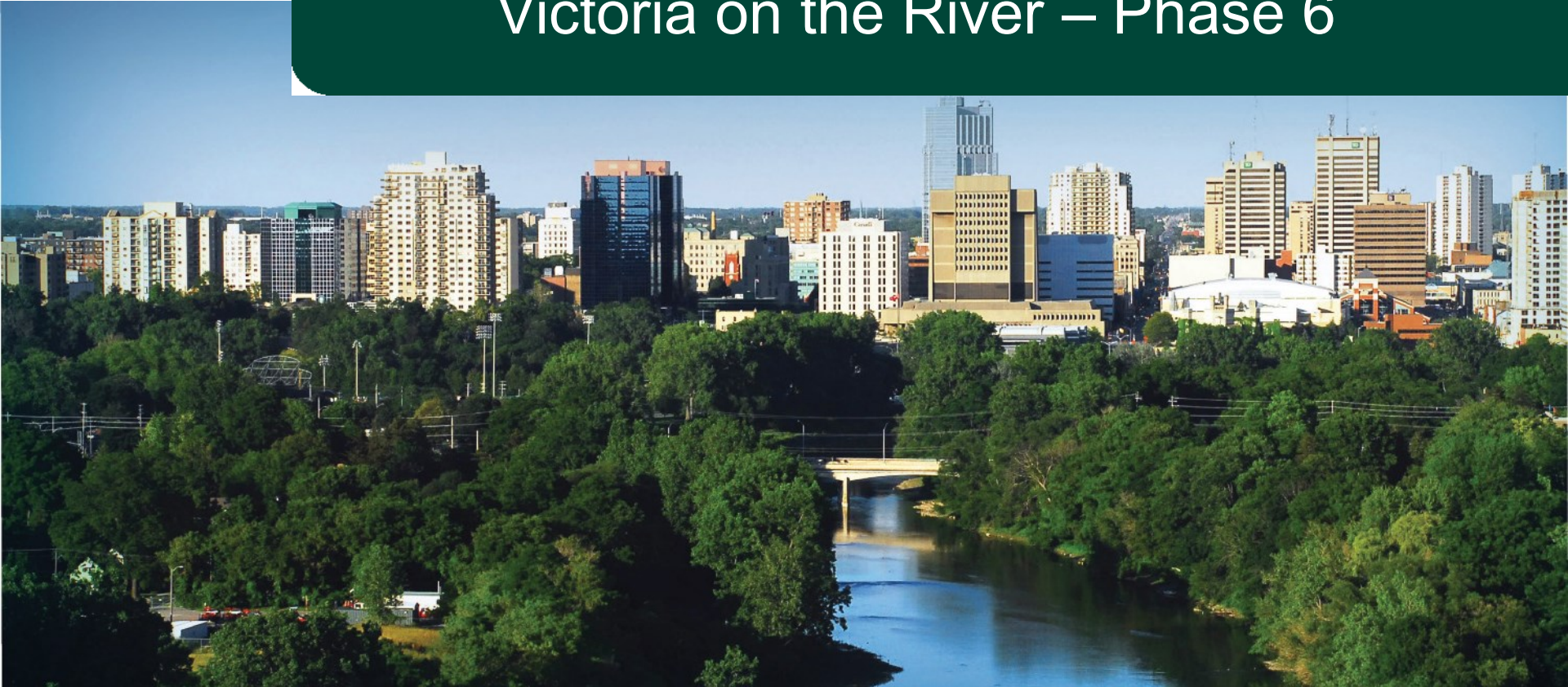


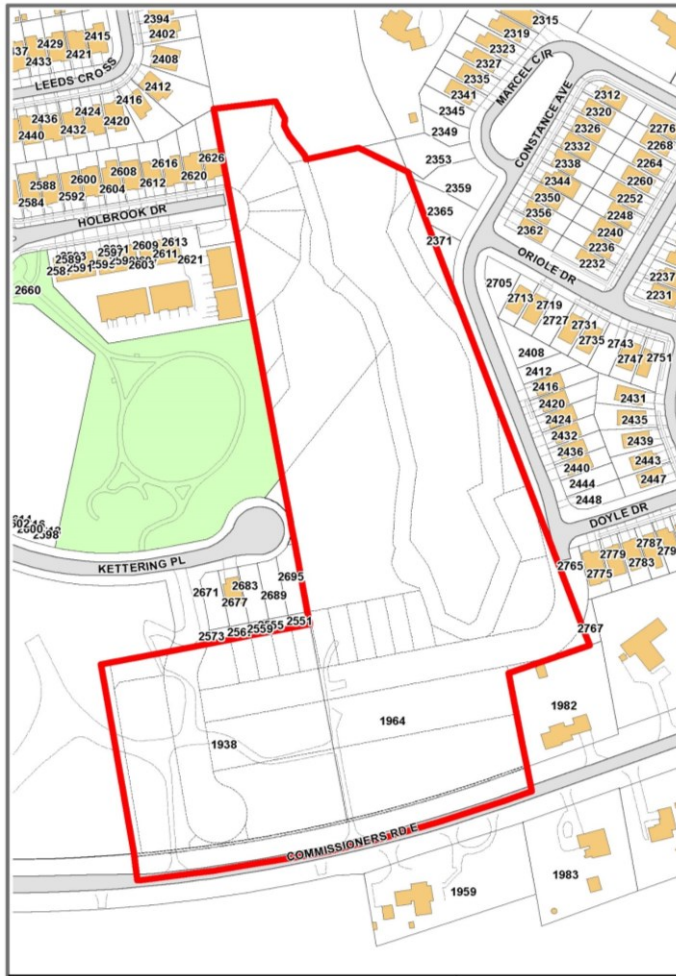


1938 & 1964 Commissioners Road East Victoria on the River – Phase 6



Proposed Draft Plan of Subdivision and Zoning By-law Amendment
Applicant: Sifton Properties Limited
File No: 39T-19501 / Z-9015

Development Proposal, Site Location and Context



Proposal:

Residential plan of subdivision consisting of single detached and multi-family dwellings, parkland, open space, and pedestrian pathways, including a ravine crossing; and served by 2 local streets with connections to new subdivision developments to the east and west.

Site Characteristics:

Land Use: vacant

Frontage: 239 metres

Depth: 438 metres

Area: 6.81 hectares

Shape: irregular

Surrounding Properties:

