

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

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

Subject: Application by Auburn Developments Inc.
1521 Sunningdale Road West and 2631 Hyde Park Road
Public Participation Meeting

Date: April 19, 2022

Recommendation

That, further to the direction from Municipal Council on October 5, 2021 to amend the Official Plan to change the designation of the subject lands **FROM** an Open Space designation **TO** a Low Density Residential and Environmental Review designation and to amend The London Plan to change the Place Type of the subject lands **FROM** a Green Space place type **TO** a Neighbourhoods Place Type and Environmental Review Place Type to be considered at a future public participation meeting of the Planning and Environment Committee, the following actions be taken with respect to the application of Auburn Developments Inc. relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 3, 2022 to amend the Official Plan to change the designation of the subject lands **FROM** an Open Space designation, **TO** a Multi-Family, Medium Density Residential designation, Low Density Residential designation and Open Space designation;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 3, 2022 to:
 - i) Amend The London Plan to change the Place Type of the subject lands **FROM** a Green Space Place Type, **TO** a Neighbourhoods Place Type and a Green Space Place Type; and,
 - ii) Amend The London Plan to change the Street Classifications of the subject lands to add Street A and Street B as a Neighbourhood Connector to Map 3 – Street Classifications.
- (c) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting May 3, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Holding Open Space (h-5-h-21-OS3) Zone, **TO** a Holding Residential R1 (h-h-100-h-149-h-_-R1-3) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-2-h-100-h-110-h-149-h-_-R1-3/R4-6(*)) Zone; a Holding Residential R1 (h-h-100-h-149-h-_-R1-10) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-110-h-149-h-_-R1-3/R4-6(*)) Zone; a Holding Residential R4/Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149-h-_-R4-6(*)/R5-5(*)/R6-5(*)) Zone; a Holding Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office Special Provision (h-h-5-h-53-h-100-h-110-h-149-h-_-R4-6(*)/R5-5(*)/R6-5(*)/R7-H13-D75(*)/R8-4-H13-D75(*)/RO1(*)/RO2(*)) Zone; a Holding Open Space, Residential R4/ Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149-h-_-OS1//R4-6(*)/R5-5(*)/R6-5(*)) Zone; an Open Space (OS1) Zone; an Open Space (h-222-OS1) Zone; and an Open Space (h-222-OS5) Zone.
- (d) the Approval Authority **BE ADVISED** of the issues, if any, raised at the public

meeting with respect to the application for Draft Plan of Subdivision submitted by Auburn Developments Inc. relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road; and,

- (e) the Approval Authority **BE ADVISED** that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Auburn Developments Inc., prepared by Stantec (Project No. 161413708), certified by Jeremy C.E. Mathews O.L.S., dated March 17, 2022, which shows a total of thirteen (13) low density residential blocks (Blocks 1-13), two (2) medium density residential blocks (Blocks 14-15), one (1) park block (Block 16), one (1) stormwater management facility/medium density residential block (Block 17), three (3) future road blocks (Blocks 18-20), four (4) road widening blocks (Blocks 21-24), three (3) road reserve blocks (Blocks 25-27), one (1) stormwater management facility/open space block (Block 28), and one (1) open space block (Block 29), serviced by five (5) new local streets, **SUBJECT TO** the conditions contained in the attached Appendix “D”.

Executive Summary

Summary of Request

Further to the direction from Municipal Council on October 5, 2021, a report is being brought forward for consideration of the development proposal that has been submitted by Auburn Developments Inc. The request is for approval of a Draft Plan of Subdivision consisting of thirteen (13) low density residential blocks, two (2) medium density residential blocks, one (1) park block, one (1) stormwater management facility/medium density block, three (3) future road blocks, four (4) road widening blocks, three (3) road reserve blocks, one (1) stormwater management facility/open space block, one open space block, serviced by five (5) new local streets; and for approval of official plan and zoning by-law amendments associated with blocks with the proposed Plan of Subdivision.

Purpose and Effect of the Recommended Action

The purpose and effect of the recommended action is to implement the Municipal Council direction of October 5th, 2021 to approve the recommended Official Plan and Zoning By-law Amendments, as well as recommend that the Approval Authority for the City of London issues Draft Approval of the proposed Plan of Subdivision to permit a mix of low density and medium housing types including office uses to be incorporated within the ground floor of residential buildings, consistent with the Neighbourhood Place Type, subject to conditions.

Rationale of Recommended Action

1. The proposed and recommended amendments are consistent with the *Provincial Policy Statement 2020*, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents.
2. The proposed Draft Plan of Subdivision and zoning conforms to the in-force policies of *The London Plan*, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
3. The proposed and recommended amendments conform to the in-force policies of the *1989 Official Plan*, including but not limited to the Multi-Family, Medium Density Residential designation, Low Density Residential designation and the Open Space designation.

4. The proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to *The London Plan, and the 1989 Official Plan*.
5. The recommended Draft Plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, low-rise apartments along the Sunningdale Road West and Hyde Park Road. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community.

Linkage to the Corporate Strategic Plan

This application supports the Building a Sustainable City area of focus in the Corporate *Strategic Plan* by increasing affordable and quality housing options, and protecting and enhancing waterways, wetlands, and natural areas.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

May 10, 2021 – Report to Planning and Environment Committee – 2631 Hyde Park Road and 1521 Sunningdale Road West Application for Approval Official Plan Amendment – Auburn Developments Inc. (File No. O-9190).

February 28, 2022 – Report to Planning and Environment Committee – 2631 Hyde Park Road and 1521 Sunningdale Road West - Request to Remove Property from the Register of Cultural Heritage Resources.

1.2 Previous Council Direction Related to this Matter

At the 14th meeting of the Planning and Environment Committee on September 27th, 2021, Deputy Mayor Morgan presented an Item for Direction regarding a location for a new public elementary school in the northwest. The submission outlined that the Thames Valley District School Board had funding for a new school but could not find a viable location, and in addition, the existing school facility that serves this area, Sir Arthur Currie Elementary School, is operating above capacity such that 22 portables are required to accommodate students. Auburn Developments Inc., the Applicant had also suggested as part of this submission, through their solicitor, that a school site could be located in the Kent Subdivision, south of Sunningdale Road West, that would provide for immediate access to services and an expedited construction and delivery process for the School Board. This would require a Zoning By-law Amendment (ZBA) at the chosen location and would result in the loss of potential housing stock south of Sunningdale Road. Auburn Developments Inc. further suggested that this loss could be addressed by advancing and approving the requested Official Plan Amendment (OPA) for the lands subject to this application so that Staff would coordinate servicing requirements and consider forth coming applications.

The following motion was requested for consideration by the Deputy Mayor:

That the following updated instructions be given to Civic Administration

- a) That staff work with the Applicant to facilitate the necessary zoning by-law amendment(s) within the Kent Subdivision to allow for a new elementary school.
- b) That, notwithstanding the recommendation of the Director, Development Services, with respect to the application of Auburn Developments Inc. relating to the property located at 2631 Hyde Park Road and 1521 Sunningdale Road West, staff BE DIRECTED to bring back a proposed by-law to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Low Density Residential and Environmental Review

designation and to amend The London Plan to change the Place Type of the subject lands FROM a Green Space place type TO a Neighbourhoods place type and Environmental Review place type to be considered at a future public participation meeting of the Planning and Environment Committee,

IT BEING NOTED THAT the future development of the lands shall fully comply with the policies of the Neighbourhoods Place Type of The London Plan, and IT BEING FURTHER NOTED THAT the costs of any temporary servicing required for these lands shall be at the full cost of the property owner.

After the passing of these motions, the Applicant submitted this application for Draft Plan of Subdivision and associated ZBA on October 30, 2021, and they were accepted as a complete application on December 2, 2021. Staff have received and reviewed this report based on the direction from Municipal Council, which would permit residential land uses on the subject lands, and despite previous staff recommendations that development would be pre-mature and should not proceed until comprehensive studies have been completed through the secondary plan process.

1.3 Property Description

The subject lands are located in the northwest quadrant of the City at the intersection of Sunningdale Road West and Hyde Park Road, and are on the edge of the Urban Growth Boundary. The site is approximately 20.5 hectares in size and are currently used for agricultural purposes. It is important to note that there is an unevaluated wetland in the northwest corner of the lands. There are six (6) rural residential lots that abut the subject lands, resulting in an irregular parcel shape along the Sunningdale Road West and Hyde Park Road frontages.

The lands are surrounded by residential and agricultural land uses. Directly to the south, the lands are designated for residential uses and there is an approved Draft Plan of Subdivision with three (3) registered phases. Lands to the north, east and west are located outside of the Urban Growth Boundary and are currently zoned, designated and used for agricultural purposes.

1.4 Current Planning Information (see more detail Appendix F)

- The London Plan Place Type – Green Space
- (1989) Official Plan Designation – Open Space
- Zoning – Holding Open Space (h-5*h-21*OS3) Zone

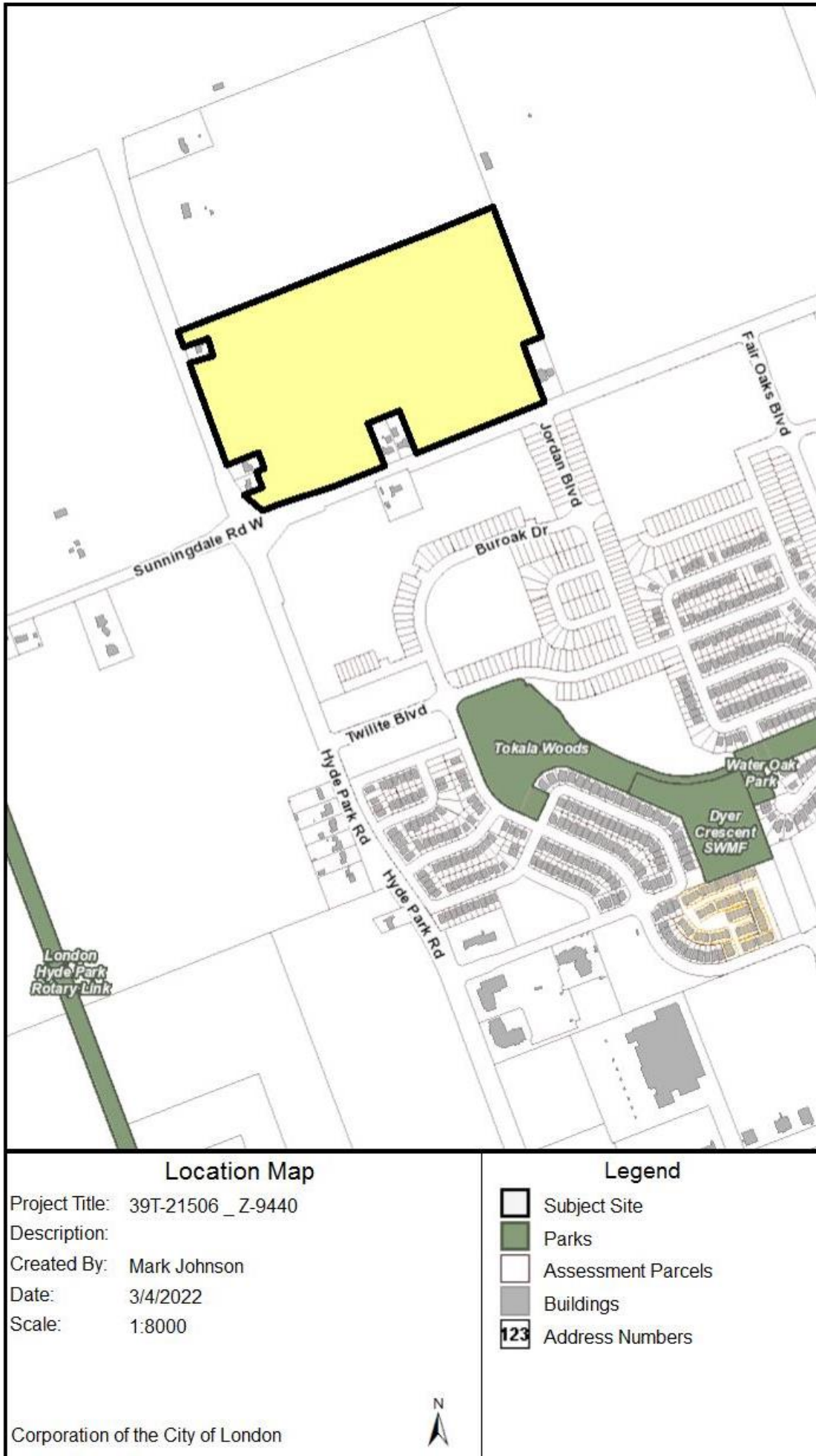
1.5 Site Characteristics

- Current Land Use – agricultural
- Frontage – approx. 512 metres (1680ft) on Sunningdale Road West and 269 metres (883ft) on Hyde Park Road
- Depth – approx. 400 metres (north to south)
- Area – 20.5 hectares (50.7 acres)
- Shape – irregular

1.6 Surrounding Land Uses

- North – agricultural/farm dwelling
- East – agricultural
- South – future residential
- West – agricultural

1.7 Location Map



An Internal Proposal Review (IPR) was submitted by the Applicant in October of 2018 for a Draft Plan Subdivision and associated Official Plan and Zoning By-law Amendments for the subject lands. City Staff identified through this process that the development of these lands would be pre-mature, pending the completion of a comprehensive Secondary Plan and associated OPA, that would include the subject lands and those to the north and east. A Secondary Plan and OPA may have additional implications on the timing of the provision of servicing and the location of the UGB. A letter was issued to the applicant outlining the concerns listed below:

- Current agricultural land use;
- The lands were considered in the UGB to permit the cemetery use;
- The subject lands were not included in the inventory of developable land supply that was reviewed as part of the comprehensive lands need background study that was prepared for *The London Plan*;
- The lands were incorporated in the Fox Hollow Area Plan with the Open Space designation to permit the cemetery use; and,
- Servicing this property was not considered as part of the comprehensive development strategy for the south side of Sunningdale Road West.

An application for an OPA was submitted by the applicant to address the concerns noted above. During the review of this application, and a second IPR was submitted in September 2020 for an OPA that sought the Low-Density Residential land use designation in place of the Open Space designation. Staff's review and comments of the submitted IPR were consistent with those issued in 2018, and identified the need for a comprehensive review of the area prior to any submission of a plan of subdivision. In the submitted OPA, the applicant requested to change the *1989 Official Plan* designation from Open Space to Low Density Residential and *The London Plan* designation from the Green Space Place Type to the Neighbourhoods Place Type.

At the Planning and Environment Committee meeting on May 10th, 2021, Staff provided a report that recommended refusal of these requests, and recommended approval of an alternate OPA that would change the *1989 Official Plan* designation from Open Space to Urban Reserve Community Growth and *The London Plan* designation from the Green Space Place Type to the Future Growth and Environmental Review Place Types. However, Council at its meeting on May 25th, 2021, provided referred the matter back to Staff and provided direction as follows:

That the application from Auburn Developments Inc, relating to the property located at 2631 Hyde Park Road and 1521 Sunningdale Road West BE REFERRED back to the Civic Administration in order to provide an opportunity for discussions to be held with the Thames Valley District School Board to receive details on the Board's requirements for and the timing of the construction of a future school on the subject land, with consideration also being given to the timing of the development of a future plan of subdivision and the possible future servicing on the subject land and report back to a future meeting of the Planning and Environment Committee on the results of those discussions.

2.0 Discussion and Considerations

2.1 Current Development Proposal

The Applicant has modified the original proposal that was submitted as part of their application to the City of London. The revised Draft Plan consists of thirteen (13) low density residential blocks (Blocks 1-13); two (2) medium density residential blocks (Blocks 14-15); one (1) park block (Block 16); one (1) stormwater management facility/medium density residential block (Block 17); three (3) future road blocks (Blocks 18-20); four (4) road widening blocks (Blocks 21-24); three (3) road reserve blocks (Blocks 25-27); one (1) stormwater management facility/open space block (Block 28); and one (1) open space block (Block 29), serviced by five (5) new local streets; and for the

approval of official plan and zoning by-law amendments associated with the blocks with the proposed plan of subdivision.

The Draft Plan incorporates the following key features:

- low density housing planned to be compatible with existing and planned low density residential development in the Foxhollow community and to provide a broad mix of housing opportunities and lot types for future residents
- higher density residential buildings (e.g., low-rise apartments) located along the Sunningdale Road West and Hyde Park Road frontages to provide a more intensive scale of development that supports a compact urban form and future transit services
- incorporation of office uses within the ground floor of residential buildings to facilitate a mixed-use development
- moderate density residential dwellings (e.g. townhouses) are planned to complement the apartment buildings and low density housing planned for internal locations
- neighbourhood park is planned for the northwest area of the site and is intended to provide amenity space for residents within the neighbourhood
- protection and enhancement of existing natural features and wetlands that exist on the subject lands
- Jordan Boulevard, a neighbourhood connector, shall be extended north and westwards through the subdivision to eventually connect across to Hyde Park Road West which is located on the western edge of the site
- an internal street pattern designed to support community connectivity, as well as efficient and safe traffic movement
- further detail on the application can be found in the “Requested Amendment” section of the report

2.2 Proposed Draft Plan of Subdivision



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PROJECT NO. 1814308
 DRAWING NO. 1814308-01
 SHEET NO. 1814308-01-01

DRAFT PLAN OF SUBDIVISION MOUNT PLEASANT LANDS

DATE OF PLAN: 2022-07-14
 DATE OF LOCATION: 2022-07-14
 COUNTY OF APPROVAL: YORK

NOTICE REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

- A. AS SHOWN ON DRAFT PLAN AND DRAFT PLAN
- B. AS SHOWN ON DRAFT AND SET PLAN
- C. AS SHOWN ON DRAFT AND SET PLAN
- D. AS SHOWN ON DRAFT AND SET PLAN
- E. AS SHOWN ON DRAFT AND SET PLAN
- F. AS SHOWN ON DRAFT AND SET PLAN
- G. AS SHOWN ON DRAFT AND SET PLAN
- H. AS SHOWN ON DRAFT AND SET PLAN
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- K. AS SHOWN ON DRAFT AND SET PLAN
- L. AS SHOWN ON DRAFT AND SET PLAN

SCHEDULE OF LAND USE

LAND USE	AREA (sq. m)	AREA (sq. ft)
LOW DENSITY RESIDENTIAL	7,200.00	7,800.00
MEDIUM DENSITY RESIDENTIAL	4,335.00	4,650.00
SWIMMING POOL	0.00	0.00
RECREATION	0.00	0.00
OPEN SPACE	0.00	0.00
ROADS	3,880.00	4,200.00
TOTAL	15,415.00	16,650.00

CONTRACT NO. 1814308-01
 PROJECT NO. 1814308
 SHEET NO. 1814308-01-01

DATE: 2022-07-14

PROJECT: MOUNT PLEASANT LANDS
 DRAWING NO. 1814308-01-01

SCALE: 1:1000

DATE: 2022-07-14

PROJECT: MOUNT PLEASANT LANDS
 DRAWING NO. 1814308-01-01

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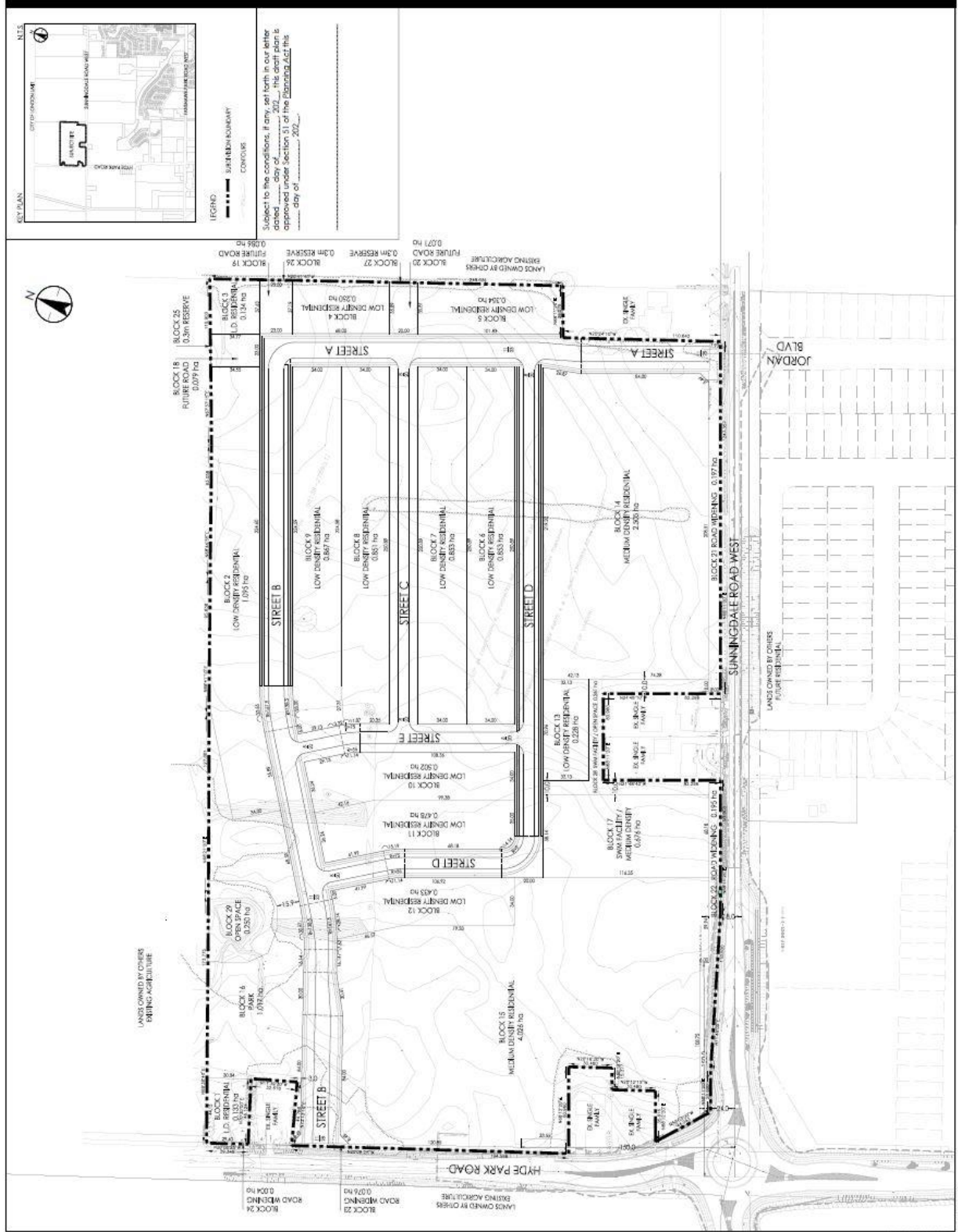
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 DRAWING NO. 1814308-01-01

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PROJECT: MOUNT PLEASANT LANDS
 DRAWING NO. 1814308-01-01

DATE: 2022-07-14



KEY PLAN



LEGEND

- SUBDIVISION BOUNDARY
- CONTOUR

Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 2022. This draft plan is approved under section 51 of the Planning Act, this _____ day of _____, 2022.

