

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** Scott Mathers, MPA, P. Eng.,  
Deputy City Manager, Planning and Economic  
Development

**Subject:** Quincy Developments  
1055 Fanshawe Park Road West  
Public Participation Meeting

**Date:** April 25, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Development the following actions be taken with respect to the application of Quincy Developments relating to the property located at 1055 Fanshawe Park Road West:

- a) The request to amend Special Area Policy 1074\_ of The London Plan to increase the maximum Gross Floor Area for medical/dental office uses to 6,342.4 square metres **BE REFUSED**;
- b) The request to amend the 1989 Official Plan by adding a Specific Area Policy to the existing Office Area land use designation to permit a maximum medical/dental office Gross Floor Area of 6,342.4 square metres **BE REFUSED**; and,
- c) The request to amend Zoning By-law No. Z.-1 **FROM** an Office Special Provision (OF5(6)) Zone **TO** an Office Special Provision (OF5(\_)) Zone, **BE REFUSED** for the following reasons:
  - i) The requested The London Plan, 1989 Official Plan, and Zoning By-law amendments exceed the maximum permitted amount of office space allowed outside of Downtown and office areas identified in suburban locations resulting in potential negative impacts on the Downtown office market and have adverse impacts on surrounding commercial and residential lands;
  - ii) The requested amendments to The London Plan, the 1989 Official Plan, and the Zoning By-law are not consistent with the Provincial Policy Statement that encourages development that enhances the vitality and viability of Downtown;
  - iii) The requested amendments to The London Plan, the 1989 Official Plan, and the Zoning By-law do not comply with the Key Directions, the City Structure Plan, the Downtown and Neighbourhood Place Types, and the Specific Area Policy policies of The London Plan; and,
  - iv) The requested amendments to The London Plan, the 1989 Official Plan, and the Zoning By-law do not comply with the 1989 Official Plan for Office uses and Specific Area Policies.

## Executive Summary

### Summary of Request

- An amendment to the existing Specific Area Policy 1074\_ of The London Plan to permit a maximum medical/dental office gross floor area of 6,342.4 square metres.

- A 1989 Official Plan amendment to add a Special Area Policy to the existing “Office Area” land use designation to permit a maximum medical/dental office gross floor area of 6,342.4 square metres.
- A Zoning By-law amendment to rezone from an Office Special Provision OF5(6) zone to an Office Special Provision OF5( ) zone that would recognize the existing site-specific regulations, including an exemption from Section 4.19.6d), increase the permitted gross floor area for all office uses from 5,000 square metres to 6,342.4 square metres, and to reduce the required parking spaces from 423 to 284 spaces.

### **Purpose and Effect of the Recommended Action**

The purpose and effect of the recommended action is to refuse the requested amendment to The London Plan, the 1989 Official Plan, and the Zoning By-law for a medical/dental office that exceeds the permitted gross floor area.

### **Rationale of Recommended Action**

1. The proposed development is not consistent with the Provincial Policy Statement 2020 which promotes long-term economic prosperity by maintaining and enhancing the vitality and viability of downtowns and main streets.
2. The proposed development does not conform to *The London Plan (2016)*, including, but not limited to, the Key Directions, the City Structure Plan, the Downtown and Neighbourhoods Place Types, and the criteria for Specific Area Policy.
3. The proposed development does not conform to the *Official Plan (1986)*, including, but not limited to, the Downtown and Office Space land use designation policies and the criteria for applying a Specific Area Policy.

### **Linkage to the Corporate Strategic Plan**

Directing growth and intensification to strategic locations. Revitalizing London’s Downtown and urban areas by directing the highest office use intensification towards Downtown.

### **Linkage to Climate Emergency Declaration**

On April 23, 2019, Municipal Council declared a Climate Emergency. The City of London is committed to reducing and mitigating climate change by encouraging intensification and growth at appropriate locations. This includes directing the most intensive office development towards Downtown.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Property Description**

The subject site is located on the north side of Fanshawe Park Road West between Aldersbrook Gate and Dalmagarry Road. There is currently a Medical Office on the site that has a gross floor area of 4,559.8 square metres. In addition, there are 10 barrier free parking spaces and 290 paid parking spaces. There are two (2) accesses to the site, one east of the existing Medical Office that allows for left and right turns onto Fanshawe Park Road West and an access to the West of the building that is restricted to right-in/right-out access from Fanshawe Park Road West. Fanshawe Park Road West is classified as an Urban Thoroughfare Street Type, which provides for a pedestrian sidewalk within the road allowance.

## **1.2 Current Planning Information**

- The London Plan Place Type – Neighbourhoods (Specific Area Policy 1074\_)
- Official Plan Designation – Office Space
- Existing Zoning – Office OF5(6)

## **1.3 Site Characteristics**

- Current Land Use – Medical Office
- Frontage – approximately 201 metres
- Depth – approximately 85 metres
- Area – 1.89 hectares (4.68 acres)
- Shape – Irregular

## **1.4 Surrounding Land Uses**

- North – Residential, single-detached dwellings
- East – empty lot
- South – Residential, single-detached dwellings
- West – Sports field for Saint André Bessette Catholic Secondary School