North: residential

South: residential and agriculture

East: residential

West: residential, neighbourhood park, and vacant lands for future development

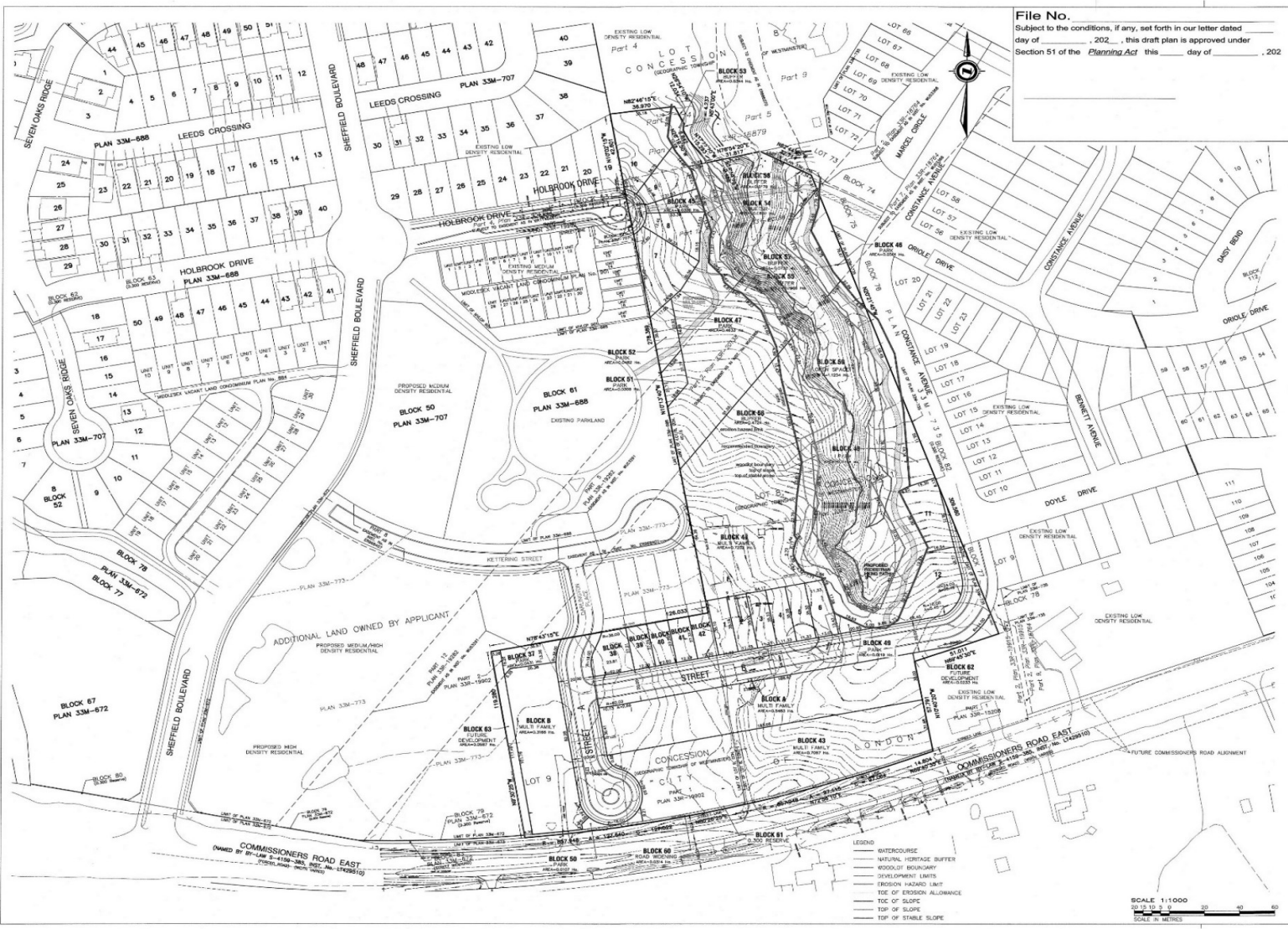
Aerial Photo





London
CANADA

Proposed Draft Plan of Subdivision



File No. _____
Subject to the conditions, if any, set forth in our letter dated _____ of _____, 2021, this draft plan is approved under Section 51 of the *Planning Act* this _____ day of _____, 2021.



key plan

DRAFT PLAN OF SUBDIVISION

OF PART OF
LOTS 8 AND 9 CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
WE HEREBY AUTHORIZE THE CORPORATION

APPROVED BY: *[Signature]* DATE: *Nov 24/2020*
SIFTON PROPERTIES LIMITED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LOTS ARE ACCURATELY AND CORRECTLY SHOWN.
[Signature] DATE: *Nov 25, 2020*
ANDREW WILSON, SURVEYOR

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A: AS SHOWN ON PLAN	S: AS SHOWN ON PLAN
B: AS SHOWN ON PLAN	H: AS SHOWN ON PLAN
C: AS SHOWN ON PLAN	L: AS SHOWN ON PLAN
D: AS SHOWN ON PLAN	
E: AS SHOWN ON PLAN	
F: AS SHOWN ON PLAN	

LANDUSE SCHEDULE

LOTS / BLOCKS	LANDUSE	AREA (m ²)	PERCENTAGE (%)	POTENTIAL # OF UNITS	MAX
LOTS 1-2	SINGLE DETACHED	1,0891	16.53%	17	17
BLOCK 50	RESIDENTIAL	3,2890	50.00%	38	38
BLOCKS A, B, & 41	MEDIUM DENSITY RESIDENTIAL	2,2890	35.74%	38	38
BLOCKS 37, 42-45	PARKS	6,8794	103.8%		
BLOCKS 39-40	BUFFERS	9,7794	148.20%		
BLOCK 48	OPEN SPACE	1,1294	17.14%		
BLOCK 49	ROAD WIDENING	6,0314	91.61%		
BLOCK 43	3.5m RESERVE	6,0672	91.80%		
BLOCK 44	FUTURE DEVELOPMENT	3,8292	57.82%		
	RIGHT OF WAY	3,8292	57.82%		
TOTAL		64,842	100.00%		

8 Nov 11, 2020	Revised Block 8 and Block 17 Add Block 43	CC-COM
8 Aug 18, 2020	Revised Lots 1 to 3	CC-COM
17 July 24, 2020	Revised Lots 12 to 36, add Blocks A and B	CC-COM
10 June 17, 2020	Update Stage Information from EOP Report R23-20190906-00	CC-COM
8 Jul 2019	Update Stage Information from EOP Report R23-20190906-00	CC-COM
4 Dec 17/18	Update Boundaries, Internal Lot and Block Identifiers	CC-COM
3 Aug 13/14	2nd Subdivision - Revised Boundary Limits	DM-SPL
2 Jul 15/16	1st Subdivision	DM-SPL
1 Nov 17/17	Issued for Pre-Consultation	DM-SPL
No. Date	Issued for Pre-Consultation	DM-SPL