Project No. 1814308
 Drawing No. 1814308-01-01
 Sheet 1 of 1

Revision

2.4 Requested Amendment

Request for consideration of a proposed Draft Plan of Subdivision consisting of thirteen (13) low density residential blocks (Blocks 1-13); two (2) medium density residential blocks (Blocks 14-15); one (1) park block (Block 16); one (1) stormwater management facility/medium density residential block (Block 17); three (3) future road blocks (Blocks 18-20); four (4) road widening blocks (Blocks 21-24); three (3) road reserve blocks (Blocks 25-27); one (1) stormwater management facility/open space block (Block 28); and one (1) open space block (Block 29), serviced by five (5) new local streets.

Request to amend to the zoning by-law to change the zoning from a Holding Open Space (h-5•h-21•OS3) Zone to the following zones:

- **Residential R1 (R1-3) Zone (Blocks 7, 8, 10, 13)** to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres;
- **Residential R1/Residential R4 (R1-3/R4-6) Zone (Blocks 2-6, 9, 11, 12)** to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; and street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit;
- **Residential R1 (R1-10) Zone (Block 1)** to permit single detached dwellings on lots with a minimum lot area of 925 square metres and minimum lot frontage of 22 metres;
- **Residential R4/ Residential R5/ Residential R6 (R4-6/R5-5/R6-5) Zone (Block 14)** to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office (R4-6/R5-5/R6-5/R7•H13•D75/R8-4•H13•D75/RO1/RO2) Zone (Blocks 15)** to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 13 metres; apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities up to a maximum density of 75 units per hectare and maximum height of 13 metres; medical/dental offices and offices; and clinics, medical/dental offices, medical/dental laboratories, and offices;
- **Open Space, Residential R4/Residential R5/ Residential R6 (OS1/R4-6/R5-5/R6-5) Zone (Block 17)** to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse

dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres;

- **Open Space (OS1) Zone (Block 16 and 28)** to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; and
- **Open Space (OS5) Zone (Block 29)** to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

2.5 Community Engagement (see more detail in Appendix E)

There were five (5) e-mail responses and one (1) telephone call received from the community. Comments/concerns received are summarized as follows:

- Access to subdivision, increased traffic and noise levels;
- Impact on well water, grading of development and existing land uses;
- Compatibility of proposed development with existing land uses;
- Feedback on technical reports and studies submitted in support of the Application; and,
- Alignment of proposed development with *Provincial Policy Statement (PPS), (1989) Official Plan, and The London Plan.*

2.6 Policy Context (see more detail in Appendix F)

Planning Act

The *Ontario Planning Act* delegates and assigns much of the authority and responsibility to municipalities to undertake land use planning within their jurisdictions, as well as establishing the rules and legislation the municipalities must conform to or be consistent with when making planning decisions. The *Act* identifies twenty (20) matters of Provincial Interest in Section 2 that all planning authorities shall have regard for when carrying out their responsibilities. Section 51, subsections 24 and 25 set out further criteria and conditions when considering draft plans of subdivision. Planning and Development Staff have reviewed this criterion, and the proposed Draft Plan of Subdivision has regard for health, safety, accessibility for persons with disabilities, and the welfare of the present and future inhabitants of this Municipality. It should be noted that Matter of Provincial Interest (p) “the appropriate location of growth, as well as criteria (b) “whether the proposed subdivision is premature or in the public interest” and (d) “the suitability of the land for the purposes or which it is to be subdivided” have not been satisfied, as per Staff’s previous recommendation that development would be premature without a comprehensive study to determine the appropriateness of it.

Provincial Policy Statement (PPS), 2020

The *Provincial Policy Statement (PPS)* provides policy direction on matters of Provincial Interest as identified in Section 2 of the *Planning Act*. In accordance with Section 3 of the *Planning Act*, all planning decision shall be consistent with the *PPS* and the land use planning policies: Building Strong Healthy Communities; Wise Use and Management of Resources; and, Protecting Public Health and Safety. The *PPS* is to be read in its entirety. The development application has been reviewed for consistency with the Provincial Policy Statement. Policy objectives of import are highlighted below, and a full analysis can be found in Appendix F.

Policies within the *PPS* promote efficient land use and development patterns through the accommodation of appropriate affordable and market-based range and mix of residential, employment, institutional, recreation, park and open space, and other uses

to meet long-term needs (Section 1.1). Planning authorities shall provide for an appropriate range and mix of housing needs for current and future residents, which shall be directed towards locations where appropriate levels of infrastructure and public service facilities are, or will be, available to support current and projected needs (Sections 1.4 and 1.4.3 c)). The density of new housing should efficiently use the land, resources, infrastructure and public service facilities, and that healthy and active communities should include planned public streets, spaces and facilities that are safe and meet the needs of pedestrians (Sections 1.4.3 d) and 1.5.1 a)). A coordinated, integrated, and comprehensive approach when dealing with planning matters is promoted in the *PPS*, and specifically when managing or promoting growth and development that is integrated with infrastructure planning (Sections 1.2 and 1.2.1.a)). The *PPS* also seeks to protect natural features, significant built heritage resources and significant cultural heritage and requires that adjacent development should be evaluated to ensure it does not have negative impacts on these resources (Sections 2.1.1 2.1.8, 2.6.1 and 2.6.3).

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 under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170700) and policies that are not in force and effect are indicated with an asterisk (*). Policies under appeal are included in this report for informational purposes indicating the intent of City Council but are not determinative for the purposes of this planning application.

The London Plan includes criteria for evaluation plans of subdivision through policy 1688* and required consideration of the following sections:

- Our Strategy
- Our City
- City Building policies
- Applicable Place Type policies
- Our Tools

The subject lands are currently designated with the Green Space Place Type, however, Civic Administration has been directed by Municipal Council to amend this Place Type to include the Neighbourhoods and Environmental Review Place Types. This Place Type at the intersection of two Civic Boulevards permits a range of residential uses, including: single detached, semi-detached, duplex, triplexes, low-rise apartments, and mixed-use buildings (Table 10). A minimum height of two (2) storeys and maximum of four (4) storeys is permitted at this location (Table 11*).

(1989) Official Plan

The subject lands are currently designated Open Space, however, Civic Administration has been directed by Municipal Council to amend this place type to the Low-Density Residential and Environmental Review land use designations. The permitted uses in the Low-Density Residential designation include single-detached, semi-detached and duplex dwellings (Section 3.2.1). As noted above, notwithstanding the direction from Council, Staff are recommending the Open Space designation be applied to the lands intended for open and park space, which is in keeping with the permitted uses, and it would also afford more protection to the natural heritage feature until further evaluation is undertaken to accurately identify and delineate the feature/significant wildlife habitat and appropriate buffers within the subject lands.

Staff are recommending that a portion the site be redesignated to Multi-Family, Medium Density Residential to facilitate the medium density residential uses that are proposed for the Draft Plan of Subdivision (Blocks, 14, 15 and 17), and also to implement the broader range of residential uses and increased intensity of development that is permitted by the Neighbourhoods Place Type. Multi-Family, Medium Density Residential (MFMDR) permits: row houses or cluster houses; low-rise apartment buildings; rooming

and boarding house; emergency care facilities; converted dwellings; and, small-scale nursing homes, rest homes, and homes for the aged (3.3.1 Permitted Uses). A number of these permitted uses are not contemplated as a part of this Application, and will be limited through the zoning applied to these Blocks.

The proposed Draft Plan of Subdivision and recommended zoning have been reviewed in the context of the Official Plan, and are generally consistent with and conform to the 1989 Official Plan.

Z.-1 Zoning By-law

The appropriateness of the proposed zone change, permitted uses and regulations have been reviewed against the regulatory requirements of Zoning By-law Z.-1. These lands are currently zoned Holding Open Space (h-5*h-21*OS3). A zoning map excerpt from the Z.-1 Zoning By-law Schedule A is found at Appendix G.

3.0 Financial Impact/Considerations

The growth servicing strategy for this area has not been considered within the current DC planning horizon and will require review through future Master Plans and DC Background Study to determine the ultimate permanent servicing solution. The only DC eligible works that would be considered at this time would be limited to the oversizing subsidy for permanent infrastructure determined at the engineering design review stage and in accordance with the current DC By-law and Background Study. The owner is responsible for all costs related to temporary works including studies, design, construction, startup, operation, maintenance, and removal of temporary infrastructure when permanent municipal servicing becomes available.

4.0 Key Issues and Considerations

4.1. Issue and Consideration #1 - Use

This proposal consists of a mix of low and medium density housing types consisting of single detached dwellings, but also permits various forms of cluster housing, townhouses, and low rise apartment buildings to establish a neighbourhood that offers a diversity of housing choices allowing for affordability and is supportive of aging in place. The proposed Draft Plan will establish a neighbourhood that is a standalone development to serve the needs of the residents, but also acknowledges the surrounding context of the area as possible future lands to be possibly considered as part of a future UGB review, and if applicable, the subsequent secondary planning process. Inclusion of a publicly-owned park and open space within the subject lands will enhance the neighbourhood character and provide a gathering place to serve the residents of the neighbourhood. Opportunities are also provided by the proposal for office, and service uses to be incorporated into the future development that is planned for block located at the corner of Sunningdale and Hyde Park to meet the daily needs of neighbourhood residents and provide live-work opportunities. The proposed draft plan will create a connected neighbourhood to allow residents opportunities to enjoy amenities that are close by, while also providing access to community amenities south of Sunningdale Road in the Fox Hollow community, such as schools and additional parks and open spaces that are nearby. In addition, the proposed Subdivision acknowledges the possible inclusion of lands into the UGB and provides future road extensions from Street B and C.

4.2. Issue and Consideration #2 - Intensity

The proposed zoning for the site allows for density that is consistent with the MFMDR designation and is consistent with the zoning south of Sunningdale Road and within the Fox Hollow Plan area. The proposal consists of a mix of low and medium density housing types consisting of single detached dwellings, various forms of cluster housing, townhouses, street townhouses and low rise apartments within the Draft Plan of subdivision. The proposed subdivision's transitions from medium density housing forms

along the southerly edge facing Sunningdale Road West (Block 14) and at the intersection of Sunningdale Road West and Hyde Park Road, to the single detached, low-density housing forms in the interior of the development. The proposed medium density housing forms include cluster townhouses, townhouses and low rise apartments up to four (4) storeys along Sunningdale Road West and Hyde Park Road, and a 4-storey seniors apartment and retirement home housing forms at the intersection of Sunningdale and Hyde Park. The blocks fronting onto Street A, Street B, Street C, and Street D, in the interior of the development, are proposed for single detached dwelling units or street townhouses (Blocks 2-12). The existing dwelling located at 1445 Sunningdale Road is proposed to be adjacent to Street A and single detached dwelling block immediately to the north (Block 5). The applicant has provided a conceptual plan to the City to demonstrate it can provide for appropriate form of housing and that it's consistent with the Fox Hollow Urban Design Guidelines. The two existing residential lots (2535 and 2545 Hyde Park Road) currently have a row of trees wrapping the perimeter of the lots and will be retained by measures contained in the Tree Preservation Plan (draft condition 26) to provide a buffer between low density residential uses and medium density uses that are proposed for Block 14. The siting of the proposed stormwater management pond immediately adjacent the two existing residential lots (1535 and 1545 Sunningdale Road West) and the wrapping of the lands that will be used, in conjunction with the stormwater pond, will provide a buffer between the medium density uses proposed along Sunningdale Road West. In addition, a small block containing single detached dwellings is proposed directly to the north of the two existing residential lots on Sunningdale Road.

It is also noted City staff worked with the Applicant to address the context of the existing six (6) residential dwellings that have are located along the frontages of Sunningdale Road and Hyde Park, as well as to acknowledge the low and medium density character of the Fox Hollow Community that is currently being developed to the south of Sunningdale Road. In acknowledgement of this existing neighbourhood character and the character of the Fox Hollow Community to the south of the site, revisions were made to the previously submitted Draft Plan and zoning for the lands to decrease the allowable building height for medium density blocks (Block 15) from a height of 20 metres and density of 100 units per hectare to a height of 13 metres and a density of 75 units per hectare. In addition, it is recommended by Staff that a holding symbol (h-5) be added to medium density blocks (Blocks 14, 15 and 17) to ensure the future development takes a compatible form with adjacent single detached dwellings that currently exist along Sunningdale Road and Hyde Park Road.

4.3. Issue and Consideration #3 - Form

The subdivision plan establishes a modified grid pattern and provides connections to Sunningdale Road and Hyde Park, as well as opportunities for possible connections to the lands to the east if they are brought into the Urban Growth Boundary and part of the comprehensive review of the City's long term land needs. The planned street network and block pattern creates a subdivision layout that provides a safe environment for pedestrians, cyclists and motorists. The neighbourhood park and open space is planned to be a standalone amenity for the residents of the neighbourhood, but could be integrated with a larger neighbourhood to the north if the lands are part of a future secondary planning process associated with the possible addition of lands to the Urban Growth Boundary. The neighbourhood park is also connected by the sidewalk along to the stormwater management pond, located along the frontage of Sunningdale Road, to provide additional passive amenity space for the residents of the neighbourhood and the potential to provide a pedestrian connection to Sunningdale Road through the block. The medium density blocks are located at the intersection of two (2) Civic Boulevards. A holding provision (h-53) is recommended for the medium density blocks to ensure orientation to the street, park, or open-space frontages. Buildings should be oriented to the higher-order street and be supportive of future public transit where possible.

4.4. Issue and Consideration #4 - Natural Heritage

An Environmental Impact Study (EIS) and Hydrogeological Assessment were submitted and reviewed by the City and UTRCA as part of the application review process. The City and the Conservation Authority have provided technical comments to the Applicant and both have identified that the EIS and Hydrogeological Assessment are currently incomplete and will need to be updated to address outstanding comments in final reports as a condition of draft approval and completed prior to the submission of Focused Design Studies. Further evaluation of the natural areas on the site is required to accurately identify and delineate the feature/significant wildlife habitat and appropriate buffers within the subject lands. A holding provision (h-2) requiring additional environmental studies has been applied to the proposed single family block to the east of the natural areas. Prior to the submission of Focused Design Studies the Applicant will have to complete an EIS to determine if an additional buffer is required between the feature and the low density residential block. The completion of the EIS the City would initiate an Official Plan Amendment and Zoning By-law Amendment to adjust the boundary line. The feature is also contiguous with a woodland that is immediately to the north of the property boundary, and the adjacent woodland overlaps the unevaluated wetland mapped in *The London Plan Map 5 – Natural Heritage*. It should be noted that the outcome of the studies may result in the redlining of the Draft Plan to address the recommendations of the revised studies, such as larger buffers or setbacks to protect the wetland and natural heritage features.

A portion of the site contains two small wetlands, and as such, the City has no objection to these being removed from their current locations, provided the Applicant compensates for the loss of the wetlands. Staff have worked with the Applicant to establish an appropriate location on site, adjacent to the wetlands within the northwestern area of the subject lands.

It is being recommended that the parkland proposed for the Subdivision is of sufficient size to support a small play area. It will be co-located beside the natural features in the northwestern area of the site, which is supported from a natural heritage perspective. The parkland and open space land will be accepted as a portion of the required parkland dedication at a rate consistent with By-law CP-9.

4.5. Issue and Consideration #5 - Servicing

The subject lands were brought into UGB as part of 1998 OMB decision and identified that the lands should remain as Urban Reserve Community Growth until the Fox Hollow Community Plan was completed. The Lands were not considered/studied for development in the comprehensive reviews as part of Fox Hollow planning, as such, servicing was not contemplated for the lands. Recently the subject site was reviewed through The London Plan process which determined that the subject lands were not required for development purposes and that the existing Open Space designation in the (1989) Official Plan (now identified as a Greenspace Place Type in The London Plan) would remain.

Sanitary Servicing

The ultimate sanitary outlet for the subject lands is the future extension of an oversized sanitary sewer on Tokala Trail north to Sunningdale Road as part of future phase(s) of the Creekview Subdivision, which is anticipated to be constructed in advance of this proposed development. Without a secondary plan addressing the needs for the lands north of Sunningdale Road, the ultimate alignment and sanitary servicing strategy has yet to be determined and there are currently no plans for extending any oversized gravity sewers along Sunningdale Road to service the subject lands. Furthermore, while the subject site is located within the UGB, it was originally contemplated as an Open Space designation (now a Green Space Place Type) and would not have been considered for development.

Sanitary servicing for the subject lands will be considered local servicing and connection

to the future extension of the oversized sanitary sewer within the Creekview Subdivision (i.e., beyond the boundary of the subject lands) will be considered temporary servicing and will be installed by the applicant at their cost.

The City is amenable to entering into a cost sharing agreement with the Applicant to construct the site's temporary sanitary servicing outlets in conjunction with the City led Sunningdale Road works project in 2025.

Stormwater Servicing

The subject site is located within the overall drainage area for the existing Fox Hollow #1 North Cell stormwater management (SWM) facility. The minor system is to be serviced by the future extension of a trunk storm sewer along Jordan Boulevard north to Sunningdale Road as part of the Foxwood Subdivision; a further extension of the trunk storm sewer is planned to be established in conjunction with the City led Sunningdale Road works project (2025).

The major overland flows for the subject lands were originally contemplated to cross Sunningdale Road to reach the existing SWM facility. To alleviate issues that may arise from this configuration and to attenuate the increased runoff from the proposed development – intensifying beyond the rate originally contemplated – a SWM dry pond has been proposed on the subject lands. As the existing SWM facility was intended to service the subject lands north of Sunningdale Road, there are no future facilities identified within the current (2021) Development Charges Background Study for this location. The proposed dry pond north of Sunningdale Road will require an amendment to the existing Fox Hollow Development Area Municipal Class EA and subsequent review through future master planning and Development Charge studies to establish the source of funding.

Water Servicing

To distribute water to the City's customers at the required pressures, the City operates high-level and low-level systems. The high-level zone within the northwest area of the City of London uses the Hyde Park Pumping Station (HPPS), which was designed in 2002 and commissioned in 2004. The pumping station was originally designed based on the capacity required to meet initial population demands and the subject lands are beyond the area originally contemplated to be serviced by the HPPS. As growth has continued in this area of the city, the need for upgrades at the pumping station are being assessed through a City led project.

To provide adequate water servicing and fire protection for the subject lands, a connection will be required to the high-level system and sufficient capacity will be required within the pumping station. The development is proposed to connect to the high-level system via Jordan Boulevard within the Foxwood Subdivision to the south, along with a secondary connection to the existing low-level system along Sunningdale Road.

Transportation

Road connections to the subject lands will be provided via proposed Neighbourhood Connectors located at the northwest limit of the site (Hyde Park Road) and at the southeast limit (Sunningdale Road) to be aligned with Jordan Boulevard established through the Foxwood subdivision to the south.

Sunningdale Road West in its current configuration is a rural cross-section (ditch drainage) and is planned for urbanization (installation of curb, gutters, storm sewers, etc.) through the planned 2025 two-lane arterial road upgrade project from Hyde Park Road to Wonderland Road North.

Timing of servicing works

The City is amenable to entering into a cost sharing agreement with the applicant to construct the site's temporary sanitary servicing outlets in conjunction with the City led Sunningdale Road works project in 2025.

Municipal servicing to remnant parcels within the Urban Growth Boundary

Within the limits of the Urban Growth Boundary, the proposed development will be required to extend municipal servicing to remnant parcels adjacent to the development including: 1445, 1535, 1545 Sunningdale Road West and 2535, 2545, 2611 Hyde Park Road and to the proposed creation of Block 1. Municipal servicing shall be provided at the property frontage for the above noted parcels and be fully contained / accommodated within the limits of the overall Draft Plan of Subdivision.

Future Urban Growth Boundary Expansion

There are future considerations to servicing with respect to a possible expansion of the Urban Growth Boundary (see section 4.7).

Operation and Maintenance

It should be noted that the establishment of new roads and servicing to be assumed by the City will increase operating and maintenance costs.

