with the Hydrogeological Assessment Submissions, Conservation Authority Guidelines for Development Applications (June 2013). Please note that the hydrogeological assessment also needs to conform to the most recent City of London Design Specifications & Requirements Manual. Please refer to Section 6 of the City's Manual, and Table 4 found in Section 6 ("Hydrogeological Assessment Checklist"). Note that this document should also be referenced, as appropriate, in future report submissions submitted to the City of London for review.
2. As noted in the report, AECOM completed a stormwater management report for the Site which assessed the water balance impacts of the proposed development. Please clarify if the water balance completed was feature-based, to ensure that the water balance objective to the nearby natural heritage features will be maintain in the post-development condition. If a standard Site-based water balance was completed, a water balance for protection of natural features should be considered, as outlined in Appendix D in the Toronto and Region Conservation Authority (TRCA) Stormwater Management Criteria (August 2012). Note that a water balance for the protection of natural features must be computed in monthly time steps, at minimum and should be consistent with the SWM report. The report indicates that Natural Resource Solutions Inc. (NRSI) mapped two wetland complexes and that the details for these wetlands can be found in the NSRI report entitled 6019 Hamlyn Street, London, Environmental Impact Study (2018, amended 2020). Please include any relevant details from any completed ecological work into the hydrogeological assessment report including any observed groundwater seepage areas, groundwater indicator species, etc. It should be anticipated that if the SWM design is to support these existing features, a monitoring program will be required during construction and buildout to monitor and mitigate impacts and to the system.
 3. The report indicates "Manually measured groundwater levels were collected from all on-Site monitoring wells on 11 occasions between November 23 and July 13, 2020. Manually measured groundwater levels were collected from the on-Site mini-piezometers on eight occasions from December 8, 2017 to July 13, 2020". It is assumed that manual water levels were collected on 11 occasions between November 23, 2017 and July 13, 2020. Please clarify this statement.
 4. As noted in the report, Groundwater elevations, as collected by the data loggers and manual measurements, are illustrated on Hydrograph 1 through Hydrograph 7. Manual measurements are shown on the legend of each hydrograph, but are not visible on the hydrograph plots. Please show manual measurement (or increase font size) to allow for manual measurement and datalogger correlations.
 5. The report indicates (Section 3.5) that "based on Figure 8b, there does not appear to be any mixing between shallow and deeper groundwater". Given the chemical similarities between each sample shown on the Piper diagram, please expand/clarify this statement and how this conclusion is being reached.
 6. As noted in the report, groundwater contour maps were constructed using the maximum or minimum observed groundwater elevation observed at each monitoring well as recorded by the data logger. Typically, groundwater contours would be constructed using manual measurements at the time of gauging the water levels during one monitoring event. What is the time difference between each datalogger measurement used to construct the groundwater contours? Were water levels at one fixed time chosen for each monitoring well, or were the maximum/minimum water levels recorded in each well chosen over an acceptable pre-determined period of time?

7. As noted in the report, the Site does not lie within any Well Head Protection Area (WHPA) or Intake Protection Zone (IPZ). Consideration should be given if the Site falls within a Highly Vulnerable Aquifers (HVA) and/or Significant Groundwater Recharge Area (SGRA), as defined in the Thames - Sydenham & Region Source Water Protection Plan.
8. LID are discussed in the report, and groundwater mounding calculations are presented in Section 4.0 for the proposed bioretention cell. Please also include a discussion related to the operation of the bioretention cell with respect to natural groundwater table fluctuations.
9. As noted in Section 4.0, “below ground infiltration” is also a proposed LID measure being considered for the Site, however there are no details, drawings, or information related to what type of below ground infiltration measures are proposed. Please provide details regarding these measures, type of LID, locations, cross-sections, depth in relation to seasonal groundwater table fluctuations, and infiltration testing along each system. Please also include mounding calculations for these systems.
10. As noted in Section 4.0 mounding calculations were based on infiltration rates calculated by AECOM as presented in the SWM report (June, 2020). How do the infiltration rates calculated by AECOM correlate to those calculated and presented in the hydrogeological assessment report? Please provide a rationale for using infiltration rates calculated by AECOM, as opposed to using values collected and obtained along the bioretention cell alignment, as presented in the hydrogeological assessment.
11. Please include a section discussing the potential interaction between basement foundation elevations within the development and seasonal groundwater fluctuations. Please also provide a recommendation for final basement elevations within the development, to reduce the potential for frequent seasonal sump pump operation/flooding concerns.
12. As noted in the conclusions of the report, there is currently no discussion regarding the potential dewatering requirements during construction of the proposed development. Please include this assessment as part of a future submission, and ensure it includes estimates of anticipated dewatering rates, radius of influence, proposed discharge locations, potential impacts on nearby receivers and/or groundwater users, sediment and erosion control measures, etc. Please note, that if City of London infrastructure is proposed as a final dewatering discharge location, approval from City Staff will be required and additional sampling activities may be necessary to support final discharge.
13. As noted in the conclusions of the report, a door-to-door well survey is recommended to verify locations of private wells in the Study Area and to assess the potential for impacts to water supply both in the long term and during construction activities. Please provide the results of this assessment once completed.

The Owner shall submit the required information to address the “SWM Approach” comments for review and acceptance by the City. Once these comments have been addressed and accepted by SWED, we may proceed to providing draft plan conditions.

Should you have any concerns and/or questions, please feel free to contact this office or the SWED Division.

Through follow up discussions/submissions Staff are satisfied with the proposed Stormwater and Hydrogeological submissions. Any additional concerns/requirements are addressed through conditions of draft approval.