SPL DENOTES SIFTON PROPERTIES LIMITED

SIFTON PROPERTIES LTD.
NEIGHBOURHOOD DEVELOPMENTS
1208 RIVERBEND SOUTH, SUITE 300
LONDON, ONTARIO
N6K 6G2

VICTORIA ON THE RIVER
SUBDIVISION PHASE 6
COMMISSIONERS ROAD EAST
LONDON, ONTARIO

AGM ARCHIBALD, GRAY & MURRAY LTD.
PLAN • SURVEY • ENGINEER
1000 FINE LINE DRIVE, SUITE 100
LONDON, ONTARIO N6K 3P2
TEL: 519-833-3333 FAX: 519-833-3334
WWW.AGM-CANADA.COM

SCALE: 1:1,000
DATE: 11/25/2020



Official Plan & Zoning

The London Plan Place Type:

“Neighbourhoods” and “Green Space”

1989 Official Plan Designation:

“Low Density Residential”, “Multi-family, Medium Density Residential” and “Open Space

Special Policies:

“Old Victoria Community Planning Area”

Zoning: Urban Reserve UR4, Open Space OS4, and holding Open Space h-2• OS4



Issues and Considerations

1. Natural Ravine and Channel Corridor
2. Pedestrian Crossing
3. Multi-family Block (Block 44) – Specific Policy Amendment
4. Pedestrian and Multi-Use Pathway Connections



Natural Ravine and Channel Corridor

- The ravine corridor consists of deciduous forest and swampy wetland type vegetation communities, including patches of skunk cabbage and other groundwater indicator plants.
- Environmental Impact Study (EIS), hydrogeological and water balance assessment, geotechnical and slope assessment, and stormwater management reports have been prepared by the proponent and reviewed by the City and UTRCA.
- Woodland communities and wetland features within the ravine lands have been evaluated and will be protected within an open space block and adjacent open space buffers blocks, as shown on the Environmental Management Plan (EMP) and red-line revised draft plan.
- Recommended buffers include a minimum 12 metre buffer along the easterly edge of the natural feature and a minimum 10 metre buffer along the westerly edge. The EMP specifies additional requirements for buffer planting and restoration areas.
- City and UTRCA staff are satisfied that all related environmental reports and studies have advanced to a point where they can be finalized as part of the Design Studies stage, in accordance with the conditions of draft plan approval.

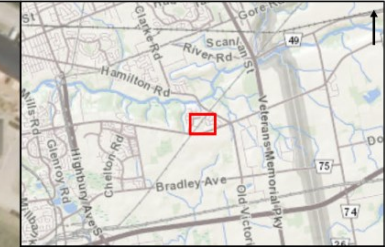
Environmental Management Plan

Grenier - Recommended Plantings
Mix: Upland Meadow Mixture

Species	Common Name	% of Mix
<i>Andropogon gerardii</i>	Big Bluestem	10.00
<i>Anemone virginiana</i>	Tall Anemone	2.00
<i>Asclepias syriaca</i>	Common Milkweed	5.00
<i>Aster ericoides</i>	Heath Aster	2.00
<i>Aster novae-angliae</i>	New England Aster	5.00
<i>Aster pilosus</i>	Hairy Aster	2.00
<i>Desmodium canadense</i>	Showy Tick Trefoil	2.00
<i>Elymus canadensis</i>	Canada Wild Rye	30.00
<i>Elymus virginicus</i>	Virginia Wild Rye	5.00
<i>Hypericum ascyron</i>	Great St. John's-wort	2.00
<i>Monarda fistulosa</i>	Wild Bergamot	2.00
<i>Panicum virgatum</i>	Switch Grass	9.00
<i>Penstemon digitalis</i>	Foxglove Beardtongue	2.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Schizachyium scoparium</i>	Little Bluestem	10.00
<i>Solidago juncea</i>	Early Goldenrod	2.00
<i>Solidago nemoralis</i>	Grey Goldenrod	2.00
<i>Solidago rugosa</i>	Rough Goldenrod	2.00
<i>Verbena hastata</i>	Blue Vervain	2.00
<i>Verbena stricta</i>	Hoary Vervain	2.00
Total Species: 20		100%

Shrubs

Species	Common Name	Size	Remarks	Spacing
<i>Comus alternifolia</i>	Alternate-leaved Dogwood	60cm 3gal.	Pot	1.5m OC
<i>Sambucus canadensis</i>	Common Elderberry	60cm 3gal.	Pot	1.5m OC
<i>Hamamelis virginiana</i>	Witch-hazel	60cm 3gal.	Pot	1.5m OC



Legend

- Natural Heritage Buffer
- Woodlot Boundary
- Watercourse
- Buffer Planting Area
- Restoration Area

Proposed Development

- Easement
- Roads
- Lots
- Pathway
- Development Limits
- Erosion Hazard Limit
- Top of Slope
- Top of Stable Slope

