

Report to Planning and Environment Committee

To: Planning & Environment Committee
From: George Kotsifas, P.ENG
Deputy City Manager, Planning and Economic Development
Subject: Auburn Developments Inc.
2631 Hyde Park Road and 1521 Sunningdale Road West
Official Plan Amendment
Date: May 10, 2021

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Auburn Developments Inc. relating to the property located at 2631 Hyde Park Road and 1521 Sunningdale Road West:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 25, 2021 to amend the Official Plan to change the designation of the subject lands **FROM** an Open Space designation, **TO** an Urban Reserve Community Growth and Environmental Review designation;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 25, 2021 to amend The London Plan to change the Place Type of the subject lands **FROM** a Green Space place type, **TO** a Future Community Growth place type and Environmental Review place type;

IT BEING NOTED THAT the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London Plan;

- (c) The request to amend the Official Plan to change the designation of the subject lands **FROM** an Open Space designation, **TO** a Low Density Residential designation **BE REFUSED** for the following reasons:
 - i) The proposed amendment is not consistent with the PPS 2020 as it does not ensure an appropriate process can be undertaken prior to development which will allow for the *integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs, ensuring that necessary infrastructure and public service facilities are or will be available.*
 - ii) The proposed amendment does not conform to the in-force policies of the 1989 Official Plan, including but not limited to the Secondary Plan policies, Urban Reserve Community Growth policies and Environmental Review policies.
 - iii) The proposed amendment does not conform to the in-force policies of The London Plan, including but not limited to the Key Directions and Secondary Plan Policies.
 - iv) The requested amendment is premature. The site needs to be considered through a larger planning review process (a secondary plan) to determine its integration within a larger future neighbourhood, the applicable vision and character for the new neighbourhood, what an appropriate land use pattern is for the area, and other technical requirements.
 - v) The subject site is at a key location within the broader planning context and its designation and potential future development without consideration of the surrounding lands is not "big-picture" or long term thinking and if designated in isolation of these lands, it could result in future land use, servicing, and road network issues.

- vi) The subject site has not been reviewed for urban land uses which would have taken into account servicing demands/road networks and schooling/public service facility requirements for the subject site within the larger context of the Fox Hollow Community Plan.
 - vii) The proposed amendment in isolation of the surrounding lands could result in an inefficient development and land use pattern and create issues with the future expansion of the settlement area as the current amendment may ultimately conflict with the vision and goals of the future Secondary Plan in the area.
 - viii) The lands were originally designated and zoned for the sole purpose of a cemetery use.
- (d) The request to amend the Official Plan to change the designation of the subject lands **FROM** a Green Space place type, **TO** a Neighbourhood place type **BE REFUSED** for the following reasons:
- i) The proposed amendment is not consistent with the PPS 2020 as it does not ensure an appropriate process can be undertaken prior to development which will allow for the *integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs, ensuring that necessary infrastructure and public service facilities are or will be available.*
 - ii) The proposed amendment does not conform to the in-force policies of the 1989 Official Plan, including but not limited to the Secondary Plan policies, Urban Reserve Community Growth policies and Environmental Review policies.
 - iii) The proposed amendment does not conform to the in-force policies of The London Plan, including but not limited to the Key Directions and Secondary Plan Policies.
 - iv) The requested amendment is premature. The site needs to be considered through a larger planning review process (a secondary plan) to determine its integration within a larger future neighbourhood, the applicable vision and character for the new neighbourhood, what an appropriate land use pattern is for the area, and other technical requirements.
 - v) The subject site is at a key location within the broader planning context and its designation and potential future development without consideration of the surrounding lands is not “big-picture” or long term thinking and if designated in isolation of these lands, it could result in future land use, servicing, and road network issues.
 - vi) The subject site has not been reviewed for urban land uses which would have taken into account servicing demands/road networks and schooling/public service facility requirements for the subject site within the larger context of the Fox Hollow Community Plan.
 - vii) The proposed amendment in isolation of the surrounding lands could result in an inefficient development and land use pattern and create issues with the future expansion of the settlement area as the current amendment may ultimately conflict with the vision and goals of the future Secondary Plan in the area.
 - viii) The lands were originally designated and zoned for the sole purpose of a cemetery use.

Executive Summary

Summary of Request

The requested amendment is to allow for the future development of the subject site for residential uses and other secondary permitted uses through a future plan of subdivision and rezoning application.

The applicant is seeking to change the current Open Space designation to Low Density Residential and the Green Space place type to Neighbourhoods Place Type to identify the subject site as having development potential.

Recommendation

Staff are recommending refusal of the requested Official Plan Amendment with a recommendation of an alternative Official Plan Amendment.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended Official Plan amendment is to change the current Open Space designation to Urban Reserve Community Growth and Environmental Review and to change the Green Space Place Type to Future Community Growth and Environmental Review.

Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS 2020 as it ensures an appropriate process can be undertaken prior to development which will allow for the *integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs, ensuring that necessary infrastructure and public service facilities are or will be available.*
2. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Secondary Plan policies, Urban Reserve Community Growth policies and Environmental Review policies.
3. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Secondary Plan Policies, Future Community Growth and Environmental Review policies.
4. The recommended amendment ensures that the subject site is reviewed through a comprehensive review process along with the surrounding lands to ensure the efficient expansion of the settlement area and comprehensive review of land use and servicing needs for the area.
5. The recommended amendment prevents ad-hoc planning and prevents future compatibility issues with the surrounding lands in regards to land use impacts, servicing constraints and sufficient public service facilities being able to support the proposed development.

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

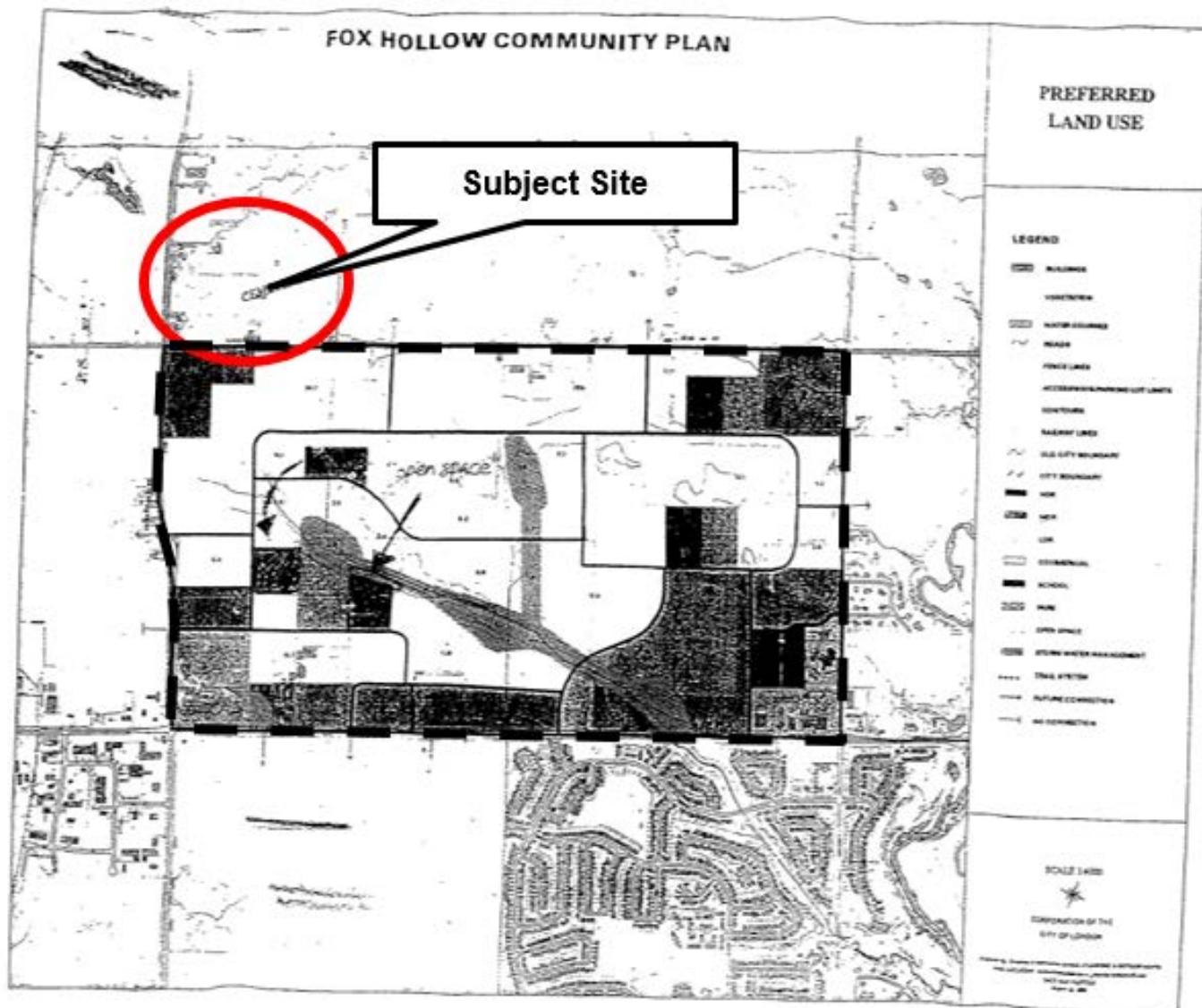
1.0 Background Information

1.1 Planning History

In 1993, the City of London annexed a large area of land surrounding the City, including the subject lands. Soon after, Municipal Council initiated Vision 96 – a extensive public process which incorporated the annexed lands into the City of London's Official Plan.

This process resulted in the approval of Official Plan Amendment 88. The amendment, amongst other matters, established an Urban Growth Boundary (UGB) and numerous Community Plan areas which required additional review and study prior to development.

The Fox Hollow Community Plan review process was initiated in 1996 to undertake a comprehensive review of land needs and servicing for lands bound by Sunningdale Road West, Hyde Park Road, Fanshawe Park Road East and Wonderland Road. On October 15, 1998, a land use plan was presented to the public as part of the community engagement process. The subject lands were not located within the community plan (see below).



Mount Pleasant Cemetery, owners of the subject lands at the time, appealed Official Plan Amendment 88 seeking inclusion within the UGB.

Mount Pleasant also made a submission to the Special Projects Planning Committee regarding Growth Area Options. The SPPC recommended an exception for the Mount Pleasant Cemetery to permit a cemetery on the site, subject to the lands being included with the UGB and approval of the Fox Hollow Official Plan amendments.

On December 11, 1998 the Ontario Municipal Board provided a verbal decision on Mount Pleasant's appeal to OPA 88. The decision placed the subject site within the UGB and identified that the site shall remain within the Urban Reserve Community Growth Designation until the Fox Hollow Community Plan is completed.

As the Fox Hollow Community Plan process was nearing completion and the lands were not considered/studied in the comprehensive reviews, the subject lands were identified within the Open Space land use designation to meet the owners' needs. The Preferred Land Use Plan was presented to Planning Committee on February 8, 1999 and subsequently approved by Council in March 1999.

Recently the subject site was reviewed through The London Plan process which determined that the lands were not required for development purposes and that the existing Open Space designation now identified as a Greenspace Place Type. The Greenspace Place Type was approved by Council and the Province with no appeals or request to move the lands into a Neighbourhood Place Type. LPAT provided an oral decision on April 15th, 2021 bringing all policies of the Greenspace Place Type into force and effect.

Initial Proposal Review (IPR) Submissions

The applicant has submitted two (2) Internal Proposal Review (IPR) requests for the city to consider on these lands. The IPR process circulates a number of City departments and outside commenting agencies to review and identify key issues and related studies to be included in a complete application for plans of subdivisions and condominium.

In October of 2018, the applicant submitted an Internal Proposal Review (IPR) for a Draft Plan of Subdivision along with supporting Official Plan and Zoning By-law Amendments. Through this process, City staff identified that any application for the development of these lands would be pre-mature, pending the completion of a comprehensive Secondary Plan including this property and those to the north and east. The outcome of the Secondary Plan and OPA may have further implications on timing of servicing and the location of the Urban Growth Boundary. A letter was provided to the applicant identify those concerns below:

- Currently used agriculturally;
- Considered in the UGB to facilitate a cemetery use;
- The subject property was not included in the inventory of developable land supply reviewed as part of the comprehensive lands need background study prepared for The London Plan.
- The Fox Hollow Area Plan incorporated these lands during the Ontario Municipal Board process in 1999 with an Open Space designation to support the cemetery use; and,
- Servicing of this property was not considered as part of the comprehensive development strategy for the south side of Sunningdale Road West.

A second IPR was submitted in September 2020 in support of an Official Plan amendment (see below) seeking low density residential in place of the current open space land use designation. Consistent with the review and comments in 2018, staff identified the need for a comprehensive review of the area prior to the submission of a plan of subdivision.

Official Plan Application

In March 2020, the applicant submitted the current Official Plan Amendment to address the issues identified from staff during the 2018 IPR meeting – the proposal was premature to develop the subject site in isolation from the surrounding lands.

During the review of this Official Plan application, the applicant submitted a second IPR submission in which staff accepted and reviewed. During the September 15, 2020 IPR meeting staff provided comments related to a potential Zoning By-law amendment application and Draft Plan of Subdivision that are not related to the current OPA submission. The September 2020 IPR process is not to be used as justification for the potential designation of the subject site. The following report and analysis relate solely to the applicant's Official Plan Amendment and the appropriateness of identifying these lands for Urban Reserve Community Growth (Future Growth Place Type) as opposed to Low Density Residential (Neighbourhood Place Type).

1.2 Property Description

The subject site is situated on the northwest quadrant of the City right at the edge of the Urban Growth Boundary. Located on the northeast corner of the Sunningdale Road West and Hyde Park Road the site is approximately 20.5 ha in size and is currently used for agricultural purposes. The site contains an unevaluated wetland in the northwest corner. There are 6 rural residential lots abutting the subject site creating an irregular parcel shape along the Hyde Park and Sunningdale frontages. The lands directly south of the site are designated for residential uses which have a draft approved plan of subdivision with 3 phases that have been registered. The lands north, east and west of the site are all outside of the Urban Growth Boundary and are currently zoned, designated and used for agricultural uses.

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

- Official Plan Designation – Open Space
- The London Plan Place Type – Greenspace
- Existing Zoning – Holding Open Space (h-5*h-21*OS3) Zone

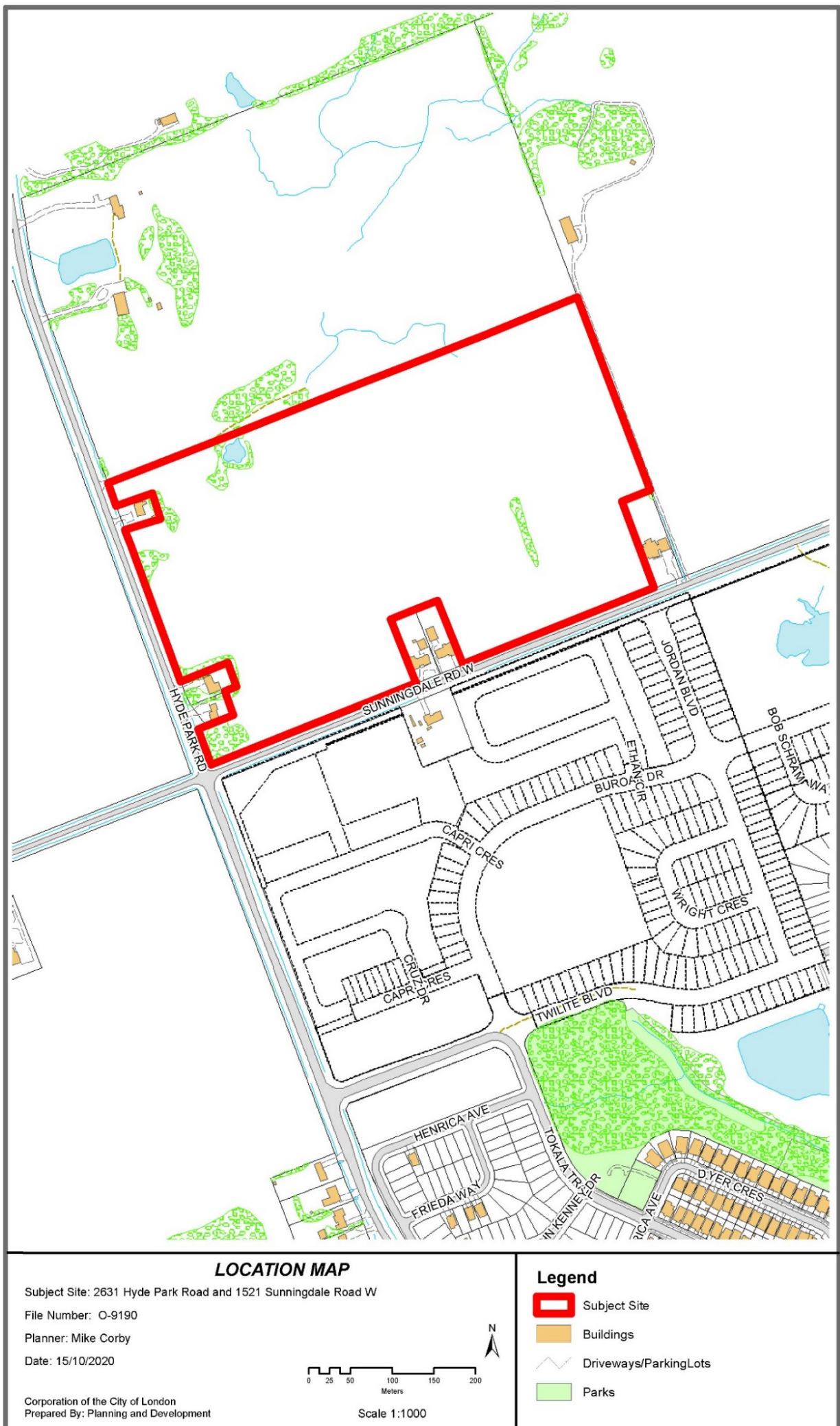
1.4 Site Characteristics

- Current Land Use – Agricultural
- Frontage – 512m (1680ft) Sunningdale Road W and 269m (883ft) Hyde Park Road
- Depth – 400 metres (north to south)
- Area – 20.5 ha
- Shape – Irregular

1.5 Surrounding Land Uses

- North – Agricultural/Farm Dwelling
- East – Agricultural
- South – Future Residential
- West – Agricultural

1.6 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

There is currently no development proposal on the site. The proposed application is for an Official Plan amendment to permit future residential uses on the subject site. A conceptual subdivision plan has been provided by the applicant, however, its details are not considered in this planning process.

2.2 Applicant's Requested Amendment

The applicant has submitted an Official Plan amendment application, to permit residential land uses and a range of secondary land uses on the subject site. The amendment would change the existing Open Space designation to Low Density Residential in the 1989 Official Plan and the Green Space Place Type to a Neighbourhood Place Type in The London Plan.

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

1. Planning Justification Report
2. Preliminary Geotechnical and Hydrogeological Investigation
3. Preliminary Servicing Feasibility Study

Details of the full amendment application is provided under Appendix C - Community Engagement.

2.3 Community Engagement (see more detail in Appendix C)

The application was circulated on May 14, 2020. Through the public circulation process six (6) members of the public provided comments about the proposed Official Plan amendment. The full extent of the comment received by Staff is attached to Appendix "C".

Summary:

- The proposed road network specifically with the most easterly access to Sunningdale Road abutting a residential home.
- Concerns in regard to the location of Street "G" on the lands to the south (Note: this is not part of this application)
- increased traffic, noise, construction, trucking, crews, pollution, air quality
- impact on well water
- Loss of privacy
- Scale and density of the potential development that transitions to a rural area

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 two Sections, 51(24) and 51(25) of the *Planning Act*, as well as 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.

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 and promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs. It also seeks to avoid development and land use patterns that would prevent the efficient expansion of settlement areas and that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

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). It directs planning authorities to establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs (1.1.3.7).

The PPS also promotes a coordinated, integrated and comprehensive approach when dealing with planning matters within municipalities specifically when managing and/or promoting growth and development that is integrated with infrastructure planning (1.2 Coordination, 1.2.1a). It identifies that an appropriate range and mix of housing types and densities should be provided 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.

The PPS seeks to create healthy and active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (1.5.1). It also identifies that planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management (1.6.1)

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 aims to build exciting, exceptional, and connected neighbourhoods. The Plan provides guidance on the size, scale and characteristics of future neighbourhoods to guide comprehensive planning. Neighbourhood planning requires a holistic and long-term view in order to establish a vision, character, sense of place, determination of community elements, housing types, focal points and technical considerations. It is important to understand how components of new neighbourhoods (e.g., parcels of land) fit into the broader whole. The London Plan also establishes criteria for considering policies for site-specific areas; however, the subject lands and associated proposal do not satisfy all criteria for consideration.

Direction #5 is to Build a Mixed-use Compact City by ensuring a mix of housing types within our neighbourhoods so that they are complete and support aging in place and providing a mix of stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity (59_ (5,6)).

Direction #6 seeks to place a new emphasis on creating attractive mobility choices. It directs future development to utilize a grid, or modified grid, system of streets in neighbourhoods to maximize connectivity and ease of mobility (60_ (7)).

Direction #7 is to build strong, healthy and attractive neighbourhoods for everyone. This can be achieved through designing complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services. Implementing “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character. Distribute educational, health, social, cultural, and recreational facilities and services throughout the city so that all neighbourhoods are well-served and integrating well-designed public spaces and recreational facilities into all of our neighbourhoods (61_ (2, 3, 4, 9)).

Direction #8 is to make wise planning decisions. This direction seeks to ensure that all planning decisions and municipal projects conform with The London Plan and are consistent with the Provincial Policy Statement. It encourages us to think “big picture” and long-term when making planning decisions and understand the implications of a short-term and/ or site-specific planning decision within the context of this broader view. It also tells us to plan for an affordable, sustainable system of infrastructure that will support the implementation of this Plan (62_ (1, 3, 6)).

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.

A full London Plan analysis is provided in section 4.2, 4.3 and 4.4 of the report and relevant policies quoted verbatim in Appendix D with key elements underlined that would best be addressed through a comprehensive review.

Future Community Growth

The Future Community Growth Place Type will be applied where there is an expectation that non-Industrial Place Types will be established. While this will likely include the Neighbourhoods Place Type, it may also support the application of many other place types such as Urban Corridor, Shopping Area, Institutional, and Open Space (158_).