4.6. Issue and Consideration #6 – Plan Modifications

The section provides a summary of the modifications that were made to improve the original proposal that was submitted as part of the draft plan and rezoning applications and are noted as follows:

- introduction of Street A to provide a north/south connection for the lands located in the eastern area of the site and reconfiguration of access to subdivision to create a through intersection at Jordan Boulevard
- identification of Street A/Street B as a Neighbourhood Connector on Map – 3 Street Classification in The London Plan
- realignment of the stormwater management facility/park block from a north/south linear structure to dry pond located at Sunningdale Road West and opportunity to be used for unprogrammed amenity area and pedestrian connectivity to Sunningdale Road
- shifted east/west street to the better align with existing single detached dwelling (2611 Hyde Park Road) and better connectivity to the south
- expanded open space block to better reflect the existing natural heritage features and provide adequate buffering for those features
- reconfigure park block to create functional space for provision of an amenity area for neighbourhood residents, and strengthening pedestrian connectivity to Sunningdale Road
- reduction in the proposed height and density of medium density residential block (Block 15) from a height of 20 metres to 13 metres and density of 100 units per hectare to 75 units per hectare, and the addition of a requirement for proposed office uses to be located within an apartment building to facilitate a mixed-use development to provide for a better fit with the existing single detached dwelling along Hyde Park Road

4.7. Issue and Consideration #7 – Comprehensive Review

The proposed Draft Plan will establish a neighbourhood that is a standalone development to serve the needs of the residents, but also acknowledges its' connection to the surrounding context, including the lands within the Fox Hollow Community and the lands to the north and east of the Subdivision as possible lands to be considered as

part of a future Urban Growth Boundary review, and ultimately a subsequent secondary planning process. Street patterns proposed within the Subdivision provide connectivity for the residents to navigate by walking and cycling and offers external connections to adjacent Civic Boulevards to access the amenities south of Sunningdale Road. In anticipation that the adjacent lands currently outside the UGB could be identified as appropriate for potential future development following comprehensive review and study, the Subdivision has identified road extensions to provide for future road connections to the north and east of the subject lands. This will enhance the safety of pedestrian and cyclist environments within the Subdivision and offer additional opportunities for them within the surrounding area. The neighbourhood park that is planned for the Subdivision will provide a recreational space to meet the local needs of residents, with the possible expansion of the park immediately to the north in association with the unevaluated wetland that is identified on Map 5 - Natural Heritage of *The London Plan*.

With regard to servicing to facilitate the development, and as previously identified in section 3, the site has not been considered within the current DC planning horizon and will require review through future Master Plans and DC Background Study to determine the ultimate permanent servicing solution. In the absence of an ultimate strategy for lands beyond the Fox Hollow Community, servicing beyond the site limits required to support the subject development (e.g., within the Sunningdale Road right-of-way) will be considered temporary. The plan is to bring infrastructure connections to the Subdivision in conjunction with City led Sunningdale Road upgrades that have been identified to be undertaken in 2025. However, should the lands to the north and east be included within a future Urban Growth Boundary expansion and identified as appropriate for development, the ultimate servicing strategy for the proposed subdivision can be incorporated within the future servicing design of the surrounding lands.

4.8. Issue and Consideration #8 - Public Comments

- Access to subdivision, increased traffic and noise levels

Traffic generated by the proposed development will be accommodated by the subdivision's internal street network, and by two arterial road connections (one onto Sunningdale Road West and one onto Hyde Park Road). The intersection of Street A at Sunningdale Road West and Street B at Hyde Park Road will provide for full turning movements. The subdivision street pattern is designed to disperse traffic and thereby help alleviate congestion. Alternative access points have been provided from Street A, Street B and Street C to connect with lands to the east if they are brought into the Urban Growth Boundary and a comprehensive review is undertaken as part of the secondary planning process for the surrounding lands. The intersection of Sunningdale Road West and Hyde Park Road was recently upgraded to a roundabout in 2021. The Development Charges Background Study (2021) has also identified a future road project along Sunningdale Road (from Hyde Park Road to Wonderland Road North) and is planned for 2025 to urbanize the existing rural cross-section (i.e., addition of curbs, gutters, sidewalks, etc.) and the establishment of auxiliary (turning) lanes as required. To provide alternative forms of transportation, sidewalks will be required on both sides of the streets within the proposed Subdivision plan and bike lanes will be established on the Neighbourhood Connector streets as a condition of draft approval. Regarding increased noise levels, the City discourages the use of noise walls, however, the proposed development will be subject to special provisions within the zoning to ensure buildings within medium density blocks along public street frontages are sited close to the street to establish a street wall. The street wall will effectively function as a noise wall to mitigate impacts from traffic noise that would be associated with the proposed development.

- Impact on well water, grading of development and existing land uses

The public have expressed concern over whether the well water would be impacted by the proposed development, and how the grading will affect their ability to maintain the well and provide adequate drinking water for their families. To ensure that the wells that currently providing drinking water for the six (6) existing single detached dwellings are

not impact by the proposed development well inventories and hydrogeological investigations will be undertaken to confirm they are not being dewatered and contaminated by the introduction of the new uses to the surrounding area. Additionally, as a condition of this plan of subdivision, the development will be required to extend municipal servicing to the existing single detached dwellings to allow for their connection to the municipal system.

As part of the engineering review, grading plans will be submitted and reviewed to ensure stormwater flows will not impact neighbouring properties. Grades along the common property line between the development and existing dwellings will be matched to ensure drainage is not adversely affected and to allow for conveyance to a suitable outlet (e.g., the proposed stormwater dry pond within this plan of subdivision).

- Compatibility of proposed development with existing land uses

The proposal provides a mix of low and medium density housing types consisting of single detached dwellings, various forms of cluster housing, townhouses, street townhouses and low rise apartments within the Draft Plan of Subdivision. The proposed subdivision transitions from various medium density housing forms along the southerly edge facing Sunningdale Road West (Block 14) and at the intersection of Sunningdale Road West and Hyde Park Road, to the single detached, low-density housing forms in the interior of the development. The two existing residential lots (2535 and 2545 Hyde Park Road) currently have a row of trees wrapping the perimeter of the lots and will be retained by measures contained in the Tree Preservation Plan (draft condition 26) to provide a buffer between low density residential uses and medium density uses that are proposed for Block 15. Buffering and screening between the medium density block and the two (2) existing single detached dwellings will be considered as part of the site plan process. The siting of the proposed stormwater management pond will wrap around the two existing residential lots (1535 and 1545 Sunningdale Road West) to provide a buffer between the medium density uses proposed along Sunningdale Road West. In addition, a small block containing single detached dwellings is proposed directly to the north of these existing residential lots to provide an additional buffer. Within the interior of the proposed development, the blocks fronting onto Street A, Street B, Street C, and Street D are proposed for single detached dwelling units or street townhouses (Blocks 1-13). The existing dwelling located at Sunningdale Road is proposed to be adjacent to Street A and single detached dwelling block immediately to the north (Block 5).

- Consistency with *Provincial Policy Statement (PPS), (1989) Official Plan, and The London Plan*

As previously noted, a comprehensive study could not be conducted prior to the development application to identify the: appropriateness of development on these lands; neighbourhood vision and identity; planning framework; infrastructure needs; and, development phasing. However, the *Provincial Policy Statement* also provides policies that support development at this site, including and not limited to: the proposal incorporates population housing and employment projections for future needs, as well as coordinates the management and natural heritage, water and cultural heritage and archaeological resources that have been identified on the subject lands. With regard to *The London Plan* and the *1989 Official Plan*, the proposal has been reviewed against the policy framework and evaluation criteria contained within the Plans and has been determined to be generally consistent with and conform to the municipal policy documents, noting that a secondary planning process was not undertaken for the subject lands.

Conclusion

The recommended Draft Plan of Subdivision, and official plan and zoning amendments are appropriate and consistent with the Provincial Policy Statement and conform to The London Plan and (1989) Official Plan. The recommended Draft Plan and conditions of draft approval have been reviewed by City staff and are considered appropriate and compatible with the existing development and surrounding lands. Therefore, staff are satisfied the proposal represents good planning and recommend approval.

Prepared by: **Mark Johnson, MCIP, RPP**
Senior Planner, Planning and Development

Alison Curtis, MA
Planner 1, Subdivisions Planning

Reviewed by: **Bruce Page**
Manager, Planning and Development

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

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

CC: Matt Feldberg, Manager, Subdivisions and Development Inspections
Matt Davenport, Manager, Development Engineering

April 13, 2022
GB/BP/MJ/mj/ac

Z:\DEVELOPMENT SERVICES\4 - Subdivisions\2021\39T-21506 - 1521 Sunningdale Rd W & 2631 Hyde Pk Rd (MJ)\02-Working\01-Draft Approval\PEC\FINAL 1521 Sunningdale Rd W and Hyde Park - 39T-21506_O-9190_Z-9440.docx

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2022

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

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 3, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Open Space designation to Open Space, Low Density Residential and Multi-Family, Medium Density Residential on Schedule “A”, Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

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

C. BASIS OF THE AMENDMENT

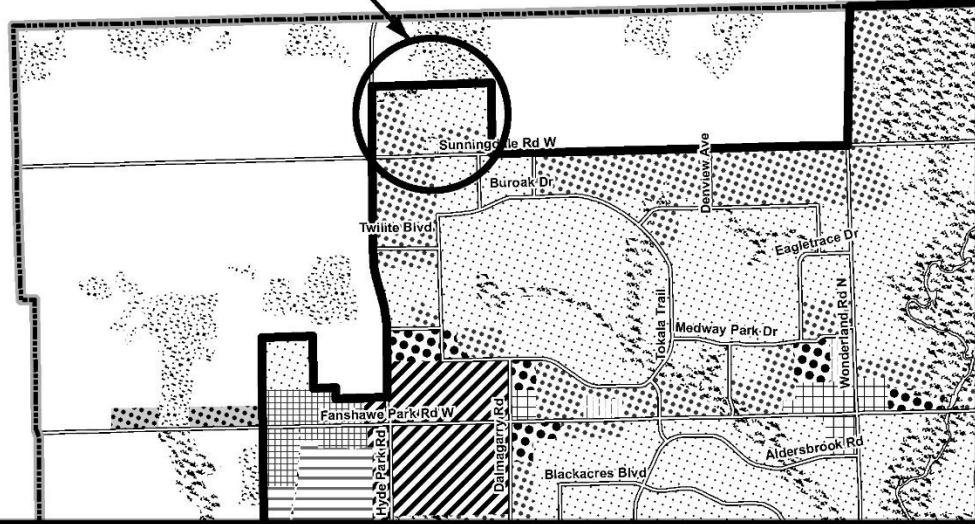
The recommended Low Density, Multi-Family, Medium Density Residential, Open Space designation amendments are generally consistent with the policies of the Provincial *Policy Statement, 2020*, they conform to the in-force policies of *The London Plan* and the *1989 Official Plan* for the City of London, and are appropriate in order to facilitate the direction given to Civic Administration by Municipal Council and the proposed Draft Plan of Subdivision. The recommended amendments would permit a residential subdivision development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to provide a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities.

D. THE AMENDMENT

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

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road in the City of London, as indicated on “Schedule 1” attached hereto from Open Space to Low Density Residential and Multi-Family, Medium Density Residential, and Open Space.

From: Open Space
 To: Low Density Residential,
 Multi-Family Medium Density Residential
 and Open Space



Legend

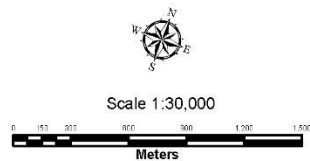
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community 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: Z-9440/39T-21506

PLANNER: MJ

TECHNICIAN: rc

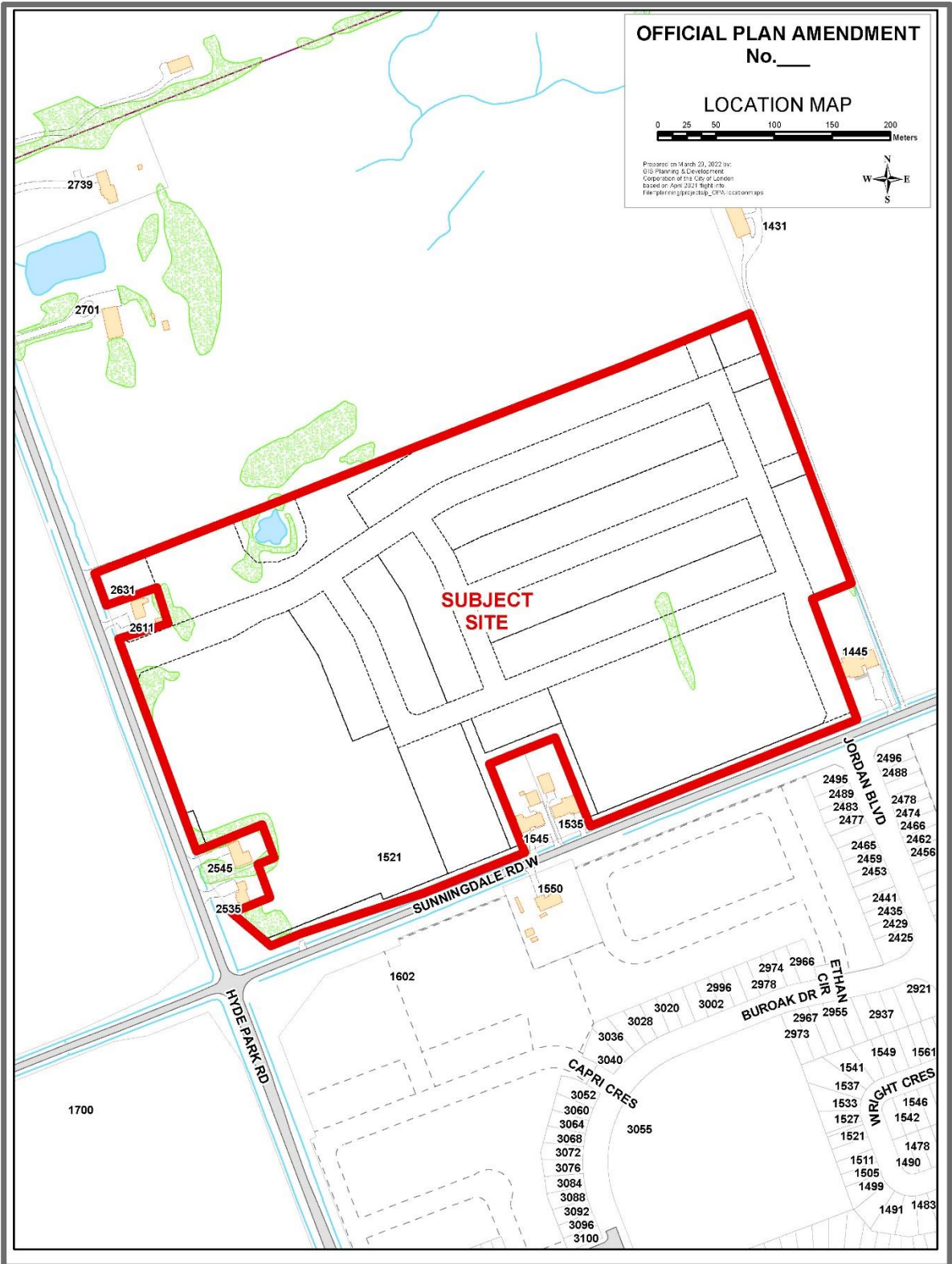
DATE: 3/29/2022

OFFICIAL PLAN AMENDMENT
No. ___

LOCATION MAP



Prepared on March 23, 2022 by:
GIS Planning & Development
Corporation of the City of London
based on April 2021 Right of Way
File: planreg33030303_0101_0000000000



Appendix B

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. C.P. _____

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

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 May 3, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the Place Type of certain lands described herein from Green Space Place Type to the Green Space and Neighbourhoods Place Types on Map 1 – Place Type, to The London Plan for the City of London.
2. To change Street Classification of certain lands described herein to add Neighbourhood Connector to Map 3 – Street Classifications, to The London Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

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

C. BASIS OF THE AMENDMENT

The recommended amendments are generally consistent with the policies of the *Provincial Policy Statement, 2020*, they conform to the in-force policies of *The London Plan* and the *1989 Official Plan* for the City of London, and are appropriate in order to facilitate the direction given to Civic Administration by Municipal Council and the proposed Draft Plan of Subdivision. The recommended amendment would permit development of a residential subdivision at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of the Neighbourhoods Place Type, providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities, and provide a well-connected neighbourhood and access to amenities within the surrounding area.

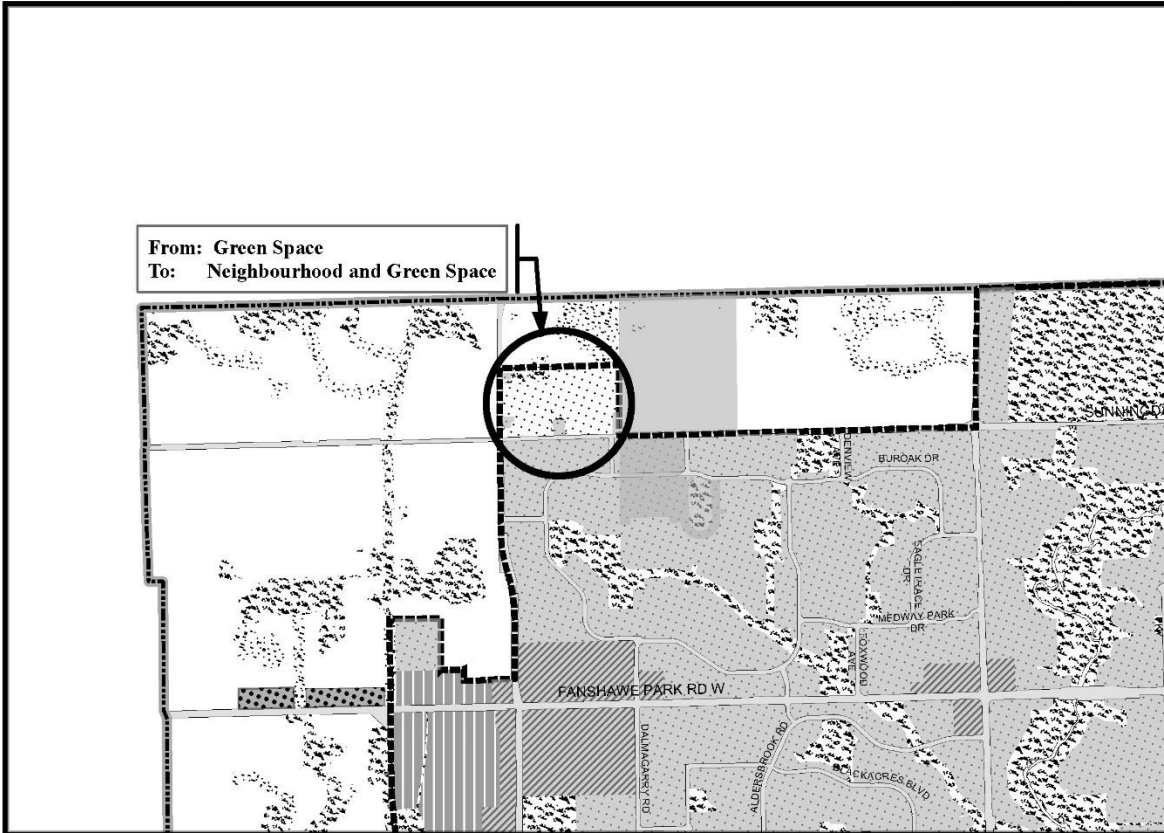
D. THE AMENDMENT

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

The London Plan is hereby amended as follows:

1. Map 1 – Place Types, to The London Plan for the City of London Planning Area is amended by changing the Place Type of those lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road in the City of London, as indicated on “Schedule 1” attached hereto from Green Space Place Type to Neighbourhoods and Green Space Place Types.

2. Map 3 – Street Classifications, to The London Plan for the City of London Planning Area is amended by changing the Street Classification of those lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road in the City of London, as indicated on “Schedule 2” attached hereto to add Street A and Street B as a Neighbourhood Connector.