Upper Thames River Conservation Authority – November 3, 2020

Sifton Properties Limited has submitted *revised* applications for a Draft Plan of Subdivision and a Zoning By-law Amendment for the lands located at 6019 Hamlyn

Street, London. The proposal now includes 93 single detached dwellings, two (2) multi-family medium density blocks, two (2) park blocks, three (3) open spaces blocks, and one (1) stormwater management facility. Included in this submission package were the following:

- Revised Zoning Map, dated August 4, 2020;
- Revised Draft Plan, dated July 6, 2020;
- Response to UTRCA Comments, dated July 2020;
- Environmental Impact Study (EIS) Addendum, dated July 29, 2020 prepared by NRSI;
- Revised Hydrogeological Investigation, dated July 30, 2020 prepared by MTE;
- Revised Stormwater Management Report, dated July 2020 prepared by AECOM; and,
- Floodplain Balanced Cut and Fill Analysis, dated July 9, 2020 prepared by AECOM.

The UTRCA offers the following comments, broken down into categories based on report. The numbering format has been re-initiated, with reference made to the previous comments where relevant:

Environmental Impact Study

Overall, the UTRCA's comments from November 30, 2018 and April 17, 2019 have been adequately addressed in the Comment Response Table (items #25 to 45) and the Revised Report. The following comments seek clarification/final revisions:

1. Please ensure discussion included in the comment responses is included in the final version of the EIS, i.e. discussion on loss of buffers under comment #29.
2. Through the completion of the Balanced Cut and Fill Analysis, AECOM has proposed grading works within the buffer zone. Please ensure this information is portrayed on a figure within the final EIS (i.e. Map 3 and 6) and discussion is included in relation to these works and mitigation efforts through construction. Consideration must be given to:
 - a. No grading works within the dripline of the features;
 - b. No grading works within the Butternut buffer zone;
 - c. No grading works within the 10 metre buffer from FOD9.
 - d. Consideration for additional planting/restoration between the trail and the grading areas.

Hydrogeological Assessment

The UTRCA compliments the amount of quality work put into the hydrogeological assessment thus far, and overall the UTRCA's comments from November 30, 2018 and April 17, 2019 have been adequately addressed in the Comment Response Table (items # 10 to 24) and Revised Report. The following comments seek clarification.

Some key interpretation needs to be expanded upon to draw conclusions that result in the development concept and stormwater management design. A review of sections of the Stormwater Management Report was also undertaken to make connections between the features and functions of the site. Please provide an addendum document that addresses the following, a full revised report will not be required:

3. Please provide a nutrient management information package to homeowners that includes information such as salt management, de-icing and nutrient application.
4. Please ensure any existing on-site septic systems are properly de-commissioned.
5. Further discussion is required to address a feature based discussion on water quality (including temperature).
6. As noted previously, the hydroperiod forms an important part of establishing a feature-based assessment. The information provided within this report and in the Water Balance are insufficient to both establish a hydroperiod and ensure proper maintenance of a balance post development. The Water Balance and hydroperiod need to be established on an annual basis, with data from all 12

months of the year. The current analysis only includes select months, April to October. Winter and spring recharge are important contributors to wetlands and need to be maintained. Please revise the Water Balance to appropriately consider this information and ensure no negative impacts as a result of the proposed development. Toronto Region CA and Credit Valley CA offer thorough guidelines and graphic representations of appropriate data in this regard.

Stormwater Management Report and Water Balance

7. Section 1 of the report states that stormwater management (SWM) for the medium density blocks will be completed separately. Consideration is currently required to analyze how these areas may impact the water balance of the site and base flow requirements.
8. Please provide further justification for the operations of the proposed SWM techniques in the presence of a shallow groundwater table. The bottom of the SWM facility is at an elevation of 257 masl, only 0.7 masl above the high groundwater table. Is this spacing sufficient to allow infiltration that will not impact the groundwater?
9. It is noted that water quality is an important consideration to avoid contamination given the shallow groundwater table. The report provides high level comments on water quality, such as “provided through a variety of physical, biological and chemical processes” and, “managed using conventional water quality and quantity controls”. Please provide more site specific details on water quality controls.
10. Are the subject lands impacted by runoff from any external lands? If so, please include discussion on how these flows will be routed through the site.
11. Catchment 102 is not identified on Figure 5, however there are two Catchment 103. Please revise accordingly.
12. Check dams are proposed within the bio swales. Please ensure these include bio media and filter check dams that can withstand high flow velocities. Please submit a drawing identifying the location and sizing of the check dams, supported by calculations.
13. OGS in the north shall be designed to provide minimum level 1 enhanced water quality protections.
14. Section 6.4.1 states that the size of the bioretention cell was driven by the requirement to capture runoff from the 24 hour, 25 mm storm event. Provide justification why water quality volume was not considered. Has consideration been given to the design based on rainfall contribution and the area contributing to the cell?
15. The Water Balance does not consider infiltration during winter months, but notes that some infiltration occurs in the winter. Please explain.
16. The Water Balance only considers rainfall data from April to October. Annual total rainfall, from January to December is required to complete this analysis. The volumetric difference in this data is almost double, 574 mm from April to October and 1025 mm from January to December. Please update Table 12 accordingly.
17. The Water Balance combines infiltration and evapotranspiration in the analysis. The analysis will need to consider rainfall, runoff, infiltration and evapotranspiration values separately, based on the catchment areas to ensure no negative impacts to the natural features. The catchment based assessment will establish targets for runoff and infiltration under existing conditions which should be matched under proposed conditions; see hydrologic assessment submission methods by Conservation Authorities, June 2013, and values from Table 4.1 in MECP SWM manual.
18. Section 6.9 notes a 2.7% net reduction in infiltration and evapotranspiration based on impervious surface proposed, such as roadways. This loss is based on average rainfall from April to October. An annual calculation is need to determined actual deficit in infiltration, and any mitigation requirements as a result.
19. Section 9 speaks to winter sanding and salt operations, with coordination between City of London and UTRCA. The UTRCA does not have the resources

to monitor a salt management plan, however can undertake a review if the City would like assistance.