Because of concerns regarding premature development, Future Growth areas will be zoned to allow for a very limited range of uses. Uses that exist at the time of the adoption of this Plan may be permitted to continue. Subject to all of the policies in this chapter, a very limited range of new uses that are similar to existing uses and would not have an impact on the future comprehensive planning and development of these lands may be permitted (1163_). The existing OS3 zone will remain which limits the subject site uses to a cemetery.

Proposals to amend the Future Growth Place Type in favour of another Urban Place Type will require a secondary plan, unless it can be clearly demonstrated that all of the following criteria are met (1164_3):

- a) The subject lands are limited in size and/or the lands represent a small remnant portion of a larger Future Growth Place Type that has since been changed to other Urban Place Types.
- b) The lands are separated by physical barriers from any other lands that are within a Future Growth Place Type.
- c) The lands can be adequately planned without the need for a secondary plan to coordinate community design, natural heritage preservation, street layout, civic infrastructure, parks, conservation of cultural heritage resources, or other matters that a secondary plan would address.
- d) The proposed development would not adversely affect the long-term planning of the surrounding lands.

Environmental Review

In some cases, lands 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_).

Existing uses are permitted. Pending the evaluation of an Environmental Review Place Type through the appropriate environmental studies, permitted uses in the Environmental Review Place Type will include agriculture, woodlot management, horticulture, conservation, and recreational uses (784_). Essential public utilities and municipal services that have been the subject of an Environmental Assessment process or an environmental impact study in conformity with the policies of this Plan may be permitted (785_).

Secondary Plans

Where there is a need to elaborate on the parent policies of The London Plan, or where it is important to coordinate the development of multiple properties, a secondary plan may be prepared by the City of London. Secondary plans will allow for a comprehensive study of a secondary planning area, considering all of the City Building and

Environmental Policies of this Plan. It will also allow for a coordinated planning approach for the secondary planning area and the opportunity to provide more detailed policy guidance for the area, that goes beyond the general policies of The London Plan (1556_).

Secondary Plans may be applied to areas of varying sizes – from large planning districts and neighbourhoods to small stretches of streetscape or even large individual sites. Areas that may warrant the preparation and adoption of a secondary plan include areas that require a coordinated approach to subdivision development and areas where a coordinated approach to the development of multiple properties is required for a specific planning and design objective (1557_). A secondary plan will consist of policies and maps that provide more specific direction than that offered by the general policies of this Plan (1561_)

1989 Official Plan

Urban Reserve Community Growth

The 1989 Official Plan identifies that vacant lands within the Urban Growth Area may be placed in the Urban Reserve designation pending the completion of a Secondary Plan as provided for in Chapter 19 of this Plan. A Secondary Plan will provide the basis for an Official Plan amendment that will identify or refine environmental features and natural resources and identify collector roads. Until such time as a Secondary Plan has been approved and the subject lands have been appropriately designated for development, vacant lands within the Urban Growth Area will be placed in the Urban Reserve designation (2.6.9 ia),b), viii)).

The "Urban Reserve - Community Growth" designation is intended to provide a general indication of the mix of urban land uses proposed for the area. "Community Growth" areas will be composed of predominantly residential uses but will include commercial, institutional, and open space uses that are supportive of the community as well as provide employment opportunities in a community setting. Notwithstanding this general intent, lands within the Urban Reserve designations may be redesignated by Council for any use through the community planning process and resulting amendment to this Plan (9.4.3).

The preferred approach to planning areas designated "Urban Reserve" is through the Secondary Plan process as described in Section 19.2. Council may, however, review and adopt site specific Official Plan Amendments for lands designated "Urban Reserve" provided it does not negatively affect the community planning process on surrounding lands (9.4.4).

Environmental Review

The Environmental Review designation is used on lands which may contain significant natural features and important ecological functions and shall be protected from activities that would diminish their functions pending the completion of a detailed environmental study. A detailed environmental study may be undertaken as part of a secondary plan or environmental impact study or may be undertaken by the City of London. Areas that are determined to satisfy the criteria for significance under Section 15.4. shall be redesignated as Open Space on Schedule "A" (8B).

Schedule "B1" contains significant natural features and important ecological functions, which should be protected until environmental studies have been completed, reviewed and accepted by the City. These potential components of the Natural Heritage System are designated as Environmental Review on Schedule "A" and shall be protected from activities that would diminish their functions pending the completion, review and acceptance of a detailed environmental study. A detailed environmental study may be undertaken as part of the Community Plan, Area Plan, Official Plan and/or Zoning By-law amendment application, Draft Plan of Subdivision, Site Plan application, Variance or

Consent application by the applicant and/or landowner, or may be undertaken by the City of London (8B.1).

Secondary Plan

The 1989 Official Plan supports reviewing the subject lands through a secondary plan and describes the elements to be contained in such a plan. It supports the use of a secondary plan as a tool to enable comprehensive and coordinated planning for new growth areas, including studies completed to inform the plan.

Secondary Plans provide for the co-ordination of development among multiple landowners and provide direction for the delineation, protection and management of natural heritage areas. It will identify the location and size of parks, schools and other community facilities and provide appropriate land use designations to achieve a mix of housing and densities. The secondary plan will consider municipal servicing, the phasing of development, pedestrian and bicycle routes; transit routing and supportive facilities; site and subdivision design criteria; and local road access points to arterial and collector roads. Secondary Plans shall provide for the staging of development to make efficient use of built services, facilitate planning for the delivery of new services, and minimize the gap between major servicing expenditures and the recovery of costs through development charges (2.6.9ii, vi).

Council may direct that a Secondary Plan be prepared if the land use characteristics of a specific area, and its potential for development or change, warrant a review, refinement, or elaboration of Official Plan policies. A Secondary Plan may be developed to provide Official Plan policies to be used in the review of development proposals and as the basis for zoning by-law amendments for a specific area. Secondary Plans may also be developed to provide Official Plan policies to implement a vision or design concept for a specific area, and provide a greater level of detail than the general policies of the Official Plan. A Secondary Plan may include a Land Use Schedule for the specific area. Examples of areas that may warrant the preparation and adoption of a Secondary Plan include areas that require a co-ordinated approach to subdivision development or areas that may be subject to substantial change as the result of a proposed major development. A secondary plan will normally consist of policies and/or Schedules that provide a more detailed approach to land use planning matters than are contained in the general policies of this Plan for the Secondary Plan area. Among the matters that may be addressed in the policies of the Secondary Plan are land use mix and compatibility, road alignments, municipal services, minimum and maximum, public and private utilities, residential densities, road access points, location of parks and community facilities, buffering concerns, location of pedestrian and bicycle routes, building conditions urban design, the natural heritage system and the suitability of existing development requirements (19.2.1. i, ii).

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 – Inclusion within Fox Hollow Community Plan

The subject site was originally not included within the review of the Fox Hollow Community Plan for multiple reasons.

Firstly, the lands were not included within the proposed Urban Growth Boundary as approved by Council through OPA 88. The goal of the Official Plan amendment was to apply City of London Official Plan designations to these new lands. The OPA 88

process established an Urban Growth Boundary for the City, an Urban Reserve Community Growth designation and an Agricultural designation. The urban reserve community growth designation was to be applied to lands within the UGB that had future development potential. Appropriate land use designations would be further defined through community planning processes to ensure a comprehensive review of the land needs and servicing requirements for the communities were addressed. The UGB generally follows higher order roads, City Boundaries and natural features. The proposed Fox Hollow Community plan boundary was bounded by higher order roads and was completely within the proposed UGB which ran along Sunningdale Road at this location. The proposed community plan limits were in keeping with the boundary's established for other community plans that were being undertaken as a result of lands annexed in north London (Figure 1).

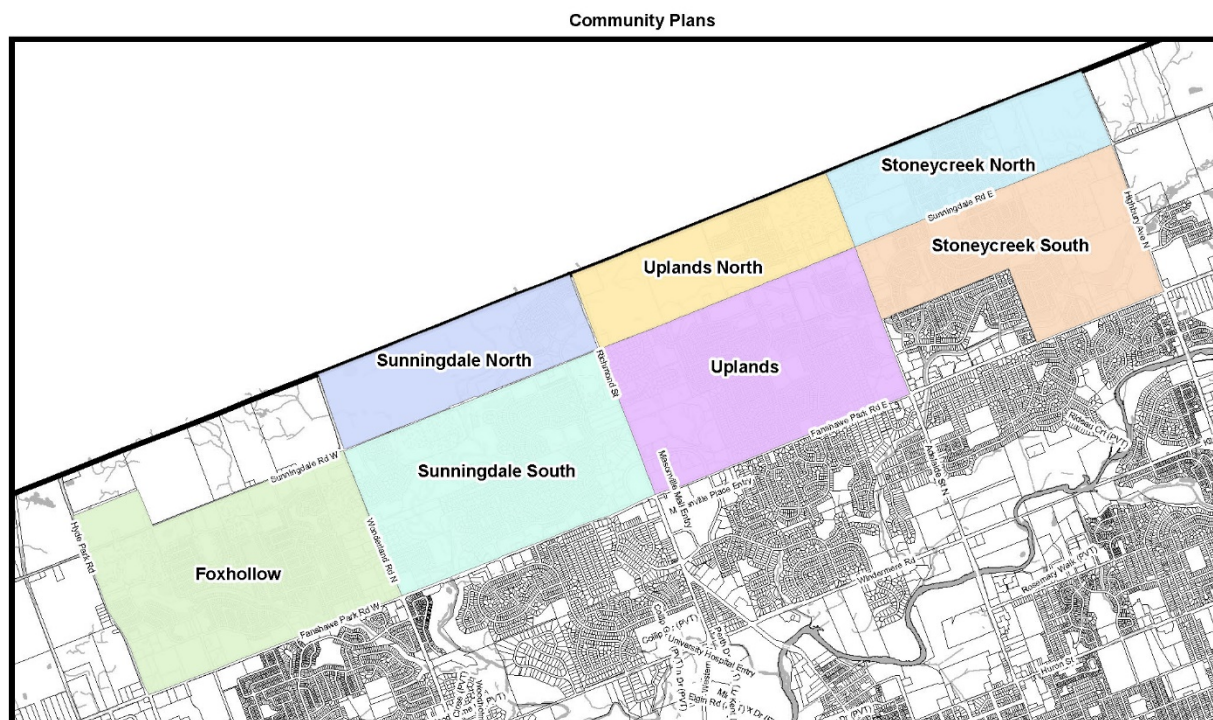


Figure 1 - Community Planning Areas

Mount Pleasant appealed OPA 88 as they were seeking to include their lands within the UGB arguing the Provincial Policy prohibited the utilization of agricultural land for any development including public service facilities such as cemeteries unless the lands are identified as a growth area. They also made a submission to the Special Projects Planning Committee regarding Growth Area Options. The SPPC recommended an exception for the Mount Pleasant Cemetery lands who were seeking inclusion within the UGB to permit a Cemetery on the site on the following basis: *demand for burial sites is growing while the number of burial sites in the City is decreasing; the site has good access and that the City is presently under supplied with cemetery lands.* Due to Provincial Policy prohibiting cemeteries on agricultural lands Council could not redesignate the lands until they were within the Urban Growth Boundary. Based on the direction from the SPPC Council approved a Zoning By-law amendment for this site to permit a cemetery as the sole permitted use subject to the lands being included with the UGB and approval of the Fox Hollow Official Plan amendments.

4.2 Issue and Consideration #2 – Provincial Policy Statement (2020)

Although the Provincial Policy Statement does provide policies that support development at this site (e.g., focusing growth within the settlement area, efficient use of land, provision of housing, etc.), the PPS is read in its entirety and the proposal requires comprehensive review with additional lands to determine the appropriate neighbourhood vision and identity, planning framework, infrastructure needs and development phasing.

Based on the review of the PPS it is Staff's opinion that the requested designation of the subject site for residential land uses in isolation from the surrounding lands to the north and east is considered a short-term solution which may lead to an inefficient development pattern. The proposed development does not contemplate the overall needs of the surrounding lands and does not integrate key components outlined in the PPS in regards to the *"integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs, ensuring that necessary infrastructure and public service facilities are or will be available"* (1.1.1e)

By prematurely designating these lands for development it directly impacts the orderly progression of development and the timely provision of the infrastructure and public service facilities required to meet the projected needs (1.1.3.7). A servicing strategy has already been provided for this area of the City which did not include the subject site. Staff's recommendation to designate the lands Urban Reserve Community Growth/Future Community Growth Place Type allows for a Secondary Plan to be undertaken for the subject site and surrounding lands once all the lands have been identified for development purposes. This will allow for a coordinated, integrated and comprehensive approach to the future development for the area (1.2.1) ensuring the timely provision of infrastructure and public service facilities to meet the projected needs identified through the Secondary Plan.

The Secondary Plan process would be in keeping with the intent of the PPS as it would identify an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents and establish minimum targets for the provision of housing which is affordable to low and moderate income households. It is important that the subject lands be included within a Secondary Plan as they will form part of the future community and vision. To date these lands have not been contemplated through a comprehensive review process despite its inclusion within the Fox Hollow Community Plan boundaries.

The PPS seeks to ensure that the development of new housing is directed towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (1.4.3 a) c) d)). Through the review of this application Staff have identified that the Fox Hollow Community plan never contemplated the site from a servicing perspective and the lands were never intended for urban land uses. It is fair to say that appropriate levels of infrastructure and public service facilities currently do not exist in the area to take on the projected needs of the proposed development lands. The recommendation for future growth will help ensure the subject site does not develop prematurely and ensures the surrounding lands are contemplated in regards servicing options and public service facilities to support the future development of the entire area.

The secondary plan process will also determine the land use needs and demands for the future community and provide a process to make efficient land use decisions while ensuring the efficient expansion of settlement areas for the long term (1.1.1 a, d). This will help minimize land consumption and servicing costs and ensure the necessary infrastructure and public service facilities are or will be available to meet projected needs (1.1.1 g). It also ensures that healthy and active communities can be achieved as the planning of public streets, spaces and facilities is looked at through a broader lens of an entire community as opposed to one site. Through the broader review it will help to foster social interaction and facilitate active transportation and community connectivity and ensure the equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages (1.5.1). The secondary plan also provides a process to ensure the appropriate infrastructure and public service facilities are available and coordinated and integrated with land use planning and growth management (1.6.1). Given the demands for school sites and other public facilities in this area of the City a Secondary Plan provides the ideal process to determine the number of and location of school sites, public facilities, parks and pathways required within the community. The existing

infrastructure and public service facilities were based on the subject site being designated as an Open Space/Greenspace and did not account for the demands of the site developing for urban land uses.

The full range of applicable policies are listed in Appendix E with key elements underlined that would best be addressed through a comprehensive review.

4.3 Issue and Consideration #3 – Why is a Comprehensive Review Important/Nature of Comprehensive Review

As previously noted in the section 1.1 of this report the subject site was included within the Fox Hollow Community Plan by order of the OMB on December 11, 1998. The Plan was finalized by Council in March of 1999. The community plan process began on November 7, 1996 and spanned a 2-year period. The subject site was not included in this comprehensive review process until the last 3 months of a 28-month process and was never evaluated for urban land uses or servicing requirements. Based on the lack of a comprehensive review and in an effort to implement the direction provided by SPCC to permit a cemetery, the site was placed into an Open Space designation at the end of the community plan process. The use of this designation along with the Council approved zoning ensured the site would solely permit a cemetery as the only permitted use until a more comprehensive review of the site and surrounding area could be completed for urban land uses. This also helped ensure the protection of these lands from premature development and avoid ad-hoc planning.

The lands are and have always been distinctly separated from existing development by two Urban Thoroughfares, which are higher order roads providing hard boundaries between land uses and have been commonly used as boundaries for area plans in north London. The London Plan also reiterates this point, that neighbourhoods are “defined as geographic areas where people live, that are typically bounded by major streets, rail lines, rivers, creeks, natural heritage features, or other major physical features. In addition, neighbourhoods often include places where people shop, work, worship, go to school and recreate” (143) Further, the lands are at the furthest edge of the Urban Growth Boundary and no additional developable land is presently designated for urban uses north of Sunningdale Road West between Hyde Park Road and Wonderland Road. Although development of the subject lands is controlled through the extent of the Urban Growth Boundary, the delineation line follows the property line and not the boundaries that would establish the extent of a future neighbourhood. The subject lands are a component of a larger neighbourhood north of Sunningdale Road West.

In 2013 an Urban Growth Boundary review identified lands to the north and east of the site as Tier 1 lands as a candidate for future development. Council took no action as a result of the Urban Growth Boundary review and it was later determined through the Land Needs Study that there was a sufficient supply of lands within the Urban Growth Boundary. The only way to include additional lands within the UGB at this point in time for development purposes is to remove lands of equivalent size from the UGB. The proposed change from Open Space/Greenspace to Residential is essentially adding additional development lands within the UGB without requiring a removal of land of equivalent size or a land needs review.

The subject lands have never been identified through a comprehensive review process or land needs study for development purposes or future growth. The development of the site relies on the coordination and integration of infrastructure and ultimate servicing solutions that must be provided from adjacent lands. These matters, along with determining appropriate land uses, road networks, public service facilities requirements/locations require a comprehensive review. Staff are committed to undertake a Secondary Plan for the subject site and surrounding lands once a review of the UGB is undertaken and the surrounding lands are approved to be within the UGB. Until such time, providing development potential on an isolated site is premature and its development should be contemplated in conjunction with the future vision of the area which will be established through the secondary plan process.

The London Plan

The London Plan identifies over arching policies and directions which seek to build and exciting, exceptional and connected neighbourhoods. The Plan provides guidance on the size, scale and characteristics of future neighbourhoods to guide comprehensive planning. It notes that neighbourhood planning requires a holistic and long-term view in order to establish a vision, character, sense of place, determination of community elements, housing types, focal points and technical considerations. It is important to understand how components of new neighbourhoods (e.g., parcels of land) fit into the broader whole. As previously identified the subject site has not been included in a comprehensive review process that would establish the above-mentioned goals of The London Plan. By prematurely designating these lands the site would essentially develop without any long-term planning, vision or consideration for the overall servicing and land use needs in this area of the City.

Additional over arching policies are identified below which are key aspects to establishing neighbourhoods and communities within The London Plan. The requested amendment to Low Density Residential/Neighbourhood Place Type are not keeping with these policies.

Direction #5 is to *Build a Mixed-use Compact City* by ensuring a mix of housing types within our neighbourhoods so that they are complete and support aging in place and providing a mix of stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity (59_(5,6)). In the absence of a Secondary Plan it is difficult to determine if this direction is being achieved. The site's location at the corner of a major intersection provides an ideal location and opportunity to provide for higher order land uses which may be required to meet the demands for the broader community. This could be in the form of commercial place types, creation of main streets and requirements for mixed-use developments all of which could be key components of any Secondary Plan. The use of only a neighbourhood place type prior to establishing a complete vision for the area will result in the removal of key site when completing a comprehensive development of the surrounding lands.

Direction #6 seeks to *place a new emphasis on creating attractive mobility choices*. It directs future development to utilize a grid, or modified grid, system of streets in neighbourhoods to maximize connectivity and ease of mobility (60_(7)). Although street networks are not being reviewed through this process the residential designation of these lands would result the creation of a street network through a plan of subdivision process that may not align with what is best for the neighbourhood as a whole. This type of road network and connections are best reviewed at a higher level through a Secondary Plan as the overall street network will help in creating attractive mobility choices and maximize connectivity throughout the surrounding area. Transportation Staff noted in their comments that *“Without an area plan or secondary plan the road pattern as shown may not be consistent with the needs of the adjacent lands to provide for appropriate access. To ensure an appropriate road classification and collector road network an area plan and or secondary plan is typical and should be undertaken”*.

Direction #7 is to *build strong, healthy and attractive neighbourhoods for everyone*. This can be achieved through designing complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services. Implementing “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character. Distribute educational, health, social, cultural, and recreational facilities and services throughout the city so that all neighbourhoods are well-served and integrating well-designed public spaces and recreational facilities into all of our neighbourhoods (61_(2, 3, 4, 9)).

Direction #8 is to *make wise planning decisions*. This direction seeks to ensure that all planning decisions and municipal projects conform with The London Plan and are

consistent with the Provincial Policy Statement. It encourages us to think “big picture” and long-term when making planning decisions and understand the implications of a short-term and/ or site-specific planning decision within the context of this broader view. It also tells us to plan for an affordable, sustainable system of infrastructure that will support the implementation of this Plan (62_ (1, 3, 6)).

Although some of these aspects mentioned in direction #7 and #8 can be achieved on a one-off basis it would not be viewed as creating a complete neighbourhood and is not considered thinking “big picture” or long-term. By designating these lands for development, it is short-term thinking and can lead to potential land use, servicing and connectivity issues with the surrounding lands. It can also lead to additional stress on the existing services in the area as the additional population created through this designation was not contemplated in any of the existing community plans. The use of a secondary plan can ensure that the above-mentioned goals are achieved long term, for the entire area allowing us to plan for an affordable, sustainable system of infrastructure in this area of the City. It also provides a tool to implement potential placemaking/urban design guidelines, so the overall community has the same vision and feel. This will also help ensure that the subject site will integrate with the surrounding lands helping create a safe, diverse, walkable, healthy, and connected community. The secondary plan will look at things like educational, health, social, cultural, and recreational facilities and services and base there need and location for the larger area. If the site is designated for urban land uses outside of the scope of a secondary plan then these key elements of a complete community cannot be fully addressed. This could result in an inefficient form of development at a key location in the northwest area of the City which further highlights the need for a comprehensive review in this area of the City. (London Plan Policies)

The London Plan also provides policy direction in regard to growth servicing (167_) and the use of temporary services (476_).

It clearly identifies that “All municipal services will be planned on a ‘systems basis’ – considering the entire system when planning for a single segment” designating these lands for development would be considered planning for a single segment while designating the lands for Urban Reserve Community Growth and completing a secondary plan of the area would allow for services to be planned for the entire system once land uses and proposed densities are established. It also does not support the use of temporary servicing systems which may be required based on Staff’s initial review of the proposal.

Sanitary

The ultimate solution for sewage is through an oversized sanitary sewer constructed through the lands to the east which has not been contemplated for development. The applicant is proposing an on-site temporary sanitary pump station and forcemain in advance of the ultimate solution. The temporary pump station is to be designed to transition to a gravity outlet and be decommissioned once a gravity outlet becomes available. The location of the proposed temporary pump station has not been identified in the new plan and there is no indication as to where the routing of the ultimate solution to the outlet at Tokala/Sunningdale would be. Given the lack of connectivity with the lands to the east, it is unclear how a temporary pump station could be decommissioned and transitioned to a gravity outlet once the oversized sanitary sewer becomes available. It is also unclear where the best location for this pump station would be to ensure that long-term plans and staging of infrastructure will not be undermined.