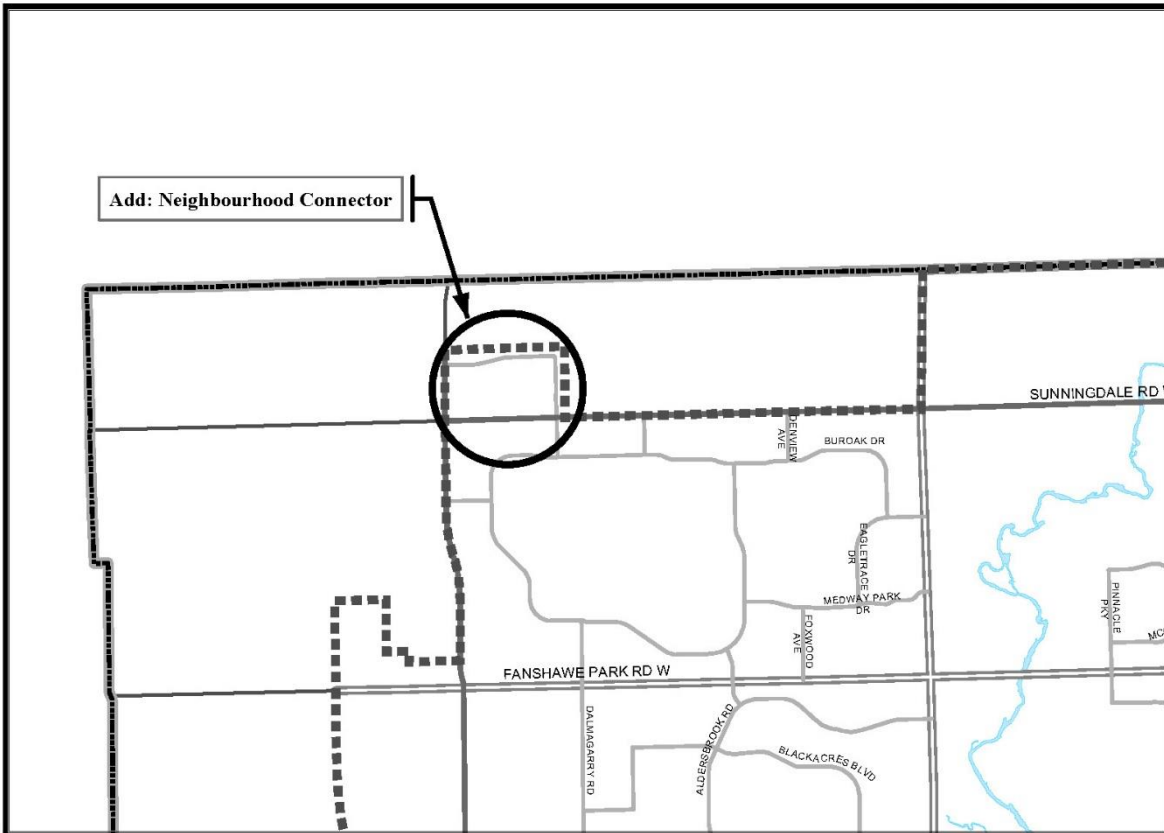


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	Areas Withheld from LPAT Approval
Neighbourhood	Green Space	

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

<p>SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-9440/39T-21506</p> <p>PLANNER: MJ</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/29/2022</p>
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Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

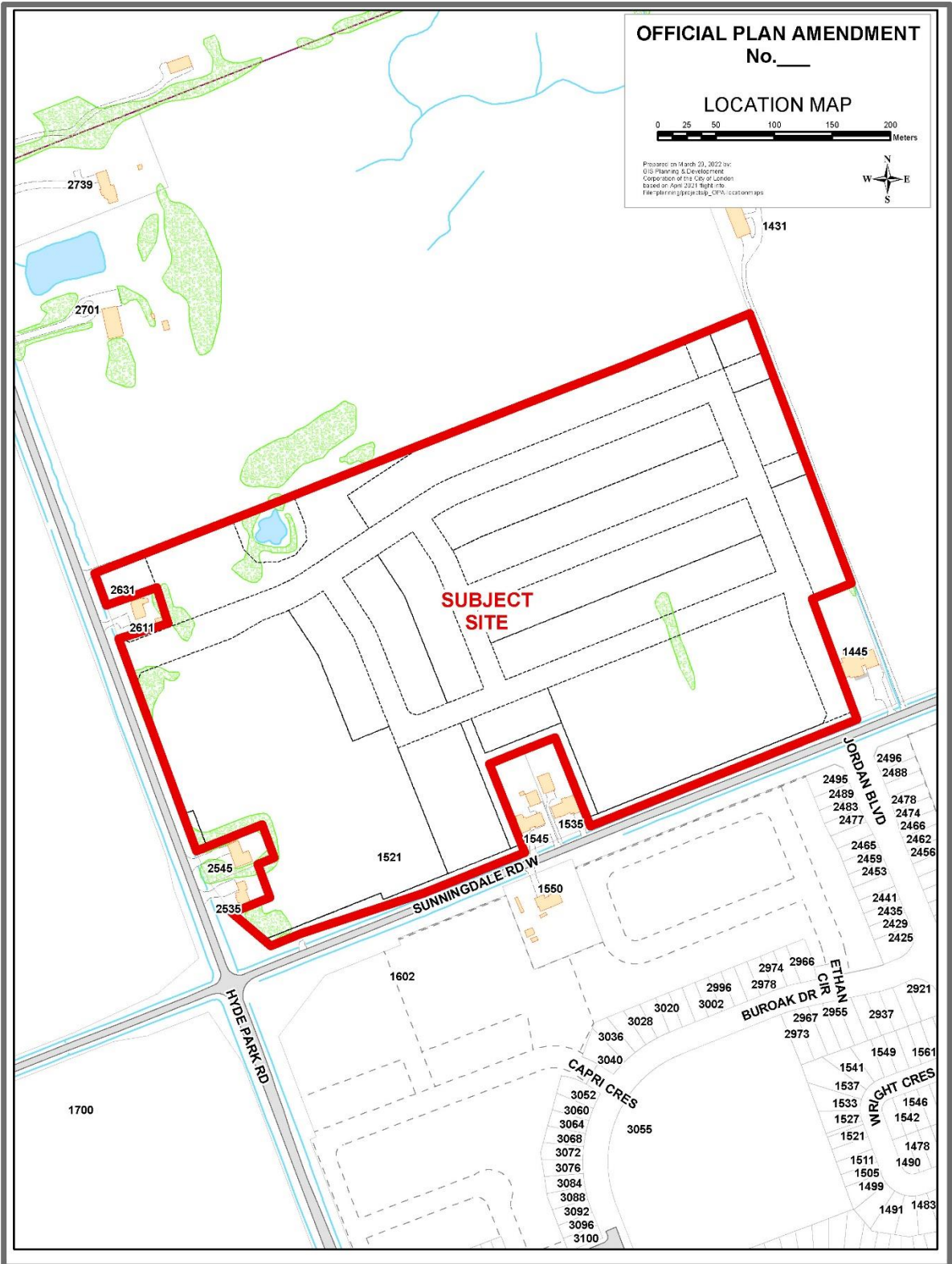
<p align="center">SCHEDULE 2 TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p align="center"> Scale 1:30,000 0 150 300 600 900 1,200 1,500 Meters </p>	<p>FILE NUMBER: Z-9440/39T-21506</p> <p>PLANNER: MJ</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/31/2022</p>
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OFFICIAL PLAN AMENDMENT
No. ___

LOCATION MAP



Prepared on March 23, 2022 by:
GIS Planning & Development
Corporation of the City of London
based on April 2021 Right of Way
File: planreg33032309_C010_000amaps



Appendix C

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1521 Sunningdale Road West and 2631 Hyde Park Road.

WHEREAS Auburn Developments Inc. has applied to rezone an area of land located at 1521 Sunningdale Road West and 2631 Hyde Park Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road, as shown on the attached map, **FROM** a Holding Open Space (h-5•h-21•OS3) Zone, **TO** a Holding Residential R1 (h•h-100•h-149•h-•R1-3) Zone; a Holding Residential R1/Residential R4 Special Provision (h•h-2•h-100•h-110•h-149•h-•R1-3/R4-6(*)) Zone; a Holding Residential R1 (h•h-100•h-149• h-•R1-10) Zone; a Holding Residential R1/Residential R4 Special Provision (h•h-110•h-149•h-•R1-3/R4-6(*)) Zone; a Holding Residential R4/Residential R5/Residential R6 Special Provision (h•h-5•h-53•h-100•h-110•h-149• h-•R4-6(*)/R5-5(*)/R6-5(*)) Zone; a Holding Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office Special Provision (h•h-5•h-53•h-100•h-110•h-149•h-•R4-6(*)/R5-5(*)/R6-5(*)/R7•H13•D75(*)/R8-4•H13•D75(*)/RO1(*)/RO2(*)) Zone; a Holding Open Space, Residential R4/ Residential R5/ Residential R6 Special Provision (h•h-5•h-53•h-100•h-110•h-149•h-•OS1//R4-6(*)/R5-5(*)/R6-5(*)) Zone; an Open Space (OS1) Zone; an Open Space (h-222•OS1) Zone; and an Open Space (h-222•OS5) Zone.
- 2) Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provision:

R4-6()

- | | | |
|----|---|------------|
| a) | Regulations | |
| | i) Lot Frontage (minimum) | 6.7 metres |
| | ii) Front Yard Depth
For Buildings adjacent
to a Local Street (minimum) | 4.5 metres |
| | iii) Front Yard Depth
For Buildings adjacent to
to a Local Street (maximum) | 6.0 metres |
| | iv) Front Yard Depth
For Buildings adjacent
to an Arterial (minimum) | 1.0 metres |
| | v) Front Yard Depth
For Buildings adjacent | 6.0 metres |

to an Arterial (maximum)

- vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

- 3) Section Number 9.4 of the Residential R5 Zone is amended by adding the following special provision:

R5-5()

- a) Regulations
 - i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

- 4) Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provision:

R6-5()

- a) Regulations
 - i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

- 5) Section Number 11.4 of the Residential R7 Zone is amended by adding the following special provision:

R7()

- a) Regulations
 - i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

6) Section Number 12.4 of the Residential R8 Zone is amended by adding the following special provision:

R8-4()

- a) Regulations
 - i) Front Yard Depth 4.5 metres
For Buildings adjacent to a Local Street (minimum)
 - ii) Front Yard Depth 6.0 metres
For Buildings adjacent to a Local Street (maximum)
 - iii) Front Yard Depth 1.0 metres
For Buildings adjacent to an Arterial (minimum)
 - iv) Front Yard Depth 6.0 metres
For Buildings adjacent to an Arterial (maximum)
 - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

7) Section Number 18.4 of the Restricted Office Zone is amended by adding the following special provision:

RO1()

- a) Regulations
 - i) Office uses restricted to location within an apartment building

8) Section Number 18.4 of the Restricted Office Zone is amended by adding the following special provision:

RO2()

- a) Regulations

- i) Office uses restricted to location within an apartment building

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

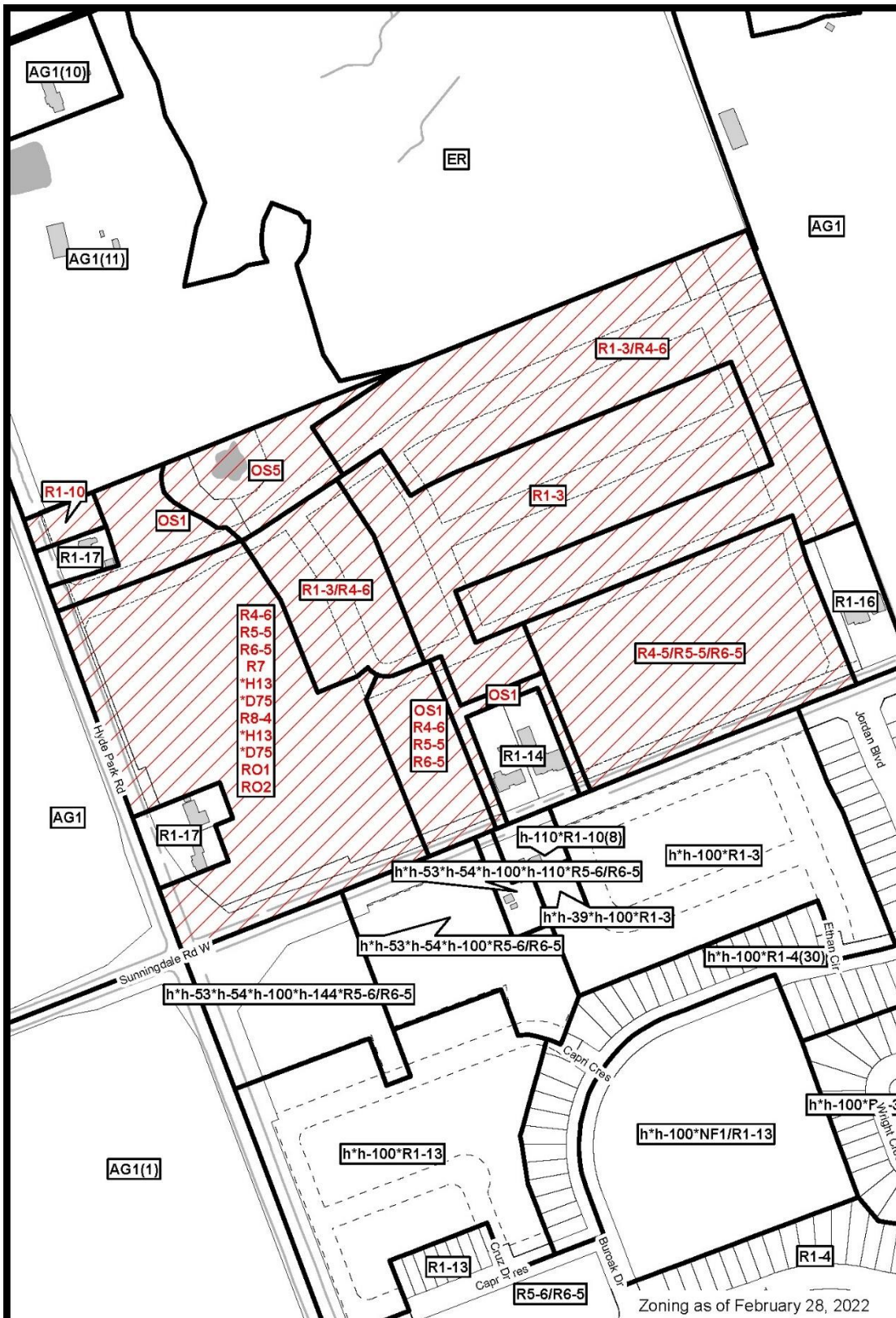
PASSED in Open Council on May 3, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk


First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




Zoning as of February 28, 2022

File Number: Z-9440/39T-21506
 Planner: MJ
 Date Prepared: 2022/03/24
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,750

0 15 30 60 90 120 Meters



Appendix D – Draft Approved Conditions

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-21506 ARE AS FOLLOWS:

NO.	CONDITIONS
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General

1. This draft approval applies to the draft plan submitted by Auburn Developments Inc. (File No. 39T-21506), prepared by Stantec (Project No. 161413708), certified by Jeremy C.E. Mathews O.L.S., dated March 17, 2022, as red-line revised, which shows a total of thirteen (13) low density residential blocks (Blocks 1-13), two (2) medium density residential blocks (Blocks 14-15), one (1) park block (Block 16), one (1) stormwater management facility/medium density residential block (Block 17), three (3) future road blocks (Blocks 18-20), four (4) road widening blocks (Blocks 21-24), three (3) road reserve blocks (Blocks 25-27), one (1) stormwater management facility/open space block (Block 28), and one (1) open space block (Block 29), serviced by five (5) new local streets.
2. This approval applies for five (5) years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The Owner shall enter into a subdivision agreement with the City, in the City's current approved form (a copy of which can be obtained from Planning and Development), which includes all works and services required for this plan, and this agreement shall be registered against the lands to which it applies.
4. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
5. In conjunction with the first submission of engineering drawings, street(s) shall be named and the municipal addressing shall be assigned to the satisfaction of the City.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
8. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
9. Prior to final approval, the Owner shall provide copies of all transfer documentation for all land transfers/dedications and easements being conveyed to the City, for the City's review and approval.
10. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, final plans, and any required studies, reports, data, information or detailed engineering drawings, and to advise the Approval Authority in writing how each of the conditions of draft

approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.

Planning

Planning and Urban Design

11. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
12. The Owner shall provide the purchasers of all lots in the subdivision with a zoning information package pertaining to residential driveway locations and widths. The Owner shall obtain and provide to the City written acknowledgement from the purchaser of each lot in this plan that their driveway will be installed and maintained in accordance with the requirements of the Zoning By-law. The information package and written acknowledgement shall be in a form satisfactory to the City.
13. In conjunction with the first submission of engineering drawings, the Owner shall submit for approval an on-street parking plan to the satisfaction of the City. An approved parking plan is required for each registered phase of development and will form part of the subdivision agreement for the registered plan.
14. In conjunction with the first submission of engineering drawings, the Owner shall submit a lotting plan, demonstrating how all residential Blocks meet the minimum target densities as set out in the Fox Hollow Community Plan and the London Plan, how an appropriate mix of housing types and sizes has been provided, how the lotting plan complies with all City standards and zoning regulations, and detailing any part lots that will be held out of development until consolidation with other lands occurs. The lotting plan will be used as the basis for final registration, to the satisfaction of the City.
15. The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on all corner lots in this plan (including lots with side frontages to parks and/or open spaces), are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior sideyard road/park/open space frontage.

Environmental and Parks

16. Prior to the submission of Focus Design Studies, the Applicant's Ecological Consultant, in conjunction with City staff, shall stake and survey the boundary of the wetland feature in Block 29. The agreed upon boundary will be reflected in the updated EIS, to the satisfaction of the City.
17. Prior to the submission of Focus Design Studies, the applicant will complete and submit to the City and UTRCA for review an updated Environmental Impact Study (EIS) which will include details on the wetland compensation that demonstrates no net loss of natural heritage features and their functions. The updated EIS will determine the appropriate buffers to all the natural heritage features and compensation areas in Block 16 and Block 29. Possible redline revisions will be made to the draft plan to adjust for additional buffers/compensation areas as required.
18. Prior to the submission of Focus Design Studies, the applicant will complete and submit to the City and UTRCA for review an updated Hydrogeological and Water Balance Assessment, to the satisfaction of the City.

19. As part of the Focus Design Studies, the applicant will submit to the City an Environmental Management Plan consistent with the requirements and components in the Council approved 2021 Environmental Management Guidelines, all to the satisfaction of the City and UTRCA.
20. In conjunction with the first submission of engineering drawings and consistent with the approved Environmental Management Plan, the Owner shall submit a buffer planting and habitat enhancement plan which addresses restoration, compensation and plantings that shall occur around the woodlot and wetland, prepared by a qualified professional, to the satisfaction of the City.
21. Parkland dedication has been calculated at a rate of 1 hectare per 300 residential units. The Owner shall dedicate Blocks 16, and 29 to satisfy a portion of the required parkland dedication. Block 29 will be taken at a compensated rate listed in By-law CP-9. The balance of the required parkland dedication will be taken as cash-in-lieu consistent with the rates within By-law CP-9.
22. In conjunction with the first submission of engineering drawings, the Owner is to provide park concept plans for Block 16 to the satisfaction of the City.
23. Within one year of registration of this plan, the Owner shall grade, service and seed all areas dedicated for parkland within the phase being registered, in accordance with the approved plan, to the satisfaction of the City.
24. The Owner shall not grade into any open space areas or parkland. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
25. Within one year of registration of this plan, the Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and Open Space Blocks, to the satisfaction of the City.
26. In conjunction with Focused Design Studies, the Owner shall have a qualified arborist prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the Manager of Environmental and Parks Planning as part of the design studies submission. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.
27. In conjunction with Focused Design Studies, the Owner shall undertake a Hazard Tree Assessment Study for all blocks/lands that abut the park and open space lands. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of the park lot lines (this being the hazard tree management zone) and pathways (as approved by the city), this is also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is the sooner.
28. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA to create/construct a new wetland prior to

undertaking any site alteration or development within the regulated area including filling, grading, construction and/or site alteration to watercourse and/or interference with a wetland.

29. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover, is your cat safe outdoors and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.

Engineering

Sanitary:

30. In conjunction with the Focused Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Study to include the following design information:
 - i) It is recognized that the ultimate sanitary sewer outlet for these lands including lands currently outside the urban growth boundary is the future extension of an oversized sanitary sewer on Tokala Trail north to Sunningdale Road as part of future phase(s) of Creekview Subdivision. It is required to provide municipal easements and construct the sanitary sewers all in accordance with an approved master plan or area servicing plan, all to the satisfaction of the City Engineer.
 - ii) Provide sanitary drainage area plans, including the sanitary sewer routing(s), and the external areas that are identified both in and outside the urban growth boundary tributary (UGB) to the future oversized sanitary sewer extension(s) north along future Tokala Trail to Sunningdale Road; and also depict conceptual road patterns through adjacent lands that the future sewers can also be routed internally through the lands outside the UGB and permit it to be serviced to the satisfaction of the City Engineer.
 - iii) Provide detail on all proposed temporary servicing strategies or approaches not covered by or consistent with the City's long-term servicing master plans (including any proposed temporary pumping stations and forcemains), including location, maintenance access and the need for appropriate easements.
 - iv) If a temporary pumping station and forcemain is proposed, the Owner shall provide estimates for future operating costs of the temporary Pumping Station and Forcemain installation to service these lands, until such time as this facility is abandoned, all at no cost to the City.
 - v) It is recognized that no oversized gravity sanitary sewer is anticipated along Sunningdale Road to the ultimate outlet being the future extension of an oversized sanitary sewer on Tokala Trail.
 - vi) It is recognized that no local gravity sanitary sewers are anticipated along Sunningdale Road or Hyde Park Road to service existing lots and blocks with frontages on Sunningdale Road or Hyde Park Road. It is expected that access to a municipal sanitary outlet will be provided internally through the subdivision with easements as may be required.
 - vii) Provide a municipal sanitary outlet to municipal 1445, 1545, 1535 Sunningdale Road West and 2535, 2545, 2611 Hyde Park Road, and a connection to Block 1 of the Draft Plan as well as the future external lands and any remnant parcels, and demonstrate all viable servicing options fully contained and routed within the current draft plan limits.
 - viii) Provide a hydrogeological report which includes an analysis of the water table level of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.

- ix) Demonstrate that the servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements.
31. In accordance with City standards or as otherwise required by the Deputy City Manager, Environment and Infrastructure, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 450mm diameter sewer located on Tokala Trail at Buroak Drive.
 - ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City Engineer.
 - iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan, if required, to accommodate flows from the upstream lands external to this plan, all to the specifications of the City Engineer. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - iv) Where sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
 - v) Make provisions for the extension of sanitary servicing for this plan when the ultimate sanitary outlet is available for this Plan, at no cost to the City;
 - vi) Construct sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan including 1445, 1545, 1535 Sunningdale Road West and 2535, 2545, 2611 Hyde Park Road, all to the specifications of the City.
32. The Owner shall red-line the draft plan of subdivision to provide a Block for the temporary sanitary pumping station, if necessary, to the satisfaction of the City.
33. If a temporary sanitary pumping station is proposed, the Owner shall convey a Block, to the City for use of a temporary sanitary pumping station, at no cost to the City. When the Block is no longer required for use for the temporary sanitary pumping station, the City agrees that the Block will be returned to the Owner for a nominal fee, plus the cost of any associated legal fees for document preparation, for use as a building lot.