20. Please provide LID operations and maintenance information package to homeowners and condo blocks.

Floodplain Balanced Cut and Fill Analysis

A balanced cut and fill analysis was requested to address the limited areas of encroachment into the floodplain along the western edge of the property. UTRCA staff held a meeting with AECOM, NRSI and the applicant on October 21, 2020 to review comments on the cut and fill analysis. The information provided in this report detailed preliminary volumes on grading, however important information was missing in terms of appropriately balancing the cut and fill works. The UTRCA expressed some concerns over the “features” proposed and has requested revisions. It is our understanding that AECOM is currently undertaking this work and a re-submission will be provided in the future.

SUMMARY & RECOMMENDATION

Overall, the work completed to date has established strong support for the proposed development. The key components that remain outstanding to move forward are:

- EIS: confirming grading works from cut and fill analysis;
- Hydrogeological Assessment: providing more information relating to a feature based approach, and ensuring water quality and quantity are maintained;
- Stormwater Management: finalize details such as catchment areas and water quality;
- Water Balance: re-do analysis to consider annual rainfall, runoff, infiltration, and evapotranspiration, instead of April to October. Include connections to natural features and hydrogeological assessment; and,
- Balanced Cut and Fill: revise areas proposed for grading works and ensure floodplain storage is maintained, not the creation of SWM features.

Please provide a finalized second submission of the revised reports that addresses this information, along with a response letter that confirms where this information can be found within the revised reports/addendums. If further discussion is required to ensure these comments are captured in the revised reports/addendums, UTRCA staff are willing to discuss expectations on a call/meeting.

Upon receipt of this information, the UTRCA is likely in a position to move forward through draft conditions.

The UTRCA has no objections to the proposed Zoning By-law Amendment as described on the zoning map and notice of application.

Through follow up discussions/submissions UTRCA are supportive of the proposed draft plan of subdivision. Any additional concerns will be address through conditions of draft approval.

Parks Planning and Design – November 11, 2020

Parks and Open Space Section has reviewed the second submission for the above noted plan of subdivision and offers the following comments:

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater for residential uses. Parkland dedication calculations for the proposed development are listed in the table below.
- It is the expectation of PP&D that the required parkland dedication will be satisfied through the combination of land dedication and payment of cash-in-lieu of parkland.
- In accordance with the Bicycle Master Plan and the Southwest Area Plan, a multi-use pathway corridor is to be located along the east edge of the existing hydro corridor with an opportunity to utilize the hydro corridor lands for the

pathway alignment. However, at this location, a wetland exists within the hydro corridor and a portion of the surrounding lands. After discussions with staff, the applicant has relocated the multi-use pathway within the east buffer of the natural heritage feature. The submitted EIS is to address the opportunity for the pathway within the buffer and provide any necessary mitigation/compensation recommendations.

- While noting the multi-use pathway is conceptually shown on the proposed plan, the alignment of the pathway is to be shifted to the west to provide for adequate separation between the pathway and the rear yards.
- At the IPR stage, staff expressed interest in the extension of Street A to the south to service these lands. However; based on the findings of the EIS and the recommendation of the City Ecologist, the proposed extension of Street A would compromise the integrity of the continuous ecological/wildlife corridor to be created along the south property line. Staff agree with the proposed pathway alignment in the southwest corner of the site.
- Staff are satisfied with the reconfiguration of Blocks 97 and 98 as Park Blocks. However, Block 96 appears to function as a servicing corridor and will not be considered as parkland.
- The submitted plan is to rename the multi-use trail to Multi-use Pathway. The Official Plan requires neighbourhood parks to be flat and well drained in order to accommodate recreational activities. However, in certain situations Council may accept parkland dedication that contains significant vegetation and topography. The Official Plan notes that these lands will be accepted at a reduced or constrained rate. By-law CP-9 establishes and implements these rates as follows:
 - **2.1.3 Land - for park purposes - conveyance – Hazard, Open Space and Constrained Land**
 The Corporation retains the right not to accept the conveyance of land that is considered not suitable or required for park and recreation purposes including but not limited to the size of the parcel, hazard lands, wet lands, hydro lands, easements or other encumbrances that would restrict the Corporation’s use of the land. Where the Corporation does not request the Owner to convey table land, the Corporation may in lieu accept constrained land at the following ratios:
 - 1) Hazard land - 27 hectares of hazard land for every 1 hectare of table land;
 - 2) Open space or other constrained lands - 16 hectares of open space or constrained lands for every 1 hectare of table land.
- The table below summarizes the parkland information as per the submitted plan of subdivision. The medium and high density residential unit counts are based on the number of units proposed on the face of the plan. Revisions to the table below will be required based on resubmission of a revised draft plan.

Land Use	Area (ha)	Density (units)		Expected Dedication (ha)
Low Density	4.480	lots 1-93 (93)	1/300	0.31
Medium Density Residential (Block 105)	2.079	R6-5/R8-4 @ 75uph (157)	1/300	0.523
Total Dedication required				0.833
Provided Parkland Dedication				
Parks (redlined 97 and 98)				0.457
Open Space (1:27) (Blocks 100, 101 and 110) (6.776 at a rate of 1:27)				0.251
Parkland Provided				0.708
Outstanding Balance				0.125

- As part of Focused Design Studies submission, the Owner’s Landscape Architect shall prepare and submit a conceptual plan for all park blocks and pathway

alignments, to the satisfaction of the City.