Water

These lands and the lands to the north and to the east of this site will require high level water servicing. These lands were not included in the [Community Plans Water Servicing Study \(North End\)](#), Knowles, 1999. At this time these lands have not been considered for inclusion in the current Hyde Park High Level Water Distribution system.

A City led DC project to upgrade the Hyde Park Pumping Station (DC14WD2003) is scheduled for 2021, however capacity for these lands are currently not considered under this project. The permanent servicing of these lands are dependent on the development of the adjacent lands as well as DC eligible projects not identified in the current DC Background Study.

Transportation

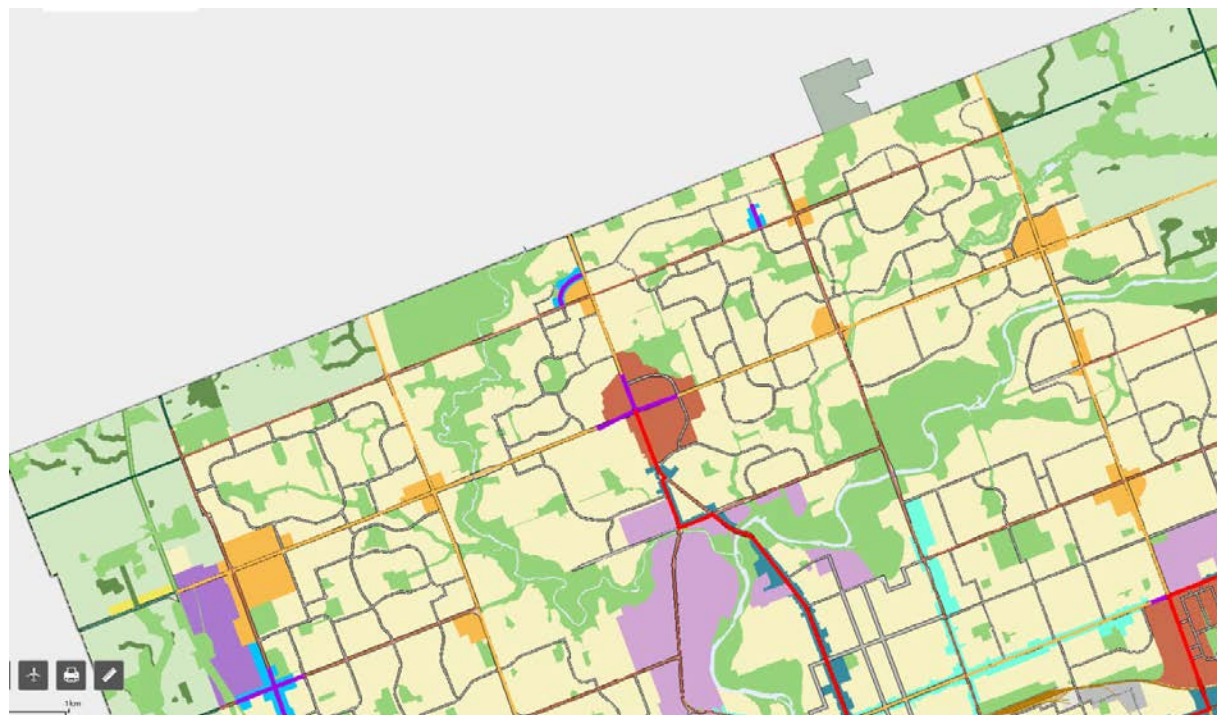
Without an area plan or secondary plan the road pattern as shown may not be consistent with the needs of the adjacent lands to provide for appropriate access. To ensure an appropriate road classification and collector road network an area plan and or secondary plan is typical and should be undertaken.

The full range of applicable policies are listed in Appendix E with key elements underlined that would best be addressed through a comprehensive review.

With limited options to service the site any proposed alternatives would either be temporary in nature or would be site specific which is not in keeping with the policies of The London Plan which seeks to plan services on a system basis.

4.4 Issue and Consideration # 4 – Future Secondary Plan

In order to appropriately designate the lands for future development, a complete review of the site and surrounding area through a Secondary Plan process should be required. This would determine the neighbourhood vision and character, the most appropriate land use needs for the site and area as a whole and infrastructure requirements. The site is also at a major intersection in the City where higher order land uses and mixed-use development may be encouraged or required based on a complete review of the area. The current request for a Neighbourhood Place Type may not be sufficient in providing the highest order land uses at this location. As can be seen in the figure below almost every major intersection in north London is subject to an alternative place type. These mixed-use/commercial land uses were established through the Community Planning process ensuring the communities have the services they need on a daily basis at locations with the most accessibility.



In the absence of a Secondary Plan that would review the land use demands in the area it is premature to designate the lands for any specific land use. At a future time when surrounding lands are included within the Urban Growth Boundary a Secondary Plan will be undertaken for the neighbourhood to comprehensively plan review the land use and servicing needs and create a road pattern and other connections within the larger area. Once that process is complete it would be deemed appropriate to amend the

Official Plan to the appropriate place type(s). Both The London Plan and Official Plan provide policy direction as to when and why Secondary Plan should be used to direct future development.

The London Plan

The London Plan describes the purpose, intent and components of a secondary plan for lands that have not been previously considered for urban development. Secondary plans are prepared to ensure that future neighbourhoods are considered holistically, including the features of the neighbourhood and required municipal infrastructure. Generally, secondary plans are prepared for multiple properties and often times on lands which require a coordinated approach to subdivision development. This helps with development coordination and the implementation of a neighbourhood vision, character, community structure, and housing/employment areas. Secondary plans will also provide an opportunity to provide more detailed policy guidance for the area, that goes beyond the general policies of The London Plan (1556_, 1557_)

The secondary plan will consist of policies and maps that provide more specific direction than that offered by the general policies of this Plan. A secondary plan may include policies, illustrations and maps for such things as (1561_):

- a vision for the secondary planning area this will address things like City Design and relevant Place Type policies of this Plan.
- a community structure plan and design concept and associated policies – conveyed in text and/or illustrations.
- a plan for protecting and sustaining natural heritage areas.
- a cultural heritage conservation mitigation plan.
- a planned mobility network, including the street layout and design, and pedestrian, cycling and transit routes and infrastructure and amenities.
- a plan for the land use mix, development form, and development intensity.
- parks, open space, and public facilities plan.
- a tree conservation and tree planting plan to implement the Urban Forestry Strategy.
- a development staging plan, forecasting the timing for build-out of the lands based on projected city-wide residential and non-residential construction.
- a civic infrastructure plan, including a phasing and financial plan relating to these services in accordance with asset management best practices; and
- an affordable housing strategy for the secondary planning area, in conformity with the Homelessness Prevention and Housing policies of this Plan.

It is Staff's continued position that the subject site was not contemplated through a community plan process for urban development and that its inclusion for development purposes is premature and would isolate the site from the lands to the north and east. A secondary plan would allow for a detailed review of the abutting lands in conjunction with the subject site. This would ensure proper development coordination and the implementation of a neighbourhood vision, character, community structure, and housing/employment areas and allow for the creation of specific policies and illustrations to direct future development for the entire community. It also provides the opportunity to establish costs and revenues of the planned growth and would allow the City to make any necessary updates to the Growth Management Implementation Strategy or Development Charges Study. At this point the subject site has not been reviewed in the above mentioned manner and the potential demands of the site for urban development have not been planned for in this area of the City.

The recommendation of a Future Growth Place Type ensures that the direction provided in The London Plan in regard to when a secondary plan is appropriate can be achieved when it comes to guiding the future development of the City.

The 1989 Official Plan

The 1989 Official Plan provides policies which support the review of the subject lands through a secondary plan. It supports the use of a secondary plan as a tool to enable a comprehensive and coordinated planning review for new growth areas, including studies completed to inform the plan which are similar to those mentioned above in The London Plan. As such the above analysis provided is relevant when reviewing the relevant policies of the 1989 Official Plan.

The full range of applicable policies are listed in Appendix E with key elements underlined that would best be addressed through a comprehensive review.

4.5 Issue and Consideration # 5 – Recommended Designations

Urban Reserve Community Growth/Future Community Growth

Through the review of the proposed application and relevant planning policies Staff are recommending that the subject site be designated for Future Growth in The London Plan and Urban Reserve Community Growth within the 1989 Official Plan. The recommended designations identify that the subject site has future development potential however, the Future Growth policies ensure that a secondary plan is undertaken prior to the lands being designated for urban uses. The site is a component of a new neighbourhood to the north of Sunningdale Road West and Hyde Park Road and needs to be considered as part of a broader plan for the new neighbourhood in its entirety. The London Plan and 1989 Official Plan both contemplate situations where land is identified for future urban growth, but has not been through a comprehensive planning review to guide growth for the lands. As such the lands will remain within a Future Growth Place Type until such a review is completed.

London Plan

Future Growth Place Type

The Future Growth Place Type is generally applied to lands which have been added to the Urban Growth Boundary and to large areas of land that may require comprehensive planning to support a transition from one range of uses to another (148_, 1162). The place type helps establish where City Council wishes to see future urban development but provides a place holder to ensure the necessary background studies are completed and a comprehensive and coordinated plan is prepared (1153_).

Although that site is within the UGB, Staff have previously identified that the re-designation from Green Space/Open Space effectively adds developable lands within the UGB that were not previously contemplated for urban uses. To ensure these lands are comprehensively reviewed the Future Growth Place type is recommended. The policies of The London Plan would consider it premature to apply individual place types in support of development until such time as the necessary planning exercises are undertaken to address all lands within a Future Growth Place Type comprehensively (1154_). The secondary plan process would then determine the appropriate place type(s) to be applied to the subject site and surrounding lands and to guide the long-term management and approval of growth (1160_).

The Future Growth Place Type will ensure that any future amendments will not proceed in favour of another Urban Place Type (on a one off basis) as the policies require a secondary plan prior to approving development, unless it can be clearly demonstrated that all of the following criteria are met (1164_):

- The lands are separated by physical barriers from any other lands that are within a Future Growth Place Type.
- The lands can be adequately planned without the need for a secondary plan to coordinate community design, natural heritage preservation, street layout, civic

infrastructure, parks, conservation of cultural heritage resources, or other matters that a secondary plan would address.

- The proposed development would not adversely affect the long-term planning of the surrounding lands.

Through the analysis provided it has been demonstrated that the development of the subject lands without a comprehensive review of the area would adversely affect the long-term planning of the surrounding lands. The subject site also has no physical barriers separating it from the abutting lands which re-emphasizes the need for a secondary plan to coordinate community design, natural heritage preservation, street layout, civic infrastructure, parks, conservation of cultural heritage resources, or other matters that a secondary plan would address.

The 1989 Official Plan

The 1989 Official Plan contemplates lands being designated as Urban Reserve Community Growth prior to the completion of a secondary plan. Although there is some flexibility for applying other land use designations without the completion of a secondary plan, this flexibility must be weighed against impacts on surrounding lands and associated planning processes. As a result, the 1989 Official Plan policies support the re-designation of the subject lands to Urban Reserve Community Growth.

The 1989 Official Plan identifies that vacant lands within the UGB may be placed in the Urban Reserve designation until such time as a Secondary Plan has been approved and the subject lands are appropriately designated for development. The secondary plan will identify or refine environmental features and natural resources in conformity with the applicable Official Plan policies and identify collector roads (2.6.9i, viii)

The objective of designating areas Urban Reserve is to provide for a degree of guidance with respect to the designation and future use of large, undeveloped parcels of land which may be proposed for urban development and to provide a process for developing detailed land use patterns for areas designated "Urban Reserve." (9.1.3). Given the site's location within the UGB Staff is comfortable to identify that the subject site will develop for urban land uses in the future. The use of the designation will provide a degree of guidance to the future use of this large, undeveloped parcel while identifying that a comprehensive process should be undertaken for the entire neighbourhood which will establish detailed land use patterns for the entire area.

It is recognized that the 1989 Official Plan does permit site specific amendments to existing Urban Reserve designation (9.4.4). The policies note that the preferred approach to planning areas designated "Urban Reserve" is through the Secondary Plan process however, Council may review and adopt site specific Official Plan Amendments for lands designated "Urban Reserve" provided it does not negatively affect the community planning process on surrounding lands. The analysis provided within this report clearly identifies that a site-specific amendment would negatively affect the community planning process on the surrounding lands. This is why an Urban Reserve designation is appropriate and its future designation will be contemplated through a future comprehensive review process.

Environmental Review

In some cases, lands 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_).

Through the review of the proposed Official Plan amendment process a wooded area was identified in the northwest portion of the property along the north property line through the applicant's Preliminary Geotechnical and Hydrogeological Investigation.

This feature is also designated as Unevaluated Wetland (UW) on the City of London's Natural Heritage Map 5. An EIS and a Hydrogeological Assessment were not required through the OPA process to determine the significance of the feature however, given the identification of this feature through the review process Staff have identified/mapped an area on the subject lands (Figure 2) which is being recommended for an Environmental Review designation. This designation along with the existing Unevaluated Wetland (UW) on the City of London's Natural Heritage Map 5 will provide adequate protection for the wetland hazard and the woodland feature and their functions. Any future development proposals around this feature will require the necessary technical studies before development can proceed in keeping with the policies of The London Plan.

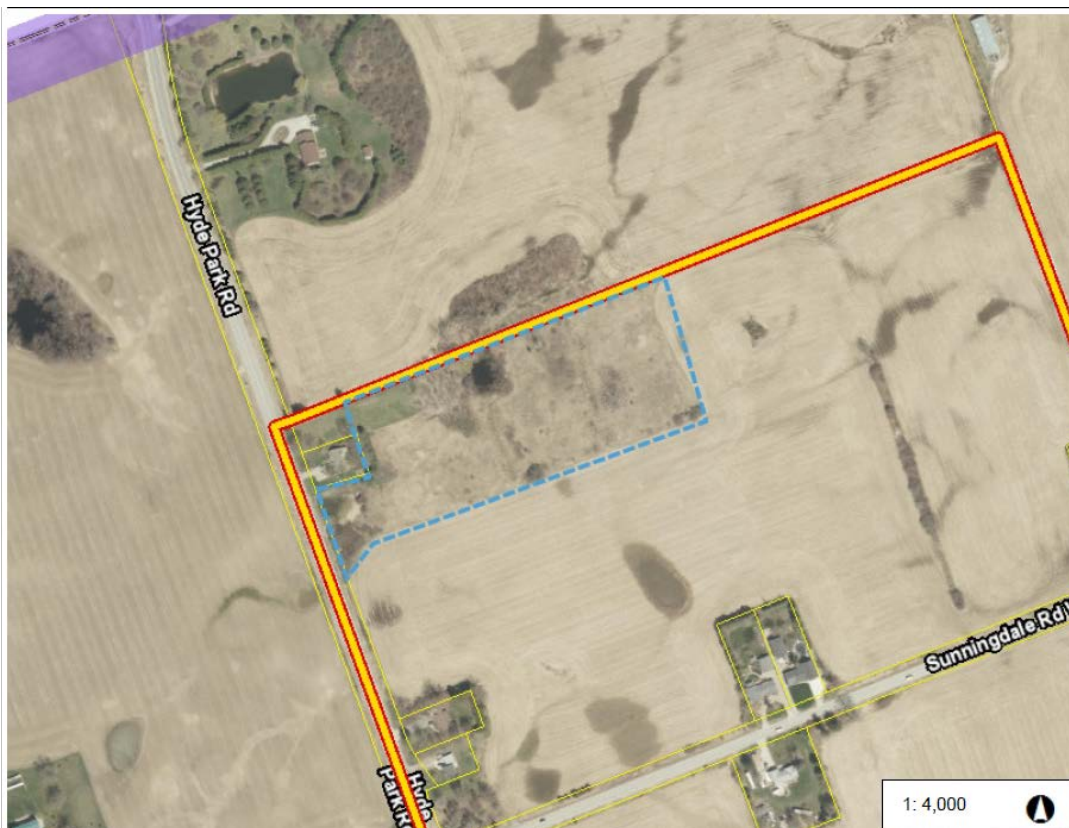


Figure 2 - Location of Environmental Review

4.6 Issue and Consideration # 6 – Public Concern

Through the review process concerns were raised by members of the public. These concerns related to issues such as the proposed road network identified on a conceptual plan of subdivision that was submitted and the potential access point off Sunningdale Road West. Concerns were also raised in relation to the location of “Street G” (Jordan Boulevard) on the lands to the south and where this road intersects with Sunningdale Road West. Additional concerns included items such as increased traffic, noise, construction, pollution, air quality, impact on well water and potential loss of privacy. While a request to consider the future scale and density of the development be considered in relation to the surrounding rural area.

Through the proposed Official Plan Amendment staff is reviewing the request to change land use designations. Items such as roads, site specific land uses, noise, setbacks and buffering are often dealt with through a more detailed application process like a Zoning By-law amendment or Plan of Subdivision. These processes provide additional options and tools to help address these concerns. In regard to the proposed road network, it does provide some insight as to how the site could potentially develop however, does not hold much value through this process as the local road pattern will not be established through this amendment.

Staff's recommendation to Urban Reserve Community Growth/Future Community Growth Place Type helps ensure that these community concerns can be addressed through a more appropriate and comprehensive review process. A secondary plan would require extensive public engagement prior to getting into detailed zoning or future

Appendix A

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

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to 2631
Hyde Park Road and 1521 Sunningdale
Road West.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 25, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – May 25, 2021
Second Reading – May 25, 2021
Third Reading – May 25, 2021

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from Open Space to Urban Reserve Community Growth and Environmental Review on Schedule “A”, Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2631 Hyde Park Road and 1521 Sunningdale Road West in the City of London.

C. BASIS OF THE AMENDMENT

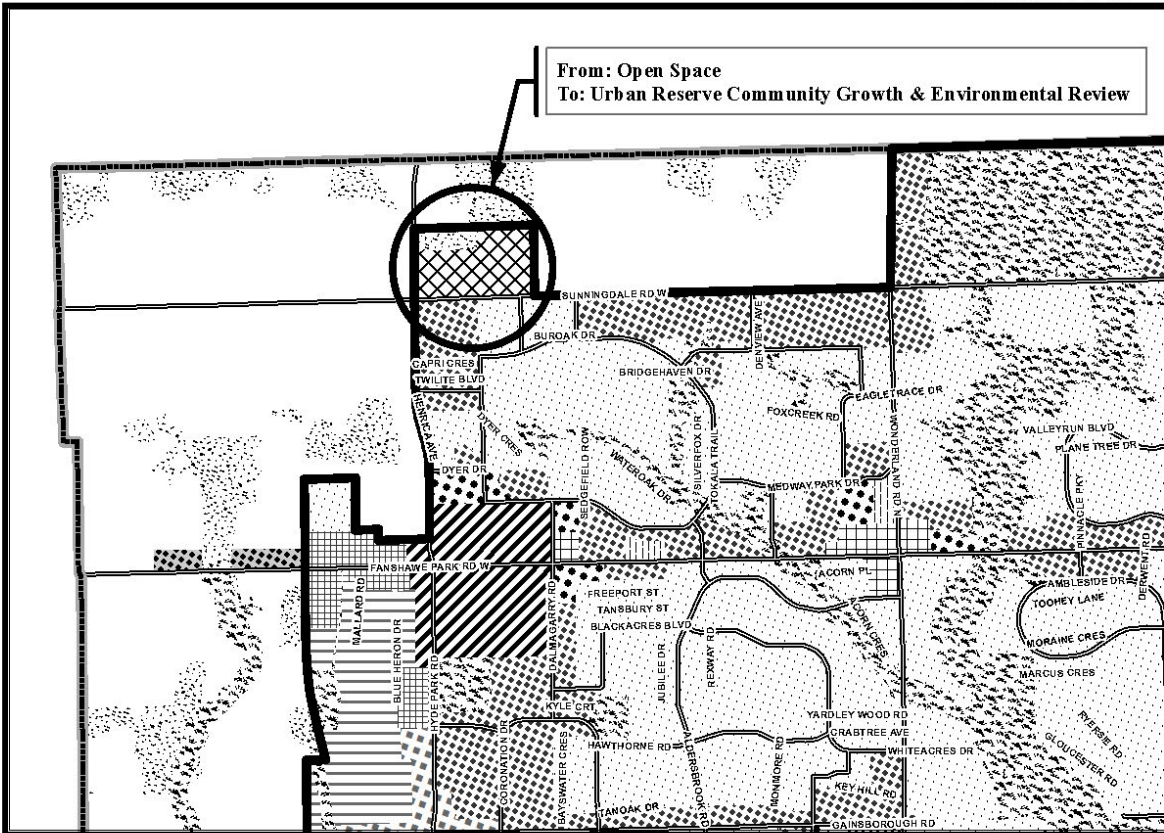
The recommended amendment is consistent with the Provincial Policy Statement, 2020, the Urban Reserve Community Growth, Environmental Review and Secondary Plan policies, of the Official Plan and the Future Community Growth, Environmental Review and Secondary Plan policies of The London Plan.

The recommended amendment identifies the subject site for future urban growth but ensure the site is reviewed through a comprehensive review process along with the surrounding lands to ensure the efficient expansion of the settlement area and review of land use and servicing needs for the area. It also ensures significant natural heritage features are protected and the appropriate studies are completed prior to development taking place.

D. THE AMENDMENT

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

Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 2631 Hyde Park Road and 1521 Sunningdale Road West in the City of London, as indicated on “Schedule 1” attached hereto from Open Space to Urban Reserve Community Growth and Environmental Review.