Storm and Stormwater Management (SWM)

34. In conjunction with the Focused Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be managed, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Make provisions to oversize and deepen the internal storm sewers in this plan, if necessary, to accommodate flows from upstream lands external to this plan;
 - iv) Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure;

- v) Implement SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the Deputy City Manager, Environment and Infrastructure; and,
- vii) Ensure the post-development discharge flow from the subject site meets stormwater control requirements for water balance, quality, quantity, and erosion control, and can be accommodate by existing or proposed SWM infrastructure. The subject site shall not exceed the capacity of the stormwater conveyance system, to the satisfaction of the City. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply with the accepted design requirement for Permanent Private Stormwater Systems, to the satisfaction of the City, at no cost to the City. For blocks identified in the face of the Draft Plan as Low/Medium density, the owner is to provide a runoff coefficient value representative to the anticipated impervious surfaces such as houses and hardscaping to ensure the future proposed development of those blocks does not exceed the capacity of the stormwater conveyance system.
- viii) Develop sediment and erosion control plan(s) that will identify all sediment and erosion control measures, responsibilities and inspecting/reporting requirements for the subject lands, in accordance with City of London, the Ministry of the Environment, Conservation and Parks (MECP) standards and requirements and current industry standards all to the specification and satisfaction of the City. The sediment and erosion control plan(s) shall confirm and identify all interim and long-term drainage measures, responsibilities and maintenance requirements, as well as a monitoring program that would be required for both registration and construction phasing/staging of the development and any major revisions to these plans after the initial acceptance shall be reviewed/accepted by the City for conformance to our standards and the Erosion and Sediment Control Guideline for Urban Construction (TRCA, December 2019). Prior to any work on site, the Owner's professional engineer shall submit these measures and is to have these measures established and approved all to the satisfaction of the City. Further, the Owner's Professional Engineer must inspect and confirm that the required erosion and sediment control measures are maintained, adapted to the changing site conditions, and operated as intended during all phases/stages of construction.
- ix) Ensure all geotechnical conditions, natural heritage and/or hazard considerations, and required setbacks related to the slope stability and natural features including open watercourses, if any, that services upstream catchments are adequately addressed for the subject lands, all to the satisfaction of the City and UTRCA.
- x) A functional SWM report supporting overland flow route capacity calculations and associated drawings for the conveyance of the major overland flows from this plan of subdivision to the intended receiving system. Prior to issuing a Certification of Conditional Approval, the Owner's professional engineer shall identify major and minor storm flow routes for the subject land and demonstrate these flows can be adequately controlled and conveyed to the final outlet with no impacts to downstream properties or infrastructure. Flow routes shall be constructed and be operational all to the satisfaction of the City. The Owner's professional engineer shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design (e.g., lands to the north, Municipal 2611, 2545, 2535 Hyde Park Road, etc.), all to the specification and satisfaction of the City.

35. The subdivision to which this draft approval relate shall be designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this

subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.

36. The Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following, all to the satisfaction of the City:
 - i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study;
 - ii) The accepted Fox Hollow Development Area Municipal Class EA Assessment Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (MRC, September 2010) and the Addendum to be completed by the City;
 - iii) The approved Storm/Drainage and SWM Servicing functional Report for the subject lands;
 - iv) The approved Fox Hollow Stormwater Management System Functional Design Report (Stantec, February 2011);
 - v) The accepted Fox Hollow Stormwater Management System - Stormwater Management Facility No. 1 Modifications Brief (Stantec, June 2009);
 - vi) The accepted Foxwood Developments Subdivision Functional Storm/Drainage and SWM Letter Report (AECOM, May 2013);
 - vii) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;
 - viii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003), and;
 - ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies, including but not limited to the Erosion and Sediment Control Guideline for Urban Construction (TRCA, December 2019), etc.
37. The Owner acknowledges the subject lands are located within the accepted Fox Hollow Development Area Municipal Class EA Assessment Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (MRC, September 2010) drainage area.
38. The Owner acknowledges the current draft plan is not consistent with the preferred strategy of the accepted Fox Hollow Development Area Municipal Class EA Assessment Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (MRC, September 2010). The Owner agrees to pay for the cost of an EA addendum to support this draft plan. The findings of the EA addendum shall be incorporated into the Draft Plan Conditions prior to acceptance of focused design studies along with any necessary redline revisions.
39. The Owner further acknowledges that the City will be holding these subject lands from development until such time the addendum to the Fox Hollow Development Area Municipal Class EA Assessment Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (MRC, September 2010) are complete to the satisfaction of the City, at no cost to the City.
40. The ultimate stormwater management solution for these lands have not been identified in the 2021 Development Charges Background Study. Any consulting, engineering or construction costs incurred that are associated with developing an ultimate stormwater management solution shall be considered an Owner cost and not eligible for reimbursement from the CSRF.
41. Prior to submission the Focused Design Studies and following the completion of an addendum to the Fox Hollow Development Area Municipal Class EA Assessment Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (MRC, September 2010), the Owner shall submit

revised servicing reports to the City, for review and acceptance by the City, to support revisions and amendments to the draft plan to meet the preferred addendum strategy.

42. The Owner agrees the design and construction of any interim SWM control facilities and outlets prior to the finalization of the Fox Hollow Development Area Municipal Class EA Addendum will be funded, designed, constructed, owned, and operated by the Owner to achieve the required SWM quality, quantity, erosion, and water balance requirements, all to the satisfaction of the City.
43. The Owner shall decommission any interim work and implement the accepted ultimate SWM strategy in advance of subdivision assumption and at the sole expense of the Owner. The Owner acknowledges additional security may be requested by the City to ensure interim measures are decommissioned and replaced to meet the ultimate SWM strategy established by the Fox Hollow Development Area Municipal Class EA Addendum by the City.
44. The Owner acknowledges any ultimate dry quantity control storage facility shall only receive major flows. Dry ponds shall not receive minor flows as sedimentation would be a significant operation and maintenance issue and the existing downstream Fox Hollow SWMF 1 is designed and constructed to provide water quality control to minor flows from the proposed subdivision.
45. The Owner shall accommodate the lands to the north of this site into the SWM strategy for this site following the runoff assumptions of plan 33M-799 of 45.20 ha with a runoff coefficient of 0.41. In an event where the above condition cannot be met, the Owner shall provide as part of the functional SWM report supporting hydraulic calculations demonstrating that storm flows higher than 50-year storm events from lands to the north can be accommodated in the downstream storm conveyance system and City owned Fox Hollow #1, North Cell without exceeding the storm sewer capacity or adversely impacting the functionality of the receiving stormwater management facility.
46. Any portion of the proposed 2014 GMIS trunk storm sewer along Sunningdale Road shall be designed and constructed to be compatible with the ultimate Sunningdale Road reconstruction scheduled for 2025 and be designed with consideration for the City Hyde Park/Sunningdale Road roundabout project, all to the satisfaction of the City.
47. If the subdivision includes any regional SWM work to be constructed by the City, the Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013, as part of the Development Charges Policy Review: Major Policies Covering Report.
48. In accordance with the MECP and City's requirements, the Owner shall ensure adequate setbacks will be maintained and allocated in accordance with the City Council approved Official Plan Policies relating to open watercourse setbacks, if any. Required setbacks, buffers, regulated areas, and areas to be protected during construction shall be clearly identified within the engineering drawings issued for construction. Required buffers to PSW, if any, are subject to the City's Official Plan and MNR policies and should be consistent with the approved EIS.
49. In conjunction with the Focused Design Studies submission, the Owner shall have a professional engineer or professional geoscientist prepare a hydrogeological investigation and/or addendum/update to the existing hydrogeological investigation(s) based on the final subdivision design, to determine the potential short-term and long-term effects of the construction associated with the development on existing groundwater elevations and to assess the impact on the

water balance of the subject plan, identifying all required mitigation measures, including Low Impact Development (LIDs) solutions to the satisfaction of the City. Hydrological support to features identified in the approved EIS should also be included in the functional SWM design. Elements of the hydrogeological investigation should include, but are not to be limited to, the following, all to the satisfaction of the City:

- i) Analysis of water quality and quantity impacts on the existing PSW, if any, under the existing and post-development conditions and recommendations to minimize any adverse impacts from the proposed land development to the satisfaction of the City and UTRCA;
 - ii) The pre-development discharges from PSW must be maintained under the post-development conditions and these discharges shall be accommodated in the proposed storm/drainage and SWM servicing works for the subject lands in accordance with existing drainage pattern;
 - iii) Evaluation of the hydrogeological regime, including specific aquifer properties, static groundwater levels, and groundwater flow direction;
 - iv) Evaluation of water quality characteristics and the potential interaction between shallow groundwater, surface water features, and nearby natural heritage features;
 - v) Completion of a water balance and/or addendum/update to the existing water balance for the proposed development, revised to include the use of LIDs as appropriate;
 - vi) Completion of a water balance for any nearby natural heritage feature (i.e., all open space Blocks) to include the use of LIDs as appropriate;
 - vii) Details related to proposed LID solutions, if applicable, including details related to the long-term operations of the LID systems as it relates to seasonal fluctuations of the groundwater table and potential road salt application impacts;
 - viii) Evaluation of construction related impacts and their potential effects on the shallow groundwater system;
 - ix) Evaluation of construction related impacts and their potential effects on local significant features;
 - x) Development of appropriate short-term and long-term monitoring plans (if applicable);
 - xi) Development of appropriate contingency plans (if applicable) in the event of groundwater interference related to construction.
 - xii) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area
 - xiii) identify any abandoned wells in this plan
 - xiv) any fill required in the plan
 - xv) provide recommendations for foundation design should high groundwater be encountered
 - xvi) address any contamination impacts that may be anticipated or experienced as a result of the said construction
 - xvii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
 - xviii) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken.
50. In conjunction with the first submission of engineering drawings, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydrogeological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
51. In conjunction with the first submission of engineering drawings, the Owner's consulting Professional Engineer shall submit a Monitoring and Operational

Procedure Manual for the maintenance and monitoring program for each of the SWM Facilities within this plan (i.e., Dry ponds, LIDs, OGSs, etc.), in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" and other available guidance document requirements to the City for review and approval. The program will include but not be limited to the following:

- i) A work program manual for the phasing, maintenance and monitoring of these facilities during all phases of buildout as well as following assumption.
 - ii) A verification and compliance monitoring program the developer will need to complete to verify the SWM features meet the intended design prior to assumption.
52. Following construction and prior to the assumption of the stormwater system, the Owner agrees to complete the following at no cost to the city, and all to the satisfaction of the City:
- i) Operate, maintain, and monitor the SWM Facilities in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities"
 - ii) Have its consulting Professional Engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" to the City for review and approval.

Watermains

53. In conjunction with the Focused Design Studies submission the Owner shall have their consulting engineer prepare and submit a Water Servicing Report including the following design information, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure:
- i) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
 - ii) Identify domestic and fire flows for the future development Blocks from the low-level (high-level) water distribution system;
 - iii) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - iv) Include modeling for two fire flow scenarios as follows:
 - i) Max Day + Fire confirming velocities and pressures within the system at the design fire flows, and
 - ii) Max Day + Fire confirming the available fire flows at fire hydrants at 20 PSI residual. Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - v) Include a staging and phasing report as applicable which addresses the requirement to maintain interim water quality;
 - vi) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - vii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - viii) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - ix) Identify any required watermain oversizing and any cost sharing agreements;
 - x) Identify the effect of development on existing water infrastructure and identify potential conflicts;
 - xi) Include full-sized water distribution and area plan(s) which includes identifying the location of valves & hydrants, the type and location of water quality measures to be implemented (including automatic flushing device settings and outlet), the fire hydrant rated capacity & marker colour, and the design domestic and fire flow applied to development Blocks.

- xii) Where any utilities or servicing cross the existing 900mm trunk Concrete Watermain on Sunningdale Road, in accordance with Section 7.4.7 of the DSRM, the engineer shall prepare a report during the Design studies submission that will address section 7.4.7.3 Crossings of Watermain and Sewers.
 - xiii) Provide a servicing concept acceptable to Water Engineering for the possible proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services is being achieved.
 - xiv) Identify water servicing requirements necessary to provide water servicing to remnant parcels adjacent to the development including 2611, 2545 and 2535 Hyde Park Road and 1545, 1535 and 1445 Sunningdale Road;
 - xv) Identify any water servicing requirements necessary to provide water servicing to external lands, to the north and to the east of this plan;
54. In accordance with City standards, or as otherwise required by Water Engineering, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
- i) Construct watermains to serve this Plan and connect them to the high level watermain municipal system, namely a future 300 mm diameter watermain on Jordan Blvd that connects to the 300mm watermain on Buroak Drive;
 - ii) Construct the 300mm watermain on Jordan Blvd mentioned in (i) if it has not been done by others;
 - iii) Fully construct the high level waterman on Buroak Drive which is Part of the Kent Subdivision (39T-04510) and connect it to the 300mm watermain on Buroak Drive at Jordan Boulevard if it has not been done by others;
 - iv) construct watermains to service this plan and connect them to the existing low level watermain, namely the existing 900mm trunk watermain on Sunningdale Road, along the frontage of this plan on Sunningdale Road, with a checked connection between the low-level and high-level systems and at a location acceptable to Water Engineering; acceptable locations are Blocks 14, 15, 17 or 28.
 - v) Watermains which are not located within a future municipal Road/row shall be located on a dedicated municipal easement. The engineer shall ensure that all appropriate separation distances between other municipal utilities (sewers, SWM facilities, etc.) are provided and that all infrastructure is accessible for maintenance and replacement to the satisfaction of the Water Engineering Division and other affected municipal utilities and that in the future it will be possible to meet all Ministry of Labour requirements with respect to trenching.
 - vi) if temporary water servicing is installed by the developer, these works shall be entirely at the developers' cost. Temporary works will not be eligible for oversizing claims. The developer agrees to pay to undertake the permanent servicing solution at his own costs at the earliest opportunity to do so. The developer will be required to remove any temporary servicing installed at his own cost. The City reserves the right to take security to construct the permanent servicing option and abandon the temporary servicing option.
 - vii) If the Owner proceeds in advance of the necessary improvements to the Hyde Park Pumping Station planned to be completed by the City, the Owner shall undertake any works which are identified in order to make capacity improvements to the Hyde Park Pumping Station to accommodate this development, subject to the rules of the Development Charges Background Study and the Development Charges By-law.
 - viii) If the Owner proceeds in advance of the necessary improvements to the high-level water distribution system planned to be completed by the City, the Owner shall undertake any works which are identified as necessary capacity improvements in the High Level Water Distribution System to accommodate this development, subject to the rules of the Development Charges Background Study and the Development Charges By-law.
 - ix) Construct internal watermains to service this plan;

- x) Construct watermains to provide municipal water servicing to the remnant parcels adjacent to this development including 1445, 1545, 1535 Sunningdale Road West and 2535, 2545, 2611 Hyde Park Road, as identified in the accepted Water Servicing Report (condition 53, above), all to the specifications of the City. Municipal water servicing to these parcels shall be provided at the property frontage;
- xi) Construct watermains to provide municipal water servicing to Block/Lot 1 proposed as part of this development. Block/Lot 1 is proposed to front on Hyde Park Road. The water servicing shall be provided at the frontage of the lot. Block/Lot 1 will not be permitted to be created or to be developed until such time as an acceptable servicing plan is provided to indicate how this lot will be provided with municipal water servicing that meets all standards and requirements;
- xii) Deliver confirmation that the watermain system has been looped to the satisfaction of Water Engineering when development is proposed to proceed beyond 80 units;
- xiii) Available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval;

55. The Owner shall obtain all necessary approvals from the Deputy City Manager, Environment and Infrastructure for the servicing of all Blocks in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.

Roadworks

56. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning perpendicular through their intersections and opposite each other thereby having these streets centred with each other, unless otherwise approved by the Deputy City Manager, Environment and Infrastructure.
57. In conjunction with the first submission of engineering drawings, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure:
- i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, 10 metre straight tangents, etc., and include any associated adjustments to the abutting lots. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions:"
 - iii) At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 10 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
 - iv) shall ensure street light poles and luminaires, along the street being extended, match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City of London.
 - v) shall ensure any emergency access required is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of sight lines, provisions of channelization, adequacy of road geometries and structural design, etc.
 - vi) shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the Deputy City

Manager, Environment and Infrastructure for any construction activity that will occur on an assumed street.

58. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
- i) Street A and Street B (Neighbourhood Connector) to have a road pavement width (excluding gutters) of 10.0 metres and include buffered bike lanes in accordance with the Complete Street Design Manual with a minimum road allowance of 23.0 metres
 - ii) Street C, Street D and Street E (Neighbourhood Streets) to have a road pavement width (excluding gutters) of 7.5 metres with a minimum road allowance of 20.0 metres with no bump outs on street bends and consistent pavement width to City standards.
 - iii) Street A shall intersect perpendicular with Sunningdale Road West opposite of Jordan Blvd, with a minimum ultimate road allowance of 23.0m. The owner shall construct a 1.8 metre sidewalk in the typical/ultimate location on the west side of road allowance in accordance with Complete Streets Design and a 3.50 metre bidirectional cycle lane to the satisfaction of the City Engineer, at no cost to the City.
 - iv) Road Block 20 have a minimum road allowance of 20.0 metres.
 - v) Road Blocks 18 and 19 have a minimum road allowance of 23.0 metres
 - vi) The Owner shall construct a gateway (without island) treatment on Street B at the intersection of Hyde Park Road with a right of way width of 28.0 metres for a minimum length of 90.0 metres tapered back over a distance of 30 metres to the road right of way width of 23.0 metres, to the satisfaction of the City.
 - vii) The Owner shall provide provisions for a future gateway (without island) treatment on Street A at the intersection of Sunningdale Road West with an ultimate right of way width of 28.0 metres for a minimum length of 90.0 metres tapered back over a distance of 30 metres to the road right of way width of 23.0 metres, to the satisfaction of the City.
59. The Owner shall convey Future Development Blocks 18, 19 and 20, to the City for future use as needed, at no cost to the City. If these Blocks are not needed upon development or redevelopment of the lands to the north and east of these blocks, the City agrees that these Blocks will be returned to the Owner for a nominal fee, plus the cost of any associated legal fees for document preparation, for use as a building lot.
60. In conjunction with the first submission of engineering drawings, the Owner shall implement barrier curb through this plan of subdivision as per the Design Specifications and requirements Manual (DSRM), to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
61. In conjunction with the first submission of engineering drawings, the Owner shall comply with all City standards as found in the Design Specifications and Requirements Manual, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
62. In conjunction with the first submission of engineering drawings, the Owner shall comply with the Complete Streets Design Manual to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
63. In conjunction with the first submission of engineering drawings, the Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

Road Allowance
20.0 m

S/L Radius
9.0 m

64. In conjunction with the first submission of engineering drawings, the Owner shall identify external works on Hyde Park Road and Sunningdale Road West, (including temporary street lighting, extension of the Sunningdale Road median, construction of turn lanes etc.), to the satisfaction of the City, at no cost to the City.

Sidewalks

65. In conjunction with the first submission of engineering drawings, the Owner shall provide details of a 1.5 metre sidewalks on both sides of all streets in this Plan, unless noted below.
66. In conjunction with the first submission of engineering drawings, the Owner shall identify a 1.8 metre sidewalk in the typical/ultimate location on the west side of Street A road allowance in accordance with Complete Streets Design and a 3.50 metre bidirectional cycle lane to the satisfaction of the City Engineer, at no cost to the City.
67. Should the Owner direct any servicing within any walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.

Streetlights

68. In conjunction with the submission of engineering drawings, the Owner shall have a qualified professional engineer provide to the Deputy City Manager, Environment and Infrastructure for review and acceptance appropriate drawings and calculations (eg photometric) for street lights that exceeds the street lighting standards in new subdivisions as required by the Deputy City Manager, Environment and Infrastructure at no cost to the City.
69. In conjunction with the first submission of engineering drawings, the Owner shall provide details of street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City.

Boundary Road Works

70. In conjunction with the Focused Design Studies submission, the Owner shall submit a transportation study in accordance with the Transportation Impact Study Guideline to determine the impact of this development on the abutting arterial roads to the satisfaction of the City. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study. The Owner shall undertake any recommendations of the study, to the satisfaction of the City and at no cost to the City
71. In conjunction with the first submission of engineering drawings, the Owner shall implement all recommendations outlined in the approved Transportation Impact Study to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
72. In conjunction with the Design Studies submission, the Owner shall have it's professional consulting engineer submit design criteria for the left and right turn lanes on Sunningdale Road West at Street A, and left turn and right turn lanes on Hyde Park Road at Street B for review and acceptance by the City.
73. In conjunction with the Design Studies submission, the Owner shall determine sight triangle requirements for all intersections (including at Hyde Park Road and Sunningdale Road West and all internal intersections) based on the 2017 Transportation Association of Canada Geometric Design Guide for Canadian Roads, for review and acceptance by the City. It is further acknowledged that a sight triangle has not been requested along the east side of Street A due to existing constraints, as shown on the draft plan of subdivision.

74. In conjunction with first submission of engineering drawings, the Owner shall provide a pavement marking plan, to include all turn lanes, etc., to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
75. In conjunction with the first submission of engineering drawings, the Owner shall provide details of temporary street lighting at the intersection of Street A and Sunningdale Road West, and the intersection of Street B and Hyde Park Road to the specifications of the City, at no cost to the City.
76. The Owner acknowledges that the City, in accordance with the City's current Growth Management Implementation Strategy (GMIS) may be reconstructing Sunningdale Road West. The Owner shall co-operate with the City, as necessary, to complete the project, including providing access to their lands, and easements as necessary.

The City is amenable to entering into a cost sharing agreement with the applicant to construct the site's temporary sanitary servicing in conjunction with this City led Sunningdale Road works project.

77. In conjunction with the first submission of engineering drawings, the Owner shall identify 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.
78. In conjunction with the Focused Design Studies submission, the Owner shall verify the adequacy of the decision sight distance on Hyde Park Road at Street 'B' , and on Sunningdale Road West at Street 'A'. If the sight lines are not adequate, this street is to be relocated and/or road work undertaken to establish adequate decision sight distance at this intersection, to the specifications of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.
79. In conjunction with the first submission of engineering drawings, the Owner shall provide details of all required road works to address the sight line requirements, to the satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.