1.5 Location Map

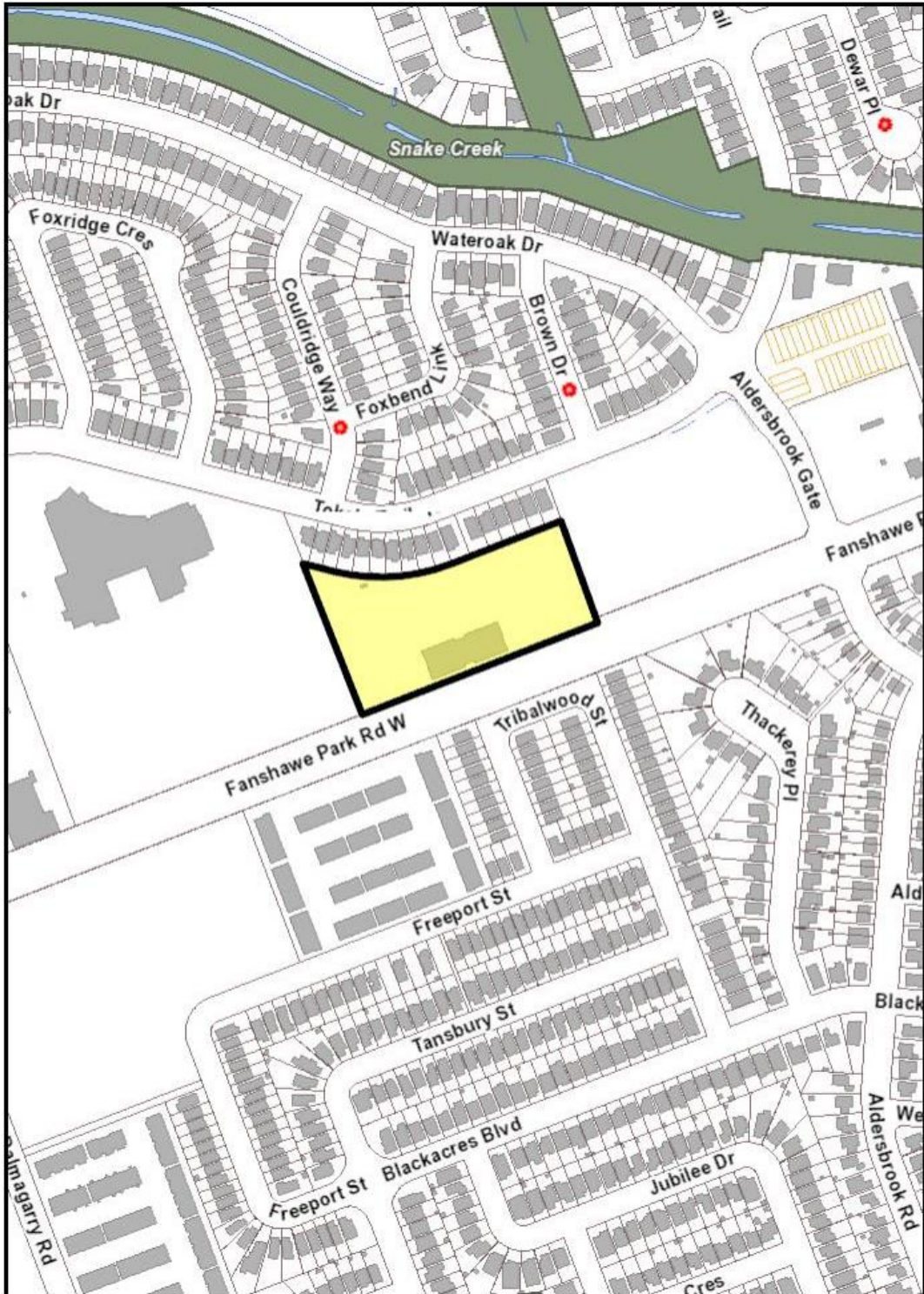


Figure 1: Location Map

## **1.6 Planning History**

The subject parcel was created as part of a Plan of Subdivision (39T-04503), Official Plan Amendment (O-7644) and Zoning By-Law amendment (Z-6717) which were reviewed in conjunction with the subdivision process.

OZ-8511: In October 2015, an Official Plan amendment to change the designation from Multi Family, Medium Density Residential (MFMDR) to Office Area was received along with a Zoning By-law amendment application to permit a three-storey medical/dental office with a total gross floor area of all uses of 5,000m<sup>2</sup> and a Residential R1 Special Provision/Residential R4 to permit single detached dwellings on the north of the subject site. Staff recommended approval of the Official Plan amendment from MFMDR to an Office Area designation; however, were not supportive of the exception to Section 4.19(6d) that prohibits barrier parking. The policy intent is to protect surrounding areas from undue adverse impacts related to individuals using on-street parking and to avoid paid parking to access amenities. At the meeting of Municipal Council held on October 27, 2015 the application to amend the Zoning By-law was approved.

The London Plan was approved by Council on June 23, 2016. The subject lands were placed in the Neighbourhoods Place Type with a Specific Policy Area to recognize the previous Official Plan amendment that permits medical/dental office uses up to 5,000 square metres.

Z-8903: The application was received on April 18, 2018, for a Zoning By-law amendment to rezone the subject site to expand the range of permitted uses to include clinics and medical/dental laboratories in association with a medical/dental office use. At the Municipal Council meeting held on June 12, 2018 this amendment application was approved.

## **2.0 Discussion and Considerations**

### **2.1 Development Proposal**

The applicant is now seeking to build an additional medical/dental office of 1,782.6 square metres in the parking area to the east of the existing medical/dental office building. The proposal is for a reduction of parking spaces with a total of 284 spaces, whereas according to the Zoning By-law Z-1, 423 spaces would be required. Eleven (11) parking spaces are proposed to be barrier free.