Legend

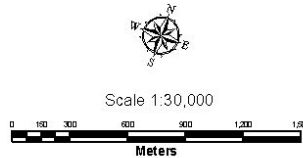
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-9190

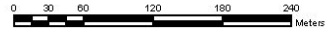
PLANNER: MC

TECHNICIAN: RC

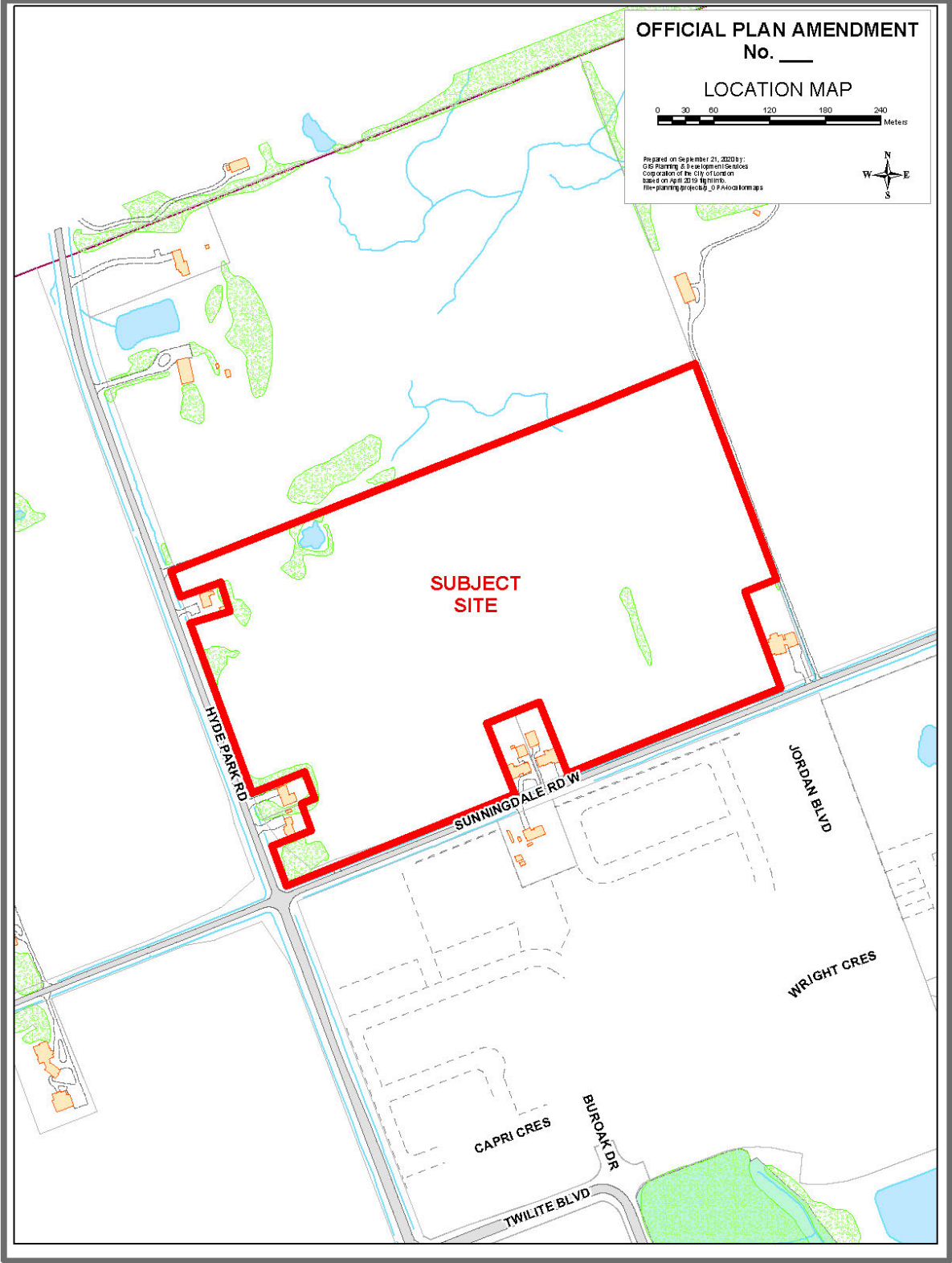
DATE: 2020/10/15

OFFICIAL PLAN AMENDMENT
No. ____

LOCATION MAP



Prepared on September 21, 2020 by:
GSI Planning & Design Services
Corporation of the City of London
based on April 2019 flight data.
file-planning@gsi-planning.com



Appendix B

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

By-law No. C.P._____

A by-law to amend The London Plan for the City of London, 2016 relating to 2631 Hyde Park Road and 1521 Sunningdale Road West.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading -

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from Greenspace to Future Community Growth and Environmental Review on Map 1, Place Types, to The London Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2631 Hyde Park Road and 1521 Sunningdale Road West.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2020, and the Future Community Growth, Environmental Review and Secondary Plan policies of The London Plan.

The recommended amendment identifies the subject site for future urban growth but ensure the site is reviewed through a comprehensive review process along with the surrounding lands to ensure the efficient expansion of the settlement area and review of land use and servicing needs for the area. It also ensures significant natural heritage features are protected and the appropriate studies are completed prior to development taking place.

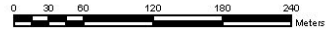
D. THE AMENDMENT

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

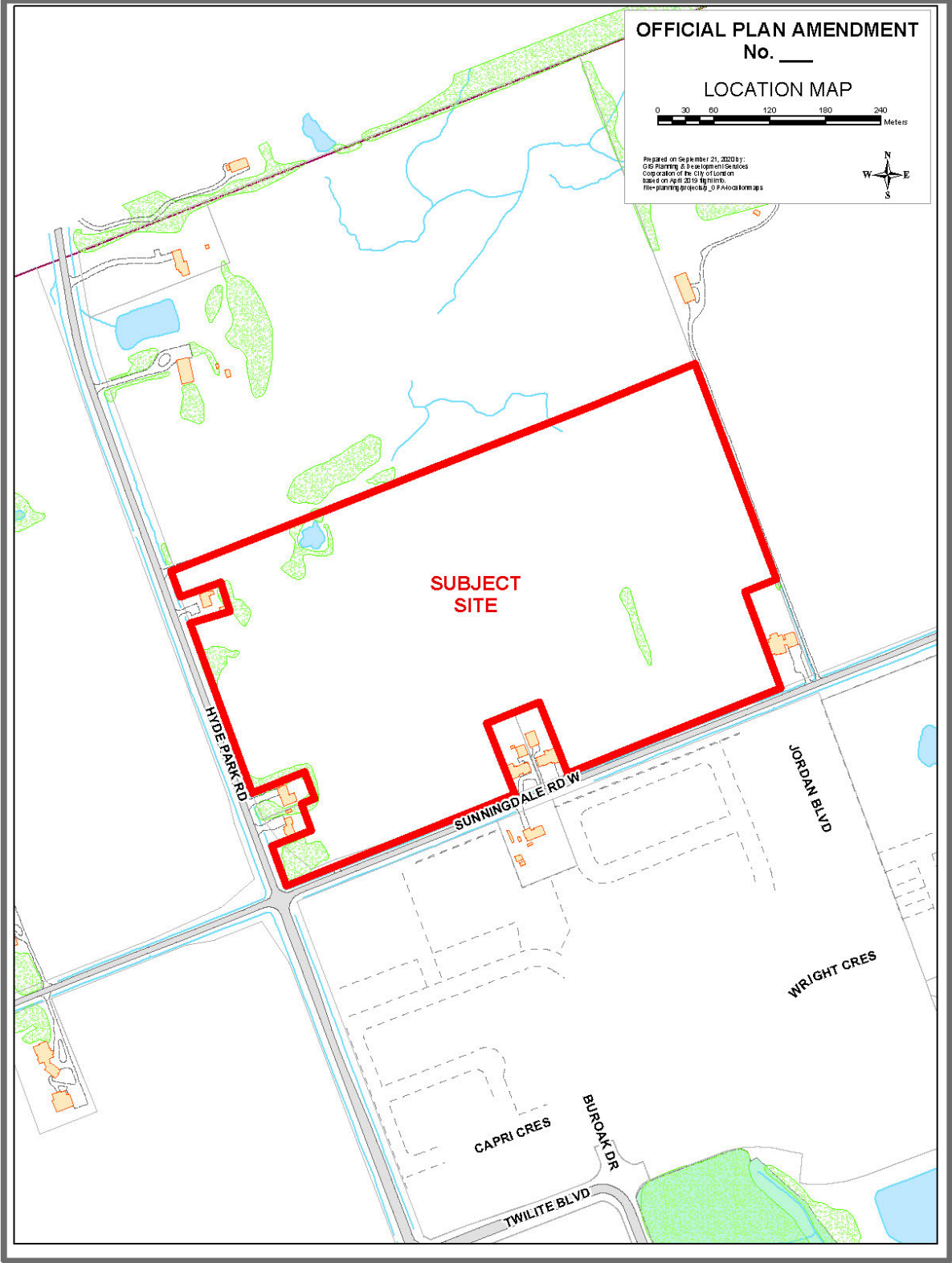
Map 1, Place Types, to the Official Plan for the City of London Planning Area is amended by designating a portion of lands located at 2631 Hyde Park Road and 1521 Sunningdale Road West in the City of London, as indicated on "Schedule 1" attached hereto from Greenspace to Future Community Growth and Environmental Review.

OFFICIAL PLAN AMENDMENT
No. ____

LOCATION MAP



Prepared on September 21, 2020 by:
GSI Planning & Design Services
Corporation of the City of London
based on April 2019 flight data.
file-planning@gsi-uk.com



Appendix C – Public Engagement

Community Engagement

Public liaison: On May 14, 2020 Notice of Application was sent to 15 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 21, 2020. A “Planning Application” sign was also posted on the site.

6 replies were received

Responses: A summary of the various comments received include the following:

Concern for:

- The proposed road network specifically with the most easterly access off of Sunningdale Road
- Concerns in regard to the location of Street “G” on the lands to the south (Note: this is not part of this application)
- increased traffic, noise, construction, trucking, crews, pollution, air quality
- impact on well water
- Loss of privacy
- Scale and density of the potential development that transitions to a rural area

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

From: Laura Regnier
Sent: Sunday, April 26, 2020 2:58 PM
To: Corby, Mike <mcorby@London.ca>
Cc: Morgan, Josh <joshmorgan@london.ca>; Albert Frijia Laura Regnier
Subject: [EXTERNAL] Auburn Developments Planning Application File: 0-9190 & Foxwood Developments Street “G”

Hello Mike,

Please find attached our letter concerning Auburn Developments 2631 Hyde Park Road and 1521 Sunningdale Road West (File 0-9190) request to amend the current official City of London Plan from Open Space TO Low Density Residential; and Foxwood Developments (London) Inc. 1602 Sunningdale Road West Proposed Street “G” (39T-11503).

Please confirm that you have received this email and letter.

Sincerely,

Albert Frijia and Laura Regnier

1445 Sunningdale Road West
London, ON N6G 5B7

April 26, 2020

Mike Corby
Development Services
City of London
519-661-2489 ext. 4657
File: 0-9190

Re:

- 1) Notice of Planning Application for Official Plan Amendment, 2631 Hyde Park Road and 1521 Sunningdale Road West, File 0-9190, Applicant: Auburn Developments Inc. Date of Notice: April 16, 2020.
- 2) We oppose and appeal Foxwood Developments (39T-11503) Street "G" access change from RIRO to RIRO & LILO approved by the City of London Council May 13, 2019 without public notice. This change causes major safety access issues for us and real significant impact to our property.

Auburn Developments has made an application to the City of London to amend it's Official Plan to re-designate the lands at 2631 Hyde Park Road and 1521 Sunningdale Road West from "Open Space" (1989 Official Plan) and "Green Space" (The London Plan) to "Low Density Residential" (1989 Official Plan) and "Neighbourhoods" (The London Plan) for the purpose of permitting low-density residential development. Please be advised that we have not received a copy of this Notice dated April 16, 2020 from the City of London advising us of this proposed change. Thankfully we received a copy of this planning application from a friend.

We oppose their requested amendment to the current City of London official plan from Open Space Place Type to Neighbourhood Place Type to permit low density housing and other compatible secondary uses of a non-residential nature.

Prior to purchasing our land on May 13, 2016 we confirmed that the zoning was designated "Open Space" on the official City plan as this was one of our requirements for any land purchase. We built this as our 'forever' fully accessible home.

We also strongly oppose and appeal the Foxwood Developments (London) Inc. (File No. 39T-11503), 1602 Sunningdale Road West, proposed Street "G". We were not advised of their most recent, May 13, 2019, Application to the City of London. At this meeting the City approved without public notice that the access for Street "G" be changed from Right In Right Out (RIRO) to all access, Right In Right Out and Left In Left Out (RIRO & LILO). This is a MAJOR CHANGE as it causes serious access/egress issues, safety issues and significant impact to our land. Nobody has made any considerations for the placement of Street "G" in relation to our property. As these are major changes and safety issues impacting our property, the City of London should have provided us with public notice and access to attend the meeting. This change should not have been approved by the City of London.

We strongly oppose Auburn Developments proposed Street 'A' to run parallel to our land. They state that proposed Street 'A' generally lines up with an opposite street on the South side of Sunningdale Road, a proposed street by Foxwoods Subdivision 39T-11503, Street "G". We have major concerns about the following but not limited to:

1. Our driveway at 1445 Sunningdale Road is extremely close to Auburn Homes proposed intersection of Street 'A' and Sunningdale Road, just west of our property, and it will cause serious access/egress issues for us. Confirm that our driveway location and operation will remain unaffected by the interim and ultimate Sunningdale Road improvements that the proposed development might trigger. Address any safety issues.
2. Please illustrate how any improvements to Sunningdale Road West, including interim and ultimate turning lanes, might affect our property. We are concerned about property limits and grading impacts to our land.
3. Illustrate the ultimate configuration of the intersection of the proposed Street 'A' and the approved Street 'G' access to Sunningdale Road for the Fox Hollow subdivision on the south side of Sunningdale Road, given that the centerline of the opposing streets on north and south side appear to be offset site by approximately 9 meters. Will the ultimate configuration adversely affect our property?
4. Road pollution, noise and increased traffic from adjacent proposed Street "A" and surrounding proposed development. How do you plan to address these concerns?

Proposed Streets ("A" & "G") will need to be relocated as they will both cause serious access/egress and safety issues for us. Both Development areas are currently open space and farm land.

Auburn Homes Preliminary Geotechnical and Hydrogeological Investigation, Exp. Services report dated February 2020.

Report raises concerns regarding stabilizing our groundwater levels during and after their proposed new subdivision development. It was noted in the report:

- Insufficient time was available for the measurement of the depth to the stabilized groundwater table prior to backfilling the test holes without monitoring wells installed.
- The groundwater table may vary in response to climatic or seasonal conditions, and, as such, may differ at the time of construction, with higher levels in wet seasons.
- Dewater impacts? There is potential for significant groundwater control with a removal in excess of 400,000 liters per day. How will this impact our well and water supply?
- Our well ID is 4114099, located 11.6 meters from our property line along Sunningdale Road. How will the proposed ultimate road widening on the north side of sunningdale affect our well?
- How is this going to affect the quality of our drinking water and water supply short and long term?

We look forward to your reply addressing our concerns.

Sincerely,
Property Owners

Albert Frijia and Laura Regnier

1445 Sunningdale Road West
London, ON. N6G 5B7

From: Laura Regnier
Sent: Friday, May 29, 2020 12:10 PM
To: Corby, Mike <mcorby@London.ca>
Cc: Morgan, Josh <joshmorgan@london.ca>; Albert Frijia
Subject: Re: [EXTERNAL] Auburn Developments Planning Application File: 0-9190 & Foxwood Developments Street "G"

Hi Mike,

For whatever reason, we have not received notice 0-9190 in the mail, nor have we received any other notices from the City of London since purchasing our land on May 13, 2016. Thank you for emailing notice 0-9190. Please ensure that all future notices and updates are emailed to us.

We raised our concerns to you on April 26, 2020. We had received a copy of the Auburn Developments Notice of planning application dated April 16, 2020 from a friend. In reviewing their planning application, it also came to our attention that Foxwood Developments (39T-11503) Street 'G' access was changed from RIRO (labeled on the plan) to RIRO & LILO. This change was approved by the City Council May 13, 2019, without public notice. This was a Major change as it causes serious access/egress issues, safety issues and significant impact to our property. There is no consideration for the placement of street 'G' in relation to our property, except for possibly limiting the access to RIRO only. As this has a major impact and safety issues impacting our property, we should have received public notice, access to attend the meeting, and have our concerns addressed prior to any approvals. Since

this was approved and is in effect, does that mean we have to submit a claim to Local Planning Appeal Tribunal (LPAT)? We look forward to comments from the Transportation staff about this situation and what they say is required.

We will send separate emails for each file going forward.

Sincerely,
Laura Regnier & Albert Frijia

1445 Sunningdale Road West
London, ON N6G 5B7

From: Laura Regnier

Sent: Thursday, June 11, 2020 9:27 AM

To: Corby, Mike <mcorby@London.ca>

Cc: Morgan, Josh <joshmorgan@london.ca>;

Subject: Re: [EXTERNAL] Auburn Developments Planning Application File: 0-9190 & Foxwood Developments Street "G"

Hi Mike,

Attached is a copy of the May 13, 2019 meeting regarding the Report to the Planning and Environment Committee on the subject of Foxwood Developments 3 Year Extension of Draft Plan of Subdivision (39T-11503). As mentioned, when we received a copy of Auburn Developments Planning Application dated April 16, 2020, we initiated a review of all planning within 500 metres of our property. This was from a Google search, one of many internet searches in an effort to ascertain proposed planning and changes impacting us.

Please refer to the appendix of attached planning report. There are a number of sections and points that have been crossed off throughout the entire document. What is the significance of this?

Section: Boundary Road Works

53. ~~In conjunction with the Design Studies submission, the Owner shall undertake a traffic impact assessment in accordance with the City's Traffic Impact Assessment guidelines, to the satisfaction of the City Engineer. Prior to undertaking this assessment, the Owner shall meet with the City to discuss the scope and requirements of the assessment. The Owner shall undertake any recommendations of the assessment as required by the City Engineer, to the satisfaction of the City and at no cost to the City.~~

Has the owner provided a traffic impact assessment to the City Engineer? Please confirm how this impacts our property and we are requesting a copy of the report.

55. ~~In conjunction with the Design Studies submission, the Owner shall have it's professional engineer submit design criteria for the left turn and right turn lanes on Hyde Park Road at both Street 'A', Street 'G' and Dyer Drive and Sunningdale Rd W at Street 'G' for review and acceptance of the City.~~

Has the city received professional engineer design criteria for the left turn and right turn lanes for Street G? Has this been reviewed and accepted by the City? We want a copy of the report and to know what consideration was given to our property entrance. If the City looks for streets to align opposite each other and form proper 4 legged intersections, why was the placement of Street 'G' approved? With the full build out of this area, Street 'G' will never align with an opposite Street to form a proper 4 legged intersection as it would intersect with our property.

56. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct left and right turn lanes along ~~Hyde Park Road at Street 'A' and Sunningdale Road West at Street 'G'~~ with sufficient storage and taper to accommodate traffic anticipated by the full build out of the Foxhollow area, to the satisfaction of the City.

Appendix #56 states that the owner is to construct both left and right turn lanes at Street 'G'. Was an engineering study, traffic control report and noise study completed? What studies have been done to show that there is sufficient storage and taper to accommodate traffic anticipated by the full build out of the Foxhollow area and the impact to our property?

Our driveway is extremely close to Street 'G' and the proposed intersection with Auburn Street 'A', just west of our property, and it will cause serious safety access/egress issues for us. Confirm that our driveway location and operation will remain unaffected by the interim and ultimate Sunningdale Road improvements that the approved and proposed developments might trigger. Address any safety issues.

Please illustrate how any improvements to Sunningdale Rd W including interim and ultimate turning lanes might effect our property. We are concerned about property limits, our well and grading impacts to our land.

Illustrate the ultimate configuration of the intersection of the proposed Street 'A' and the approved Street 'G' access to Sunningdale Road for the Fox Hollow subdivision on the south side of Sunningdale Road, given that the centreline of the opposing streets on north and south side appear to be offset by approximately 9 metres. Show how this ultimate configuration will not adversely affect our property.

I spoke to several neighbours last night and none have received a copy of the public notice 0-9190 Notice of Planning Application for Official Plan Amendment, 2631 Hyde Park Road and Sunningdale Road West from the City of London. We have also not received the mail copy of this notice, just the email version you sent. How are the other property owners able to provide comments by June 12, 2020 if the City has not provided them with a copy of the notice along with ample time to consider and respond? This is serious and impacts their right to appeal to the Local Planning Appeal Tribunal (LPAT). If persons/public do not make submissions in writing or at the public meeting to the City of London before the proposed official plan amendment is adopted, the person/public is not entitled to appeal the decision.

As previously mentioned, we purchased our property May 13, 2016, and strongly believe we should have been notified of the attached May 13, 2019 planning meeting as changes to Street 'G' have a major impact to our property.

Sincerely,
Laura Regnier and Albert Frijia

1445 Sunningdale Road West

From: Laura Regnier
Sent: Thursday, July 16, 2020 11:51 PM
To: Corby, Mike <mcorby@London.ca>
Subject: [EXTERNAL] Auburn OPA File 0-9190

Hi Mike,

Please find attached comments regarding Auburn OPA application for lands adjacent to our property.

Thank you,
Laura

July 16, 2020

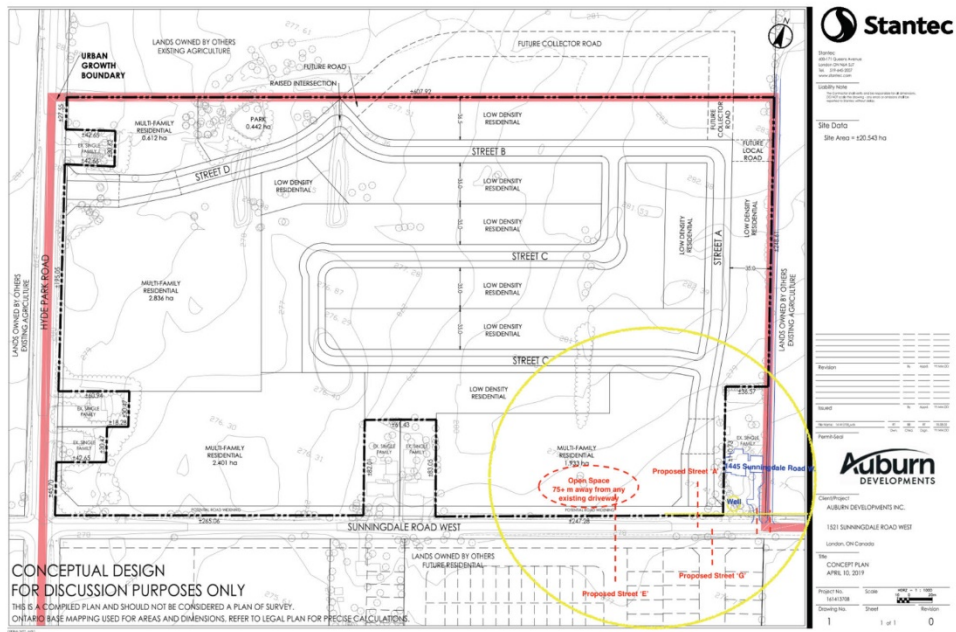
Development Services, City of London
Attn: Mike Corby, RPP, MCIP, Senior Planner
mcorby@london.ca

Hi Mike,

With respect to file: 0-9190 Auburn Developments 2631 Hyde Park Road and 1521 Sunningdale Road West, Notice of Planning Application for Official Plan Amendment (OPA).