Road Widening

80. The Owner shall dedicate sufficient land to widen Hyde Park Road to 24.0 metres from the centreline of the existing road to a point 150.0 metres north of Sunningdale Road West, to the satisfaction of the City.
81. The Owner shall dedicate sufficient land to widen Hyde Park Road to 18.0 metres from the centreline of the existing road for the remaining portion along Hyde Park Road, to the satisfaction of the City.
82. The Owner shall dedicate sufficient land to widen Sunningdale Road West to 24.0 metres from the centreline of the existing road to a point 150.0 metres east of Hyde Park Road, to the satisfaction of the City.
83. The Owner shall dedicate sufficient land to widen Sunningdale Road West to 18.0 metres from the centreline of the existing road for the remaining portion along Sunningdale Road West, to the satisfaction of the City.
84. The Owner shall provide additional right of way widening as identified in the Hyde Park Road EA. The Owner should verify what is shown with the registered plans, including the recently deposited plan for land and easement acquisition at and around the intersection. Co-ordination with City Geomatics and Transportation may be required. Construction of the roundabout at Hyde Park Road and Sunningdale Road West was completed in 2021.

85. The Owner shall dedicate “daylight triangles” at all intersections (including at Hyde Park Road and Sunningdale Road West and all internal intersections) as determined as part of the Design Studies submission.

Vehicular Access

86. The Owner shall restrict access to Blocks in this Plan by establishing blocks for 0.3 metre reserves along the entire Hyde Park Road and Sunningdale Road West frontages, to the satisfaction of the City.
87. The Owner shall provide a 0.3 metre reserve along the east limit of Street A abutting the existing external property (1445 Sunningdale Road West), to the satisfaction of the City.

Traffic Calming

88. In conjunction with the first submission of engineering drawings, the Owner shall identify traffic calming measures along the Neighbourhood Connector road network within this plan of subdivision. Traffic calming measures shall be determined through coordination with Traffic Calming staff (trafficalming@london.ca) and could include:
- i) A raised intersection on Street B at Street A and on Street B at Street E to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
 - ii) Traffic Calming shall be provided on Street A and Street B in the form of speed cushions as per City standards, spaced at 100m, avoiding maintenance covers and intersections, with physical barriers in the bike lane buffer adjacent to speed cushions to the satisfaction of the City Engineer.
- All traffic calming measures are subject to the approval of the Transportation Planning & Design Division and shall be designed and constructed to the satisfaction of the Deputy City Manager, Environment and Infrastructure.

Construction Access

89. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Hyde Park Road and Sunningdale Road West.

General

90. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
91. Once construction of any private services, i.e.: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed re-lotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the Deputy City Manager, Environment and Infrastructure and at no cost to the City.
92. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision as per the accepted engineering drawings, at no cost to the City, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure.

93. The Owner's professional engineer shall provide full time inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the Deputy City Manager, Environment and Infrastructure.
94. Prior to the construction of works on existing City streets and/or unassumed subdivisions, the Owner shall have its professional engineer notify new and existing property owners in writing regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision along with any remedial works prior to assumption, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
95. The Owner shall not commence construction or installations of any services (e.g. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (e.g. Ministry of the Environment, Conservation and Parks Certificates, City/Ministry/Government permits: Permit of Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, Conservation and Parks, City, etc.).
96. In conjunction with the first submission of engineering drawings, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
97. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.
98. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
99. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
100. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
101. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing municipal or private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services and these services are operational, at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any

section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

102. In conjunction with first submission of engineering drawings, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the Deputy City Manager, Environment and Infrastructure and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
103. In conjunction with the engineering drawings submission, the Owner shall have it geotechnical engineer identify if there is any evidence of methane gas within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any methane gas within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer, under the supervision of the geotechnical engineer, to the satisfaction of the City, at no cost to the City.
104. In conjunction with the engineering drawings submission, the Owner shall have it geotechnical engineer identify if there is any evidence of contamination within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any contamination within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer to remediate, remove and/or dispose of any contaminates under the supervision of the geotechnical engineer to the satisfaction of the City, at no cost to the City.
105. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:
 - i) servicing, grading and drainage of this subdivision
 - ii) road pavement structure
 - iii) dewatering
 - iv) foundation design
 - v) removal of existing fill (including but not limited to organic and deleterious materials)
 - vi) the placement of new engineering fill
 - vii) any necessary setbacks related to slope stability for lands within this plan
 - viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,
 - ix) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.
 - x) cutting/filling, erosion, maintenance and structural setbacks related to slope stability associated with the existing wetlands, all to the satisfaction of the City and the Upper Thames River Conservation Authority;and any other requirements as needed by the City, all to the satisfaction of the City.
106. In conjunction with the first submission of engineering drawings, the Owner shall implement all geotechnical recommendations to the satisfaction of the City.
107. In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per City standards to

accommodate street townhouses within this draft plan of subdivision, all to the specifications and satisfaction of the City.

108. In conjunction with the first submission of engineering drawings, the Owner shall provide details of the common property line of Hyde Park Road and Sunningdale Road West graded in accordance with the accepted engineering drawings, all to the specifications and satisfaction of the City, at no cost to the City.
109. In conjunction with the Focused Design Studies submission, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
110. In conjunction with the first submission of engineering drawings, the Owner shall identify locations of all existing infrastructure, ie. water, septic, storm, hydro, driveways, etc. and their decommissioning or relocation, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
111. In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer investigate whether there is a municipal drain located on this site. Should there be a municipal drain, the Owner shall identify and prepare a report of any works required to keep the municipal drain in operation or the decommissioning of the drain, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
112. The Owner shall submit confirmation that they have complied with any requirements of Sun Canadian Oil Pipeline with regards to the 20 metre buffer at the northern limit of this plan of subdivision.
113. The Owner shall submit a copy of the final plan for this subdivision to the City showing any amendments or revisions made to this plan as a result of any requirements and/or conditions covering the plan, or otherwise (ie. Owner initiated) for review and acceptance by the Deputy City Manager, Environment and Infrastructure, prior to submitting Focused Design Studies.
114. In conjunction with the first submission of engineering drawings, the Owner shall provide details of any adjustments to the existing works and services, adjacent to this plan to accommodate the proposed works and services to accommodate this Plan of Subdivision (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted engineering drawings, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.
115. The Owner shall provide all details, co-ordination and agreements with any affected property owner(s) of adjacent lands to construct all necessary works over their lands in order to service this Plan of Subdivision or make alternate arrangements, to the satisfaction and specifications of the City. The Owner shall obtain all required easements for the City, as necessary, to the specifications and satisfaction of the City, at no cost to the City.
116. The Owner shall hold Block 3 out of development until the adjacent future road blocks are constructed and lands to the north or east develop, all to the satisfaction of the City.

Appendix E – Public Engagement

Community Engagement

Public Liaison: On December 14, 2021, Notice of Application was sent to property owners in the surrounding area, and the relevant internal and external commenting agencies. The Notice of Application was published in the *Public Notices and Bidding Opportunities* section of the *Londoner* on December 16, 2022. Notice for the Public Participation Meeting was first distributed on March 10, 2022, and published in the *Londoner* on March 10, 2022. This meeting opportunity was cancelled, which was advertised to the public in the *Londoner* on March 24, 2022. The updated Notice of Public Participation Meeting was distributed to property owners in the surrounding area and the relevant commenting agencies on March 31, 2022, and published in the *Londoner* on March 31, 2022.

Nature of Liaison: The purpose and effect of this application is approve a Draft Plan of Residential Subdivision, as well as the corresponding Official Plan, London Plan and Zoning By-law Amendments. The Draft Plan of Subdivision consists of thirteen (13) low density residential blocks, two (2) medium density residential blocks, one (1) park block, one (1) stormwater management facility/medium density residential block, three (3) future road blocks, four (4) road widening blocks, three (3) road reserve blocks, one (1) stormwater management facility/open space block, and one (1) open space block; serviced by five (5) new local streets.

Londoner Notice: 1521 Sunningdale Road West and 2631 Hyde Park Road

The purpose and effect of this application is to consider a proposed Draft Plan of subdivision, official plan amendment and zoning by-law amendment to facilitate the creation of a residential subdivision. **Draft Plan of Subdivision** – Consideration of a Draft Plan of Subdivision consisting of thirteen (13) low density residential blocks, two (2) medium density residential blocks, one (1) park block, one (1) stormwater management facility/medium density residential block, three (3) future road blocks, four (4) road widening blocks, three (3) road reserve blocks, one (1) stormwater management facility/open space block, and one (1) open space block; serviced by five (5) new local streets. **Official Plan Amendment** – Consideration of official plan amendment will facilitate the medium density residential uses that are proposed for the Draft Plan of Subdivision and implement the broader range of residential uses and increased intensity of development that is permitted by the Neighbourhoods Place Type. Possible amendment to portion of the site to the 1989 Official Plan **FROM** Open Space **TO** Multi-Family, Medium Density Residential and Low Density Residential. Portions of the site will also be considered for Neighbourhoods Place Type within The London Plan. **Zoning By-law Amendment** – Consideration of possible amendment to Zoning By-law Z.1 **FROM** a Holding Open Space (h-5•h-21•OS3) Zone **TO** a Residential R1 (R1-3) Zone to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; Residential R1 (R1-10) Zone to permit single detached dwellings on lots with a minimum lot area of 925 square metres and minimum lot frontage of 22 metres; Residential R1/Residential R4 (R1-3/R4-6) Zone to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; and street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; Residential R4/ Residential R5/ Residential R6 (R4-6/R5-5/R6-5) Zone to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office (R4-6/R5-5/R6-5/R7•H13•D75/R8-4•H13•D75/RO1/RO2) Zone to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit;

cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 13 metres; apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities up to a maximum density of 75 units per hectare and maximum height of 13 metres; medical/dental offices and offices; and clinics, medical/dental offices, medical/dental laboratories, and offices; for Open Space, Residential R4/Residential R5/ Residential R6 (OS1/R4-6/R5-5/R6-5) Zone to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; Open Space (OS1) Zone to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots. The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads. An Environmental Impact Study (EIS) report has been submitted with the application for Draft Plan of Subdivision. The EIS report is available for viewing by contacting the City's Planner listed below. File: 39T-21506 / O-9190 / Z-9440 Planner: M. Johnson ext. 6276

Responses: Five (5) email responses and one (1) telephone call were received. A summary of the comments received include the following:

- Increase in density, and how this increase will affect neighbouring properties;
- Increase in noise associated with the increase in traffic and construction;
- The extent of required grading and its impacts on plantings and well water on neighbouring properties;
- Potential negative impacts on property values;
- Compatibility of the proposal with the surrounding subdivisions and neighbouring properties;
- Conflicts between the rural and urban interface;
- Loss of privacy and opportunity for plantings to maintain privacy;
- Impact on neighbourhood character;
- Increased traffic and inconsistency with the Traffic Impact Assessment and the proposed Draft Plan;
- Access points on Sunningdale Road West;
- Protection of potentially significant wildlife habitat;
- Lack of a comprehensive review and secondary plan that would have allowed residents to have a role in the layout of development;
- Process through which this application was brought forward for consideration and its association with the provision of a school block in the Kent Subdivision;
- Affordable housing and supply of vacant land within city;
- Impact on water table and well water; and,
- Consistency of proposed development with (1989) Official Plan

<u>Telephone</u>	<u>Written</u>
Scott Player 1739 Sunningdale Road West	Jason and Bridget Denda 2545 Hyde Park Road Arthur Thompson 27 Northcrest Drive Richard and Debbie Cracknell 1535 Sunningdale Road West Laura Regnier and Albert Frijia 1445 Sunningdale Road West John Smith 1673 Richmond Street

Jason and Bridget Denda
 2545 Hyde Park Road

Concerns for new development.

When we bought our house back in 2012, we were told the surrounding land was never to be built on. It would be used for farmland or cemetery use. We enjoy having our privacy knowing we have only one neighbor. The proposed developments behind us and beside us will affect our ability to have reasonable enjoyment of our property for everyday living, especially with our three small children. The significant increase in density will result in a significant increase in noise from the land behind and beside us. We are depend on our well for water, we have not been informed on how grading will affect our ability to maintain the well and provide adequate drinking water for our family. Our home was bought to be our forever home, now we feel like this is a huge negative impact on our future and our children's future and this makes us feel uneasy not knowing what our future holds.

We are left with two choices, stay here and be miserable or uproot our family (change schools, uproot their lives) and try to find something like our house (close to impossible with the housing market at this time). – We are concerned about the affect this will have on our property value as our home will be out of place and not compatible with what is being proposed?

During this most recent application we feel like we are left in the dark with what is happening with the land behind us. We have checked the City of London's Planning website several times trying to find out more information about the current application. The only reference we have been able to find is the old application webpage that is essentially a blank page and does not provide any information about the current application. This is not like the other planning webpages that provide rationale and supporting documents.

From referencing the Notice of Application, we have noted that the proposed zoning is inconsistent with existing density and building type. The proposal asks for an increase in density significantly beside and behind our house. It asks the ability to put in apartments and row housing which is incompatible with existing structures. We also feel that there will be a significant increase in noise levels, because of the proposed densities. For these reasons, we do not want the City of London to change the current zoning.

Dear Mr. Johnson and Mr. Morgan, please include the following letter in the planning report and considerations,

I am writing to you to express some concerns regarding the proposed development at 1521 Sunningdale Road West and 2631 Hyde Park Road, specifically regarding its compatibility with surrounding areas. According to the planning application, this development will be similar in nature to the Fox Field development south of Sunningdale. I find this worrying because although Fox Field is considered a 'low-density' residential development, it is much higher-density than many other single-family home neighbourhoods in the area, with many of the lot sizes in the 38-40 foot range. I do not see how a subdivision of this density will be compatible with the surrounding rural estate-style lots in the immediate area at 1445, 1535, and 1545 Sunningdale Road West, as well as 2535, 2545, 2611, 2701, and 2739 Hyde Park Road. Other large rural estate-style lots in the surrounding area include 1744 and 1739 Sunningdale Road West to the West of Hyde Park Road. While this kind of high-density single-family home development may have been acceptable in south of Sunningdale, where there were few remaining rural/large-lot style properties. Since there are so many rural/large-lot properties on the north side of Sunningdale, I believe that this application should be considered from a different perspective. I would encourage the city planning committee and Auburn Developments to agree to a lower-density development with larger lot sizes and less units per hectare than Fox Field south of Sunningdale.

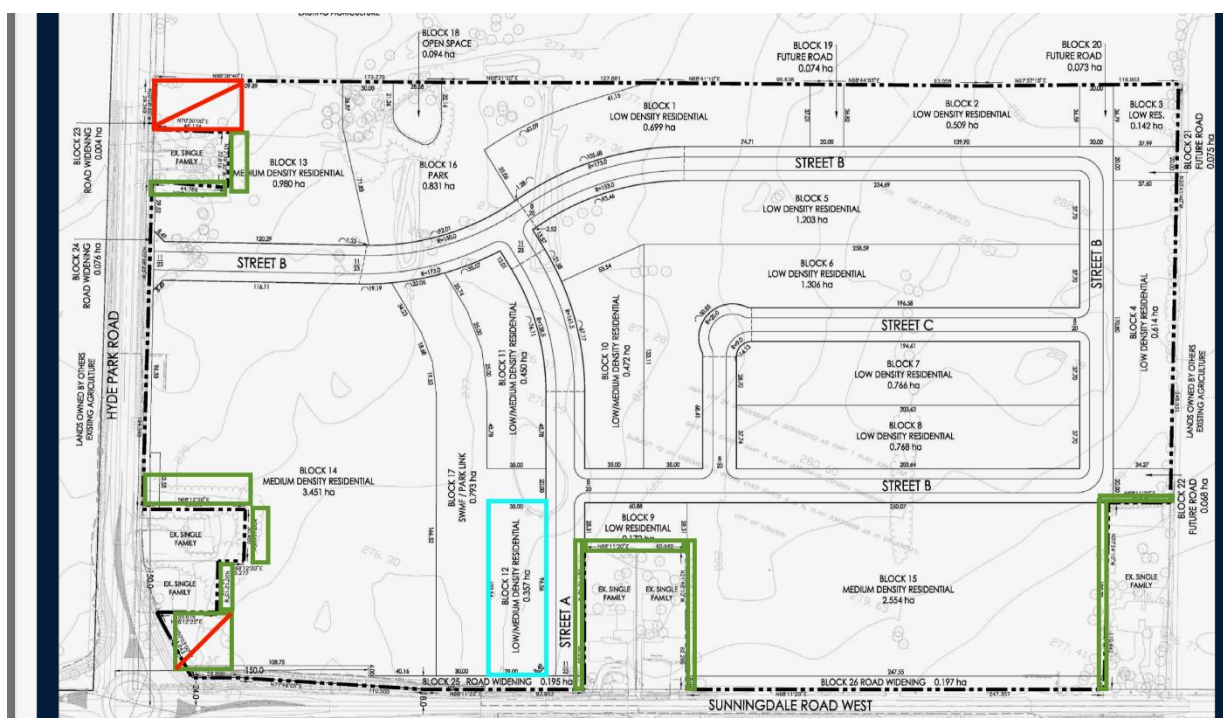
I am also worried that if this high-density single-family home development is permitted to take place, it will encourage similarly high-density subdivisions to form on the other properties north of Sunningdale between Hyde Park and Wonderland (which will eventually be included within the Urban Growth Boundary), where there are yet more rural-estate-lot properties that will be in conflict with their surroundings. In other words, I believe that this development will determine the density and style of future subdivisions to the east along Sunningdale Road. This development will determine the structure of future growth north of Sunningdale without allowing residents to say what they would like to see happen through a secondary plan.

In 2018, the owner of 2329 Wonderland Road North, Corlon Properties, who are responsible for the 'Sunningdale' neighbourhoods, indicated that they would like their parcel to be included within the UGB (<https://www.omb.gov.on.ca/e-decisions/pl170100-May-15-2018.pdf>), meaning that development on these properties is imminent, as soon as the property is included within the UGB. Corlon Properties past 'Sunningdale' developments are zoned R1-9 with lot sizes typically 60 feet across. Based on their past developments, Corlon will most likely develop 2329 with similarly large lots as their past 'Sunningdale' neighbourhoods. How will a large-lot subdivision like this be compatible with the smaller-lot subdivision proposed by Auburn Developments when all the properties north of Sunningdale are eventually developed? This is something that concerns me.

I would also like to see privacy tree plantings, particularly evergreens for year-round privacy, in addition to the existing brush/trees surrounding the borders of the rural/large-lot properties near the proposed development (similar to the evergreen plantings behind the new apartments at 1631 Richmond provided to give privacy to the homeowners on Cherokee Road - photo included below) . I have outlined these planting areas in green on the photo below. I would also not like to see any development to the immediate south of 2535 Hyde Park Road and to the immediate north of 2611 Hyde Park Road. I have outlined these areas in red. I would also like enhanced plantings in the area immediately south of 2535 Hyde Park Road (which I've highlighted in green) to provide additional privacy and to compensate for the brush/trees removed for the roundabout. I would also like the block highlighted in light blue to be changed from low/medium density residential to parkland to provide a more aesthetically-pleasing view from Sunningdale Road and to rectify the awkward 'T'-shaped park design as it currently stands.

Finally, I would love it if it was somehow possible for the developer to plant Plane Trees along the streets in the proposed subdivision, rather than the usual hackberries or linden which are so slow growing.

Thank you so much for listening to my rather lengthy list of concerns, feel free to contact me.



Planning and Environment Committee
Re: File 39T – 21506

January 14, 2022

We would like to discuss two separate issues. Firstly, we would like to discuss the direct impact this application will have on the enjoyment of our property. Secondly, we would like to discuss the process that has evolved with this application.

We do not support the request to have block 15 zoned medium density. Allowing for medium density zoning is inconsistent with neighbouring properties. The character of those neighbouring properties is that of single story - detached homes. Furthermore, to maintain the existing character, a buffer zone of 50 meters should be established to provide for single story structures to remain consistent with the existing neighbourhood. As the Urban Brief prepared by Zelinka Priamo Ltd for Auburn Developments states:

“Development on Block 15 will be massed and articulated to maintain and establish a suburban character while limiting impacts on existing single-detached dwellings located on adjacent lands.”

Page 24 Urban Design Brief

To be consistent with what is observed along Sunningdale Rd I feel that Block 15 should be designated Low Density and allow for only R1-3 and R4-6 zoning designations. This would be consistent with the R1-3 designation that is directly across from Block 15 on the south side of Sunningdale Rd and the R1-3 zoning request to the north.

There have been three entry points proposed along Sunningdale Rd., so it is very hard to make a comment. In one of the diagrams provided, it shows an access road that ran north/south on the west side of our property. We are concerned that if it is the main entry and exit road off Sunningdale for the proposed subdivision, there would be a significant increase in traffic and traffic noise.

On the current proposal, there is an access point that runs north/south on the west side of our neighbour's property. We are concerned there would be an increase in traffic noise if there is a right-hand turn lane installed by the city which would bring traffic closer to our house.

Also, there is insufficient information provided to comment on the finished grading of the neighbouring properties. The Foxwood development to the south has been graded to be essentially flat. Our property is significantly higher at the back than at the front. We assume that significant grading will be required to accommodate the required Storm Water Management System. To us there are a couple of problems that need to be resolved before zoning can occur:

There is the possibility that there will be a significant grade difference between the back of our property and the abutting lands. We are concerned on how this will affect existing trees and landscaping on our property.

Given the requested density, will there be sufficient ground water to maintain the existing well on our property. If, after completion of the development, there is not sufficient water, who will be responsible for rehabilitating it?

If there is a significant divergence of ground water by grading, we are concerned about diverting water from existing trees and plantings that they are put under stress and at risk of survival.

Secondly, we would like to discuss the process that has occurred so far. We take exception to the fact that Thames Valley School Board was allowed to submit documents after the posted deadline that all other interested parties had to abide by, during the first round of this application process. I feel that it has given the Thames Valley School Board an unfair advantage in this process. It afforded them an opportunity to respond to comments made by participants, while participants were not afforded the same opportunity. To me the rules were clear. Interested parties were to submit their comments before the deadline and had the option of being allowed to speak to the Planning Application. The Thames Valley School Board chose not to do neither. In allowing the Thames Valley School Board to submit documents after the deadline demonstrates that the City of London clearly feels there is a public good involved that outweighs following the established rules and procedures of the Planning Committee that were published.