- The Owner shall construct 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the City, within one (1) year of the registration of the plan.
- As part of Focused Design Studies, the Owner's ecological consultant shall prepare and submit an implementation plan for all recommendations within the approved EIS prepared by NRSI (2018).
- As part of Focused Design Studies, the Owner's qualified consultant shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks, and completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
- In conjunction with the first submission of engineering drawings, the Owner's qualified consultant shall undertake, by a Registered Professional Forester, a Hazard Tree Assessment Study for all Blocks. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of residential blocks, park lot lines (this being the hazard tree management zone) and trails (as approved by the city), this also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is sooner.
- The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.
- The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
- Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to Development Services monthly during development activity along the edge of the woodlot.

Development Services (Archeological) – November 13, 2020

This e-mail is in response to a REVISED Notice of Planning Application for the above file/property that was circulated on September 28, 2020.

Please be advised that the property at 6019 Hamlyn Street has been identified as having archaeological potential, and a Stage 1-2 Archaeological Assessment was completed in July 2018.

Conclusions of the report found that (4) sites require Stage 3 assessment.

"...further Stage 3 site-specific archaeological assessment is recommended for the Grant site (AfHh-70), Location 2 (AfHh-923), Location 5 (AfHh-924) and Location 6 (AfHh-925)." (p i) [see attached mapping; this is confidential]

An archaeological compliance letter from the Ministry is still required for the Stage 1-2 Archaeological Assessment Report Street (P438-0112-2017 – July 9, 2018).

Further, the status of the Stage 3 archaeological assessments is currently unknown. If archaeological assessments have already been completed and received compliance letters from the Ministry, the compliance letters along with the assessment reports should be submitted for review to ensure they meet municipal requirements.

Via Email - January 19, 2021

Based on what was attached, a **Stage 4 Archaeological Assessment is required at location #6**. [See attached maps; arrow notes location 6].

- *The Stage 4 mitigation of the 19th century component of Location 6 (AfHh-925).* (MHSTCI compliance letter, Jun 17, 2020)

Via Email – February 11, 2021

- An **Archaeological Assessment Stage 4 is required** for Location 1 and Location 6; mitigation of these sites during Stage 4 is through excavation.
- The **applicant should consult with their archaeologist** regarding Location 2 and whether archaeological standards are being met without a Stage 3 Archaeological Assessment being completed. I understand that this area will not be disturbed by development, and is part of an open space/wetland, but I am unsure if this needs to be cleared as/per recommendation in the archaeological assessment of the full property (Stage 1-2) that was complete.
- We will have to make sure that appropriate measures are implemented to protect Location 5 because the site/artifacts are to remain in situ. A **Stage 4 mitigation of development impacts is required**. These mitigation measures should be applied in consult with the applicant's archaeologist. The archaeologist should be consulted regarding any report that is required for Stage 4 that would document the mitigation measures and oversight (by archaeologist).

For our files/records, we still require the following Ministry compliance letters for the Stage 3 Archaeological Assessments:

- Location 1-Grant Site (AfHh-70) – P438-0179-2019
- Location 5-(AfHh-924) – P438-0178-2019

The applicant is aware of the outstanding archeological matters on site and as a condition of draft approval will be required to submit all outstanding Archaeological Assessments prior to any work being undertaken.

Development Services (Ecology) – November 15, 2020

I have reviewed the EIS and the addendum submitted with this application, I also reviewed the SWM plan for the site as they made a key change to the LID feature locations. While there are still some disagreements on how they responded to DS comments, overall I am satisfied with the outcome and commitments they indicated. The updated figures based on the comments also has been provided and are acceptable. I only have one new comment based on the proposal to move the LID features out of the backyards and into the buffer:

- 1) DS has concerns with the proposed LID features located within the buffer. While on the surface this seems like an acceptable area and we are looking to incorporate these features in the future into the buffer as they are more easily accessed and supported than on private lands, however the SWM report and NRSI indicate that these will be maintained features (manicured) with mowing. This is not acceptable. These features are to be naturalized and maintained as such as they are located within the buffer. If putting these LID features in the buffer means that now a sizeable portion of the buffer must be manicured, this defeats one of the primary requirements of the buffer being naturalized. This effect is also cumulative if you are manicuring the LID feature, plus the pathway block can equal a sizeable portion of the buffer (as seen on Map 6 of the Addendum, PDF page # 20). If a requirement of these LID features is that they must be manicured which would prevent native seeding and planting to occur in these areas then we really need to consider red lining the draft plan to remove lots in the areas adjacent to the proposed LID locations (Map 6) to accommodate the LID features outside of the buffer.

The applicant has clarified that the features will be naturalized and not maintained within the buffer area. Staff is satisfied with their response.

Urban Design – November 16, 2020

I have reviewed the Urban Design Brief and submitted Subdivision Plans for the above noted address and provide the following comments:

- A condition is requested for lots 1, 64, 65, and 93 to ensure that the Hamlyn Street facing elevations are designed as the fronts of the future homes with front doors, porches and windows facing Hamlyn Road and that fencing along the north property line is limited to a maximum of 50% of the length of the lot.
- A condition is requested that all corner lots (16, 40, 50, 78, 81, 88, and 104) and lots sharing a property line with a park or pathway block (15, 22, 23, and 49) will require the same level of detail and articulation of the side façade facing the public space, as the front façade. Fencing along these shared property lines is limited to a maximum of 50%.
- Provide zoning for all single family homes and street townhouses that implements SWAP policy 20.5.3.9 iii) e) in regards to eliminating garages projection beyond the main façade of the dwelling or the façade (front face) of any porch and that garages shall not occupy more than 50% of the lot frontage.
- The zoning for block 95 should also include a maximum setback along both the Wonderland Road and Hamlyn Street frontages in order to ensure the units are oriented to the street with rear amenity areas, parking and vehicular driveways located internal to the block. It is recommended that a maximum set back of 6m be implemented for the front and exterior side yard regulations.
- A holding provision is requested for blocks 94 and 95 to ensure street orientation and the implementation of the SWASP design policies.