We strongly oppose amending the Official Plan from Open Space (1989 Official Plan) and Green Space (The London Plan) to "Low Density Residential" (1989 Official Plan) and "Neighbourhoods" (The London Plan) for the purpose of permitting low-density residential development.

We strongly oppose and appeal the Foxwood Developments (London) Inc. (File No. 39T-11503), 1602 Sunningdale Road West, proposed Street "G". In short, a draft plan of subdivision was approved in 2012 that showed a right-in/right-out only intersection for lands across the street from us on Sunningdale Road (Street G). A subsequent 2019 Draft Plan extension report, where no notice was provided to us, changed this intersection to full turning movements. That change provides vital support for the Auburn proposed conceptual plan in their supporting documents for the current OPA application. As notice should have been given to us for the change due to the serious safety/access/egress issues, and as such it is now appropriate to reconsider that approval, then the current OPA application should be set aside. We only discovered the change in permitted turning movements through the Auburn OPA application. A full-movement intersection at this location is dangerously close to our driveway and should be a public safety concern to all. The Foxwood Draft Plan extension did not provide any consideration of the

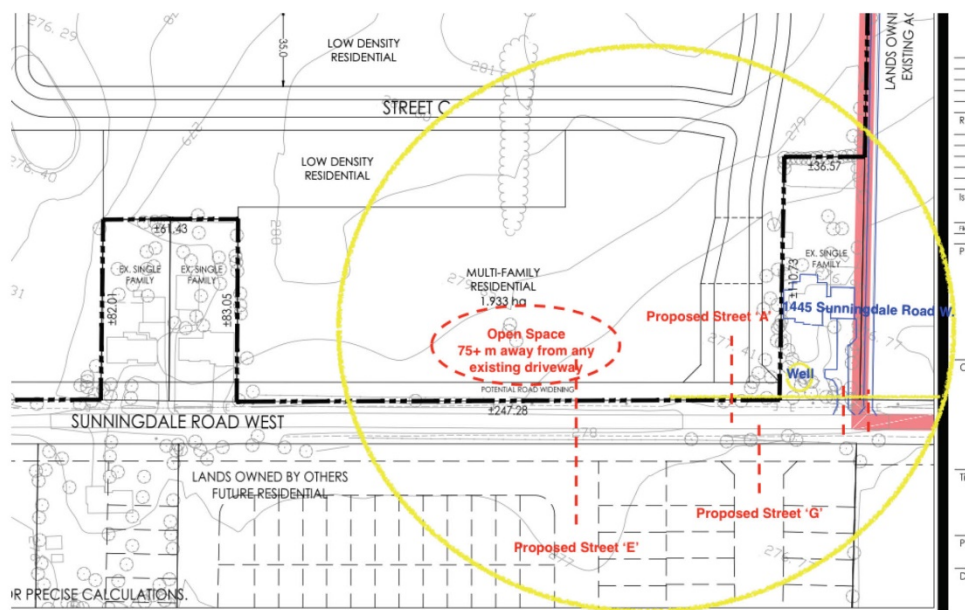


Auburn Development Concept Plan design dated April 10, 2019, one month in advance to Foxwood May 13, 2019 City Council DP extension approval meeting, where no public notice was provided changing this intersection to full turning movements.

Image of Comments

turning movements and our property. We question why City guidelines and rules were not followed by city traffic engineers. Given the major impact and safety issues impacting our driveway/property, we should have received public notice, access to attend the meeting, and have our concerns addressed prior to any City Council approvals.

Auburn Conceptual Development Plan Street 'A' does not align with Foxwood Developments Street 'G' to form a proper 4-legged intersection as our property at 1445 Sunningdale Rd W does not allow for that alignment. Nor does Street 'A' 'generally align' with Street 'G' as the centerlines would have to be offset by approximately 9 meters. City of London Access Management Guidelines 2015 – to minimize turning conflicts (SAFETY) and disruption to through traffic the centreline of a new driveway to the arterial road should align the centreline of any opposing existing driveway or road.



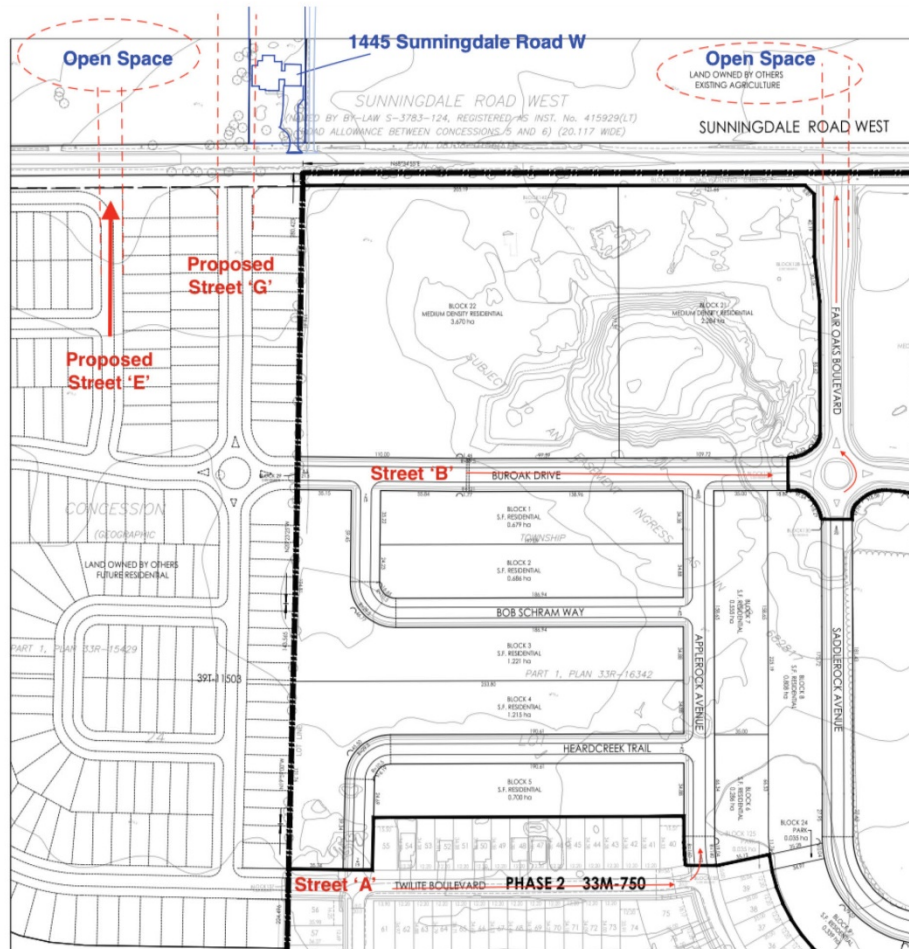
2019 Appendix - Boundary Road Works - The amendments to the conditions of draft approval are shown as strikeouts (deletions) and bold italic lettering (additions).

Boundary Road Works

53. ~~In conjunction with the Design Studies submission, the Owner shall undertake a traffic impact assessment in accordance with the City's Traffic Impact Assessment guidelines, to the satisfaction of the City Engineer. Prior to undertaking this assessment, the Owner shall meet with the City to discuss the scope and requirements of the assessment. The Owner shall undertake any recommendations of the assessment as required by the City Engineer, to the satisfaction of the City and at no cost to the City.~~
54. ~~In conjunction with Design Studies submission, the Owner shall have its professional engineer verify the adequacy of the decision sight distance along Hyde Park Road at both Street 'A' and Dyer Drive and Sunningdale Rd W at Street 'G'. If the sight lines are not adequate in accordance with the Design Specifications and Requirements Manual, Street 'A' and Dyer Drive road works may be required on Hyde Park Road to establish adequate decision sight distance to the satisfaction of the City and at no cost to the City.~~
55. ~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer submit design criteria for the left turn and right turn lanes on Hyde Park Road at both Street 'A', Street 'G' and Dyer Drive and Sunningdale Rd W at Street 'G' for review and acceptance of the City.~~
56. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct left and right turn lanes along Hyde Park Road at Street 'A' and Sunningdale Road West at Street 'G' with sufficient storage and taper to accommodate traffic anticipated by the full build out of the Foxhollow area, to the satisfaction of the City.
57. The Owner shall be required to make minor boulevard improvements on Hyde Park Road and Sunningdale Road West 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.

Our driveway at 1445 Sunningdale Rd W has existed in its current location prior to Foxwood's development 1999 plan. The Original Plan called for a secondary collector connection at Street 'E' and Sunningdale Rd W. The land directly north of Street 'E' is open space and at least 75 meters away from any existing driveways. There will also be alternative access to Sunningdale Rd W, though the adjacent Fox Field North Auburn Development to the east via Street 'A' and Street 'B'.

Below Auburn Developments Proposed Draft Plan May 20, 2020 (Z-9216 – 1284 Sunningdale Rd. W) showing 1445 Sunningdale Road W Property relative to Proposed Street 'G', Proposed Street 'E' and Sunningdale Road access via Streets 'A' and 'B' and Fair Oaks Boulevard.



1445 Sunningdale Road W (our property)

- Property 36.576 m (120 ft) frontage x 110.642 m (363 ft) or 1 acre
- The house extends 1.2 m from the West property line to 3.99 from the East property line. The driveway is located at the far east of the property.

City of London Access Management Guidelines 2015

- 1.4.3 Minor Access Connections (driveways)
 - 1.4.3.1 At Stop Controlled Intersection
 - A minimum corner clearance of **60 meters** should be provided from the centre line of an arterial intersection and the centre line of a proposed (existing) driveway at a stop-controlled intersection. If this minimum clearance cannot be obtained, then the driveway or access should be placed at the far limit of the property. (The driveway at 1445 Sunningdale Rd W is at the far east side). If that is the case, a traffic analysis has to be conducted, with traffic volumes projected 5 years into the future.
 - “Where minimum corner clearance cannot be met, directional prohibitions: right-in and right-out, or right in, or right-out may be implemented and/or required.”
 - Additional clearance may be required to ensure that the intersection movements do not conflict with the driveway movements. A full movement driveway needs to be clear of the start of the taper for the left turn storage lane.
 - 1.4.3.2 At Signal controlled Intersection
 - A minimum corner clearance of **75 metres** should be provided from the centre line of an arterial signalized intersection and the centre line of a proposed (existing) driveway adjacent a traffic signal-controlled intersection. If this minimum clearance cannot be obtained, then the driveway or access should be placed at the far limit of the property. (The driveway at 1445 Sunningdale Rd W is at the far east side). Furthermore, if that is the case, a traffic analysis has to be conducted, with traffic volumes projected 5 years into the future.

Image of Comments

- March 26, 2012, Public Participation Meeting for application by Foxwood Developments 1602 Sunningdale Rd W. (39T-11503).
 - Subdivision Design, Road Pattern (P.19) 'There are three (3) collector roads and 12 local streets proposed within this draft plan. Engineering Review – Transportation raised concerns regarding the proposed local street connection (Street G) to Sunningdale Rd. In order to provide for an appropriate access, it is recommended that Street "G" be classified as a secondary collector road.'
 - New Proposed Collector Road (P.18) 'In the review of proposals to amend Schedule "C" – Transportation Corridors, to add a secondary road, **consideration must be given to traffic service or implications, or potential impacts that a proposed road development may have on existing land uses and natural features, and measures that may be taken to mitigate these impacts.**

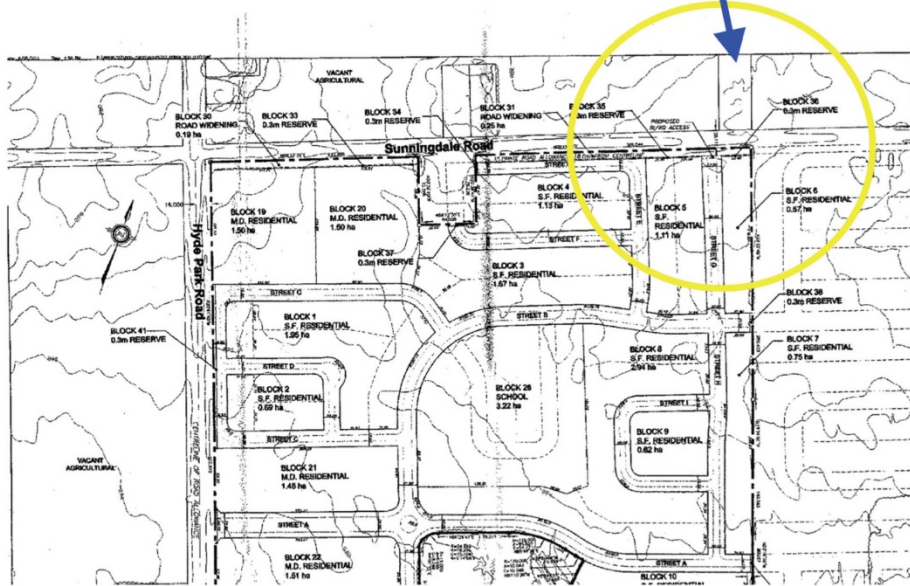
Our understanding is that amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards and to address engineering issues. The 2012 DP required other analysis and studies to ensure the appropriateness of this access. Based on today's engineering and safety standards the placement of the proposed secondary collector Street 'G' at Sunningdale Road W. and proposed Street 'A' do not meet current guidelines and safety standards with respect to our property. Proper consideration has not been given to the serious public safety for all.

2012 Submitted Draft Plan shows Proposed RI/RO Access for Street "G".

39T-11503/OZ-7985
A. MacLean

Submitted Draft Plan

1445 Sunningdale Rd W



Auburn 'Planning Justification Report' dated November 13, 2019, p.5 states "As per the paragraph above, the subject lands were previously intended to be developed as a cemetery. However, a recent hydrogeological report has shown that ground water levels are too high on the lands for a cemetery."

- Auburn Developments retained EXP Services Inc. to prepare the Preliminary Geotechnical and Hydrogeological Investigation report dated February 2020. We were unable to locate a statement in this report that states the lands are unsuitable for a cemetery.

- We request a copy of the recent hydrogeological report that states that the ground water levels are too high on the lands for a cemetery.
- Subsoil and groundwater information included in their report was from a previous hydrogeological study carried out by Golder Associates Ltd and other information for the report provided by the client (Auburn) was used to assist in the preparation of the EXP report. The preparation of the EXP report relied upon a technical report prepared by Golder Associates Ltd.
 - We request a copy of Hydrogeological Investigation, June 26, 1998, prepared by Golder Associates Ltd.
- Golder Associates Ltd. (Golder) carried out a previous study at the site from 1997 extending through 1998.
 - We request a copy of the Golder Associates Ltd. site investigation reports submitted to the Special Projects Planning Committee (SPPC), OMB and the City of London as part of their exception request to add the Mount Pleasant Cemetery lands into the Urban Growth boundary.

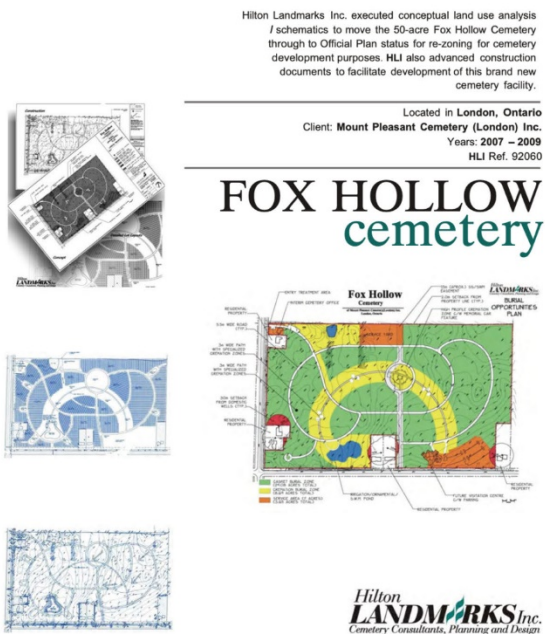
EXP Report raises concerns regarding stabilizing our groundwater levels during and after their proposed new subdivision development. It was noted in the report:

- It is noted that insufficient time was available for the measurement of the depth to the stabilized groundwater table prior to backfilling the test holes without monitoring wells installed.
- The groundwater table may vary in response to climatic or seasonal conditions, and, as such, may differ at the time of construction, with higher levels in wet seasons.
- Dewater impacts? There is potential for significant groundwater control with a removal in excess of 400,000 liters per day. How will this impact our well and water supply?
- Our Well ID is 4114099, located 11.6 meters from our property line along Sunningdale Road. How will the proposed ultimate road widening on the north side of Sunningdale affect our well?
- How is this going to affect the quality of our drinking water and water supply short and long term?

- We request a copy of the OMB report with respect to the basis of the OMB decision and their direction to the City that they must justify a cemetery use for the site.

- We request City Council notes and reports with respect to their approved zoning amendment application for this site, subject to approval of the Fox Hollow Official Plan amendment.

- Hilton Landmarks Inc. executed conceptual land use analysis /schematics to move the 50-acre Fox Hollow Cemetery through to Official Plan status for re-zoning for cemetery development purposes and advanced construction documents to facilitate development of this brand new cemetery facility, years 2007 - 2009.
 - We would like a copy of HLI analysis and construction documents.



We will provide additional comments once we have received and have had an opportunity to review all the requested information. Please advise the deadline to submit any additional comments. We would also like the opportunity to participate at any future planning meetings with respect to this development, and any planning notices or updates, please send a copy by email.

Sincerely,
 Laura Regnier and Albert Frijia

Property Owners
 1445 Sunningdale Road West

From: Laura Regnier
Sent: Monday, August 17, 2020 5:18 PM

To: Corby, Mike <mcorby@London.ca>; Morgan, Josh <joshmorgan@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Kayabaga, Arielle <akayabaga@london.ca>; Turner, Stephen <sturner@london.ca>

Subject: [EXTERNAL] Foxwood Developments (39T-11503) Proposed Street 'G' and Sunningdale access

Importance: High

Hi Mike,

Below is our response in **RED** to the July 13, 2020 comments provided to us by the City of London Development Engineering Department.

We first expressed our serious safety access/egress concerns regarding Foxwood proposed Street 'G' access to Sunningdale Rd W and our existing driveway at 1445 Sunningdale Rd W on **April 26, 2020**, to yourself and Josh Morgan, City Councillor for the City of London. However, without addressing our concerns, the City of London Engineering Department Approved the Engineering drawings for Street 'G' on **June 30, 2020**.

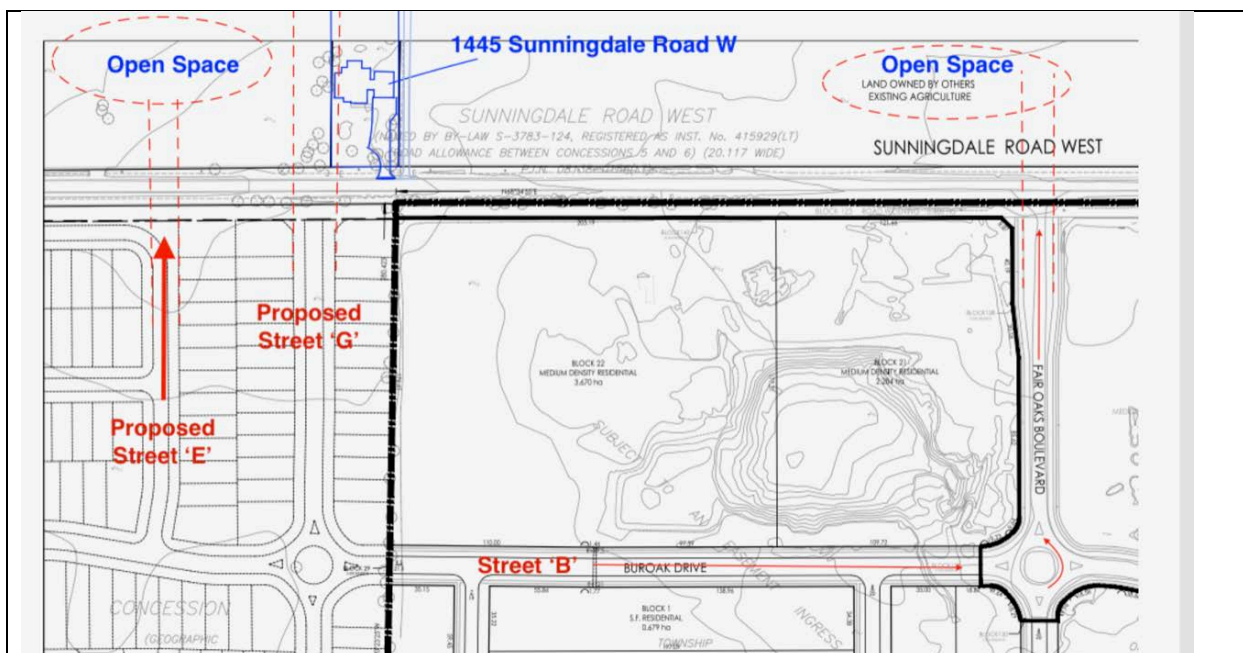
We are disappointed by the unsatisfactory delayed responses from the City Engineering Department while they have continued to expediently advance approvals to Foxwood Developments for Street 'G'. We view a lack of due diligence and duty of care afforded to us by the City of London Planning Engineering Department and Council with respect to our safety and property. Development design plans should align or change to meet current guidelines, not someone arbitrarily using 'discretionary power' to make decisions inconsistent with current standards and guidelines. Regulations and guidelines are updated for a reason which includes protecting and keeping the public safe. Also, Street 'G' appears to have been added to the Design Plan under the guise of a 'secondary collector' when in fact it actually appears to be a 'major' access connection to Sunningdale Road, as it is the only access point for Foxwood and a primary access for Foxhollow. Recently, there is a third proposed land change planning application for subdivision on the North side Sunningdale (presently open space) that wants to change this access point to a major intersection.

Picture taken this morning out our front window.



The left hand turn lane will completely block our driveway and create a serious safety access/egress concern. This is real to us, a family member was killed due to a left hand turn collision on Highbury Rd in 1998. The Police Investigation Report sites her death a result of having to make a dangerous left hand turn into high volume traffic. The City is knowingly putting our safety at risk to safely access/egress our property. We question the validity of the Foxwood 2012 Traffic Study Report based on the growth assumptions used in the report. We believe they are understated.