ELC Community

- FOD7-4 - Fresh - Moist Black Walnut Lowland Deciduous Forest Type
- FOD9-5 - Fresh - Moist Bitternut Hickory Deciduous Forest Type
- OAO - Open Aquatic
- SWT2 - Mineral Thicket Swamp Ecosite

0 10 20 40 60 80 100
Meters

Victoria on the River Phase 6
Environmental Impact Study

Environmental Management Plan

May, 2021	1:1,900	Datum: NAD 83 Zone 17 Source: City of London, LIO
PR: 60572621	V#:	

AECOM

Figure 7

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever to any party that modifies this drawing without AECOM's express written consent.

Pedestrian Crossing

- Oriole Drive was previously identified as a collector road (Neighbourhood Connector). After further review by Council and staff, the Official Plan was amended in 2017 to remove the road crossing and avoid environmental impacts and costs associated with a full public road right-of-way.
- A footbridge at the end of Oriole Drive connecting to Holbrook Drive and a pedestrian pathway connection to the neighbourhood park was proposed as an alternative to a public road.
- Footbridge crossing for Victoria on the River is identified in 2021 Development Charges Background Study Update.
- The Owner to undertake the scoped EIS, detailed engineering and design, and construction/installation of the pedestrian crossing.
- Costs directly related to the project are eligible for reimbursement in accordance with the City's DC By-law.

