



Planning and Development Subdivisions

February 1, 2023

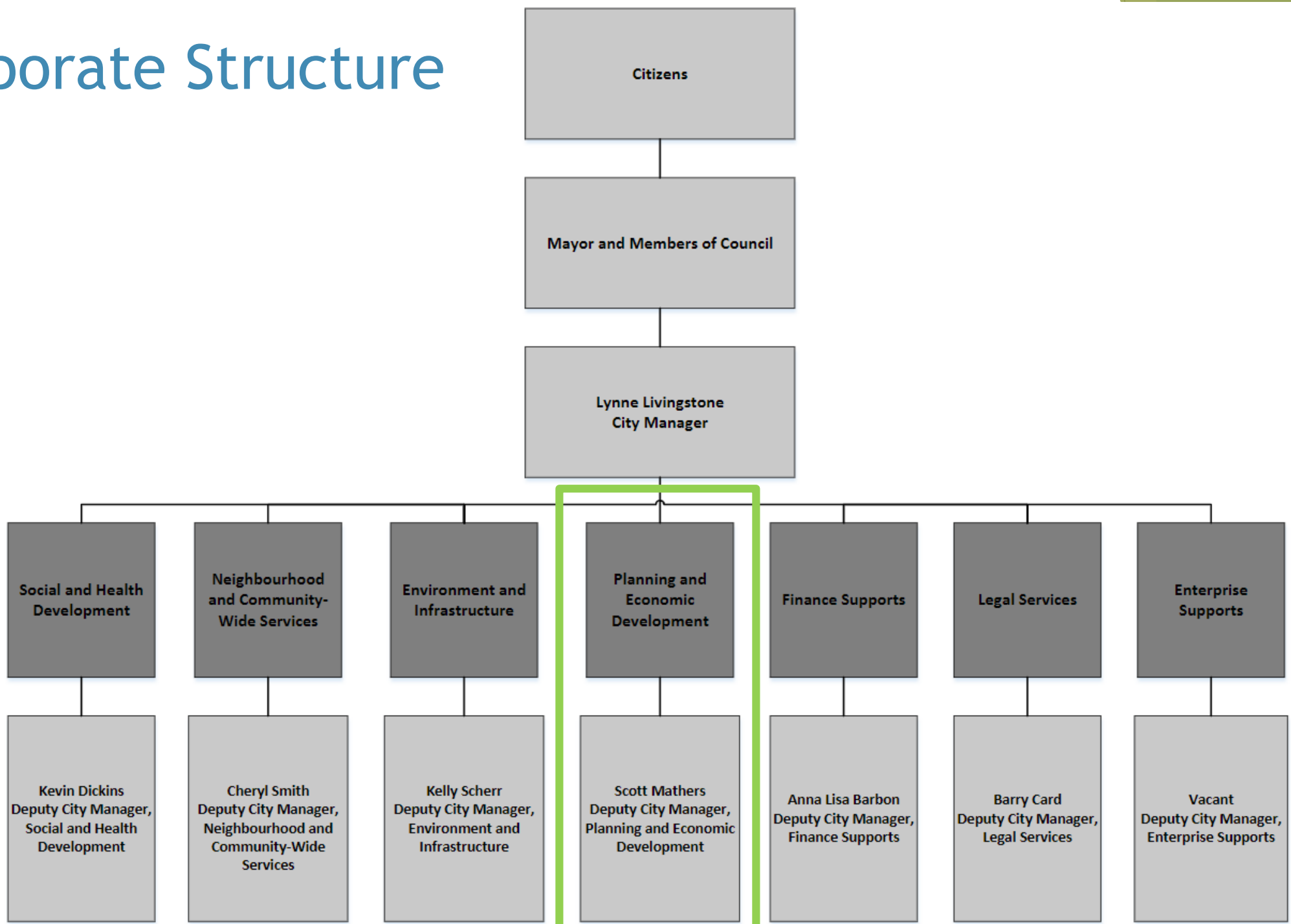
What We Do ...

- ▶ City-wide, long-range planning through **Official Plan, Secondary Plans, Community Improvement Plans, and Heritage Planning**
- ▶ Applications under the Planning Act **subdivisions, site plans, vacant land condominiums, consents and minor variances**
- ▶ Coordination of comments for other Planning Act applications related to **re-zonings, OP amendments.**
- ▶ administer development **agreement compliance** through inspection, assumption and security management.