Here is an image showing our property relative to Street 'G' and area. The Foxwood development plans originally called for subdivision access to Sunningdale Road via Proposed Street 'E'. Directly across from Street 'E' is open space and would meet all City access management guideline requirements. Changing Street access from proposed Street 'E' to 'G' benefits Foxwood Development, possibly the City, but causes significant negative implications for 1445 Sunningdale Rd W. should the direction prohibitions of Right-In/Right-Out only be removed. However, on May 13, 2019, City Council approved full access for Street 'G', allowing for Right-In/Right-Out and Left-In/Left-Out without providing public notice of meeting. There is no reason why the subdivision design could not have placed the Sunningdale Road access at another location along Sunningdale that meets all City traffic access management guidelines. City Council approved removal of Street 'G' access conditions during a closed council meeting even though street access does not meet City guidelines and regulations. Proper public consultation was not provided and the approved change lacks transparency. Council's decision for Street 'G' is biased towards the developer's interest. There has been no consideration for our interests, safety and property.



Attached is our July 13, 2020, letter sent to Mike Cory, Josh Morgan and the Mayor, detailing some of our concerns, questions and requests with respect to Street 'G'. There are other related emails available upon request.

We are very frustrated and feel we are being ignored and brushed off with inadequate round about answers as a means to advance Foxwood's Street 'G' development to the point where the road actually exists. We would truly appreciate a Council Member looking into this time sensitive matter and helping to resolve our serious concerns.

Sincerely,

Laura Regnier and Albert Frijia

1445 Sunningdale Road West
London, ON N6G 5B7

CC:

Councillor Josh Morgan
Councillor Maureen Cassidy
Councillor Jesse Helmer
Councillor Anna Hopkins
Councillor Arielle Kayabaga
Councillor Stephen Turner
MMP, Peggy Sattler

On Jul 30, 2020, at 9:03 AM, Corby, Mike <mcorby@London.ca> wrote:

Hi Laura,

Please see the response provided by Development Engineering.

The following is our response to your correspondence of July 13, 2020 to address your comments regarding the Foxwood Subdivision and specifically the connection of Street "G" (now Jordan Boulevard) to Sunningdale Road West.

Based on your correspondence to date, we have attempted to respond to your concerns as follows:

Impacts to your property – Please note the required asphalt widening's to accommodate any turning lanes are on the south side of Sunningdale, this will negate an impact on your property. Also, the profile of Sunningdale is not proposed to be altered as part of this work and as such we do not foresee any grading impacts to your property or driveway. **The placement of Street 'G' does not allow for future area development that adheres to City guidelines and preferences. Please confirm that Street 'G' will never connect to a future Street on the North Side of Sunningdale as the Streets will not align and centrelines would need to be offset by approximately 9 meters. This would have a significant impact to our property and increased safety concerns for us and the general public.**

Safety Concerns – Please note that while it is desirable to separate turn lanes from private entrances, it is not un-common for driveways to front onto sections of road which include a left turn lane in built-up urban areas. **This is not a built-up urban area. The Foxwood land on the south side of Sunningdale is currently farmland.** While this section of Sunningdale is currently similar to a rural setting, the lands on the south side and to the west of your property are within the City's urban growth boundary so it can be expected that Sunningdale will eventually develop into a more urbanized section as development progresses. **Please refer to the City Urban Growth Boundary map. Our property is located within the City urban growth boundary. Additionally, The Foxwoods Development Plan of 1999 proposal to the City specifically mentions our property (& 5 others) located on the North side Sunningdale Rd. be given special consideration with several references.** Additionally, the introduction of a left turn lane to Street 'G' (from Sunningdale), will ensure a safe and appropriate environment for motorists accessing Street 'G' and utilizing Sunningdale Road. **The City street design and access management guidelines are minimum standards to ensure public driveway access/egress remain safe!! Street 'G' location never met those guidelines. At the minimum directional prohibitions of RIGHT-IN and RIGHT-OUT should be required. The fact that these directional prohibitions were shown on the original 2012 public meeting draft plan and the removal approved at closed council meeting in 2019 lacks transparency.**

Accepted Reports & Studies – as requested please see attached accepted Transportation Impact Assessment, Noise Assessment and accepted engineering drawings; **We first expressed serious safety access/egress concerns regarding Street 'G' and our existing driveway location which is located within the urban growth boundary on April 26, 2020, to Mike Corby, Senior Planner Development Services and Josh Morgan, City Councilor for the City of London. Even though our concerns have not been addressed and location of Street 'G' does not meet Access Management Guidelines 2015 or Design Specifications & Requirements Manual (Updated: February 2017) for Length of Left-hand Turning Lanes with respect to our driveway at 1445 Sunningdale Rd. W. the attached confirms the City of London Development Services ACCEPTED the engineering drawings for Street 'G' on **June 30, 2020.** These drawings to not even accurately reflect the driveways on the north side of Sunningdale Road. **The left hand turn lane will completely block our driveway and create a serious safety access/egress concern!! This is real to us, a family member was killed due to a left hand turn collision on Highbury Rd in 1998. The Police Investigation Report sites her death a result of having to make a dangerous left hand turn into high volume traffic. The City is knowingly putting our safety at risk to safely access/egress our property.****



Design Considerations – The City has received and accepted the design criteria for the left and right turn lanes for Street ‘G’. Please note that this work on Sunningdale Road has been designed by a Professional Engineer and the design criteria meets City standards. **Based on what standards? The design criteria for Street ‘G’ and our driveway does not meet the City of London Design Specifications & Requirement Manual, Updated February 2017. Due to this, Public Notice should have been provided prior to City Council’s full access approval for Street ‘G’ on May 13, 2019.**

Alignment with lands to the north – as per previous correspondence regarding the Auburn lands in particular – no road pattern has been established to date and will not be as part of the Official Plan amendment application for that property. The road layout shown within the plans are to be considered conceptual in nature and have not been finalized. Please note that an area plan will be required to be undertaken prior to establishing the collector road network on the north side of Sunningdale and as such a future development application (i.e. draft plan of subdivision) will confirm the exact details of those alignments. **The placement of Street ‘G’ does not allow for future area development that adheres to City guidelines and preferences. Please confirm that Street ‘G’ will never connect to a future Street on the North Side of Sunningdale as the Streets will not align and centrelines would need to be offset by approximately 9 meters. This would have a significant impact to our property and create an increased Safety concern for us and public.**

RI-RO vs Full Access – We note that the draft plan does include a reference to a RI/RO intersection, however this requirement is not identified anywhere else in the proposed draft plans conditions from the Public Participation Meeting March 26, 2012 or any of the subsequent extensions or revisions to the plan. **The RI/RO is noted on every draft plan, even the final 2019 approved draft plan with redline revisions. Due to the developers placement of Street ‘G’ to our existing driveway not meeting 2015 & 2017 City guidelines, the May 13, 2019 City Council meeting should have been made public. RI/RO only directional prohibitions were shown on the last 2012 public meeting draft plan and the removal of which approved at a closed council meeting in 2019 lacks transparency. Our safety access and egress concerns have not been addressed.** Typical practice in this case is to include a requirement of this nature as a draft plan condition. Further, Street G is identified a proposed secondary collector road. Standard practice for secondary collector roads is to establish full moves accesses at intersections with arterial roads. **Perhaps a standard practice when guidelines are met but that is not the case in this situation. As per the City of London Access Management Guidelines 2015, “Where minimum corner clearance cannot be met, directional prohibitions: RIGHT-IN and RIGHT-OUT, or RIGHT-OUT may be implemented and/or required.”** We also recognize that the TIA study completed contemplated this connection as full moves access. **The projections used in the Traffic report are understated, increasing our concerns regarding our ability to safely access/egress our driveway. This report only applies an average 2% growth rate to the 2012 existing traffic volumes. According to Statistics Canada, in 2018-19 the City of London & area had the second highest growth rate across Canada of 2.3%. The development and traffic flows in this area are growing at a much higher**

rate. Auburn recently filed a zoning application to increase housing density and add office space – Z-9216, 39T-04510. The 2012 traffic report is only based on Auburn including Low Density Residential (single family 459) and Medium Density Residential (184) within this Development area – no commercial office space or higher density. Traffic report also has Street ‘G’ only assuming only up to 50% of its traffic flow from Auburn Developments. Has Foxwood increased the density of their development? Street ‘G’ does not meet City of London Access Management Guidelines 2015 or City of London Design Specifications & Requirements Manual (Updated: February 2017) for Length of Left-hand Turning Lanes with respect to our driveway at 1445 Sunningdale Rd. W.

Application of Access Management Guidelines – we acknowledge that it is desirable to achieve the objectives of the Access Management Guidelines with respect to intersection configuration and driveways wherever possible, however the recommendations of these guidelines are not always achievable in every instance. As this is a new development and 1445 Sunningdale Rd W an existing property (driveway) within the urban growth area, explain why guidelines were not achievable in this instance? City Council should not have approved full access on May 13, 2019, without providing public notice. Foxwood Proposed Street ‘G’ access at Sunningdale Rd W does not meet City of London Access Management Guidelines 2015 or City of London Design Specifications & Requirements Manual (Updated: February 2017) for Length of Left-hand Turning Lanes with respect to our driveway at 1445 Sunningdale Rd. W.

Further to the above – the City is satisfied regarding the alignment of Street “G” and the engineering analysis and study completed to date. Further we feel that this intersection (including the turn lanes) and the interface with your property will function adequately moving forward. It is in our opinion that the City has not taken into consideration our driveway location relative to Street ‘G’ placement and our very real safety access/egress concerns.

If there are any questions regarding this, please let us know.

Thanks,

From: Richard Cracknell
Sent: Monday, June 29, 2020 4:06 AM
To: Corby, Mike <mcorby@London.ca>
Subject: [EXTERNAL] Re: Ruling PL 990233

Thanks Mike, I really would like to see what was put forth at the time as arguments. It seems to me that had they of asked for the residential designation, the OMB would probably of rejected the request. I have a feeling that as part of the ruling the OMB at the time would of considered that the designation would not of required the city to provide any services and as a cemetery would not need to be considered in any future urban growth study as cemeteries are basically a perpetual use proposition that require little with respect to services.

I think that the proper time to consider changing the designation is when there is another urban growth study for the North side of Sunningdale. At that time, the citizens will be able to have input on how the property is integrated into the urban environment in the context of an urban plan. This application takes away that opportunity. It also takes away the citizen right to discuss it in the context of an urban plan because at the time of inclusion, the discussion was about designating it open space not residential which I a completely different discussion.

As I do more research, I find this very interesting. I initially was concerned about my personal circumstances, but now realize this application could have a significant

impact on city planning period. After dealing with a property issues with respect to a cottage association that I was a director of, I said never again. I guess I was wrong. This is really interesting.

Anyway, I will reach out to LPAT about those documents as well just in case you don't have them. I will let you know if I am able to get them from them before the 16th, hopefully save you some time.

Thanks for all your help.

From: Richard Cracknell
Sent: Tuesday, August 11, 2020 11:41 AM
To: Corby, Mike <mcorby@London.ca>
Subject: Re: [EXTERNAL] OMB Ruling

Thanks Mike, I am pretty much at a stand still, I have found out that my request might happen in September. Since the OMB ruling was very specific with respect to including the property in the plan allowing cemetery use, I can only assume that there was an engineering report provided at that time to support such a ruling.

Having said that, I feel that this planning application should not be allowed as the land was never considered for any residential use by the OMB. I think that to change it to residential it should go through the same stringent process that had to be followed to allow for the designation of residential land in the original Foxhollow Urban Growth plan.

Also, you might know the answer to this question, if the council allowed the residential designation to be applied, would they be setting precedent with respect to changing a land designation that was ordered by the OMB?

From: Jason Denda
Sent: Friday, June 12, 2020 5:18 PM
To: Corby, Mike <mcorby@London.ca>
Subject: [EXTERNAL] 2631 Hyde Park Road and 1521 Sunningdale Road West.
File: O-9190. Applicant: Auburn Developments Inc.

Hello Mike,

My name is Jason Denda. Myself and family live at 2545 Hyde Park Road. I was unaware that Auburn Developments Inc. wants to develop on the land surrounding my home.

I was given a notice of planning application by a concerned neighbor.

Obvious issue's such as increased traffic, noise, construction, trucking, crews, pollution, air quality is just to start with. I have young children and I know construction starts at 6am. No one wants to be woken up by the sounds of construction, trucks beeping when backing up, loud bangs, etc. We already hear all this from across the street, let alone our own backyard.

We are on well water and there is water streams under the ground. If this is disturbed, our well may have to be abandoned. We actually just put in a \$15,000 well water treatment system yesterday.

Other issues would be privacy, I have a treed lot and I am concerned how this will affect my tree's. Not just removal, but the ground that surround my property.

This would be years of constant construction. Is there any sort of compensation for this?

We moved here 7 years ago as our dream home. We moved here because we enjoy the country air, scenery, privacy, lack of neighbors. It will be a huge loss for us as this is our forever home. We started a family here. We have spent thousands of dollars on our house to update it. We were first worried about the round a bout on Hyde Park and Sunningdale. We didn't know if the city wanted to buy our land. We got a clear answer of no. Now I have to re ask this question. We also asked about natural gas hook up and municipal city water and nothing is being added for us with the construction of the round a bout. This is why we just had new water treatment installed yesterday.

It's a scary to not now. Especially when we were never aware of any of this.

We got information about building on Sunningdale and Hydepark south lots, but nothing on the property surrounding my property?

I was told today was a deadline to express our concerns. I'm sure there will be more to come. We honestly feel violated of not knowing any of this. I am typing this all off the top of my head. My concerned neighbor showed me the date of this application. May 14, 2020. Clearly they had time to carefully express their concerns and not rush as I am doing now. Not one thing has been mailed to us, unless that was your plan this whole time?

What about the people who rent the land to farm? We were told this land was owned by St. Peter's Church and was only to be used as farm land or a cemetery. Clearly that has changed with no information sent to homes that surround the land.

Regards,
Jason Denda

From: scott player
Sent: Tuesday, June 23, 2020 9:56 AM
To: Corby, Mike <mcorby@London.ca>
Subject: [EXTERNAL] Re: File O-9190

Thank you Mike and yes I did receive mail notice of the proposed amendment.

You have been very clear and it indicates what continues to concern me about development in areas which are already very accessible to strip mall type services – that we continue to get more and more of them. I had thought that the City was pursuing a densification strategy. How disappointing to what had been once upon a time been the Forest City.

Regards
Scott

From: scott player
Sent: Tuesday, June 23, 2020 9:02 AM
To: Corby, Mike <mcorby@London.ca>
Subject: [EXTERNAL] File O-9190

Requested amendment to Official Plan would permit “other compatible secondary uses of a non-residential nature” What specifically does that mean ? Would that encompass anything other than parks and tennis courts for recreation ?

Thank you
Scott Player

From: London CA
Sent: Tuesday, July 14, 2020 1:39 PM
To: Corby, Mike <mcorby@London.ca>

Cc: Morgan, Josh <joshmorgan@london.ca>

Subject: [EXTERNAL] file:O-9190 official plan amendment 2361 hyde park road &

Hi, Mr. Corby and Mr. Morgan,

My name is Lanting Mo, owner of 1545 Sunningdale West. I am against this Amendment.

Nothing is ready to develop this land.

Regards,

Lanting Mo

From: John Arthur Alexander Mustard Thompson

Sent: Wednesday, March 3, 2021 12:02 AM

To: Development Services <DevelopmentServices@london.ca>; Corby, Mike <mcorby@London.ca>; Morgan, Josh <joshmorgan@london.ca>

Subject: [EXTERNAL] 2631 Hyde Park Road and 1521 Sunningdale Road West

Dear Mr. Corby, Mr. Morgan, and Development Services,

I am writing to you about the application for an official plan amendment at 2631 Hyde Park Road and 1521 Sunningdale Road West. I have some concerns:

- This development is very close to the municipal border between London and Middlesex County.
- This development is the only proposed development north of Sunningdale Road between Wonderland and Hyde Park Road.
- There are 6 homes situated on large, country lots surrounding the field where the development is proposed

Since this proposed development is so close to the municipal border and is surrounded by agricultural land, it must act as a transition between rural and urban – it must be in harmony with its surroundings. As such, I do not believe that this development should be as ‘high-density’ as the FoxField subdivision to the immediate south, where some of the lots are only 35’ across. A subdivision of this density would be completely ‘mismatched’ (and aesthetically at odds) with the 1 acre lots that surround it, as well as the surrounding agriculture uses. This proposed subdivision should have large lots to act as a transition zone between the high-rises, town-homes, and small lots of FoxField and the permanently agricultural lands in Middlesex County to the north.

I am also concerned, because I believe that there is a pioneer era cemetery on the site of this planning application – a list of cemeteries in the city confirms this: <http://www.interment.net/data/canada/ontario/middlesex/cemeteries-in-london-ontario-canada.pdf> . I am relieved though, that the city is considering having environmental protection areas on the site.

Finally, I have just two requests to make. Would the city consider having the developer plant many mature trees along Sunningdale Road in front of this development to act as a visual barrier? Also, would the city please have the developer leave some ‘buffer zones’ between the subdivision and the already established homes on the site?

I am sorry for sending such a long e-mail! I realize that London needs more homes, and that developing fields instead of woodlots is better environmentally. I just want to make sure that the developer (Auburn Developments – the developer of FoxField) does not create a subdivision as dense as FoxField, but rather something that is sensitive to its position as a transition zone.

Thanks so much,

Arthur Mustard-Thompson

From: John Arthur Alexander Mustard Thompson

Sent: Tuesday, March 16, 2021 7:40 PM

To: Corby, Mike <mcorby@London.ca>

Cc: Morgan, Josh <joshmorgan@london.ca>

Subject: [EXTERNAL] Re: 2631 Hyde Park Road and 1521 Sunningdale Road West

Hello Mr. Corby,

Thank you so much for your e-mail; it was very helpful! I am definitely looking forward to some of the changes due to take place in the area – especially the proposed roundabout at Hyde Park and Sunningdale, since trying to make a left hand turn at that corner is very tricky right now.

I was unaware that the Urban Growth Boundary could be changed, but since it can, you're right that the surrounding fields will probably be full of houses in no time! Change is always tricky, but London does need more houses. We live in a great city, and it's wonderful to see so many new people moving here to enjoy it!

I have to say, I do feel badly for the homes that are backing onto a cornfield now, but will soon have rows upon rows of houses right up against their property lines. Maybe there is some way to offer more of a setback for these property owners. I believe there are some areas of the proposed development that are being considered for an OS5 zoning, which is good.

Thanks so much for your time,

Arthur Mustard-Thompson

Appendix C – Agency/Departmental Comments

London Hydro – April 20, 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.

Transportation Planning & Design – April 21, 2020

Please find below Transportations comments regarding OPA for 2631 Hyde Park Road & 1521 Sunningdale Road West, O-9190:

Notes:

Without an area plan or secondary plan the road pattern as shown may not be consistent with the needs of the adjacent lands to provide for appropriate access. To ensure an appropriate road classification and collector road network an area plan and or secondary plan is typical and should be undertaken.

This application would best be dealt with through the subdivision process.

Comments:

- A holding provision will be required for the provision of access satisfactory to the City Engineer and the completion and acceptance of a TIA to the satisfaction of the City Engineer.
- Right of way dedication of 24.0m from centre line required on Sunningdale Road West from Hyde Park Road to a point 150m east of Hyde park road
- Right of way dedication of 18.0m from centre line required on Sunningdale Road West from a point 150 m east of Hyde Park Road to the easterly limit
- Right of way dedication of 24.0m from centre line required on Hyde Park Road from Sunningdale Road West to a point 150m north of Sunningdale Road West
- Right of way dedication of 18.0m from centre line required on Hyde Park Road from a point 150 m north of Sunningdale Road West to the northerly limit
- Additional right of way widening as identified in the Hyde Park Road EA is required. (see attached pdf for additional lands required) for the construction of a roundabout at Hyde Park Road and Sunningdale Road West tentatively scheduled for construction in 2021
- Grading of the site is to be in accordance with the Hyde Park Road EA
- A 7.0m working easement is required in addition to the road widening requirements identified above
- As part of a complete application provide a road layout and concept plan showing all bends tapers and centre line radii comply with City standards, ensure all through streets align opposite each other and streets intersect perpendicular to each other if minimum City standards are not met changes to the draft plan will be required
- A sightline analysis will be required to ensure the proposed access location can provide desirable decision sight distance as per City standards
- As part of a complete application demonstrate how internal access from the subdivision will be provided to the remnant parcels to provide for future access
- As part of a complete application a Transportation Impact Assessment (TIA) will be required, the TIA will evaluate the impact the development will have on the transportation infrastructure in the area and provide recommendations for any

mitigation measures. The TIA will need to be scoped with City staff prior to undertaking and be undertaken in general conformance with the City's TIA guidelines.

- Gateway widening required on Street "A" & Street "D"
- Provide a 1ft reserve along Sunningdale Road West and Hyde Park Road
- 6.0mx6.0m daylight triangles will be required
- Left and right turn lanes will be required on Sunningdale Road West at Street "A" and on Hyde Park Road at Street "D"
- Temporary street lighting will be required at the intersection of Sunningdale Road West at Street "A" and on Hyde Park Road at Street "D"
- Street "D" to be relocated further east opposite the road proposed to the south in 39T-11503, a concept plan of how these streets will align is required
- Barrier curb will be required throughout the subdivision
- Council recently approved the Complete Streets Design Manual found at the below web link, the complete streets design manual contains information and design guidance for the construction of a complete street.

<https://www.london.ca/residents/Roads-Transportation/Transportation-Planning/Pages/Complete-Streets-.aspx>

Sanitary Engineering Division – April 28, 2020

SED offer the following comments;

The subject lands 1521 Sunningdale Rd is located north of Sunningdale Rd and east of Hyde Park and measures an area of approximately 20.54 Ha:

- There is currently no municipal sanitary sewer fronting or in close proximity to these lands.
- The lands are within the Greenway/Adelaide WTP sewershed.
- The sanitary outlet for external lands north of Sunningdale Road is the 450mm diameter trunk sanitary sewer within the Foxhollow SWMF3. As planned the outlet available for these lands is the existing 375mm sanitary sewer at Tokala Trail and Bridgehaven Drive which discharges to the 450mm diameter trunk sanitary sewer within the Foxhollow SWMF3 which will ultimately outlet to the 600mm diameter sanitary trunk at Medway Crescent. The future extension of the 375mm diameter sanitary sewer within Creekview Subdivision going north is expected to be by way of a future oversizing claimed sanitary sewer.

As part of a complete application;

The Applicant is to demonstrate and provide sewer routing details (including depth) of how the intended lands can ultimately flow by way of a gravity sewer to the future 375mm oversized sanitary sewer and ultimately the existing 450mm diameter sanitary trunk sewer in the Foxhollow SWMF3, including timing and by whom.