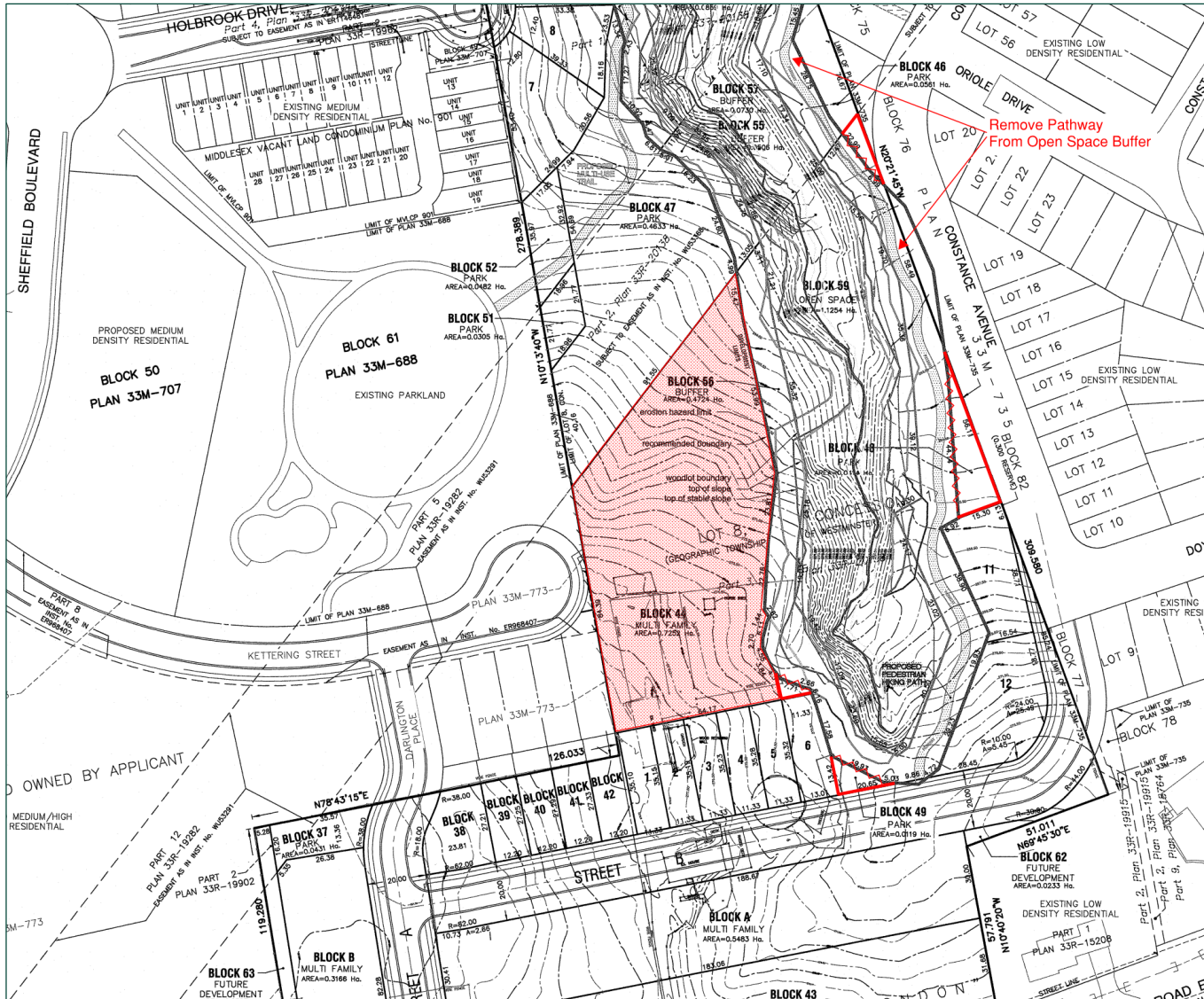


Multi-Family Block (Block 44) Specific Policy Amendment

- Applicant requests a special provision zone for Block 44 to permit a low-rise apartment building up to 16 metres in height, or four (4) storeys.
- In conjunction with the zoning request, staff have included an amendment to add a specific policy to the Neighbourhoods Place Type, and corresponding amendment to the 1989 Official Plan, as the requested special provision applies to a multi-family block having frontage on a neighbourhood street being Kettering Place.
- Site fronts on neighbourhood park and backs onto open space lands consisting of the natural ravine and tributary. Grade slopes down approx. 9 to 10+ metres from Kettering Place towards the top of the ravine.
- On-site stormwater attenuation controls including surface water collection and rear yard infiltration system to be incorporated into the common areas and landscaped open space to maintain surface and groundwater flows to the ravine.
- Topography and adjacent hydro corridor easement pose further constraints and challenges.
- A small-scale, low-rise apartment building alone or in combination with cluster townhouses would be considered appropriate.
- Compatible and a good fit with the existing adjacent low density residential and multi-family developments surrounding the neighbourhood park.