As a point of order, those who participated in the original planning session were not invited back or afforded an opportunity to provide further submissions at the subsequent meeting. We regarded the subsequent meeting of the Planning and Environment Committee as a continuation of the original meeting and as such, those who made

previous submissions should have been informed about the meeting and that submission were being accepted.

The next item we would like to address is the “joining” of this application with one from the Thames Valley School Board for a school property within Phase 5 of the Kent Subdivision. Auburn Developments has advised the City that the sale of the school site is contingent on it securing the requested zoning for the Mt. Pleasant property.

The planning application should be able to stand on its own merits and meet the set criteria established by the City. For the Thames Valley School Board to appeal to the City for the application to be successful so that they can obtain land to provide a school is to clearly state that there is a public good involved in the outcome. As such, the City has an obligation to show without exception, that the planning application meets all established planning criteria and that all procedures are being followed according to the established practices of the City. The City must be able to demonstrate that it is applying its planning policies consistently and fairly. If it is unable to do so or is seen as being arbitrary in the application of its planning policies, then passing the application is a decision based on providing a public school, which to us is the equivalent of expropriation of our rights under this process.

Furthermore, I would ask the Planning and Environment Committee to have an appropriate review of this process with respect to it being precedent setting or not. I believe the direct relationship between this planning application and a proposed planning application from the Thames Valley School Board (a public institution with the power of expropriation) to provide a public school on a non adjoining property can have negative consequences for the City moving forward. I believe the City has an obligation to the public to review this process to establish whether it is setting a precedent or not and report back to the committee before a decision is made. My concern it that this may open the door to put pressure on the City to allow for the “joining” of future planning applications of non adjoining properties.

Respectfully,
Debbie and Richard Cracknell
1535 Sunningdale Rd W

January 29, 2022

To: Mark Johnson, Planning and Environment Committee

Re: Planning Application – Draft Plan of Subdivision and Zoning By-Law Amendment
1521 Sunningdale Rd W and 2631 Hyde Park Road
File: 39T-21506 / Z-9440 – Auburn Developments

We would like to submit the following comments in response to the above planning application.

We do not support the applicant’s planning application draft plan of subdivision and request for zoning by-law amendment. We question the overall planning processes to date that are pushing to rezone this Open Space into a multi-residential standalone development when there is no guarantee if or when any surrounding farmland will or should be included within the Urban Growth Boundary.

Urban Design Brief dated October 29, 2021.

We strongly oppose Block 15 compound with medium density zoning R1-3, R4-6, R5-4, R6-5.

- This proposed compound is located along Sunningdale Road W between two existing single family ranch style homes and a single-family home development on the southside of the road. There is no medium density in this area.
- Applicant proposes Block 15 main access primarily by Street ‘B’ and driveways with limited right-in right-out access to Sunningdale Rd W.

- We strongly oppose driveways from this block as it will interfere with our ability to safely access and egress our property. This is a serious safety concern for us.
- Also, the City can apparently change right-in-right-out access to full access without public notice as we found out with the street located across from our house – Foxwood subdivision Jordan Boulevard. These streets are added under the guise of a secondary collector, then changed.
- The applicant's Urban design brief provides for design goals and objectives to the proposed development plan. Pg. 15 any site development or site features proposed for the subject lands should have a similar relationship with Sunningdale Road W in order to establish a cohesive appearance and to support the 'Civic Boulevard' function of the street. Lower-density development, concentrated towards the east of this frontage, ... Medium-density areas, located to the west near Hyde Park Road.
 - By this it should be low density (not medium) between our neighbour's midline property and our property at the far east corner.
- To maintain a similar relationship to the existing area homes and development, density should be kept to low density R1-3, R4-6.

Traffic Impact Analysis supplied by applicant completed by Paradigm

- Paradigm received City confirmation to use 2% growth rate assumptions for current and future traffic volumes. The 2012 TIA only used a 2% growth rate, and it is apparent since then that the growth rate in this area has been unprecedented. According to Statistics Canada, in 2018-19 the City of London & area had the second highest growth rate across Canada of 2.3%. The traffic flows in this area are growing at a much higher percentage rate.
 - Pg 6. of TIA 'To obtain 2021 traffic volumes, a growth rate of 2% was applied to the 2015 and 2018 traffic volumes.'
- It seems appropriate that Planning & Development should consider the updated Statistics Canada Census information being released during 2022 to determine the proper growth rate for this area.
- Mount Pleasant Subdivision (pg. i of TIA) is based on a proposed subdivision of 153 single family units, 221 townhouse units and 298 apartment units. Pg. 24, table 4.4 shows planning area statistics for this 'Property 1 Subdivision' as 181 single family units, 96 townhouse units and 143 apartment units. Statistics used understate the proposed area development.
- What Draft Plan is being used in the TIA? The included in their report shows a school (block 14) to the west side of our property or 137 townhouse units.
- All submitted analysis reports should reflect one Draft Plan. TIA is not based on the applicant's submitted draft plan provided for public comment.
- What studies have been done to show that there is sufficient storage and taper to accommodate traffic anticipated and the impact to our property? Along with studies to show access and egress impact to property by possible driveways.
- Illustrate how any improvements to Sunningdale Rd W including interim and ultimate turning lanes might affect our property. We are concerned about property limits, our well and grading impacts to our land.

Hydrogeological Assessment by EXP, dated October 22, 2021, references work completed in 1998 by Golder Associates.

- This was 23 years ago. If this development moves forward, how would this effect our supply of well water during and after construction? If it does impact our well, will the city cover all associated costs to bring water service to our house?

Noise analysis supplied by applicant is incomplete.

- Analysis was only completed for lots 1 through 7 on the westside of street A – single family lots. Blocks 13, 14 and 15 will require a subsequent noise study to be completed – noise level for these proposed medium density blocks will be significantly higher due to the number of air conditioners, traffic, ventilation, more people, etc.
 - Why was this not completed?

- This is a serious concern and will have a direct impact on existing residents. No consideration is being afforded to the six existing property owners.
- We are opposed low/medium and medium density zoning (R5-4 and R6-5 or greater) to the west or behind our property due to privacy issues, additional road access beside our property and noise.
- We purchased this property because the land to the west of us is zoned Open Space. Now that there is a proposal to change Zoning will the developer be providing a minimum 8' sound wall along the entire west property line at their cost prior to construction starting to maintain our privacy and reduce noise? We are concerned are concerned that a medium density development near our property and traffic volumes will cause excessive noise levels.

Pumping Station for sanitary sewers

- The proposed draft plan shows a pumping station located to the back of our property. What is the noise impact from pumps, and system alarms? What is the long-term environmental impact to our property during and after construction? If the system fails, is there potential for flooding to our property?
- This is being proposed as a temporary measure. How long is temporary? If the adjacent land is not included in the Urban Growth Boundary, is this now the permanent solution for the area? What is the cost of this temporary measure? Who pays the long-term annual costs after the subdivision has been assumed by the city? What are those estimated costs?

Environmental Impact Study

- Gartersnakes and Milksnakes (Rare, S3) Significant Wildlife Habitat
 - We see many snakes annually on our property - front yard, in culvert and back yard. Snake population is not isolated to Block 16 on the subject lands.

The applicant paid to have these reports completed – Traffic Impact Analysis (TIA), Environments Impact Study (EIS), Hydrogeological Assessment, Noise Assessment Report, etc.

- All reports should be based on same Draft Plan, actual growth assumptions, complete analysis of proposed Draft Plan (Noise only based on 7 lots), etc.
- If council is using incomplete or understated reports paid for by the applicant to base part of their decision, how do we know if we are being treated fairly by the planning process?

We provided written comments for Public Meeting Notice June 15/2020, April 21/2020 File: 0-9190, Auburn Development application request for an Official Plan Amendment to change designation from Open Space TO Low Density Residential and Green Space Place Type TO Neighbourhood Place Type to permit low density. We also requested to Planning and our ward councillor to be notified of any developments, decisions, meetings, etc. related to these lands.

Between the period of May 5, 2021, and this December 14, 2021, planning application, we were not notified of any events. It subsequently came to our attention there was a Planning meeting September 27, 2021, and a Council Meeting October 2021, that public evidence was solicited by councillors in support of the applicant and other third-party interests. We have serious concerns about the overall planning process, seeming collusion between parties, and support for planning that does not address current and future planning challenges identified in the Provincial Policy and the London Plan.

We question the appropriateness of creating a by-law to change the Official Plan in support of a sprawl development that does not align with long term difficult planning issues identified within the Provincial and City Plans. The city has created any planning issues in this area by allowing for the speed of development and migration to the Northwest area versus other areas of the city.

We would also like to speak at the public participation meeting.

Respectfully,

Albert Frijia and Laura Regnier
1445 Sunningdale Road West

London Planning and Development Services
300 Dufferin Avenue,
London, Ontario, N6A 2L9
Attn: Mark Johnson, Senior Planner
Mike Corby, Planner
Regarding:
File Number **39T-21506 / Z-9440 / O9190**
At 2631 Hyde Park Road & 1521 Sunningdale Road

It is requested that this submission and its concerns be included in the Planning and Environment Committee Added Agenda at the Public Participation Meeting to held on March 28th, 2022 at City Hall.

The intent of this letter is to raise objection to the proposed subdivision plan at 2631 Hyde Park Road & 1521 Sunningdale Road West and bring to light many concerns that will impact the surrounding areas and residents. Within the documents submitted for the approval of this subdivision, there are many concerns that have not been adequately addressed, and should be at the minimum investigated prior to any development approvals taking place. The following are excerpts from the Planning Justification Report (herein known as the "Report") and the 1989 London Plan (The "Plan") and relevant concerns and contradictions arising from these documents.

Firstly, it is stated in the Report:

"It is appropriate to consider the lands for residential uses given the high demand for housing and the need for housing affordability. Adding the subject lands to the vacant land inventory would help accommodate growth over the planning horizon (Section 1.1.2);"

Would the proposed development actually provide any additional affordable housing? Should there be a constraint applied that the proposed neighborhood must contain a certain percentage of affordable housing? Additionally, the city of London contains much undeveloped land in the south end of the city, perhaps this land could be considered for development, thus maintaining the little remaining agricultural land in the Northwest corner of the city.

Secondly, the Report States:

"It is important to note that development of the subject lands for their previously planned function, a cemetery, is not feasible due to a high water table, and the subject lands require re-designation to a more appropriate urban land use."

If the development of a cemetery was a concern due to the high water table, then the development of a subdivision is certainly of greater concern. The depth of an average foundation exceeds that of a grave. Foundations are "damp proofed" with toxic asphalt based chemicals. The effect of this process on the water table and water quality could be devastating. Please see the attached MSDS for basement damp proofing chemicals (Schedule 1). Who will be carrying out periodic water quality testing to ensure drinking water remains safe for the existing nearby residents who rely on well water?

Further to that above, the Report states:

"A Hydrogeological Assessment was completed by EXP Services Inc. on May7th, 2021 which concluded that, in summary, during construction, "short term dewatering of

shallow groundwater may be necessary, where excavations crossing the shallow groundwater require construction dewatering, particularly near the south edge of the site where groundwater is found closest to surface”.

How will this affect the level of the water table? This also allows for the possibility of contamination to enter the water table. How will it be ensured that this does not occur? How will the proposed subdivision affect the replenishment and recharging of the water table? Will the nearby resident be provided with a reliable source of safe water during the subdivision construction process to alleviate these concerns? This parcel is of significant area and therefore provides a significant amount of groundwater recharge to the area. Any development may have detrimental effects on the subsurface aquifer.

Thirdly, the Report States

“While these lands are not currently developed, they have the potential to be a part of the growth boundary in the future. It should be noted that the subject lands have never been reviewed through a land needs study to determine if they are appropriate for future community growth.”

The above quoted part of the Report is referring to the abutting lands around the proposed development. Any land studies pertaining to the future expansion of the subdivision should be conducted prior the initial construction or approval of the subdivision. It is also worth noting that this was the intention of the city prior to the trading of land by the developer to allow for a school to be built nearby. As the above mentioned lands are outside of the Urban Growth Boundary, a wider area plan prior to development would ensure that any construction would conform to approved future land uses arising from a larger area study.

In addition to the serious concerns arising from the Report, there are also numerous parts of the 1989 London Plan that contradict this proposed development.

Chapter 9 of the Plan states it has the following goal:

“The objectives and policies of this Chapter are intended to protect the agricultural land resource and maintain the viability of farming within these areas so that agriculture continues to make a significant contribution to London's economy. The policies recognize the need for a long term commitment to agriculture and are intended to prohibit the fragmentation of land holdings, minimize the loss of prime agricultural land to non-farm development, and prohibit the introduction of land uses that are incompatible with, or may potentially constrain farm operations.”

The existing use of the parcel is agricultural, as are the abutting lands. The city should take this into consideration, and make a decision that is in line with the above statement from the Official Plan. There is little remaining farmland left in this part of the city, and it should be protected from development. Additionally, Chapter 8 of the Plan states *“Uses permitted within the Open Space designation are limited to nonintensive uses.”* This proposed uses are inconsistent with this statement, and should be considered prior to a zoning change.

Chapter 15.1.1 of the Plan lists the following Natural Heritage Objectives:

iii) Protect, maintain and improve surface and groundwater quality and quantity by protecting wetlands, groundwater recharge areas and headwater streams.

And

vi) Encourage, through education and incentive programs, the cooperation of property owners in the maintenance of or enhancement to the naturalization of lands.

The proposed development is in contradiction of this section, and as mentioned above, does not adequately address concerns relating to the water table.

Chapter 15.1.5 of the Plan States

i) Provide for the continuation of existing agricultural activities.

ii) ii) Promote farm practices which are environmentally sustainable.

iii) iii) Promote the protection of natural and environmental features in the farming community through the mechanisms noted in Subsection 15.3.5 of this Plan.

Additionally, Chapter 15.3.2 States

ii) Notwithstanding policy 8A2.2., development and site alteration shall not be permitted in other natural heritage areas designated as Open Space, except:

(a) Existing development and uses, and expansions to existing uses provided that it can be demonstrated to the satisfaction of Council that there will be no negative impacts on the natural features or their ecological functions;

Both above mentioned parts of the plan clearly contradict the proposed development.

It should also be noted and taken into account that the surrounding residents of the area object to this proposal, as issues such as trespassing onto adjoining properties are likely to arise from the development of a neighborhood on this land. There is no plan to mitigate this mentioned in the Report. Also of concern are nearby underground gas pipelines and any environmental effects this may have now or in future proposed development.

Furthermore, the city has also denied this application in the past, citing the need for a wider area study and Secondary plan. These additional studies are still relevant and still needed. It should be noted that the property was only included in the Urban Growth Boundary for the development of a Cemetery, as evidenced by the current zoning. There is also turmoil over the trading of lands in this area to allow for a proposed school to be built. This is evidenced by statements made by Ward 11 Councilor, Stephen Turner, and Ward 9 Councilor, Anna Hopkins. More information about this can be found in Schedules 2 and 3. The city has previously denied development applications from adjoining land owners. The City of London should not adopt the practice of "playing favourites" with developers in this manner. The proposed use is not at all consistent with the existing uses north of Sunningdale Road, and any additional studies that were to be initially required by the city should be completed prior to the approval of a subdivision. This will ensure a consistent land use policy for the area can be developed and followed. At this time the city should not consider approving this application without further due diligence.

Issue Date 03-Dec-2015

Revision Date 03-Dec-2015

Version 1

1. IDENTIFICATION

Product identifier

Product Name FIBERED ASPHALT EMULSION DAMPPROOFING

Other means of identification

Product Code HE789

Synonyms None

Recommended use of the chemical and restrictions on use

Recommended Use Adhesives and/or sealants

Uses advised against No information available

Details of the supplier of the safety data sheet

Manufacturer Address

HENRY COMPANY
999 N. Sepulveda Blvd., Suite 800
El Segundo, CA 90245-2716
Web Site: www.henry.com www.ca.henry.com

Emergency telephone number

Company Phone Number 800-486-1278

Emergency Telephone CHEMTREC: 800-424-9300

CHEMTREC: 703-527-3887

CANUTEC: 613-966-6666

2. HAZARDS IDENTIFICATION

Classification

OSHA Regulatory Status

This chemical is considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Skin corrosion/irritation	Category 2
Serious eye damage/eye irritation	Category 2A
Specific target organ toxicity (single exposure)	Category 3

Label elements

Emergency Overview

Warning

Hazard statements

Causes skin irritation

Causes serious eye irritation

May cause respiratory irritation



1302-78-9			
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Information on toxicological effects

Symptoms May cause redness and tearing of the eyes. Coughing and/ or wheezing. May cause skin irritation.

Delayed and immediate effects as well as chronic effects from short and long-term exposure

Sensitization No information available.
Germ cell mutagenicity No information available.
Carcinogenicity The table below indicates whether each agency has listed any ingredient as a carcinogen.

Chemical Name	ACGIH	IARC	NTP	OSHA
Asphalt 8052-42-4	-	Group 2B	-	X

*IARC (International Agency for Research on Cancer)
 Group 2B - Possibly Carcinogenic to Humans
 Not classifiable as a human carcinogen
 OSHA (Occupational Safety and Health Administration of the US Department of Labor)
 X - Present*

Reproductive toxicity No information available.
STOT - single exposure Target Organs. Respiratory system. Eyes. Skin.
STOT - repeated exposure No information available.
Target Organ Effects Eyes, Respiratory system, Skin, lungs.
Aspiration hazard No information available.

Numerical measures of toxicity - Product Information

The following values are calculated based on chapter 3.1 of the GHS document .
ATEmix (oral) 7,823.00 mg/kg
ATEmix (dermal) 3,158.00 mg/kg

12. ECOLOGICAL INFORMATION

Ecotoxicity
 99.68347 % of the mixture consists of components(s) of unknown hazards to the aquatic environment

Persistence and degradability
 No information available.

Bioaccumulation

Chemical Name	Partition coefficient
Asphalt 8052-42-4	6

Other adverse effects
 No information available

13. DISPOSAL CONSIDERATIONS

Waste treatment methods
Disposal of wastes Disposal should be in accordance with applicable regional, national and local laws and regulations.

Contaminated packaging Do not reuse container.

This product contains one or more substances that are listed with the State of California as a hazardous waste.

London Free Press Article – published May 11, 2021

<https://lfpres.com/news/local-news/proposed-350-home-subdivision-in-northwest-london-hits-planning-roadblock>

London Free Press Article – published March 1, 2022

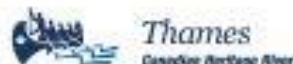
<https://lfpres.com/news/local-news/city-hall-seeing-fallout-of-horse-trading-over-northwest-london-land-councillor>

External Agency Comments

Upper Thames River Conservation Authority – March 4, 2022



"Inspiring a Healthy Environment"



March 4, 2022

City of London – Subdivision Planning
P.O. Box 5035
London, Ontario N6A 4L9

Attention: Mark Johnson [sent via e-mail]

Dear Mr. Johnson:

Re: **File No. 39T-21506/Z-9440 – Draft Plan of Subdivision & Zoning By-Law Amendment**
Applicant – Auburn Developments Inc.
1521 Sunningdale Road West & 2631 Hyde Park Road, London

The Upper Thames River Conservation Authority (UTRCA) has reviewed these applications 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).

PROPOSAL

A residential draft plan of subdivision is proposed for the subject lands. It will consist of a range of low-medium density residential blocks as well as open space, park, stormwater management and road blocks.

DELEGATED RESPONSIBILITY & STATUTORY ROLE

Provincial Policy Statement 2020

The UTRCA represents the provincial interest in commenting on development applications with respect to natural hazards ensuring that applications are consistent with the PPS. This responsibility has been established in a Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Municipal Affairs and Housing.

The UTRCA's role in the development process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we make sure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and with the policies in the UTRCA's *Environmental Planning Policy Manual* (UEPPM, 2006). Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and the UTRCA's policies (UEPPM, 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.

CONSERVATION AUTHORITIES ACT

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 wetland features and the surrounding areas of interference. 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.

In cases where a discrepancy in the mapping occurs, the text of the regulation prevails and a feature determined to be present on the landscape may be regulated by the UTRCA. The submitted EIS has identified additional regulated wetland features on these lands and we will revise our mapping accordingly.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL (2006)

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/wp-content/uploads/PlanningRegulations/EnvPlanningPolicyManual-update2017.pdf>

NATURAL HAZARDS

In Ontario, prevention is the preferred approach for managing hazards in order to minimize the risk to life and property. The UTRCA's natural hazard policies are consistent with the PPS and the applicable policies 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. The Authority also does not support the fragmentation of hazard lands through lot creation which is consistent with the PPS.

3.2.6 & 3.3.2 Wetland Policies – Natural Hazards & Natural Heritage

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 and/or 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 hydrological and/or ecological function of the wetland feature and no potential hazard impact on the development. In this case, a Hydrogeological Assessment and Water Balance Analysis was also required to evaluate the potential impacts of the proposed development on the regulated wetland features.

TECHNICAL REPORTS & COMMENTS

The applicant has submitted the following reports to support this development application –

1. ***2631 Hyde Park Road – Environmental Impact Study (EIS)*** prepared by MTE dated September 17, 2021.
2. ***Hydrogeological Assessment – FINAL REPORT – Mount Pleasant Lands - 2631 Hyde Park Road & 1521 Sunningdale Road West, London, Ontario*** prepared by exp dated October 22, 2021.

The UTRCA has reviewed these reports as well as the City's technical review comments – EIS comments [Grounded Solutions] dated February 21, 2022 and hydrogeological comments dated February 3, 2022. The Conservation Authority is in agreement with the City's technical comments including [but not limited

to] that the removal of wetlands 1a and 1b must be compensated for. The necessary Section 28 approvals must be secured prior to any works in the regulated area which includes the proposed removal of the wetlands.