SED recommends and supports holding provisions being applied until there is an adequate municipal outlet that has been extended, constructed and available.

Sanitary Engineering Division – June 18, 2020

Notice of Planning Application for Official Plan Amendment: 2631 Hyde Park Road and 1521 Sunningdale Road West O-9190, Auburn Developments Inc.

The subject lands 1521 Sunningdale Rd are located north of Sunningdale Rd and east of Hyde Park and measures an area of approximately 20.54 Ha and asking for an equivalent population of 1358 people:

- There is currently no municipal sanitary sewer fronting or in close proximity to these lands.
- The lands are within the Greenway/Adelaide WTP sewershed.
- As planned the outlet available for these lands is the existing 375mm sanitary sewer at Tokala Trail and Bridgehaven Drive which discharges to the 450mm diameter trunk sanitary sewer within the Foxhollow SWMF3 which will ultimately outlet to the 600mm diameter sanitary trunk sewer at Medway Crescent. The future extension of the 375mm diameter sanitary sewer within Creekview Subdivision going north is expected to be by way of a future oversizing claimed sanitary sewer.

This reply is to acknowledge our recent receipt of Auburn/Stantec's submission of their revised Preliminary Servicing Feasibility Study dated October 29, 2019 that contemplates a single alternative servicing strategy and is proposing a servicing option for a temporary pumping station and forcemain going east in non-standard location along Sunningdale Road which is not considered feasible and is not supportable.

As part of a complete application;

The Applicant is to demonstrate, in conformity with previously accepted area plans that are included in the revised preliminary servicing feasibility study, and provide sewer routing details (including depth) of how the intended lands can ultimately flow by way of a gravity sewer to the existing 450mm diameter sanitary trunk sewer in the Foxhollow SWMF3 and the timing and who will extend a future oversizing claimable 375mm diameter sanitary sewer within Creekview Subdivision north to Sunningdale Rd.

Holding provision is recommended to ensure there is an adequate municipal outlet that has been extended, constructed and available.

Stormwater Engineering Division – May 7, 2020

SWED staff have no additional SWM related comment to this Official Plan Amendment.

To progress the review process of this rezoning, SWED has consulted/considered the 61eotech/hydroG report provided with the application for information purposes only. Please see attached Initial Proposal Report comments issued November 5, 2018 (attached). Specific comments and/or approval of the report will be provided in the future as part of the development application.

Further to the above SWED would note that the report submitted by EXP for the development is a "Preliminary Geotechnical and Hydrogeological Investigation". Given the presence of the unevaluated wetland and UTRCA regulation limits, we suggest that Auburn/EXP scope out specific elements of a future detailed hydrogeological assessment report with the City of London and UTRCA.

Original IPR Comments – November 5, 2018

Stormwater Engineering Division of the Environmental and Engineering Services Department has reviewed:

- Request for Initial Proposal Review – 1521 Sunningdale Road West, prepared by Auburn Developments Inc., dated October 11, 2018; and
- Preliminary Servicing Feasibility Study – 1521 Sunningdale Road West, prepared by Stantec Consulting Ltd., dated September 25, 2018

We request that the following comments are addressed/included in the subsequent submission in accordance with the File Manager process:

General Comments/Information – Stormwater Management (SWM)

1. The current GMIS construction timing for the Fox Hollow SWM Facility #1 North Cell is 2019. This facility is currently in the detailed design stage.
2. Section 1.2 – Limitations of the Report – Please ensure that the latest Fox Hollow SWM #1 modifications brief dated September 15, 2015 by Stantec Consulting Inc. is reviewed and referenced in this section.
3. Please provide a statement addressing the 250 year major overland flow conveyance to the Fox Hollow SWM Facility #1 North Cell along with conceptual grades (existing and ultimate) that support the 250 year conveyance to the Fox Hollow SWM #1 North Cell facility.
4. Section 2.2 Storm – Stormwater Engineering does not support reducing the runoff coefficient of 0.2 for the remained catchment area for the Fox Hollow SWM #1 N Cell and increasing the functional design runoff coefficient from 0.41 to 0.63 for this development. Please revise this statement in the IPR.
5. The proposed lands would be subject to holding provisions to ensure the following;
 - a. Demonstrate the proposed routing for the minor and major storm flows servicing to the Fox Hollow SWM Facility #1 North Cell;
 - b. Storm sewer easement(s) are dedicated to the City of London over external lands, to the south of this plan, for the major and minor storm flows to the Fox Hollow #1 North Cell SWM Facility;
 - c. The proposed Fox Hollow #1 North Cell Stormwater Management Facility servicing this subdivision is constructed and deemed operational in accordance with the issued MECP ECA;
 - d. That a Water Balance Study is submitted as part of the complete application, the holding provision shall not be removed until the results of the study are accepted to the satisfaction of the City of London; and
 - e. That the development will not have any negative impacts on the groundwater system in the area, with specific attention given to any negative impacts on existing wells and nearby natural heritage features, a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to the hydrogeological environment, including area private wells, and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer prior to the removal of the holding provision. Any recommendations contained therein shall be incorporated into the subdivision agreement to the satisfaction of the City of London

All the above will be subject to the satisfaction of the City Engineer.

6. Section 2.1 – Sanitary – Stormwater Engineering does not support Option 3 trunk sanitary sewer alignment/routing through the Fox Hollow #1 North Cell SWM Facility and the existing wood lot.
7. As part of the complete submission package, please include the following:
 - - a. Finalized conceptual storm servicing strategy including alignments and required easements;
 - b. Confirmation of design grades (interim and ultimate) for Sunningdale Road to support the overland flow conveyance to the Fox Hollow SWM #1 North Cell.
 - c. Hydrogeological Report (including water balance and further details listed below);
 - d. Geotechnical report.

Hydrogeological Comments/Information – Stormwater Management (SWM) (Jeff Hachey)

Based on my review of this document and a cursory review of the conditions in the vicinity of the Site, a hydrogeological assessment report is recommended. The hydrogeological

assessment should be completed by a Qualified Professional (QP). Overall, the assessment report should be divided into the following sections:

1. Existing Conditions;
2. Impact Assessment; and
3. Mitigation.

Specific elements that the City of London would like addressed in the hydrogeological assessment include, but may not necessarily be limited to the following:

- Evaluation of the Site location, with respect to the overall geological and hydrogeological regime.
- Evaluation of the Site's locations with respect to the applicable Source Water Protection Areas, as identified in the Thames-Sydenham and Region Source Protection Plan and Assessment Report.
- Installation of boreholes and monitoring wells at appropriate locations, to assess the groundwater conditions and hydrogeological regime.
- Evaluation of the hydrogeological regime, including specific aquifer properties, static groundwater levels, and groundwater flow direction(s). Seasonality effects should be considered when evaluating the hydrogeological regime of the Site. Seasonality will be particularly important if Low Impact Development (LIDs) are being considered, however the reported elevated groundwater table may limit the use of LIDs.
- Evaluation of potential natural heritage features at the Site or in the vicinity of the Site, which may be impacted by the development (both short term, and long term).
- Evaluation of water quality characteristics (both groundwater and surface water, if applicable), and the potential interaction between shallow groundwater and surface water features if applicable). If applicable, groundwater discharge areas (i.e., baseflow) should be evaluated as part of the report.
- Evaluation of potential nearby domestic wells, potentially supplemented by a door-to-door domestic water well survey if necessary.
- Completion of a water balance for the proposed development, including incorporation of LIDs to manage stormwater flows (if applicable), and an evaluation of the potential impacts of the Site's water balance on potential nearby features.

Once the final Draft Plan is established further evaluation will be required, likely at the detailed design stage, which may include but may not necessarily be limited to the following:

- Details and discussion regarding LID considerations proposed for the development (if applicable).
- Discussion related to the water taking requirements to facilitate construction (i.e., PTTW or EASR be required to facilitate construction), including sediment and erosion control measure and dewatering discharge locations.
- Evaluation of construction related impacts, and their potential effects on the shallow groundwater system.
- Evaluation of construction related impacts, and their potential effects nearby domestic water wells (if present) and/or impacts on local significant natural features.
- Discussion regarding mitigation measures associated with construction activities specific to the development (e.g., specific construction activities related to dewatering).
- Development of appropriate short-term and long-term monitoring plans (if applicable).
- Development of appropriate contingency plans (if applicable), in the event of groundwater interference related to construction.

Upper Thames River Conservation Authority – May 8, 2020

Dear Mr. Corby:

Re: File No. O-9190 - Official Plan Amendment – UTRCA Comments
Applicant: Auburn Developments Inc.
1521 Sunningdale Road West & 2631 Hyde Park Road, London

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 (2020, PPS)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject 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

As per the Planning Justification Report (Zelinka Priamo, November 13, 2019), the subject lands are designated Open Space/Green Space and were intended to be used as a cemetery. However, because of the high ground water levels on the site this use is no longer considered to be feasible. The applicant is therefore requesting that the Official Plan/London plan be amended to redesignate the lands as Low density Residential/Neighbourhood Place Type to allow for a residential subdivision.

CONSERVATION AUTHORITIES ACT

The UTRCA has the provincially delegated responsibility for the natural hazard policies of the PPS, as established under the “Provincial One Window Planning System for Natural Hazards” Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNR) and the Ministry of Municipal Affairs and Housing. Accordingly, the Conservation Authority represents the provincial interest in commenting on development applications with respect to natural hazards and ensures that the application is consistent with the PPS.

The UTRCA’s role in the development process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we ensure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and conforms with the policies in the UTRCA’s Environmental Planning Policy Manual (2006). Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and the policies of the UTRCA’s Environmental Planning Policy Manual (2006). This approach ensures that the principle of development is established through the *Planning Act* approval process and that a permit application can issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed.

Section 28 Regulations - Ontario Regulation 157/06 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 wetland hazard and the area of interference surrounding a wetland which includes a wetland feature that is located on the adjacent lands to the north. 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.

Please be advised that in cases where a discrepancy in the regulation limit mapping occurs, the text of the regulation prevails and a feature identified on the landscape may be regulated by the Conservation Authority.

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/>
NATURAL HAZARDS

As indicated, the UTRCA represents the provincial interest in commenting on Planning Act applications with respect to natural hazards. The PPS directs new development to locate and avoid natural hazards and in Ontario, prevention is the preferred approach for managing hazards in order to reduce or minimize the risk to life and property. Prevention is achieved through land use planning and the Conservation Authority's regulations with respect to site alteration and development activities. The UTRCA's natural hazard policies are consistent with the PPS and those 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. Consistent with the PPS, the Conservation Authority also does not support the fragmentation of hazard lands through lot creation.

3.2.6 Wetland Policies

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

While the Planning Justification Report (p.13) suggests that *The City of London Official Plan does not identify any natural features on the subject lands*, the *Preliminary Geotechnical and Hydrogeological Investigation for the Mount Pleasant Lands* (p.26) prepared by exp dated February 2020, has identified a *small wooded area (is) located in the west part of the north property line and is designated as Unevaluated Wetland (UW) on the City of London's Natural Heritage Map 5.*

Accordingly the UTRCA will require an EIS, prepared by a qualified consultant. The EIS and a Subject Land Status Report should be scoped with UTRCA and City of London staff, to evaluate the natural hazard and natural heritage features and their functions on the property.

The *Preliminary Geotechnical and Hydrogeological Investigation for the Mount Pleasant Lands* prepared by exp dated February 2020 was not scoped with the UTRCA and does not meet our submission requirements. Again we encourage the applicant to arrange a scoping meeting which includes the City's and the UTRCA's hydrogeologists.

NATURAL HERITAGE

The UTRCA provides technical advice on natural heritage to ensure an integrated approach for protecting the natural environment consistent with the PPS. The linkages and functions of water resource systems consisting of groundwater and surface water features, hydrologic functions and the natural heritage system are necessary to maintain the ecological and hydrological integrity of the watershed. The PPS also recognizes the watershed as the ecologically meaningful scale for integrated and long-term planning which provides the foundation for considering the cumulative impacts of development.

The UTRCA's natural heritage policies are consistent with the PPS and those which are applicable to the subject lands include:

3.3.2 Wetland Policies

New development and site alteration is not permitted in wetlands. Furthermore, new development and site alteration may only be permitted in the 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 feature or its ecological function.

Technical Report

The UTRCA has reviewed ***Preliminary Servicing Feasibility Study – 1521 Sunningdale Road West (Mt Pleasant)*** prepared by Stantec dated September 25, 2018 which was submitted for a Proposal Review Meeting that was scheduled for November 7, 2018 and was subsequently cancelled. We have compared that report with the revised Stantec submission dated October 29, 2019 and offer the following comments:

1. The quantity and quality control for storm runoff will be provided by the Fox Hollow SWM facility SWMF 1N only if the imperviousness of the site, as mentioned, is kept at 0.41. Quantity and quality control will have to be provided on site if the co-efficient for the proposed development is greater than the 0.41.
2. Figure No. 3 titled “Post-Development Drainage Plan” by Stantec shows drainage area 2011 which is approximately 45.2 ha and includes the subject site. However, drainage area 2011 does not show a portion of the lands located just south of the City of London boundary and east of the Hyde Park Road in the north west corner. This area appears to be situated outside of drainage area 2011 and should be considered in the SWM plan for this site development.
3. There appears to be an existing pond located just east of the Hyde Park Road and south of the City boundary. Please consider this pond in the SWM design of the site and indicate how it will be dealt with.
4. Please consider external areas contributing runoff to the site in the SWM design for the site.
5. There is an existing wetland on the site and an EIS will be required to determine the required setbacks to protect the feature and its functions. A Hydrogeological Assessment and Water Balance Analysis will also be required for base flow requirements for the wetland.
6. Please consider the effects, if any, of the groundwater recharge etc. on the proposed SWM infrastructure proposed for the development.
7. We note that the Concept Plan in Appendix A of the 2019 Servicing Feasibility Study is very different from that included in 2018 submission. Given that the necessary technical studies (EIS, Hydrogeological Assessment) have yet to be completed, the UTRCA objects to the revised concept plan which does not protect the wetland that is located on the site and which shows a proposed road layout crossing into the wetland located on the adjacent lands to the north. Please remove Drawing 1 Concept Plan in Appendix A from the 2019 study and the submission package.

DRINKING WATER SOURCE PROTECTION: *Clean Water Act*

The subject lands have been reviewed to determine whether they are located within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). They are located within a vulnerable area and for policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

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

UTRCA COMMENTS & REQUIREMENTS

The subject lands are regulated by the UTRCA and Section 28 approvals will be required for the proposed development. It is our understanding that the City of London has agreed to allow this application to proceed without requiring the preparation of an EIS and a Hydrogeological Assessment at this time. This approach is not consistent with the Conservation Authority’s process whereby the necessary technical reports (i.e. EIS, Hydrogeological Assessment and Water Balance Report) are prepared and submitted as part of a complete application.

City staff have identified/mapped an area on the subject lands (please see enclosed) which they are recommending be designated and zoned Environmental Review. This is intended to provide adequate protection for the wetland hazard and the woodland feature and their functions, and requires that the necessary technical studies are

prepared for those lands before development can proceed. Given this City staff recommendation, the UTRCA will not object to the Official Plan Amendment application. Furthermore, given our concerns regarding the revised concept plan including the lack of protection of the wetland and woodland features and the proposed road layout which extends north on to the lands which include a large wetland, we recommend that the concept plan be removed from the submission package including the preliminary servicing feasibility study. The necessary technical studies have yet to be completed and therefore this configuration is premature and cannot be supported. We encourage the applicant to arrange the necessary scoping meetings for the technical studies with City and UTRCA staff.

Parks Planning and Design – May 13, 2020

Parks Planning and Design staff have reviewed the submitted Zoning By-law amendment application and notes the following:

- Parkland dedication will be calculated at 5% of the total site area and may be satisfied through the dedication of natural heritage lands and/or a cash-in-lieu payment at the time of site plan (building permit) pursuant to the values in By-law CP-9.
- Natural Heritage boundaries and buffers will be set through the completion of an approved EIS. Parks staff wishes to have discussions with the applicant upon the completion of the approved EIS.

Water Engineering – May 14, 2020

The lands will be part of the Hyde Park high pressure zone. However, there currently is no water servicing or pump capacity available for these lands. Future servicing capacity was not considered as part of the budget for upgrades in 2021. Therefore, capacity for these lands will be considered as part of future Development Charges work.

Furthermore, given that the report is not yet required we do not require any changes. However, we offer the following (incomplete) set of comments is offered in advance of its official submission during the Draft Plan stage to help with its acceptance at that time:

1. There would have to be a servicing study to identify whether or not there is sufficient capacity within the Hyde Park PS and the pipes which are in place already to service these lands
2. The servicing brief identifies two options for extending servicing to this site via a single high level connection. The future connection which is not yet constructed through the street connecting to Sunningdale is a small diameter main (i.e. 50mm). it may be possible to extend the 300mm watermain from Fair Oaks Blvd along Sunningdale Road. The connection point to the 300mm watermain on Fair Oaks Blvd would need to be on the south side (HL) of the check valve chamber. This would provide a single connection to the site. But, how many units are there in the proposed development – does it require looping? Assuming there are more than 80 units proposed, 2 water service connections would be required, but this does not seem to be noted in the servicing report
3. There is only one road connection from the development to Sunningdale Road, assumes this means 1 water servicing connection proposed?

Heritage/Archeological – May 29, 2020

The property has been LISTED on the City's Register, and as a future cemetery, it has been identified as having potential cultural heritage value or interest. There are currently no burials on the property. Note that all cemeteries in the City of London are LISTED or designated pursuant to the *Ontario Heritage Act*. As per *The London Plan* (policy 586), development on or adjacent (currently defined as contiguous) to any LISTED property requires an evaluation of the property (in the form of a heritage impact assessment – HIA) to demonstrate that the heritage attributes of the property will be conserved; this is regardless of the current or future use of the property. The Planning Justification Report indicates however, that “the physical conditions of the subject lands have been demonstrated to be unsuitable for a cemetery, and [that the] Mount Pleasant Cemetery has relinquished their interest in developing the lands for a cemetery....” (p6).

Never-the-less, until the LISTED status of the the property is removed, **a heritage impact assessment will be required at subdivision – draft plan approval.**

- This evaluation should respond to information requirements in the Ministry's *InfoSheet #5*. Note that this evaluation should clearly articulate the cultural heritage value or interest of the heritage resource.
- The HIA should be prepared by a heritage planner or a heritage consultant who is familiar with the scope and content of an HIA, preferably a member of the Canadian Association of Heritage Professionals (CAHP).
- Resumes of those involved in preparing the HIA should be included.

Archaeological Potential is also identified on the City's mapping on the subject lands as described in the submitted Planning Justification Report (PJR). Soil disturbance is anticipated in the future due to development of the lands.

As/per the *Provincial Policy Statement* (2020), “[d]evelopment and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (2.6.2).

The City's official plan, *The London Plan*, states that “[d]evelopment and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Preservation of the archaeological resources on site is the preferred method, but in some cases, conservation can occur by removal and documentation.” (661_)

Section VI of the *Ontario Heritage Act* (R.S.O. 1990 as amended) sets out the parameters for archaeological assessments.

An archaeological assessment Stage1-2 will be required prior to any soil disturbance occurring on the above subject lands. Requirements for an archaeological assessment include the following:

- The proponent shall retain a consultant archaeologist, licensed by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTC) under the provisions of the *Ontario Heritage Act* (R.S.O. 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the subject lands and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4).
 - The archaeological assessment 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 will to be submitted to the City of London once the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries has accepted them into the Public Registry; both a hard copy and PDF format of archaeological reports should be submitted to Development Services.

- No soil disturbance arising from demolition, construction, or any other activity shall take place on the subject property prior to Development Services receiving the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.
- If an archaeological assessment has already been completed and received a compliance letter from the Ministry, the compliance letter along with the assessment report may be submitted for review to ensure they meet municipal requirements.

Additional Comments related to archeological assessment:

- It is an offence under Section 48 and 69 of the *Ontario Heritage Act* for any party other than a consultant archaeologist to make alterations to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from an archaeological site.
- Should previously undocumented (i.e. unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore be subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.
- If human remains/or a grave site is discovered, the proponent or person discovering the human remains and/or grave site must cease alteration of the site immediately. The *Funerals, Burials and Cremation Services Act* requires that any person discovering human remains must immediately notify the police or coroner and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services

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, 2020

The applicable policies are listed in below with key elements underlined that would best be addressed through a comprehensive review:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- 1.1.3.6 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.
- 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:
 - a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
 - b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
- 1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:
 - a) managing and/or promoting growth and development that is integrated with infrastructure planning;
 - c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

- g) population, housing and employment projections, based on regional market areas;
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.
 - c) directing 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;
 - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- 1.5.1 Healthy, active communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- 1.6.1 Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:
 - a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
 - b) available to meet current and projected needs.
- 1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
- 1.6.6.1 Planning for sewage and water services shall:
 - b) ensure that these systems are provided in a manner that:
 - 3. Is feasible and financially viable over their lifecycle
 - d) integrate servicing and land use considerations at all stages of the planning process;
 - 1.6.6.7 Planning for sewage and water services shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

In accordance with section 3 of the Planning Act, all planning decisions 'shall be consistent with' the PPS.

1989 Official Plan and The London Plan policies outlining why a Comprehensive Review process should be required:

- 43_ It is intended that the policies of this Plan will allow for a reasonable amount of flexibility through implementation, provided that such interpretation represents good planning and is consistent with the policies of this Plan and the Provincial Policy Statement.
- 59_ Direction #5 Build a mixed-use compact city
 - 5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.
 - 6. Mix stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity.
- 60_ Direction #6 Place a new emphasis on creating attractive mobility choices
 - 7. Utilize a grid, or modified grid, system of streets in neighbourhoods to maximize connectivity and ease of mobility.
- 61_ Direction #7 Build strong, healthy and attractive neighbourhoods for everyone
 - 2. Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.
 - 3. Implement “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.
 - 4. Distribute educational, health, social, cultural, and recreational facilities and services throughout the city so that all neighbourhoods are well-served.
 - 9. Integrate well-designed public spaces and recreational facilities into all of our neighbourhoods.
- 62_ Direction #8 Make wise planning decisions
 - 1. Ensure that all planning decisions and municipal projects conform with The London Plan and are consistent with the Provincial Policy Statement.
 - 3. Think “big picture” and long-term when making planning decisions – consider the implications of a short-term and/ or site-specific planning decision within the context of this broader view.
 - 6. Plan for an affordable, sustainable system of infrastructure that will support the implementation of this Plan.
- NEIGHBOURHOODS 143_ Our city is made up of an integrated collection of neighbourhoods that can be described as the ‘cellular level’ of our city. To allow for some flexibility in the consideration of neighbourhoods, The London Plan does not map out definitive neighbourhood boundaries. For the purposes of this Plan, neighbourhoods will be defined as geographic areas where people live, that are typically bounded by major streets, rail lines, rivers, creeks, natural heritage features, or other major physical features. In addition, neighbourhoods often include places where people shop, work, worship, go to school and recreate. Neighbourhoods may be characterized by properties that exhibit an identifiable character and style of development. Neighbourhoods may vary in scale, from a collection of lots to a large subdivision.
- GROWTH SERVICING 167_ All municipal services will be planned on a ‘systems basis’ – considering the entire system when planning for a single segment.