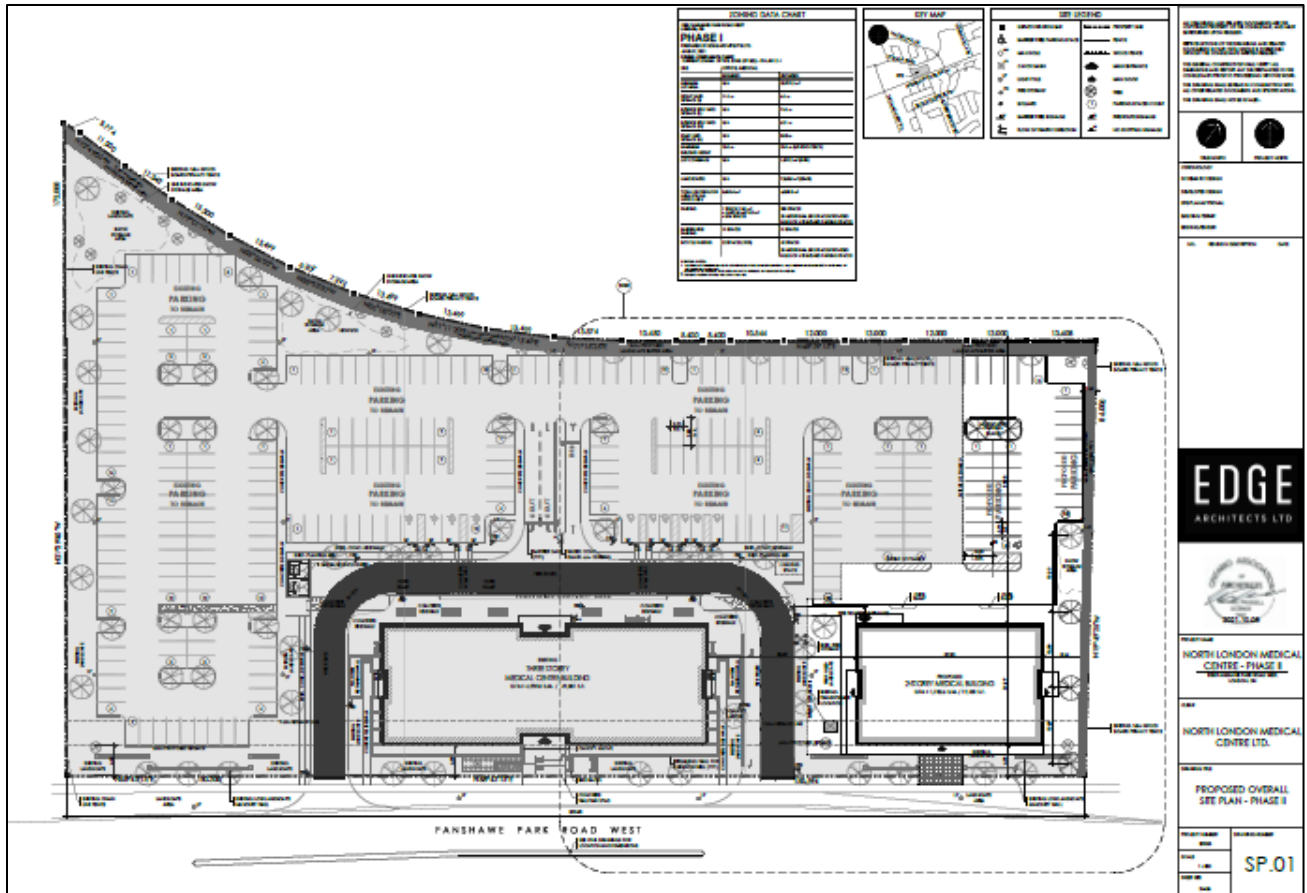


Figure 2: Site Plan – Overall Plan

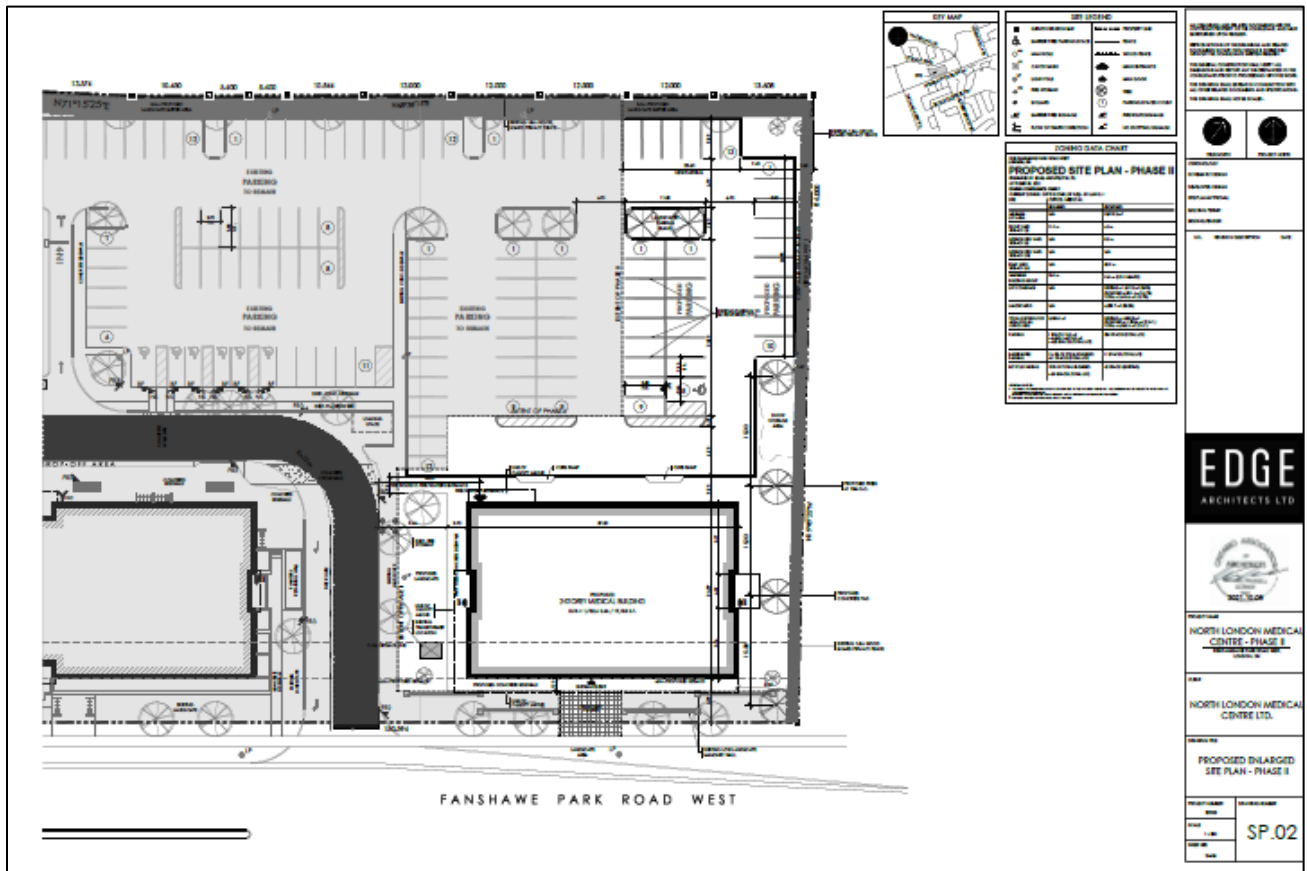


Figure 3: Site Plan – Phase 2 (Additional Building)



**Figure 4: Conceptual Rendering of the Front of the proposed building (Looking N from Fanshawe Park Road West)**



**Figure 5: Conceptual Rendering of the Rear of Proposed Building (Looking SE from the Rear Parking Area)**

## 2.2 Requested Amendment

An amendment to Specific Area Policy 1074\_ of The London Plan to increase the maximum medical/dental office Gross Floor Area from 5,000 square metres to 6,342.4 square metres.

An Official Plan amendment to the 1989 Official Plan to add a Specific Area Policy within the existing Office Area designation to increase the maximum medical/dental office Gross Floor Area from 5,000 square metres to 6,342.4 square metres.

A Zoning By-law amendment to rezone the subject lands from a Special Provision Office (OF5(6)) to a Special Provision Office (OF5(\_)):

- To carry forward the existing site-specific regulations:
  - Permitted uses: medical/dental offices, pharmacies in association with medical/dental office uses, clinics, and medical/dental laboratories;
  - A maximum height of 15.0 m;

- A maximum front yard depth of 11.0 m;
- The lot line which abuts an Arterial Road shall be interpreted as the front lot line; and,
- Exemption from Section 4.19.6 d) of the Zoning By-law Z.-1.
- To add a provision to increase the Gross Floor Area for all office uses from 5,000 square metres to 6,342.4 square metres; and,
- To reduce the required parking from 423 spaces to 284 spaces.

### 2.3 Community Engagement (see more detail in Appendix C)

One (1) person of the public provided comments and they were in support of the application.

### 2.4 Policy Context

#### *Provincial Policy Statement, 2020*

The *Provincial Policy Statement, 2020* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

The PPS states that, healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain financial well-being of municipalities over the long term (1.1.1(a)). Further, intensive development is to be directed towards strategic locations (1.1.3.2(b) and 1.1.3.5).

The PPS states that the long-term economic prosperity should be supported by maintaining and enhancing the vitality and viability of downtowns and mainstreets (1.7.1(d)).

Land use patterns, 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 (1.6.7.4).

#### *The London Plan*

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies and maps under appeal to the Local Planning Appeals Tribunal (Appeal PL170100) are not in force and effect and are indicated with an asterisk throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The London Plan provides Key Directions (54\_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Key Direction #8 – Make wise planning decisions – by thinking ‘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 (62\_3).