WHERE WE FIT



Corporate Structure



Deputy City Manager, Planning and Economic Development
George Kotsifas

Executive Assistant
Michelle Vivinetto

Planning and Development
Heather McNeely

Subdivisions and Condominiums
VACANT

Long Range Planning, Research and Ecology
Kevin Edwards

Community Planning, Urban Design and Heritage
Britt O'Hagan

Current Development
VACANT

Economic Services and Supports
Mark Henderson

Core Area and Urban Regeneration
Jim Yanchula

Strategic Land Development
Michael Tomazincic

Strategic Land Engineering
Chris McIntosh

Economic Partnerships
Cathy Parsons
Chris Green

Client Services
Catherine DeForest

Building
Peter Kokkoros

Plans Examination
Angelo Di Cicco

Building Inspections
Theo Groeneweg

Code Compliance and Structural Building Engineer
Sean McHugh

Plumbing Inspection and Mechanical Building Engineer
Drago Macar

Zoning and Public Property Compliance
Adam Salton

Building Coordinator
Vacant

Municipal Compliance
Orest Katolyk

Parking Services and Compliance
Stephen Miller

Community Compliance and Animal Welfare Services
Heather Chapman

Veterinarian
Tracy Satchell

Coordinator, Development and Compliance
Nicole Musicco

Municipal Housing Development
VACANT

Housing Services
Dave Purdy

Housing Development
Steve Giustizia

Tourism London
Cheryl Finn

Conventions
Karen Dowhan

Culture and Entertainment Tourism
Natalie Wakabayashi

Communications Research and Membership
Melissa De Luca

Sports Tourism
Zanth Jarvis

Music Industry Development Office
Cory Crossman

WHERE WE FIT - Internal and External Partners

PUBLIC

COUNCIL

UTRCA

MECP
MMAH
MNRF

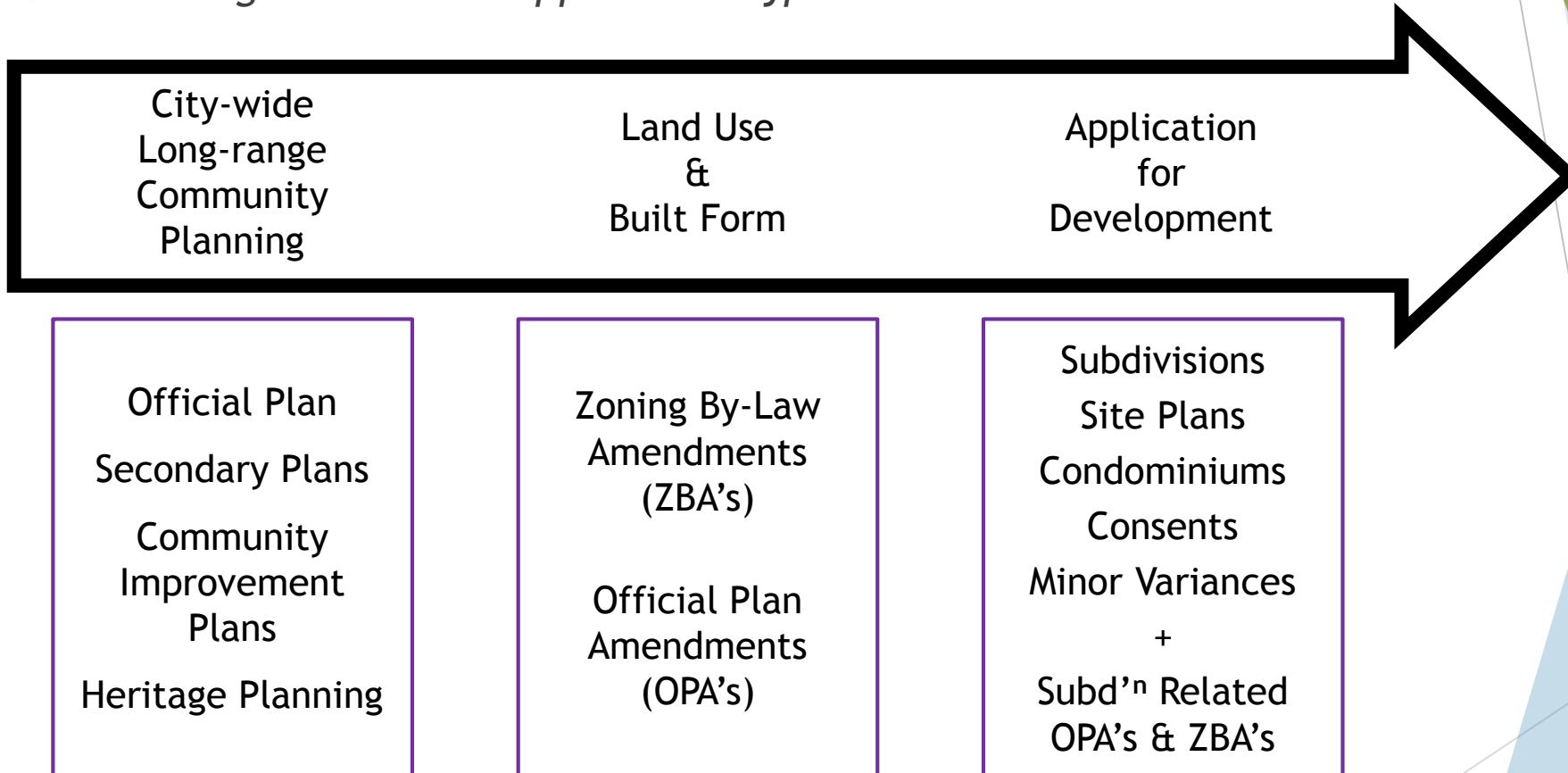
LEDC

OTHER
AGENCIES

OTHER
CITY
SERVICE
AREAS

CONTINUUM OF APPLICATIONS

- ▶ *Planning Act sets out Application Types*



SUBDIVISION applications

CONSULTATION

- Applicant submits Proposal outlining their assumptions for development
- Staff Review Proposal & provide feedback via Mandatory Consultation
- Applicants receives a Record of Consultation: Listing Requirements for Complete Subdivision Application

DRAFT APPROVAL

- Only take in Complete Applications as per policy in Planning Act
- Within 120 days - Review Application, Resolve Issues, Redline Plan & Craft Conditions of Draft Plan Approval & reach a decision.
- **PEC REPORT** - Public meeting to consider, Plan of Subdivision, Conditions of Draft Approval & recommended zoning.