- 170_ Development will be allowed, within the Urban Growth Boundary, only where the City has the ability and financial capacity to provide infrastructure services in accordance with the Development Charges By-law and capital budget and to meet provincial environmental standards governing municipal services.
- 198_ All proposals for new neighbourhoods will be required to establish a vision to guide planning for their character and sense of place.
- (Under Appeal) 199_ All planning and development proposals within existing and new neighbourhoods will be required to articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context.
- (Under Appeal) 203_ Neighbourhoods should be planned to include one or more identifiable and accessible focal points that contributes to the neighbourhood's character and allows for community gathering.
- STREET NETWORK (Under Appeal) 212_ The configuration of streets planned for new neighbourhoods will be of a grid, or modified grid, pattern. Cul-de-sacs, dead-ends, and other street patterns which inhibit such street networks will be minimized. New neighbourhood street networks will be designed to have multiple direct connections to existing and future neighbourhoods.
- 249_ Neighbourhoods will be designed with a high-quality public realm, composed of public facilities and public spaces such as parks, squares, sitting areas and streets.
- TEMPORARY SERVICING 476_ In general, the City does not support the use of temporary servicing systems and shall discourage and restrict their usage. (Note: All of the requirements listed in the policy for temporary servicing are not met).
- 1166_ All applications will also be reviewed based on the degree to which the proposal conforms with the Our Strategy, City Structure and City Building policies of this Plan.
- 1730_ The adoption of policies for Specific Areas may be considered in limited circumstances where the following conditions apply:
 - 1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies.
 - 2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.
 - 3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.
 - 4. The proposed use cannot be reasonably altered to conform to the policies of the place type.
 - 5. The proposed policy is in the public interest, and represents good planning.
- 1731_ Policies for Specific Areas will not be permitted if there is no distinguishing or unique features of the site that would require the specific area policy or where they would establish the specific area policy or where they would establish an argument of prescient for similar specific area policies.

1989 Official Plan and The London Plan policies outlining Secondary Plan policies. The applicable policies are listed below with key elements underlined that would best be addressed through a secondary plan:

- SECONDARY PLANS 147_ Secondary plans will be undertaken by the municipality to provide for comprehensive assessment and planning for specific areas of the city.
- 150_ All secondary plans will be supported by a complete analysis of the costs and revenues of planned growth and any necessary updates to the Growth Management Implementation Strategy or Development Charges Study.
- PURPOSE OF SECONDARY PLANS 1556_ Where there is a need to elaborate on the parent policies of The London Plan, or where it is important to coordinate the development of multiple properties, a secondary plan may be prepared by the City of London. Secondary plans will allow for a comprehensive study of a secondary planning area, considering all of the City Building and Environmental Policies of this Plan. It will also allow for a coordinated planning approach for the secondary planning area and the opportunity to provide more detailed policy guidance for the area, that goes beyond the general policies of The London Plan.
- 1557_ Secondary Plans may be applied to areas of varying sizes – from large planning districts and neighbourhoods to small stretches of streetscape or even large individual sites. Areas that may warrant the preparation and adoption of a secondary plan include:
 - 1. Areas that require a coordinated approach to subdivision development.
 - 9. Areas where a coordinated approach to the development of multiple properties is required for a specific planning and design objective.
- 1561_ A secondary plan will consist of policies and maps that provide more specific direction than that offered by the general policies of this Plan. A secondary plan may include policies, illustrations and maps for such things as:
 - 1. The vision for the secondary planning area, addressing the City Design and relevant Place Type policies of this Plan.
 - 2. A community structure plan and design concept and associated policies – conveyed in text and/or illustrations.
 - 3. A plan for protecting and sustaining natural heritage areas.
 - 4. A cultural heritage conservation mitigation plan.
 - 5. The planned mobility network, including the street layout and design, and pedestrian, cycling and transit routes and infrastructure and amenities.
 - 6. A plan for the land use mix, development form, and development intensity.
 - 7. A parks, open space, and public facilities plan.
 - 8. Tree conservation and tree planting plan to implement the Urban Forestry Strategy.
 - 9. A development staging plan, forecasting the timing for build-out of the lands based on projected city-wide residential and non-residential construction.
 - 10. A civic infrastructure plan, including a phasing and financial plan relating to these services in accordance with asset management best practices.

- 11. An affordable housing strategy for the secondary planning area, in conformity with the Homelessness Prevention and Housing policies of this Plan.

The 1989 Official Plan

- ii) Secondary Plans will also provide for the co-ordination of development among multiple land owners and provide direction for:
 - (a) the delineation, protection and management of natural heritage areas;
 - (b) the location and size of parks, schools and other community facilities;
 - I housing mix and densities;
 - (d) municipal services;
 - I the phasing of development;
 - (f) pedestrian and bicycle routes;
 - (g) transit routing and supportive facilities;
 - (h) site and subdivision design criteria;
 - (i) local road access points to arterial and collector roads;
- vi) Secondary Plans shall provide for the staging of development to make efficient use of built services, facilitate planning for the delivery of new services, and minimize the gap between major servicing expenditures and the recovery of costs through development charges.
- SECONDARY PLANS 19.2.1 Council may direct that a Secondary Plan be prepared if the land use characteristics of a specific area, and its potential for development or change, warrant a review, refinement, or elaboration of Official Plan policies:
 - i) A Secondary Plan may be developed to provide Official Plan policies to be used in the review of development proposals and as the basis for zoning by-law amendments for a specific area. Secondary Plans may also be developed to provide Official Plan policies to implement a vision or design concept for a specific area, and provide a greater level of detail than the general policies of the Official Plan. A Secondary Plan may include a Land Use Schedule for the specific area. Examples of areas that may warrant the preparation and adoption of a Secondary Plan include:
 - I areas that require a co-ordinated approach to subdivision development;
 - ii) A secondary plan will normally consist of policies and/or Schedules that provide a more detailed approach to land use planning matters than are contained in the general policies of this Plan for the Secondary Plan area. Among the matters that may be addressed in the policies of the Secondary Plan are land use mix and compatibility, road alignments, municipal services, minimum and maximum, public and private utilities, residential densities, road access points, location of parks and community facilities, buffering concerns, location of pedestrian and bicycle routes, building conditions urban design, the natural heritage system and the suitability of existing development requirements.

1989 Official Plan and The London Plan policies outlining the policies to designate land for Future Community Growth and Urban Reserve Community Growth:

The London Plan (in force and effect policies, unless otherwise identified)

- 148_ The Environmental Review and Future Growth Place Types may be applied to lands that are added to the Urban Growth Boundary until such time as a City-initiated secondary plan is prepared. (Note: While the lands are included within the Urban Growth Boundary, re-designation from Green Space/Open Space effectively adds developable lands that were not previously contemplated for urban uses).
- 1153_ The Future Growth Place Types establish City Council's intent for future urban development on the lands to which they are applied. The Future Growth Place Types establish this intent, while ensuring that development does not occur until such time as the necessary background studies are completed and a comprehensive and coordinated plan is prepared for the entire area that conforms with the policies of this Plan.
- 1154_ While it is recognized that lands within the Future Growth Place Types will ultimately be developed, it will be considered premature to apply individual place types in support of development until such time as the necessary planning is undertaken to address all lands within a Future Growth Place Type comprehensively.
- 1159_ A restrictive approach shall be taken to lot creation and other forms of development in the Future Growth Place Types in order to avoid patterns of land ownership and land use that will detract from the intended comprehensive and coordinated planning process.
- 1160_ A secondary plan will be prepared to determine the appropriate place type(s) to be applied to these lands, through an amendment to this Plan, and to guide the long-term management and approval of growth.
- 1162_ Future Growth Place Types will be applied to lands that are added to the Urban Growth Boundary and to large areas of land that may require comprehensive planning to support a transition from one range of uses to another.
- PLANNING AND DEVELOPMENT APPLICATIONS 1164_ All planning and development applications, as defined in the Our Tools part of this Plan, will be evaluated based on the following:
 - 3. Proposals to amend the Future Growth Place Type in favour of another Urban Place Type will require a secondary plan, unless it can be clearly demonstrated that all of the following criteria are met:
 - b) The lands are separated by physical barriers from any other lands that are within a Future Growth Place Type.
 - c) The lands can be adequately planned without the need for a secondary plan to coordinate community design, natural heritage preservation, street layout, civic infrastructure, parks, conservation of cultural heritage resources, or other matters that a secondary plan would address.
 - d) The proposed development would not adversely affect the long-term planning of the surrounding lands.

The 1989 Official Plan

- The 1989 Official Plan contemplates lands being designated as Urban Reserve Community Growth prior to the completion of a secondary plan. Although there is some flexibility for applying other land use designations without the completion of a secondary plan, this flexibility must be weighed against impacts on surrounding lands and associated planning processes. As a result, the 1989 Official Plan policies support the re-designation of the subject lands to Urban Reserve Community Growth.
- The applicable policies are listed below with key elements underlined that would best be addressed through a re-designation to Urban Reserve Community Growth:
 - AREA PLANNING 2.6.9
 - i) Vacant lands within the Urban Growth Area may be placed in the Urban Reserve designation pending the completion of a Secondary Plan as provided for in Chapter 19 of this Plan. A Secondary Plan will provide the basis for an Official Plan amendment that will:
 - (a) identify or refine environmental features and natural resources in conformity with the applicable Official Plan policies; and,
 - (b) identify collector roads.
 - viii) Until such time as a Secondary Plan has been approved and the subject lands have been appropriately designated for development, vacant lands within the Urban Growth Area will be placed in the Urban Reserve designation.
 - OBJECTIVES FOR URBAN RESERVE DESIGNATION 9.1.3 The use of areas designated Urban Reserve shall be directed towards the following objectives:
 - i) Provide for a degree of guidance with respect to the designation and future use of large, undeveloped parcels of land which may be proposed for urban development.
 - ii) Provide a process for developing detailed land use patterns for areas designated “Urban Reserve.”
 - SITE SPECIFIC AMENDMENTS 9.4.4 The preferred approach to planning areas designated “Urban Reserve” is through the Secondary Plan process as described in Section 19.2. Council may, however, review and adopt site specific Official Plan Amendments for lands designated “Urban Reserve” provided it does not negatively affect the community planning process on surrounding lands.

Additional Policies:

The London Plan:

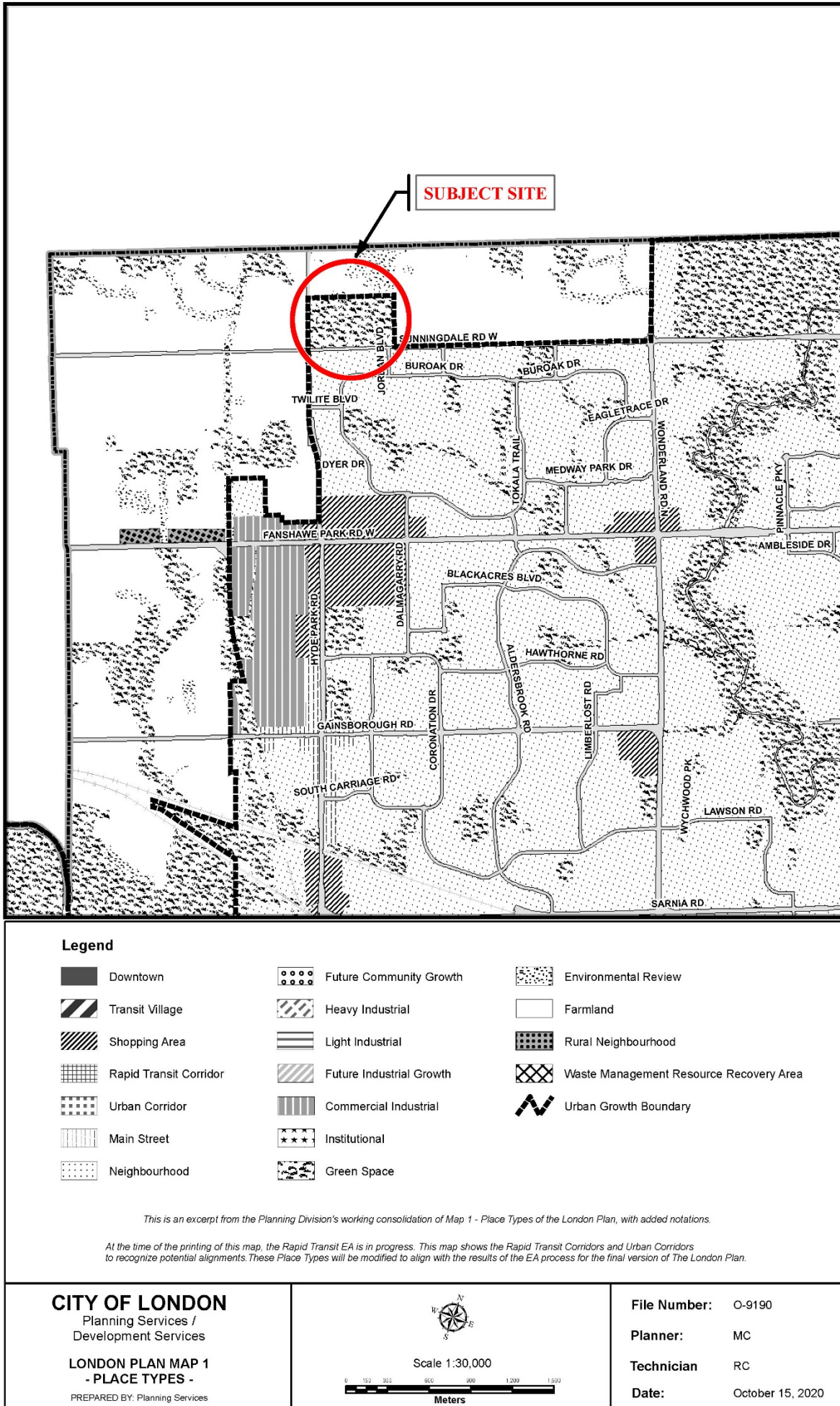
Future Community Growth
Environmental Review

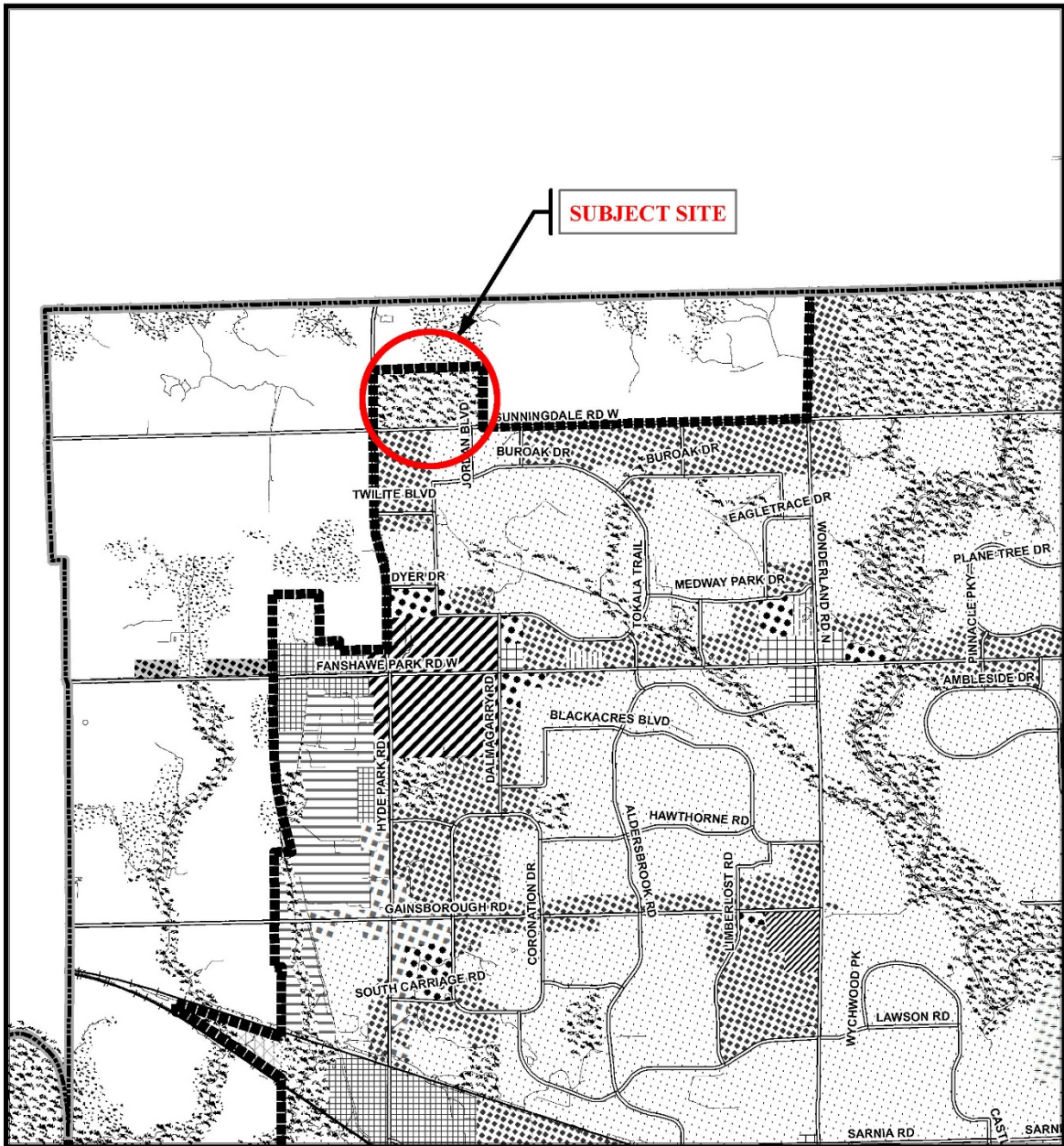
1989 Official Plan:

Urban Reserve Community Growth
Environmental Review

Appendix F – Relevant Background

Additional Maps



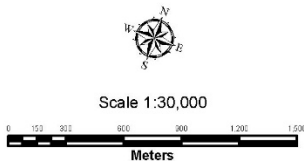


Legend

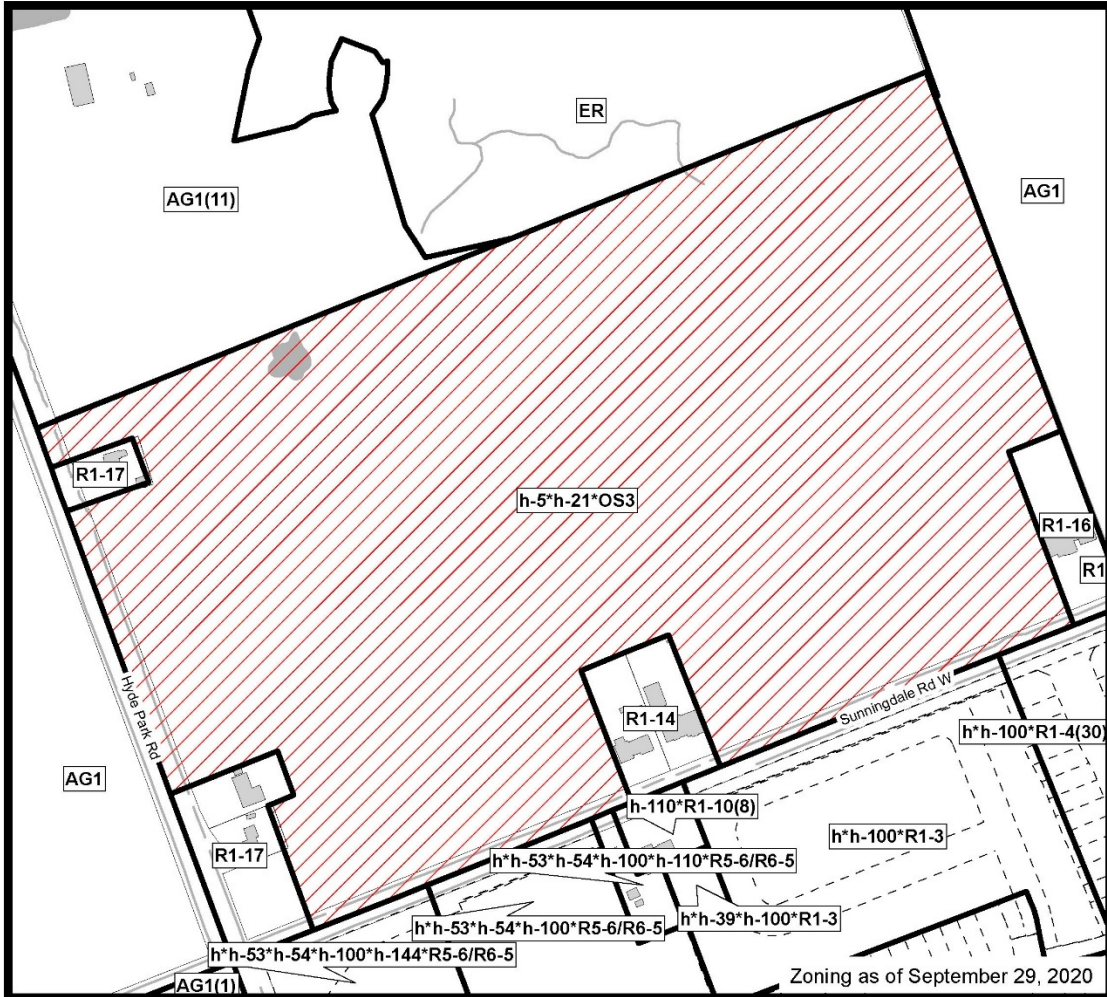
- | | |
|--|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| 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 |

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-9190
PLANNER: MC
TECHNICIAN: RC
DATE: 2020/10/15



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 | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | 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:

O-9190

MC

MAP PREPARED:

2020/10/21

RC

1:3,750

0 1530 60 90 120

Meters