The City Structure Plan gives a framework for London’s growth and change over the next 20 years (69\_). Further, all planning will be in conformity of the City Structure Plan (70\_). The City Structure – Downtown, Transit Villages, Rapid Transit Corridors and Shopping Areas: large office spaces will be direct to the Downtown to ensure its long-term health and vibrancy (128\_).

The Downtown Place Type is to be the hub for the economic business community and the area where office uses greater than 5,000 square metres are to be directed towards (795\_ and 799\_14). The defined office scales are as follows: small scale means a building containing 2,000m<sup>2</sup> of office uses or less, medium scale means a building



containing 2,000m<sup>2</sup> to 5,000m<sup>2</sup> of office uses, and large scale means a building containing more than 5,000m<sup>2</sup> of office uses.

The London Plan sets out conditions for consideration of applying the Specific Area Policy (1730\_). According to The Plan, Specific Area Policies are to be in the public interest and represent good planning (1730\_5). Further, policies for Specific Areas will not be permitted if there are no distinguishing or unique features of the site (1731\_).

#### *Official Plan 1989*

The proposed development is in the Office Area land use designation of the 1989 Official Plan which provides policies regarding the intensity of the office uses within certain locations of the City. The general objective of the Office land use designation is to provide appropriate locations for office space while maintaining Downtown as the primary office employment area in the City (5.1.1(i)). Further, the office uses in the Office Area designation are meant to accommodate general office uses that would not normally be in the Downtown. The amount and scale of development in Office Areas will be controlled to protect the Downtown's role as the primary office employment area (5.2.1). Medium scale office development is defined as being between 2,000 to 5,000 square metres (5.2.4).

The proposed 1989 Official Plan amendment intends to add a Specific Area Policy to the Office Area designation on the subject parcel, to increase the maximum permitted Gross Floor Area to 6,342.4 square metres from 5,000 square metres. There are criteria that need to be met to permit a Specific Area Policy on a land use designation. Adoption of policies for Specific Areas may be considered if the change of land use is site specific, is appropriate given the mix of uses in the area and cannot be accommodated within other land use designations (10.1.1(i)).

### **3.0 Financial Impact/Considerations**

There are no direct municipal financial expenditures associated with this application.