The appropriate conditions of draft approval and zoning provisions have been included to address Urban Design Staff's comments.

Development Services (Engineering) – February 3, 2021

Please find attached the recommended conditions for the draft plan relating to engineering matters for the above-noted subdivision application. These conditions represent the consolidated comments of Development Services, the Transportation and Planning Division, the Wastewater and Drainage Engineering Division, the Water Engineering Division and the Stormwater Engineering Division.

Zoning By-law Amendment

Development Services and the above-noted engineering divisions have no objection to the proposed Zoning By-law Amendment for the proposed revised draft plan of subdivision subject to the following:

1. 'h' holding provision is implemented with respect to servicing, including sanitary, stormwater and water, to the satisfaction of the City Engineer and the entering of a subdivision agreement.
2. 'h-100' holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the City Engineer.
3. A holding provision shall be implemented on R4-3 zone (street townhouse) until the City Engineer is satisfied with the servicing arrangements to provide adequate separation between services and avoid conflicts with City services.

A minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision.

Official Plan Amendment

Development Services and the above-noted engineering divisions advises an Official Plan Amendment be applied for to address the Primary Collector shown through these lands in both the Southwest Area Plan and Schedule 'C' of the Official Plan.

Required Revisions to the Draft Plan

Note: Revisions are required to the draft plan as follows:

- i) Should the buffer on Lots 1 to 5 and Lots 43 to 47 impact the lot sizes, the draft plan may need to be revised
- ii) Revise road widenings on Wonderland Road and Hamlyn Street, if necessary, to be in accordance with the London Plan widths.
- ii) Clearly delineate block limits
- ii) Remove reference to sidewalks on plan. Sidewalks locations to be determined by Condition ___)
- iii) Revise right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots, if necessary.
- v) The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m

Additional Engineering Comments

Water Engineering

Final Proposal Report – Water Servicing Report

A water servicing report was submitted as part of the subdivision *Final Proposal Report*. This report appears to indicate that, with the construction of the required external watermains, water servicing would generally be available for the Plan of Subdivision. The findings of this report notwithstanding, errors and omissions were identified and a detailed water servicing report is still required as a condition of Draft Plan Approval (as set-out below).

External Watermains

Presently there are no adequately sized watermains available to service the proposed Plan of Subdivision.

Wonderland Road South

As set-out in the *2019 Growth Management Implementation Strategy (GMIS) Final Schedule of Works* the replacement of the 100mm diameter watermain on Wonderland Road South from Exeter Road to Dingman Drive is tentatively scheduled for 2024.

It is understood that the Owner has entered into negotiations with Development Finance to advance the timing for construction of this GMIS Wonderland Road South watermain extension, from Exeter Road to Hamlyn Street, to 2021.

Hamlyn Street

The 100mm diameter watermain on Hamlyn Street across the frontage of the Plan would also require replacement and upsizing to accommodate water servicing to the proposed subdivision. This replacement could not be undertaken until the GMIS Wonderland Road South watermain extension has been constructed. In accordance with the *2014 Water Servicing Development Charge Background Study* the implementation year for the Hamlyn Street watermain is identified as being greater than 20 years out.

The Owner would be required to design and construct this external Hamlyn Street watermain to its ultimate size (400mm) across the frontage of their Plan of Subdivision,

to the satisfaction of the City Engineer, all at no cost to the City, subject to any claimable watermain works.

Transportation

Council recently approved the Complete Streets Design Manual. The Owner should use this manual to help inform the design of complete streets throughout the proposed subdivision. The Manual can be found at <https://www.london.ca/residents/Roads-Transportation/Transportation-Planning/Pages/Complete-Streets-.aspx>

Please include in your report to Planning and Environment Committee that there will be increased operating and maintenance costs for works being assumed by the City.

Note that any changes made to this draft plan will require a further review of the revised plan prior to any approvals as the changes may necessitate revisions to our comments.

The appropriate changes have been made to the draft plan of subdivision and holding provisions/zoning regulations have been recommended to address Development Engineering's comments.

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

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1

1.1.3 Settlement Areas

1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6

1.2 Coordination

1.4 Housing

1.4.1

1.5 Public spaces, recreation, parks, trails and open space

1.5.1

1.6.7 Transportation Systems

1.6.7.4

2.0 Wise use and management of resources

2.1 Natural heritage

2.1.1, 2.1.4, 2.1.5, 2.1.6, 2.1.8

London Plan

Our Strategy: 58_; 59_5; 59_7; 59_8; 60_; 61_2; 62_11

Our City: *71_Figure 1; *72_; 107_; 108_; 124_; 142_; 143-145_; *146_; 170_; 172_

City Building: *189-306; 307_; 313_; 331_; 332_; *346_; *348_; *349_; *357_; *370-372_; *Table 6; .408_; 410_; 425_; *518_; 520_; 521_; 687_; 690_;

Place Type Policies: 761_; *916-922; *Table 10; 930_; *935_; *936_; *Table 11; *960_;

Our Tools: 1576_; *1577-1578_; 1610_; *1638-1647_

Maps: *Map 1; *Map 3, *Map 5

Southwest Area Secondary Plan:

