

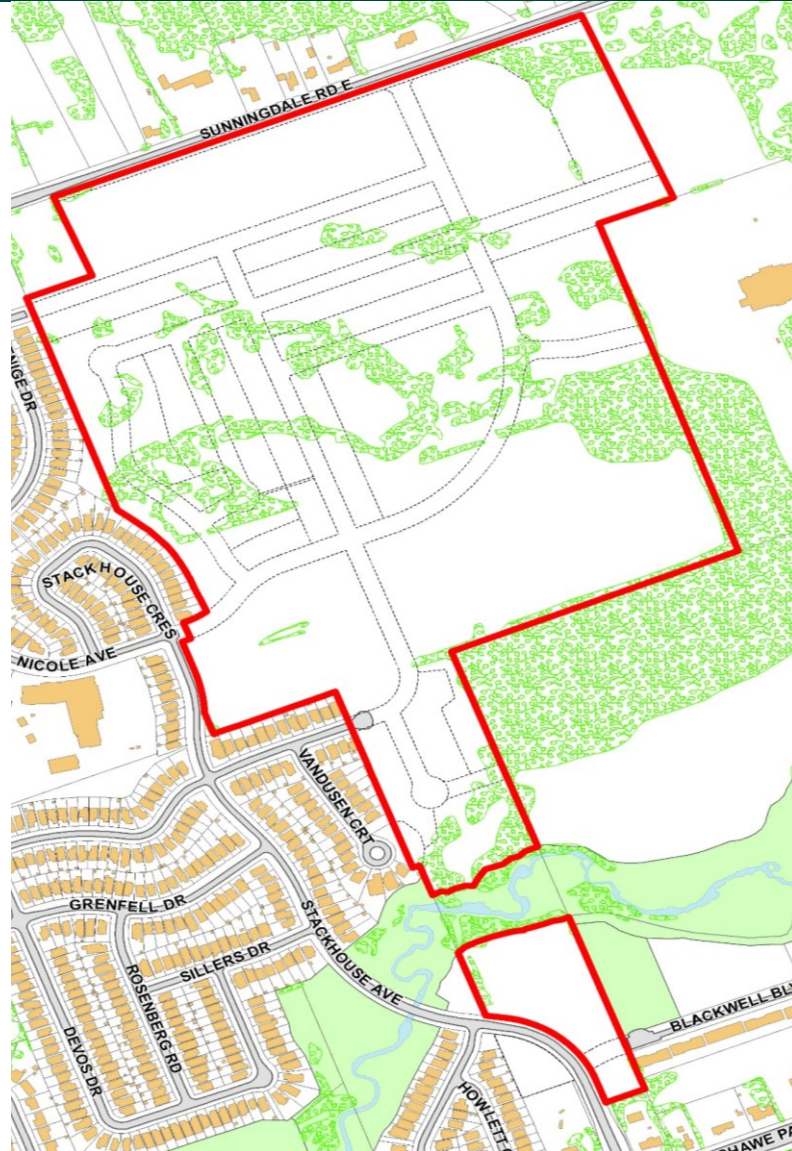


39T-07502/OZ-9473: 1140 Fanshawe Park Road East



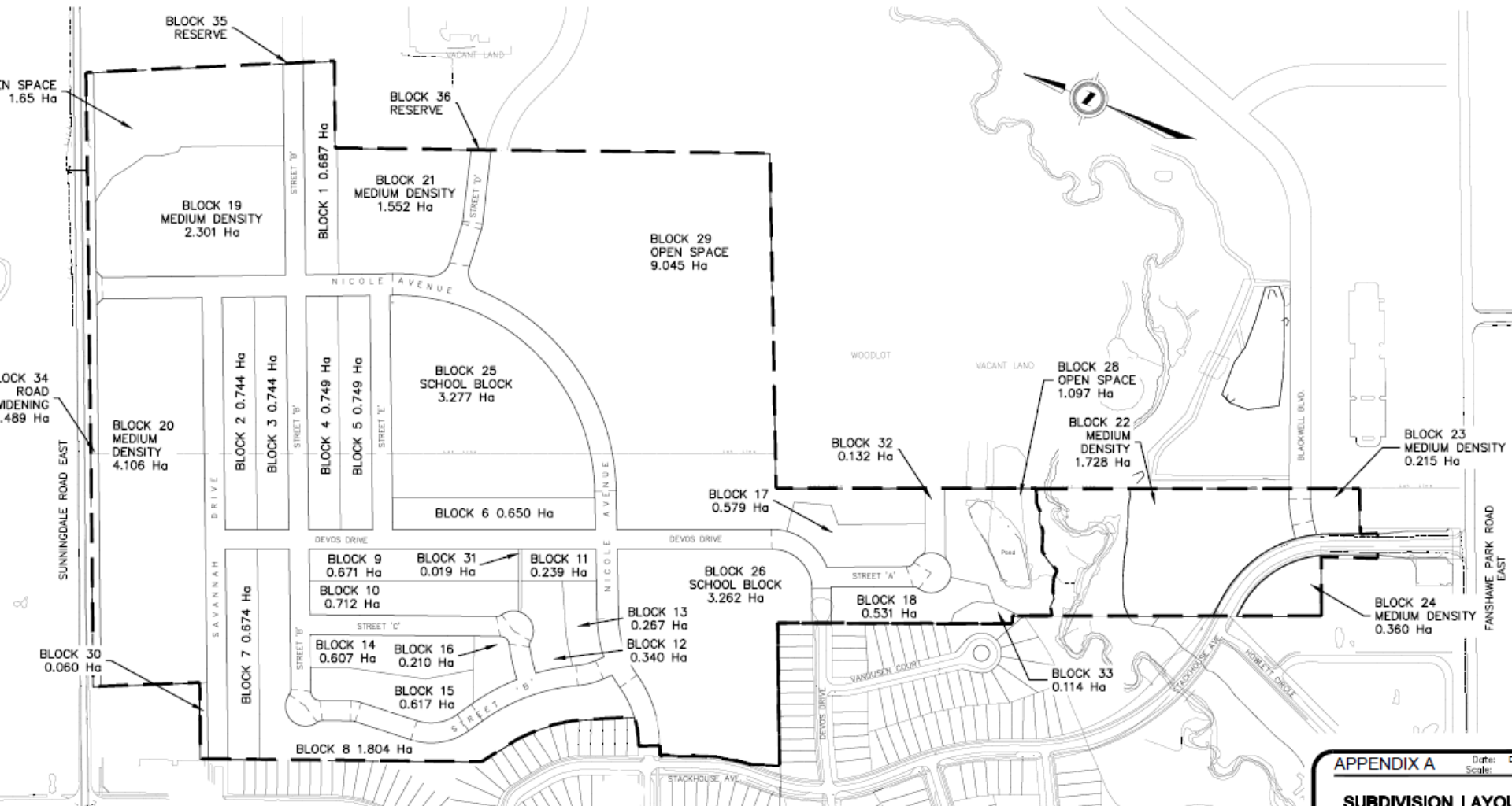
City of London
May 9, 2022

Slide 2 - Subject Site





Slide 3 – Proposed Draft Plan of Subdivision



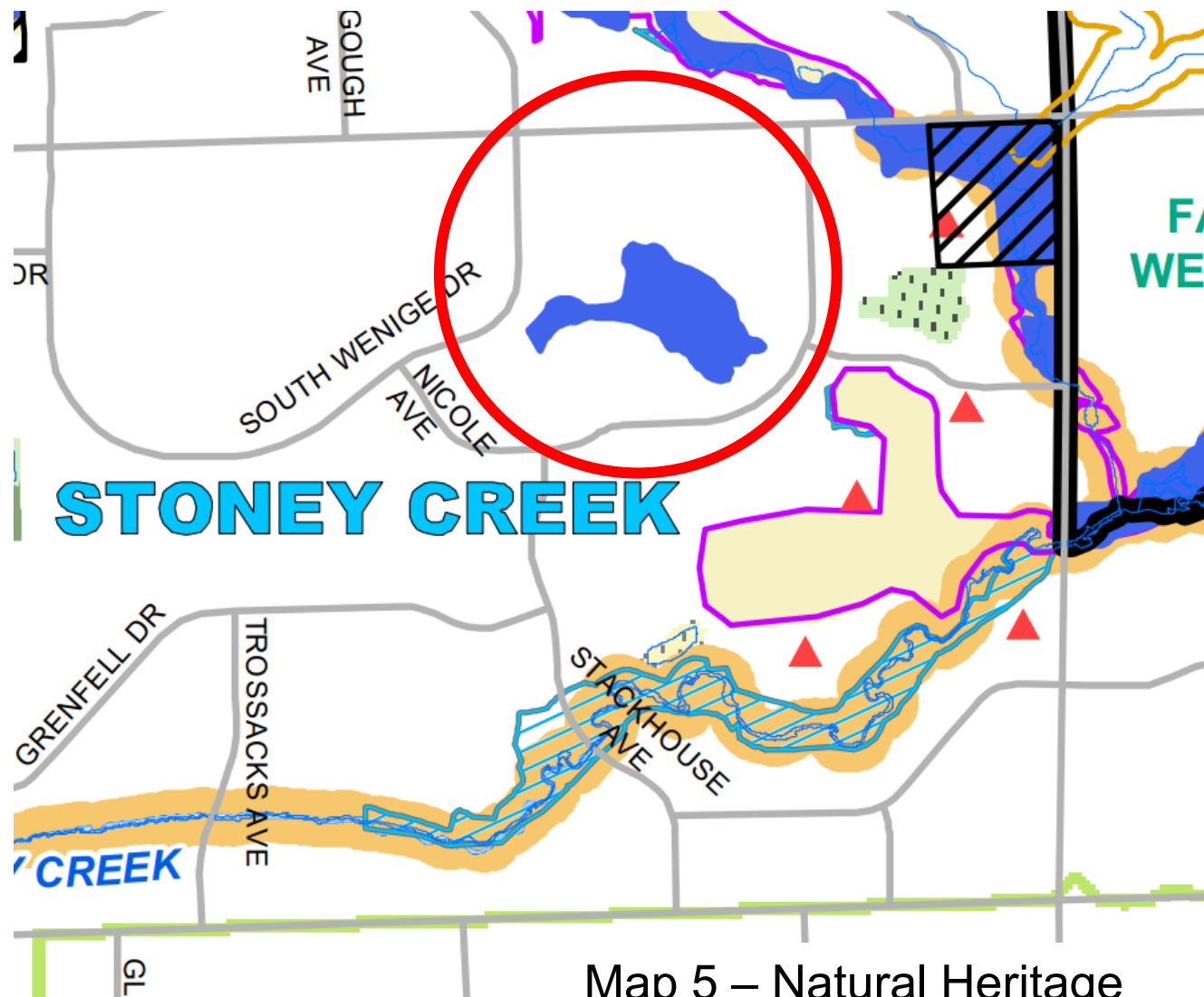


Slide 5 – Site History

- OMB - appeals relating to the Arva Moraine Wetland Complex (1999) and Stoney Creek Community Plan (2000) determined the wetland did not play significant role
- PSW was removed from the 1989 Official Plan, Schedule B-1 – Natural Heritage Features
- 2008 – PSW listed as Class 4-7 added back to the subject lands by MNRF
- 2010 – Schedule B of 1989 Official Plan was split into B1 and B2, the PSW was removed
- London Plan – Map 5 Natural Heritage shows PSW on site



Slide 6 – Provincially Significant Wetland



Map 5 – Natural Heritage



Slide 7 - PPS (2020)

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term