### **4.0 Key Issues and Considerations**

#### **4.1 Issue and Consideration #1: PPS**

##### *Provincial Policy Statement, 2020*

The PPS states that, healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long term (1.1.1(a)). The proposed amendment to increase the medical/dental uses beyond 5,000 square metres in an area outside of the Downtown does not sustain development and land use patterns for financial well-being over the long term, as it detracts from office uses being provided in other areas of the community and potentially the Downtown.

The PPS has several policies that speak to directing development in strategic locations. Land use patterns within settlement areas shall be based on densities and a mix of land uses which are appropriate for the infrastructure and public service facilities that are available to avoid the need for unjustified and/or uneconomical expansion (1.1.3.2(b)). Further, Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas based on local conditions (1.1.3.5) and new development should have a compact form, mix of uses, and densities (1.1.3.6). Finally, the PPS states that the long-term economic prosperity should be supported by maintaining and enhancing the vitality and viability of downtowns and mainstreets(1.7.1(d)).

The previous Official Plan amendment has already provided for more intensive office uses at the maximum permissions outside of the Downtown area. The proposed development is not introducing additional uses to the site and the intensity of office uses

is substantially greater than 5,000 square metres permitted in an Office Area designation. Further, Fanshawe Park Road West, at this location, is not classified as a Main Street where higher levels of office space is directed and encouraged to be provided through mixed use developments. The London Plan policies only permits a maximum of 5000 square metres of office space outside of the Downtown area. The proposed additional GFA does not maintain or enhance the vitality and viability of Downtown, or any main street, and could detract from these strategic locations.

Land use patterns, 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(1.6.7.4). The subject lands provide limited access to barrier free parking while requiring many of its customers to drive to it.

## **4.2 Issue and Consideration #2: Intensity**

### *The London Plan*

The London Plan has Key Directions and City Structure Plan policies that do not support the proposed development, The London Plan provides “Key Directions” regarding how the City should grow. Key Direction #8 – Make wise planning decisions – by thinking ‘big picture’ and long-term when making planning decisions and consider the implications of a short-term and/or site-specific planning decision within the context of this broader view (62\_3). The City Structure Plan provides a framework for the City’s growth that all planning should conform to. The City Structure – Downtown, Transit Villages, Rapid Transit Corridors and Shopping Areas states that large office spaces will be directed to the Downtown to ensure its long-term health and vibrancy (128\_). The proposed development could have a negative impact on Downtown when considering the long-term broader view of increasing the office use beyond what is currently permitted outside of Downtown. Likewise, the proposed development will not ensure the long-term health and vibrancy of Downtown.

The proposed development is located within the Neighbourhoods Place Type that is intended to have an appropriate range of retail, service, and office uses (924\_). Stand alone office uses are only permitted along an Urban Thoroughfare Street when it intersects with a Civic Boulevard or another Urban Thoroughfare Street. In addition, stand alone office uses are encouraged to be implemented through mixed use buildings and intersections as opposed to mid block properties. Although the subject site has a special policy in the Neighbourhoods Place Type recognizing the existing office space approved under the 1989 Official Plan, this does not provide justification to increase the size of the use beyond the existing permissions. The existing land use is not contemplated through the vision of The London Plan nor the Neighbourhoods Place Type policies and its expansion is not considered appropriate.

The Downtown Place Type establishes Downtown as the hub for the economic business community, including office development (795\_). Further, development of office uses greater than 5,000 square metres are to be directed to the Downtown Place Type to prevent the deterioration of the important Downtown office market while still allowing for a reasonable supply of office uses outside of the Downtown (799\_14). According to the Hemson Office Policy Study (April 2016), a ‘healthy’ vacancy rate for office uses is 5-8%. By contrast, the 2019 State of the Downtown Report indicated that at the end of 2019 the overall office vacancy rate Downtown was 18.4%. Please note that COVID-19 has exasperated the conditions of the Downtown area. In a 2022 market lookout report by CBRE 2022, the Core area office space vacancy rate is at 28% (London Free Press, March 8, 2022). Permitting office uses greater than 5,000 square metres outside of Downtown would detract from Downtown and further contribute to core area vacancies. Therefore, refusal of the amendment to increase the Gross Floor Area past the threshold of 5,000 square meters conforms with the goals and the vision of The London Plan.

### *1989 Official Plan*

The proposed development is in the Office Area designation of the 1989 Official that has policies regarding the intensity of the office uses. The general objective of the Office designation is to provide locations for office space while maintaining the Downtown as the primary office employment area in the City (5.1.1(i)). Further, the office uses in the Office Area land use designation is meant to accommodate general office uses that would not normally be in the Downtown. The amount and scale of development in Office Areas will be controlled to protect the Downtown's role as the primary office employment area (5.2.1). In addition, the scale of the development is considered medium scale from 2,000 to 5,000 square metres and office development greater than 5,000 square metres is to be directed toward the Downtown (5.2.4). Through the 1989 Official Plan policy review, it was determined that the subject lands were an appropriate location for an Office Area designation which limited office use to the maximum of 5,000 square metres. There is no policy basis to contemplate the expansion of this use within the 1989 Official Plan. The proposal to increase the medical/dental uses beyond 5,000 square metres is well beyond what is intended for the Office Area designation and Official Plan policies identify that this intensity of office development should be directed to the Downtown Area.

### **4.3 Issue and Consideration #3: Specific Area Policies**

#### *The London Plan*

The London Plan sets out the criteria for the Specific Area Policies, and although a Specific Area Policy was previously appropriate through a review of the 1989 Official Plan, an amendment to the Specific Policy would not meet the criteria under the Plan.

The London states that applications for Specific Area Policies shall be evaluated based on the Planning and Development applications section in the Our Tools part of the Plan (1732\_). Special Areas Policies may be applied where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area (Policy 1729\_). The criteria to adopt a Specific Area policy are:

- 1) the proposal meets all other policies of the Plan beyond 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; and,
- 5) the proposed policy is in the public interest and represents good planning.