20.5.1.2; 20.5.1.4; 20.5.2; 20.5.3; 20.5.4; 20.5.16;

Schedule 1, 2, 4, 8, 9

1989 Official Plan

Chapter 2 Planning Framework

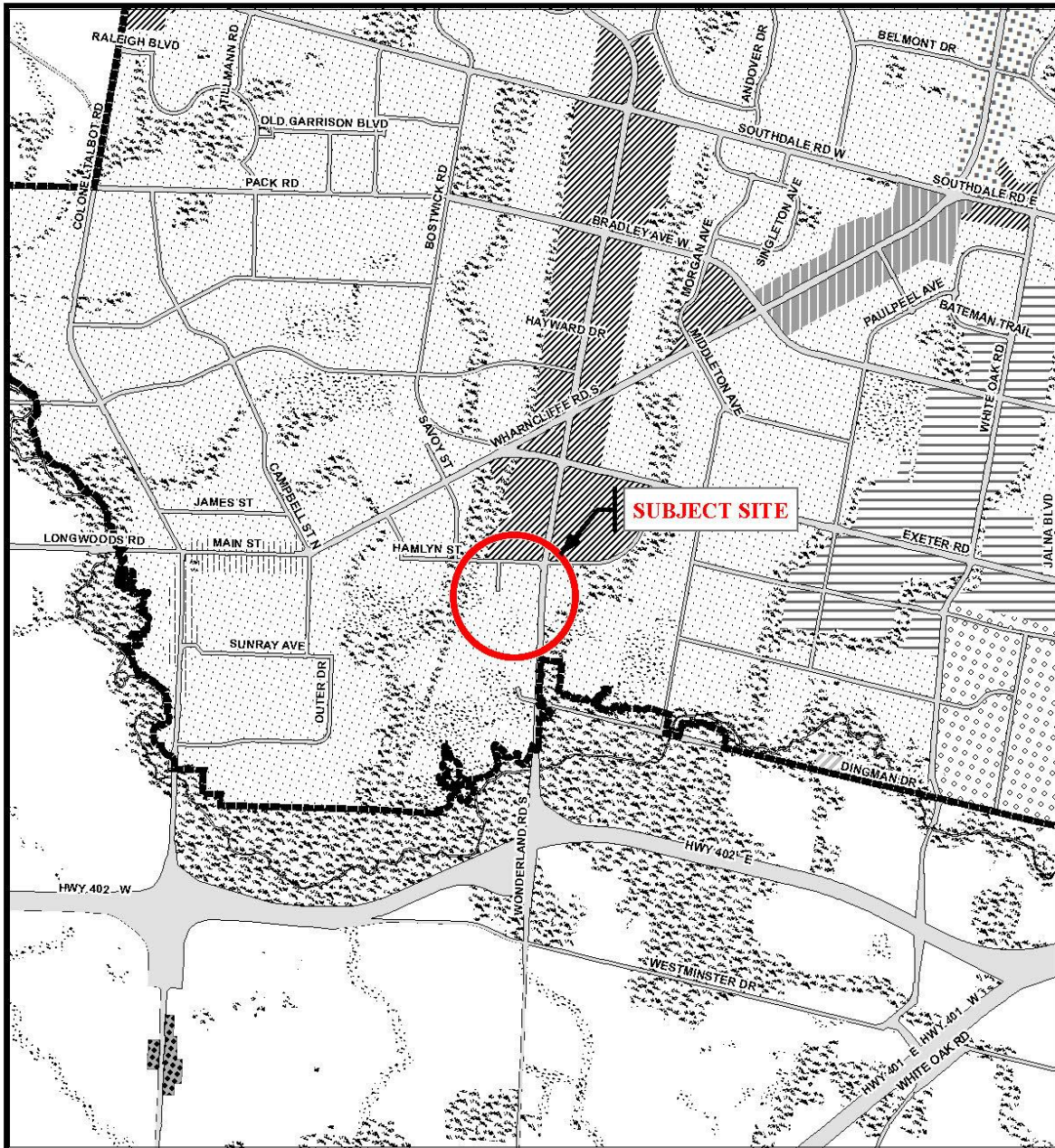
Chapter 10 Policies for Specific Areas: 1176, 1200, and 1230 Hyde Park Road clxvii).

Chapter 11 Urban Design Principles

Chapter 15 Environmental Policies

Chapter 19 Implementation

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.