Multi-Family Block (Block 44) Specific Policy Amendment



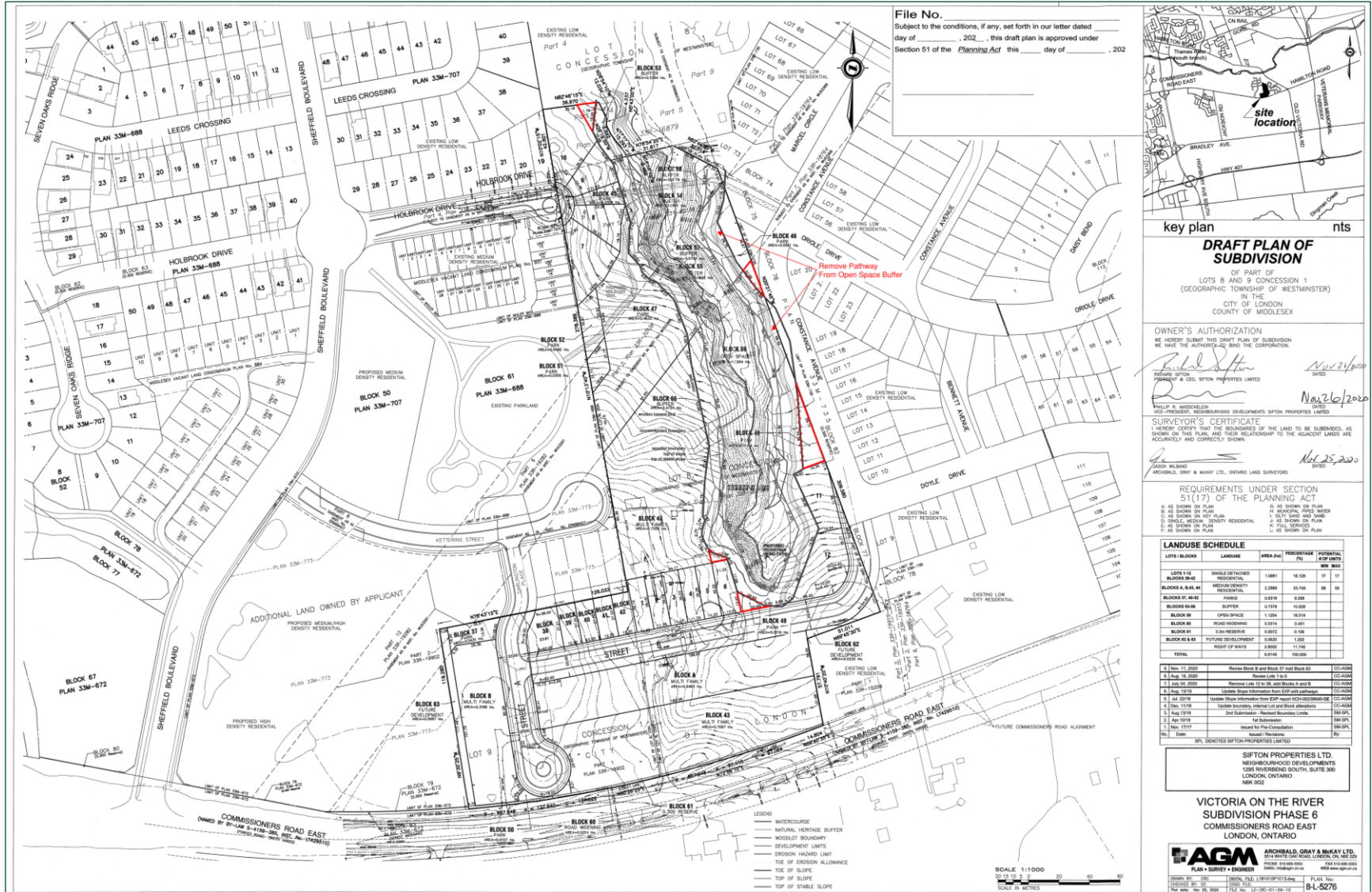


Pedestrian and Multi-Use Pathway Connections

- Existing neighbourhood park (Sheffield Park) is well integrated with the subdivision plan through the provision of additional park land and open space, the multi-use pathway system, and public sidewalks and streets.
- The Thames Valley Parkway (multi-use trail) within the Victoria on the River subdivision has already been completed. It is located along the south side of the Thames River, skirts edge of Meadowlilly Woods ESA, and terminates on west side of Sheffield Boulevard at Commissioners Road East.
- TVP planned to extend westward along Commissioners Road to and through the Meadowlark Ridge subdivision and the City-Wide Sports Park.
- Pathway alignment options will be considered in conjunction with future development applications for intervening lands on the north side of Commissioners Road East.



Recommended Red-line Revisions



File No. _____
 Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 202____, this draft plan is approved under Section 51 of the *Planning Act* this _____ day of _____, 202____.



key plan nts

DRAFT PLAN OF SUBDIVISION

OF PART OF LOTS 8 AND 9 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER) IN THE CITY OF LONDON COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
 WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION WE HAVE THE AUTHORITY TO SIGN THE CORPORATION

Richard W. Sifton
 Richard W. Sifton Properties Limited
 Date: Nov 24/2020

Richard W. Sifton