Policies for Specific Areas will not be permitted if there are no distinguishing or unique features of the site (1731\_) and may restrict the range of permitted uses, to restrict the scale and intensity of development, or to direct the form normally allowed in a particular place type to protect other uses in an area from negative impacts (1733\_).

There is currently a Neighbourhoods Place Type Specific Area Policy on the subject parcel. This Policy (1074\_) permits medical/dental uses up to a maximum of 5,000 square metres and was put in place to reflect the permission of the previous Office Area designation. In Staff's opinion medical/dental uses are not unique and are already permitted in other Place Types. Approximately 250 metres west of the subject parcel, there is a large commercial node that is in the Shopping Area Place Type that provides for office uses up to 2,000 square metres. Like the Shopping Area Place Type, the Neighbourhoods Place Type is not intended to accommodate large scale office uses that are better suited in the Downtown Place Type. There are no distinguishing or unique features of the site that would justify an increase of Office uses beyond 5,000 square metres in the Neighbourhoods Place Type. Therefore, an amendment to the

Specific Area Policy 1074\_ to increase the maximum allowable Gross Floor Area to 6,342.4 square metres does not meet the criteria of Specific Area Policies.

*The Official Plan, 1989*

The 1989 Official Plan amendment intends to add a Specific Area Policy on the Office Area designation for the subject parcel to increase the maximum permitted Gross Floor Area to 6,342.4 square metres from 5,000 square metres. The Official Plan outlines criteria that need to be met to permit a Specific Area Policy within an existing land use designation. Adoption of policies for Specific Areas may be considered if the change of land use is site specific, is appropriate given the mix of uses in the area and cannot be accommodated within other land use designations without having a negative impact on the surrounding area (10.1.1(i)).

The subject parcel is surrounded by residential, institutional, and commercial uses. The commercial node to the west also permits office uses in addition to retail uses. Increasing the intensity of medical/dental uses beyond 5,000 square metres could have a negative impact of the surrounding uses as it could detract from the appropriate balance and distribution of office uses in the community. Further, a limited amount of barrier free parking spaces could negatively impact the surrounding residential uses as some patrons may prefer to use off-street parking instead of paying for parking to access the medical office. Finally, the intensity of office uses beyond 5,000 square metres can be, and is more appropriately, accommodated in the Downtown area. Therefore, the proposed amendment does not meet the criteria for Specific Areas Policies.

## **Conclusion**

The proposed amendments are not consistent with Provincial Policy Statement as the planned office uses intensity would negatively impact the viability of Downtown and mainstreets. The proposed amendments do not comply with the Key Directions, the City Structure Plan, Office uses policies, the Downtown and Neighbourhoods Place Type policies, and the criteria for Specific Area Policies of The London Plan. The proposed amendment does not comply with the Office Area and Downtown land use designation policies and the criteria for Specific Areas Policies. As such, it is recommended that the requested amendments be refused.

**Prepared by:** Jasmine Hall, RPP, MCIP  
Planner II, Core Area & Urban Regeneration

**Reviewed by:** Mike Corby, RPP, MCIP  
Manager, Planning Implementation

**Recommended by:** Gregg Barrett, AICP  
Director, Planning & Development

**Submitted by:** Scott Mathers, MPA, P. Eng.  
Deputy City Manager, Planning and Economic Development

**cc:** Heather McNeely, Manager Current Development

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning and Economic Development.

## Appendix A – Public Engagement

### Community Engagement

#### Notice of Application (December 16, 2021)

On December 16, 2021, the Notice of Application was sent to property owners in the surrounding area. The Notice of Application was also published in the Londoner on December 16, 2021. One reply was received that expressed support for the application.

**Nature of Liaison:** The purpose and effect of this Official Plan and Zoning change is to permit a second, two-storey medical/dental building east of the existing medical/dental building with a gross floor area of 1,782.6 square metres and a common surface parking supply of 284 spaces. Possible amendment to the Official Plan from Office Areas to a special area policy to permit office buildings with a maximum gross floor area of 6,342.4 square metres. Possible amendment to the Neighbourhoods Place Type Specific Area Policy 1074 to expand the maximum gross floor area permitted for medical/dental offices uses on the site to 6,342.4 square metres. Possible change to Zoning By-law Z.-1 **FROM** an Office OF5(6) **TO** an Office OF5( ) Zone to permit a total gross floor area for all office uses of 6342.4 square metres and a total parking supply of 284 spaces where 423 spaces are required. File: OZ-9444 Planner: J. Hall ext.7150.

#### Internal Comments:

Parks Planning and Design staff have reviewed the submitted notice of application and offer the following comments:

- Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-9 and will be finalized at the time of site plan approval.

Urban Design comments for OP/ZBA related to **1055 Fanshawe Park Road West**. These comments will be dealt with through the site plan process, but we wanted to make sure the applicant had them as soon as possible.

- Provide additional direct walkway connections from the unit entrances to the city sidewalk and the parking area. Remove portions of the existing landscape walls if necessary.
  - Extend walkways from the East and West entrance(s) to the city sidewalk.
  - Extend the walkway north of the building to connect to East entrance.

Water Engineering comments for 1055 Fanshawe Park Rd W:

- Municipal water is available from the 400mm PVC on Fanshawe Park Rd W. The site has an existing 150mm PVC water service.
- The applicant shall identify the ownership for the buildings (one single ownership or multi). Where all buildings will remain within one ownership, a single private watermain could provide municipal water servicing to the site (if this private watermain is suitably sized). Where there will be more than one ownership in the future of the buildings proposed, it will be necessary to have separate water servicing provided to each separately owned site and the buildings on that site in order to prevent the creation of a regulated drinking water system.