DESIGN STUDIES

- Applicants submit functional studies to confirm how servicing & design elements of the subdivision will work
- Must clear all design studies to progress to Detailed Servicing Drawings

DETAILED ENGINEERING

- Servicing drawings reviewed in accordance with City Standards
- Ensure sustainable infrastructure / Protect public & private property
- Prepare Draft Subdivision Agreement with input from Liaison Partners

FINAL APPROVAL

- **PEC REPORT** - Present Special Provisions for Approval (consent item)
- Confirm all Draft Plan Conditions Satisfied either by Agreement or Servicing Drawings
- Execute and Register Subdivision Agreement

SITE PLAN applications

CONSULTATION

- Applicant submits Request for Consultation outlining their assumptions for development
- Staff Review Proposal & provide feedback via Mandatory Consultation
- Applicant receives a Record of Consultation:
Lists Requirements for Complete Site Plan Application

APPLICATION REVIEW

- Only take in Complete Applications
- Review Application and identify Issues
- Within 30 Days - Release Conditions of Site Plan Approval Package
- Applicant begins working to satisfy the conditions

SP PUBLIC MEETING

- **PEC REPORT** - Present proposed site plan at Public Meeting of PEC
- collect comments from the Public
- Council advises the Approval Authority on any additional SP conditions

SITE PLAN APPROVAL

- Distribute and Execute site plan approval documents
- Development Registered on Title
- Applicant is eligible to obtain full permits

**Developments of up to 10 residential units are exempt. Architectural details and landscape design aesthetics have been removed from the scope of site plan control.

OTHER Applications

PLANS OF CONDOMINIUM

- Standard Condo: Typically row housing format, Units consist of inside dwelling space
 - Vacant Land Condo: Freehold Private Units served by common elements
 - Variations to Standard Condo: Phased Condominium; Common Elements Condominium; Condo Conversions; Condo Amalgamation
-

REMOVAL OF HOLDING PROVISIONS (h's)

- 'h's applied to properties through Zoning By-law to ensure orderly development
 - Building Permits cannot be issued while an 'h' remains on the property
 - Once satisfied, the 'h' can be removed by the Approval Authority
-

LIFTING OF PART LOT CONTROL

- Exemption from part-lot control is used for re-lotting in a plan of subdivision to either;
 - a) re-size lots or b) create lots for semi-detached/townhouse developments
 - Suspending Part Lot Control allows an owner to legally divide lots in a registered plan of subdivision
-

OTHER REPORT TYPES WE BRING TO PEC

- Boulevard Parking Agreements, Municipal Addressing and Street Naming
- Reports seeking direction for Applications appealed to the OMB

Community Advisory Committees and DEVELOPMENT APPROVALS

► Role

- The role of a Community Advisory Committee is to provide the Municipal Council with a formalized on-going opportunity for public consultation and to offer recommendations, advice, and information to the Municipal Council on those specialized matters which relate to the purpose of the committee.

► ESACAC Mandate

- remedial planning toward the clean-up of contaminated areas;
- waste reduction, reuse and recycling programs;
- water and energy conservation measures;
- climate change mitigation;
- the development and monitoring of London's Urban Forest Strategy and Climate Emergency Action Plan and a resource for other related policies and strategies;
- the maximization of the retention of trees and natural areas; and
- other aspects of environmental concerns as may be suggested by the Municipal Council, its other Committees, or the Civic Administration. MONITORING

Questions

What about Planning and
Development would you like to know
more about?

Extra Info on EIS Process

▶ CONSULTATION

- All proposal submissions must speak to Natural Heritage and include a Subject Lands Status Report
- Record of Consultation for subdivisions clearly indicates whether EIS required
- The Issues Summary Checklist (Terms of Reference) to be signed by City's Ecologist Planner prior to initiating an EIS

▶ APPLICATION

- EIS is screened to ensure it contains all required elements and constitutes part of a complete application
- If deemed complete, EIS is submitted with the subdivision (or site plan) application
- Circulated for review
- Once EIS deemed satisfactory for acceptance, all recommendations incorporated into zoning regulations, subdivision conditions of draft approval or Site Plan approved Development Agreement

▶ DESIGN STUDIES

- Supplemental information to the EIS may be required to address mitigation of specific design elements

▶ DETAILED REVIEW

- Servicing Drawings reviewed for consistency with EIS recommendations, engaging City Ecologist Planner if any concerns flagged

▶ MONITORING

- If required, monitoring is conducted prior to assumption / release of security