2.1.4 Development and site alterations shall not be permitted in significant wetlands in Ecoregions 5E, 6E and 7E



Slide 8 – Policy Context

Provincial Policy Statement (2020)

- Natural heritage features be protected for the long-term
- Development and site alteration shall not be permitted in significant wetlands
- PSW contributes to Ontario's long-term prosperity, environmental health and social-well being on conserving biodiversity and protecting natural heritage resources

The London Plan

- Protection, rehabilitation and management of natural heritage features
- Development and site alteration shall not be permitted in PSW's as identified on Map 5 – Natural Heritage
- Natural heritage is an important contributor to the character of an area and influences the overall street network

1989 Official Plan

- Policies note that development and site alteration shall not be permitted in PSW's
- Development of subdivisions provide for retention of desirable natural features



Slide 9 – Subdivision Design

- Road networks
 - Neighbourhood Connectors not in conformance with planned street widths
- Lot Width Variations
 - Greater variation of lot widths required to provide for a mix of housing choices
- Bonus Zoning
 - Proposed on 5 Blocks to achieve a greater height and density in exchange for affordable housing
 - Proposed rate does not meet current rates (80% for 50 years)
 - No development concepts submitted
 - Requested setback based on accepted EIS and/or slope stability report



Slide 10 – Neighbourhood Comments

- *Loss of privacy*
- *Decrease in property values*
- *Increased traffic*
- *Loss of green space*
- *Support for the application*



Slide 11 - Recommendation

Requested Amendments:

- The London Plan – Refusal
- 1989 Official Plan – Refusal
- Zoning By-law Z.-1 – Refusal
- Plan of Subdivision - Refusal