Engineering:

- No further comments.

Transportation:

- The parking reduction justification is accepted based on the ITE Parking Rate.

From Site Plan Consultation:

- Stormwater:

Specific comments for this site:

- As per the storm Drainage Area Plan for Claybar Subdivision Drawing No:(28128) and as-constructed Drawing No:(28132), the site at C=0.90 is

tributary to the existing 825mm diameter storm sewer on Tokala Trail. The applicant should be aware that any future changes to the C-value will require the applicant to demonstrate sufficient capacity in this pipe and downstream systems to service the proposed development as well as provide on-site SWM controls. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, bioswales, etc.

- This application is within the Claybar Subdivision Phase 1, Plan 33M-623 as revised and accepted September 28, 2016. Drainage requirements/controls, SWM, etc. were addressed under this plan of subdivision.
- The owner is required to provide storm-drainage and stormwater management servicing for the subject lands in accordance with the Fox Hollow Development Area Municipal Class EA Schedule C for storm drainage and stormwater management servicing works report. Also, the owner is required to provide storm-drainage and stormwater management servicing for the subject lands in accordance with the Fox Hollow stormwater management system functional design report.
- Roof runoff from the proposed building should be directed to controlled areas of the property, and the owner shall ensure that stormwater flows are self-contained on site.
- The owner shall be required to have a consulting Professional Engineer confirming how the water quality will be addressed to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 80% TSS (medway) removal to the satisfaction of the City Engineer. Applicable options could include, but not be limited to the use of oil/grit separators or any LID filtration/infiltration devices. The Engineer is to ensure the OGS is an adequately sized in order to accommodate the requested intensification. The engineer is to include all the details of the OGS design methodology.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, it's infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.

#### General comments for sites within Medway Creek Subwatersheds

- The subject lands are located in the Medway Creek Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Medway Creek Subwatershed Study that may include but not be limited to, quantity/quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100-year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.

- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Wastewater:

- The municipal sewer available for the subject lands is the 200mm sanitary sewer on Tokala Trail via an existing 200mm PDC. Servicing is to be consistent with the accepted plans for Claybar Subdivision Plan 33M-623 and accepted Sanitary Drainage Area Plans

Transportation:

- Right-of-way dedication of 18.0m m from the centre line be required along Fanshawe Park Road west.

External Comments:

London Hydro:

- 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.

Public Comments:

Please be advised that we support the Official Plan and Zoning By-law Amendments for 1055 Fanshawe Park Road, London.

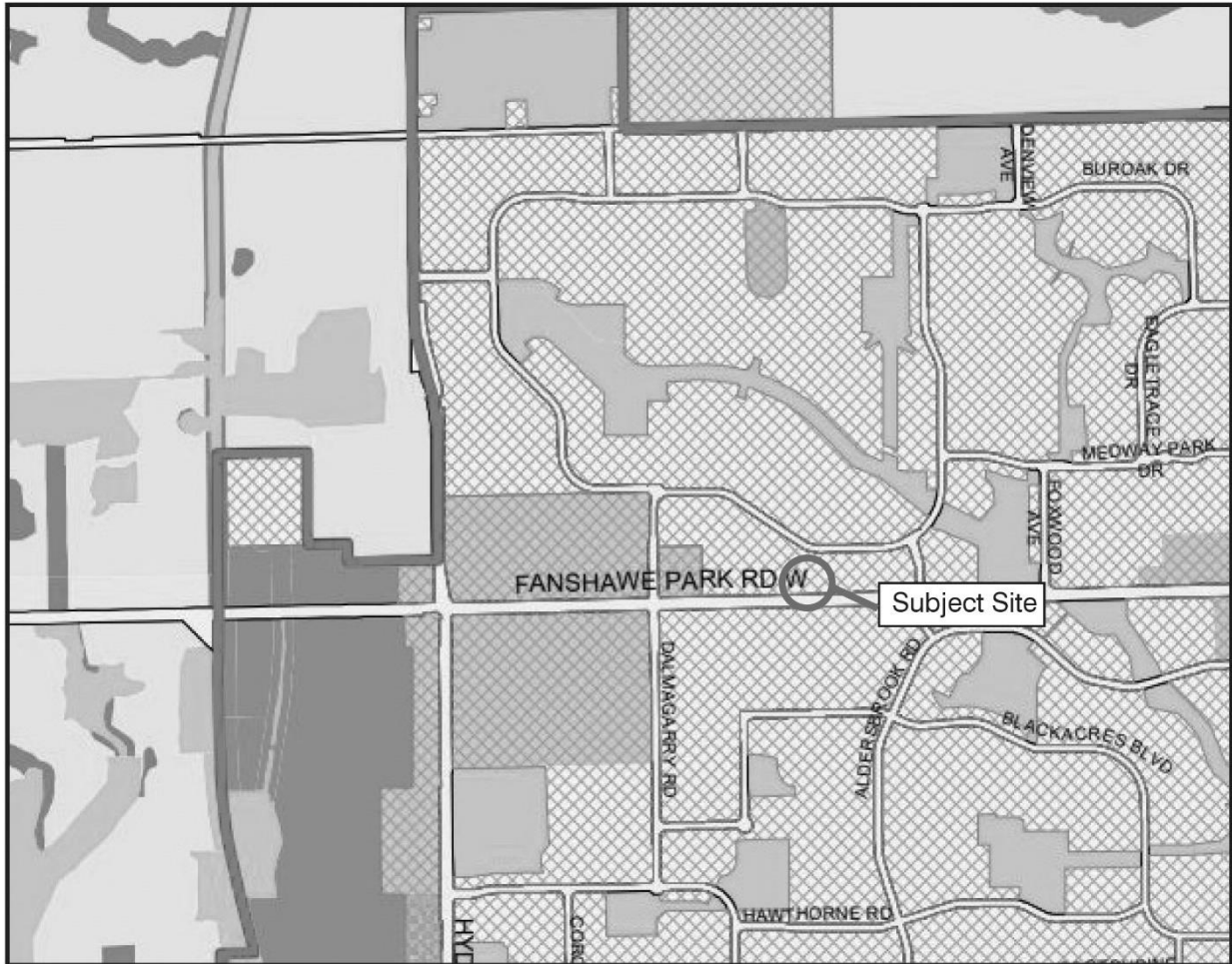
Thank you.