 Richard W. Sifton Properties Limited
 Date: Nov 26/2020

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THE PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Richard W. Sifton
 Richard W. Sifton Properties Limited
 Date: Nov 25/2020

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

- A. AS SHOWN ON PLAN
- B. AS SHOWN ON PLAN
- C. AS SHOWN ON PLAN
- D. AS SHOWN ON PLAN
- E. AS SHOWN ON PLAN
- F. AS SHOWN ON PLAN
- G. AS SHOWN ON PLAN
- H. AS SHOWN ON PLAN
- I. AS SHOWN ON PLAN
- J. AS SHOWN ON PLAN
- K. AS SHOWN ON PLAN
- L. AS SHOWN ON PLAN

LOTS / BLOCKS	LANDUSE	AREA (sq)	PERCENTAGE (%)	POTENTIAL # OF UNITS
LOTS 4-12	SINGLE DETACHED RESIDENTIAL	1,0961	58.128	17-17
BLOCK 38	MEDIUM DENSITY RESIDENTIAL	2,289	58.768	66-66
BLOCKS 37, 40-42	PARKS	8,8716	8.238	
BLOCK 39	SUPPLY	2,779	13.889	
BLOCK 35	OPEN SPACE	1,126	10.614	
BLOCK 36	ROAD WIDENING	8,8716	8.441	
BLOCK 41	CONSERVATION	2,882	13.889	
BLOCK 43 & 43	FUTURE DEVELOPMENT	8,880	1.203	
TOTAL		4,816	100.000	

Date	Description	By
Nov 11, 2020	Review Block 3 and Block 4 of Plan Block 33	CC-CAM
Aug 18, 2020	Review Lot 1 to 6	CC-CAM
July 29, 2020	Review Lot 1 to 6	CC-CAM
Aug 17, 2020	Update Block Information from DEP report 023-2019-0006	CC-CAM
July 27, 2019	Update Block Information from DEP report 023-2019-0006	CC-CAM
July 11, 2019	Update Boundary, Erosion and Block Information	CC-CAM
Aug 13, 2018	2nd Submission - Revised Boundary Limits	SM-SPL
July 10, 2018	1st Submission - 1st Submission	SM-SPL
July 10, 2017	Issued for Pre-Consultation	SM-SPL
Nov. 2016	Issued for Pre-Consultation	SM-SPL

SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1206 RIVERVIEW BOULEVARD, SUITE 300
 LONDON, ONTARIO
 N6K 3E2

VICTORIA ON THE RIVER
 SUBDIVISION PHASE 6
 COMMISSIONERS ROAD EAST
 LONDON, ONTARIO

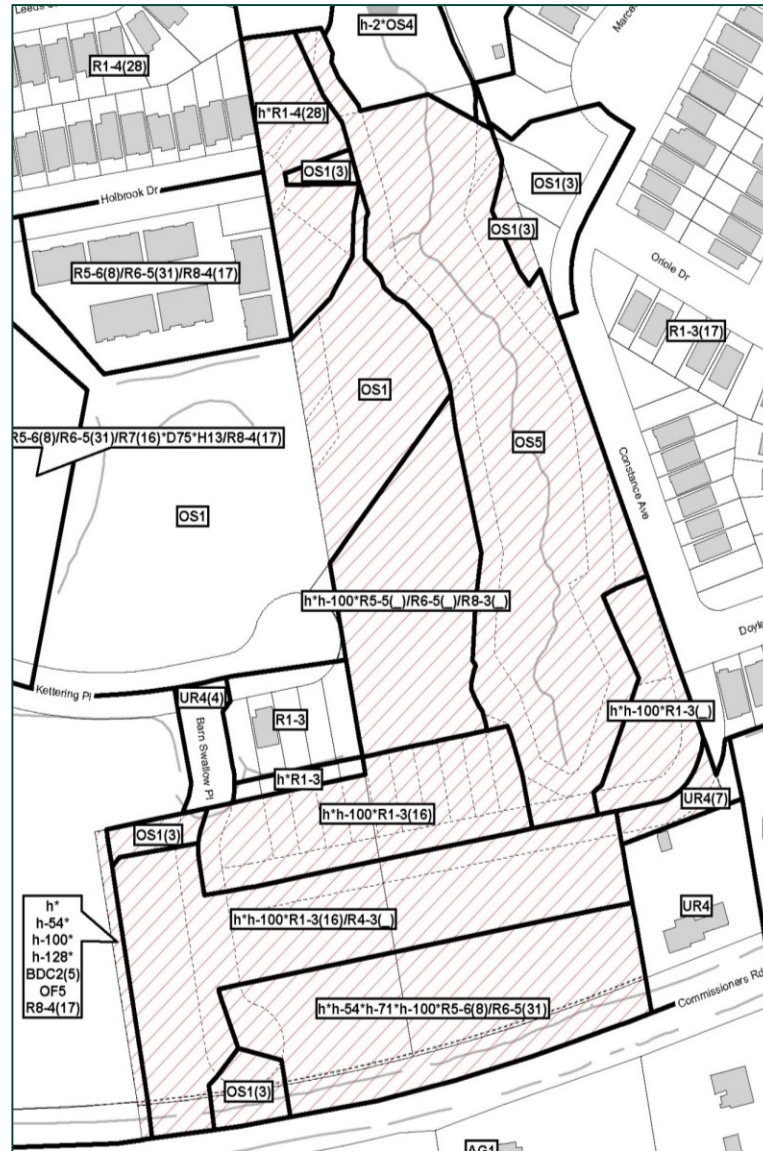
AGM ARCHIBALD, GRAY & MIKAY LTD.
 LAND SURVEYORS & ENGINEERS
 1000 SHEPPARD AVENUE EAST, SUITE 100
 AURORA, ONTARIO L4B 1N2
 PHONE: 905-709-8888 FAX: 905-709-8880
 EMAIL: info@agm.com WEBSITE: www.agm.com

SCALE 1:1000
 SCALE IN METRES



London
CANADA

Zoning Amendment Map





Recommendation

- The development proposal represents Phase 6 of Sifton's Victoria on the River subdivision.
- The recommended draft plan of subdivision, Official Plan and zoning amendments are appropriate and consistent with the Provincial Policy Statement, and in keeping with the intent of The London Plan, 1989 Official Plan, and Old Victoria Area Plan.
- Recommend Approval Authority issue draft approval of the draft plan of subdivision, as red-line revised, subject to conditions appended to staff report; and that Council approve the recommended Official Plan and zoning by-law amendments.