CITY OF LONDON

Planning Services /
Development Services

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000

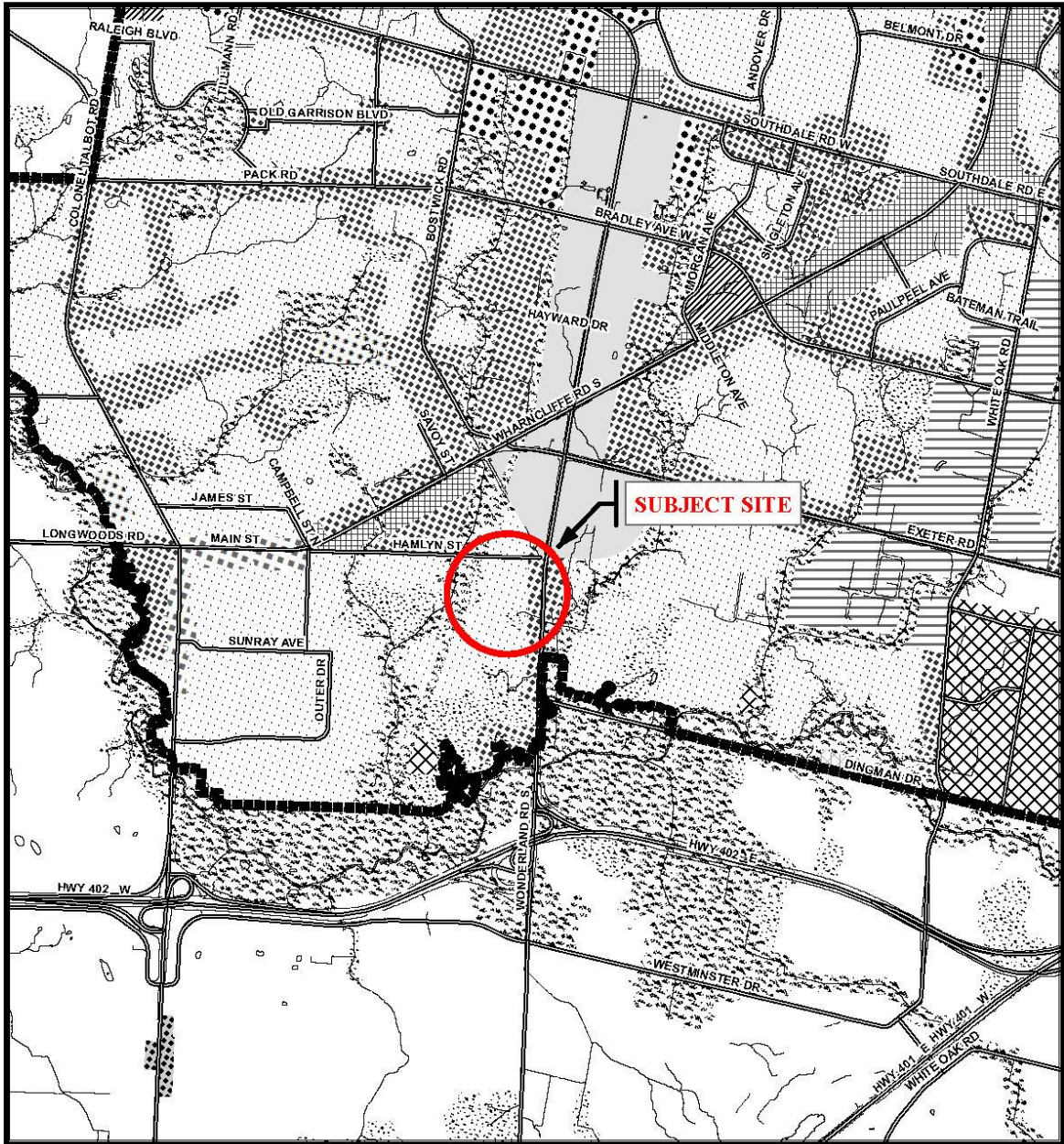


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























Planner: MC

Technician: RC

Date: February 5, 2021



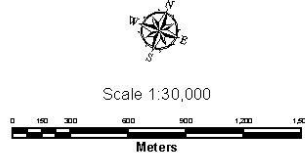
Legend

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

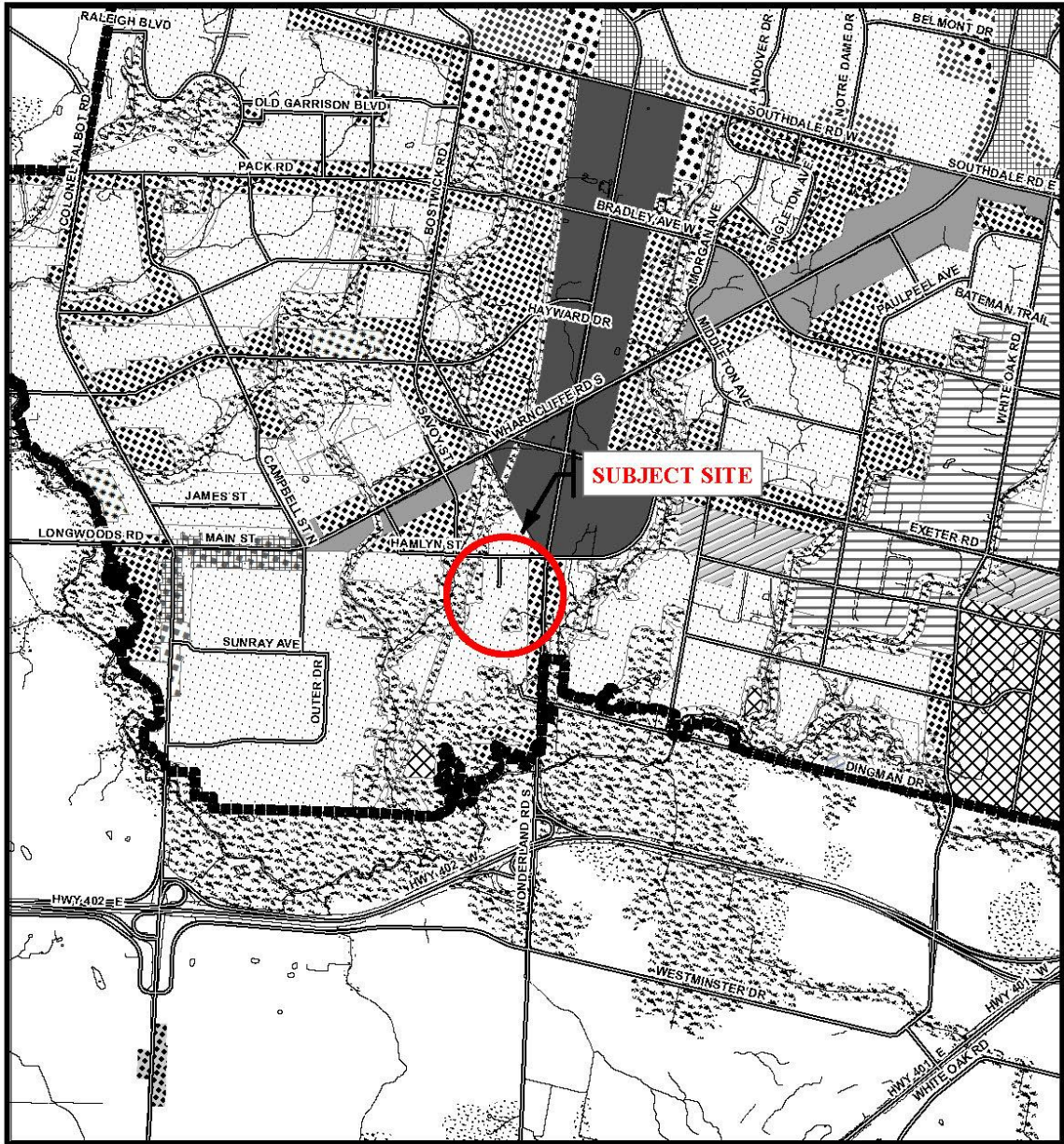
CITY OF LONDON
 Department of
 Planning and Development

OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

PREPARED BY: Graphics and Information Services



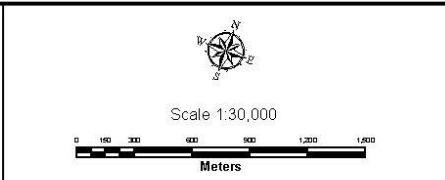
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 PLANNER: MC
 TECHNICIAN: RC
 DATE: 2021/02/05



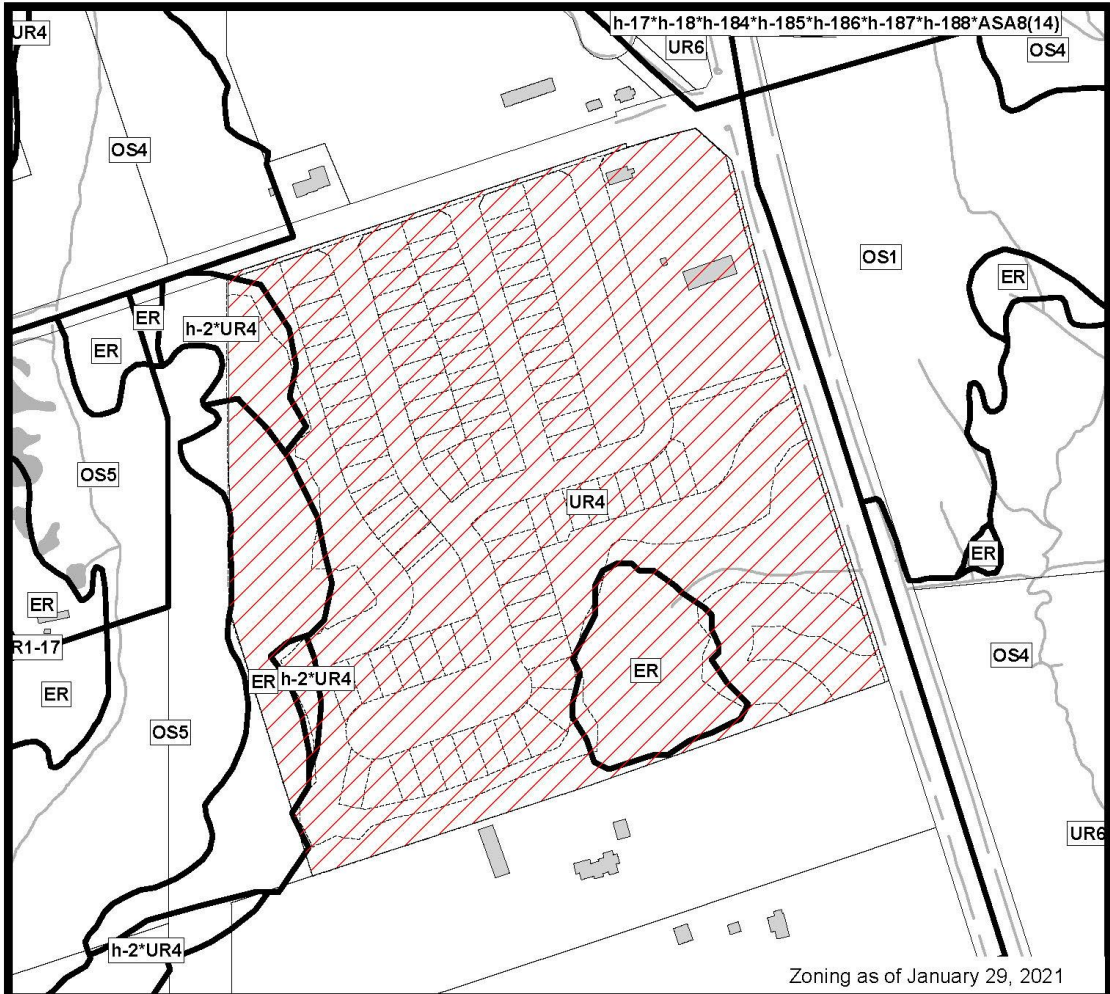
Legend

- 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

CITY OF LONDON
Planning Services /
Development Services
 SOUTHWEST AREA STUDY SECONDARY PLAN
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8960
PLANNER: MC
TECHNICIAN: RC
DATE: February 5, 2021



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:
Z-8960 MC

MAP PREPARED:
2021/02/05 rc

1:4,000
0 20 40 80 120 160 Meters