Regards,  
Southside Group

# Appendix B – Relevant Background

## Additional Maps

### THE LONDON PLAN - MAP 1 - PLACE TYPES

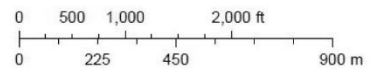


#### Legend - Place Types

Green Space	Shopping Area	Commercial Industrial
Environmental Review	Main Street	Future Community Growth
Downtown	Neighbourhoods	Future Industrial Growth
Transit Village	Institutional	Farmland
Rapid Transit Corridor	Heavy Industrial	Rural Neighbourhoods
Urban Corridor	Light Industrial	Waste Management Resource Recovery Area

Subject Site: 1055 Fanshawe Park Road West  
 File Number: OZ-9444  
 Planner: Jasmine Hall  
 Created By: AM  
 Date: 02/11/2022

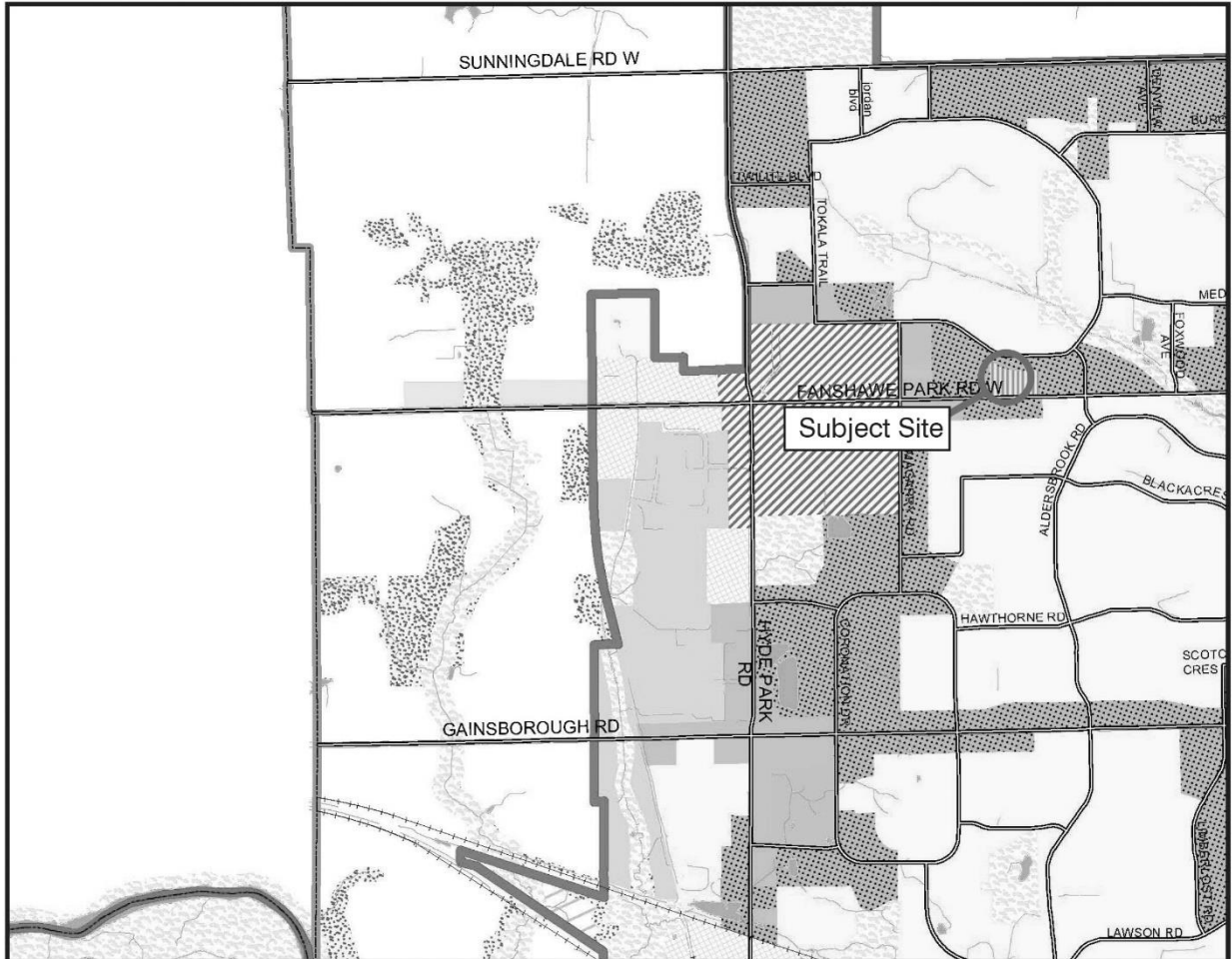
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


















Scale 1:12000



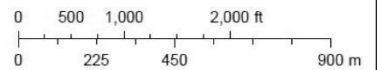
1989 OFFICIAL PLAN - SCHEDULE A - LAND USE



Legend - Land Use

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

Subject Site: 1055 Fanshawe Park Road W  
 File Number: OZ-9444  
 Planner: Jasmine Hall  
 Created By: AM  
 Date: 02/14/2022



Corporation of the City of London  
 Prepared By: Planning and Development

Scale 1:12000