Based on our discussions with City Planning Staff, we understand that the technical comments will be addressed in revised studies, through the detailed design studies process for the subdivision. While this is not our standard approach, the Conservation Authority appreciates that there are other negotiations underway [school site] and that these lands will not be developed until the servicing is in place [2025 planning horizon]. This allows sufficient time for the revised studies to be completed and reviewed. We also understand that the proposed zoning will include a holding provision requiring the completion and acceptance of the revised/final EIS and Hydrogeological Study by the City and the UTRCA. This will provide some flexibility to adjust [redline] the subdivision layout if required. Accordingly, the Conservation Authority will not object to deferring the preparation and acceptance of the final reports to detailed design.

RECOMMENDATION & CONDITIONS OF DRAFT PLAN APPROVAL

The subject lands are regulated by the Conservation Authority. As noted, our standard review process requires the acceptance of the necessary technical reports [with minor revisions to be addressed in the final studies during detailed design] prior to issuing our conditions for approval. Based on discussions with City Planning Staff and our comments noted herein regarding the process for these applications, the UTRCA is prepared to offer the following conditions of draft plan approval -

1. That as part of detailed design studies process, a final Environmental Impact Study be prepared to the satisfaction of the UTRCA. The applicant has acknowledged that the outcome of the study may result in the redlining of the draft plan.
2. That as part of the detailed design studies process, a final Hydrogeological and Water Balance Study be prepared to the satisfaction of the UTRCA. The applicant has acknowledged that the outcome of the study may result in the redlining of the draft plan.
3. That the proposed zoning includes a holding provision(s) which addresses the requirements for the preparation of a revised/final EIS and Hydrogeological Study, to the satisfaction of the UTRCA and the City which may result in the redlining of the draft plan [Draft Plan of Subdivision – Mount Pleasant Lands - 1521 Sunningdale Road West, London, ON Canada - Plan Option 1- Drawing No. 1 dated February 28, 2022 prepared by Stantec]. City Planning Staff have advised that the applicant has acknowledged that the draft plan is conceptual and understands that the plan could be redlined to address the recommendations of the revised studies [e.g. larger buffers or setbacks to protect the wetland and natural heritage features].
4. That the applicant secure the necessary written approvals in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act* prior to undertaking any site alteration or development within the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

City Planning Staff have committed to circulating a copy of the proposed draft conditions to the UTRCA for our review and comment before finalizing the report for PEC.

File No. 39T-21506 & Z-9440
1521 Sunningdale Road W. & 2631 Hyde Park Road, London

MUNICIPAL PLAN REVIEW FEE

Consistent with UTRCA Board of Directors approved policy, Authority Staff are authorized to collect fees for the review of Planning Act applications. Our fee for the review of these applications is \$3670.00 and will be invoiced to the applicant under separate cover.

Thank you for the opportunity to comment. If there are any questions please contact the undersigned.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton
Land Use Planner
SP/CC/cc

c.c. Sent via email -
Applicant – Auburn Developments Inc.
UTRCA – Jessica Schnaithmann, Land Use Regulations Officer
UTRCA – Deb Kirk

Internal Division Comments

1. Parks Planning and Design – January 12, 2022
2. Urban Design – January 28, 2022
3. Environment and Infrastructure – January 28, 2022
4. Heritage – February 1, 2022
5. Ecology – February 21, 2022

January 28, 2022

Auburn Developments Inc.
560 Wellington St, 2nd Floor,
London, ON N6A 3R4

Attention: Stephen Stapleton

RE: Draft Plan of Subdivision
Location: 1521 Sunningdale Road West and 2631 Hyde Park Road
Applicant: Auburn Developments Inc.
File Number: 39T-21506 / Z-9440

Please find below comments received from various City departments and external agencies. Also attached are the recommended conditions for the draft plan relating to engineering matters for the above-noted subdivision application. These conditions represent the consolidated comments of Development Services, the Transportation and Planning Division, the Wastewater and Drainage Engineering Division, the Water Engineering Division and the Stormwater Engineering Division.

Parks Planning and Design

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater for residential uses. Parkland dedication calculations for the proposed development are listed in the table below.
- It is the expectation of PP&D that the required parkland dedication will be satisfied through the combination of dedicated parkland, and the payment of cash-in-lieu of parkland.
- The neighbourhood park as shown is undersized and configured in a way that would constrain the construction of future park amenities. The block is further constrained by the recommendations of the EIS pertaining to Milksnake habitat. Please expand the park frontage to the east along Street B to achieve a minimum unconstrained size of 1ha, outside of the 0.54ha recommended for Milksnake habitat. Please delineate all buffers and habitat areas on all drawings.
- The inclusion of a multi-use pathway within Block 17 is supported by PP&D. Should there be a maintenance access road incorporated into the block, it may also function as a pathway. Should a maintenance access not be incorporated, and if there is insufficient space to incorporate a multi-use pathway, PP&D supports the addition of parkland along the west limit of Block 17 to accommodate a pathway. Subject to further review during detailed design, it is anticipated that approx. 5m could achieve this, if needed beyond the current block limits.

- PP&D will be seeking to review all required tree preservation and tree hazard assessment studies and reports as it relates to the neighbourhood park block and any pathway alignments.
- The Official Plan requires neighbourhood parks to be flat and well drained in order to accommodate recreational activities. However, in certain situations Council may accept parkland dedication that contains significant vegetation and topography. The Official Plan notes that these lands will be accepted at a reduced or constrained rate. By-law CP-9 establishes and implements these rates as follows:
 - **2.1.3 Land - for park purposes - conveyance – Hazard, Open Space and Constrained Land**
 The Corporation retains the right not to accept the conveyance of land that is considered not suitable or required for park and recreation purposes including but not limited to the size of the parcel, hazard lands, wet lands, hydro lands, easements or other encumbrances that would restrict the Corporation’s use of the land. Where the Corporation does not request the Owner to convey table land, the Corporation may in lieu accept constrained land at the following ratios:
 - 1) Hazard land - 27 hectares of hazard land for every 1 hectare of table land.
 - 2) Open space or other constrained lands - 16 hectares of open space or constrained lands for every 1 hectare of table land.
 - The table below summarizes the parkland information as per the submitted plan of subdivision.

Land Breakdown (1ha/300 units)			
Land Type	Ha	Units/Ha	Parkland Calc.
Low Density	6.17	30	0.617
Med. Density	8.25	75	2.06
High Density		150	0.00
Table Land Dedication Required (ha):			2.68

Provided Parkland Dedication	
Parks (Block 16 at 1:1)	0.831
Open Space (Block 18 at 1:16)	0.003
Parkland Provided	0.834
Outstanding Balance	1.846

- Proposed Block 17 has been identified as a stormwater management facility and is not subject to be acquired through parkland dedication.
- All proposed pathway corridors and walkway blocks are to be a minimum of 15m wide, as per Section 1750 of the London Plan

Proposed Conditions

- In conjunction with Focused Design Studies, the Owner’s Landscape Architect shall prepare and submit a conceptual plan for Park Block 16 and all pathway alignments.
- Within one (1) year of registration of this Plan or otherwise approved by the City, the Owner shall grade, service and seed all Park Blocks and Open Space Blocks,

transferred to the City as part of the parkland dedication requirements, pursuant to current City Park development standards, to the satisfaction of City, and at no cost to the City. Park Blocks and Open Space, shall not be used for stockpiling of any kind.

- Where Lots or Blocks abut parkland, all grading of the developing Lots or Blocks at the interface with the parkland are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
- Within one (1) year of registration of this Plan or otherwise approved by the City, the Owner shall install a 1.5 metre chain link fence, without gates, along the property limit interface of all private Lots and Blocks adjacent to any park and/or open space Blocks, in accordance with the approved engineering drawings and City Standard S.P.O.-4.8, to the satisfaction of the City, and at no cost to the City. Any alternative fencing arrangements shall be to the approval and the satisfaction of the City.
- Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed all along all park and open space Blocks, in accordance with the approved engineering drawings and City Standards and certified with site inspection reports submitted to the satisfaction of the City.

Urban Design

General Comments

- Provide a revised concept plan or massing model for the proposed medium density blocks.
 - We acknowledge the concept plans provided for the medium density blocks, however, these concept plans have to be revised with due consideration of street orientation, setbacks (min/max), height and intensity according to the zoning provision.
- Provide pedestrian mid-block connections through mid-rise blocks with active uses oriented to the mid-block connection.
 - Consider an east-west pedestrian connection through Block 17 (SWMF/Park Link) that extends from Street B to provide a mid-block connection into Block 14 for greater connectivity to Hyde Park Rd while breaking up long block frontages.
 - Consider a north-south mid-block connection through Block 15 for greater pedestrian connection (access) to Sunningdale Rd W.
- Multi-unit blocks should demonstrate orientation to public streets and open spaces, including pathway blocks. Further comments may follow upon receipt of the revised concepts.
 - Provide more intense residential building forms along arterial streets (Sunningdale Rd W and Hyde Park Rd) with primary entrances along the public Right-of Way.
 - Provide active building frontage for both Street A and the Park Link. Increase the depth of Block 11 and 12 to provide opportunity for alternative built forms with active building frontages on both the front and rear elevations.
 - Provide a detailed site plan of the SWMF/Park Link Block to demonstrate how the pathways connect between the streets and blocks.
- Window streets and garages shall be avoided along arterial streets to create a streetwall and pedestrian connection to the arterials.
 - Consider alternative building typologies such as low-rise apartment buildings with ground floor pedestrian access on the arterials and interior laneways behind the buildings for vehicular access.

- Ensure that the proposed building(s) have regard for its corner location. The massing/ articulation or other architectural features should emphasize the intersection(s).
 - Appropriately size any corner lots to provide enhanced facades on street-flanking elevations.
 - Ensure corner single detached dwelling lots will have regard to its corner location.
 - Explore opportunities to provide architectural details at street terminuses or bends for focal points and enhances pedestrian views.
 - Appropriately address building articulation where side elevations abut open spaces/natural environments for an enhanced pedestrian experience.
- Where ever there is rear lotting of single lots towards open space used by the public, utilize higher standard of building articulation, materials and fenestration. Limit privacy fencing and consider decorative fencing that allows views to the open spaces as a priority.
- Ensure any proposed parking will be located behind any proposed building or alternatively screened with landscaping to minimise prominence on the streetscape.
- The design and layout of the sites should have regard for natural areas and respond to significant mature trees. Setbacks should consider the protection of healthy mature trees along property lines.

Zoning Comments

- Include either a holding provision or special provision in the zoning for all medium density blocks to ensure orientation to the street, park, or open-space frontages. Buildings should be oriented to the higher-order street where possible.
 - Ensure any medium density blocks adjacent to either Hyde Park Road or Sunningdale Road W are oriented to that street.
 - Ensure any medium density blocks adjacent to either a park or open space are oriented towards that space to avoid rear lotting.
 - Window streets and garages shall be avoided along arterial streets to create a streetwall and pedestrian connection to the arterials.
 - Ensure all medium density blocks along public street frontages are brought to the maximum front setback of 4.5 m to establish a street oriented built edge.
 - No parking shall be allowed between buildings and the public street.
 - Ensure noise walls and non-transparent fencing (i.e., board on board) are not permitted adjacent to public street and public open space. Fencing will be limited to only decorative transparent fencing with a maximum height of 4ft (1.2 metres) with openings for pedestrian access along public streets or open space.
 - Provide adequately sized amenity space for the residential density proposed, centrally located and within proximity to public streets and/or open space.
 - Garages shall not contain garage doors that occupy more than 50% of the unit width and shall not project beyond the façade of the dwelling or the façade of any porch along public street and/or open space.

Required for a complete application

- Provide a revised conceptual site plan for each of the proposed medium density blocks. Further comments may follow upon receipt of the concepts.
- If blocks 13, 14 and 15 are anticipating an increase in height where there is proposed zoning for buildings taller than 4-storeys, they are required to attend the Urban Design Peer Review Panel (UDPRP):
 - UDPRP meetings take place on the third Wednesday of every month. Once an Urban Design Brief is submitted as part of a complete application the application will be scheduled for an upcoming meeting and the

assigned planner as well as the applicant's agent will be notified. If you have any questions relating to the UDPRP or the Urban Design Briefs, please contact Wyatt Rotteau at 519.661.2500 x7545 or by email at wrotteau@london.ca.

Heritage

- Comments to follow.

Ecology

- Comments to follow.

Upper Thames River Conservation Authority

- Comments to follow.

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. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact 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.

Engineering and Infrastructure

Transportation and Planning Division, Wastewater and Drainage Engineering Division, Water Engineering Division and Stormwater Engineering Division have no objection to the proposed Zoning By-law Amendment for the proposed revised draft plan of subdivision subject to the following:

1. 'h' holding provision is implemented with respect to servicing, including sanitary, stormwater and water, to the satisfaction of the Deputy City Manager, Environment and Infrastructure and the entering of a subdivision agreement.
2. 'h-100' holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
3. holding provision is implemented until the sanitary sewer outlet is constructed and operational.
4. A holding provision shall be implemented on R4-6 zone (street townhouse) until the Deputy City Manager, Environment and Infrastructure is satisfied with the servicing arrangements to provide adequate separation between services and avoid conflicts with City services.

A minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision.

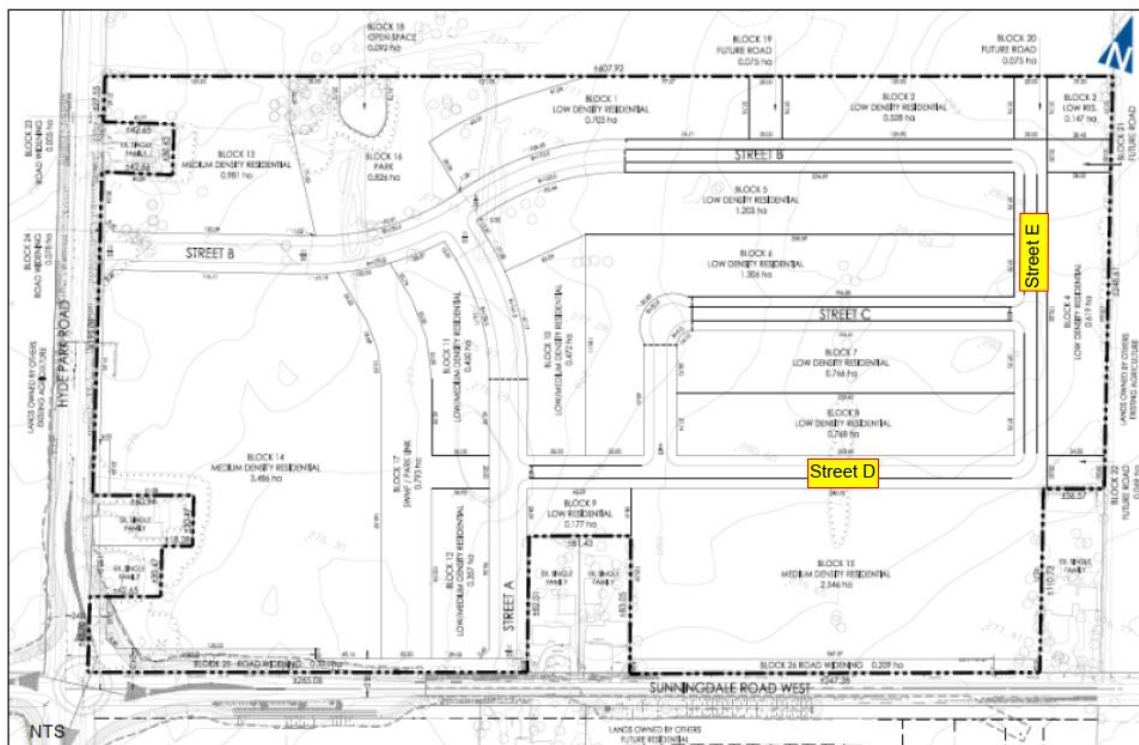
Required Revisions to the Draft Plan

Note: Revisions are required to the draft plan as follows:

- a) Provide 0.3 metre reserves along the entire frontages of Hyde Park Road and Sunningdale Road West
- b) Provide 0.3 metre reserves at the limits of all future road Blocks
- c) Provide 0.3 metre reserve along east boundary of Street 'A' abutting external existing property and Block 9 and east boundary of Street E' abutting existing property

- d) Revise Street 'B' to be a neighbourhood connector (23.0 m wide) for the entire limit of draft plan, to be constructed to the east limit
- e) Identify a road (Street 'E') at the east limit of Block 15 that aligns with Jordan Boulevard to be constructed by Owner. **See Condition ____.**
- f) Revise future road Blocks 20 and 21 to be 23.0 metres in width
- g) Revise Street B name which extends west to east from Street A to the easterly limit of the subject area to Street 'D'. Please note conditions identify new Street names. (See diagram below).
- h) Revise Street B name which extend north to south to Street 'E'. Please note conditions identify new Street names. (See diagram below)
- i) Revise Street 'A', 'B' and 'E' widths to 28.0 metres tapered down to 23.0 metres to provide a gateway treatment
- j) Revise SWM/Park block, if necessary, in accordance with Conditions.
- k) Provide separate block for temporary pumping station
- xii) Ensure all geotechnical issues and all required (structural, maintenance and erosion) setbacks related to slope stability for lands within this plan, to the satisfaction and specifications of the City.
- xiii) Revise right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots, if necessary.
- xiv) Red-line the roads in this plan to remove the 'bulges' on streets in this Plan
- xv) The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m



Please include in your report to Planning and Environment Committee that there will be increased operating and maintenance costs for works being assumed by the City.

Note that any changes made to this draft plan will require a further review of the revised plan prior to any approvals as the changes may necessitate revisions to our comments.

Yours truly,

Mark Johnson, MCIP, RPP
Senior Planner
Planning and Economic Development

Attach.

Cc: M. Feldberg
B. Page
M. Davenport
T. Hitchon
R. McDougall
(all electronic)



MEMO

To: Mark Johnson, Senior Planner
From: Laura E. Dent, Heritage Planner
Date: February 1, 2022
Re: **Archaeological Assessment Requirements
Heritage Comments**
1521 Sunningdale Road West and 2631
Hyde Park Road (39T-21506 / Z-9440)

This memo is to confirm that I have reviewed the following and find the report's (analysis, conclusions and recommendations) to be sufficient to fulfill the archaeological assessment requirements for (39T-21506 / Z-9440):

- Lincoln Environmental Consulting Corp. *Stage 1 Archaeological Assessment of 1521 Sunningdale Road [...]* Middlesex County, Ontario (PIF P344-0379-2020 and P344-0420-2020), June 2020.

Please be advised that heritage planning staff recognizes the conclusion of the report that states that: "[n]o archaeological resources were identified during the Stage 2 archaeological assessment of the study area, and as such no further archaeological assessment of the property is recommended." (p 2)

An Ontario Ministry of Heritage, Sport, Tourism, Culture Industries (MHSTCI) archaeological assessment compliance letter has also been received, dated Oct 1, 2021 (MHSTCI Project Information Form Numbers P344-0379-2020, P344-0420-2020, MHSTCI File Number 0011983).

Archaeological conditions can be considered satisfied for this application.

Sincerely,

A handwritten signature in black ink that reads "Laura E. Dent".

Laura E. Dent, M.Arch, PhD, MCIP, RPP
Heritage Planner
Community Planning, Urban Design and Heritage
Planning & Development



MEMORANDUM

TO Kevin Edwards, Manager, Long Range Planning, Research and Ecology, City of London

FROM Margot Ursic, Principal Planning Ecologist

CC Mark Johnson, Planner, City of London
Bruce Page, Manager, Subdivision Planning City of London
Shane Butnari, Ecologist, City of London

DATE February 21, 2022

Re: Ecology Review of 2631 Hyde Park Road EIS (Sept. 17, 2021)

Submitted electronically to:

kedwards@london.ca; mjohnson@london.ca; bpape@london.ca; sbutanri@london.ca

The following environmental planning comments are provided based on a review of the 2631 Hyde Park Road - Environmental Impact Study (EIS) prepared by MTE Consultants for Auburn Developments and dated Sept. 17, 2021. This review has also considered relevant elements from the Urban Design Brief submitted for this property by Zelinka Priamo Ltd. (Oct. 5, 2021) and the Hydrogeological Assessment completed by exp. (Oct. 22, 2021).

This EIS has been screened for compliance with the Environmental Policies from the City's current Official Plan as well with the City's Environmental Management Guidelines (EMGs). It is recognized that this submission was made prior to the updated EMGs being approved, however the updated EMGs (2021) should be considered going forward.

While the EIS content is generally aligned with the approved Terms of Reference, the area currently identified for natural heritage protection is not considered adequate or consistent with the applicable policies. Specific comments on the EIS are provided below. An EIS Addendum including a comment response matrix that indicates how and where these comments have been addressed is requested. If a virtual meeting to discuss these comments would be helpful, please reach out to arrange one.

Further comments, including but not limited to applicable environmental technical and policy may be provided once these comments have been fully addressed.

KEY COMMENTS**CULTURAL WOODLAND**

- The EIS acknowledges that the 0.3 ha of cultural woodland (CUW1) on the subject lands is adjacent to (i.e., contiguous with) on off-site CUW to the north of about 0.5 ha, bringing the total wooded area to 0.8 ha (Section 5.2) with at least one hydrological feature - a confirmed pond (wetland) - within it. As such, the CUW should either be considered a significant woodland or technical rationale for why it does not meet the City's established criteria for woodland significance should be provided.

WETLANDS

- It is noted that there are multiple wetlands within 750 m of the site and that a full wetland evaluation under the Ontario Wetland Evaluation System (OWES) has not been undertaken in relation to these wetlands. Given the size and nature of the wetlands on site, and the challenges with accessing some or all of the off-site wetlands, an OWES evaluation will not be required by the City at this time as long as (a) the wetlands on site are accurately characterized, and (b) their protection is addressed in accordance with the applicable London Plan policies and guidelines.
- The 0.5 ha of CUW in the immediately adjacent lands off-site to the north overlaps with unevaluated wetland mapped in the City's Official Plan Map 5. The EIS has made the determination that there are no wetlands in the adjacent CUW on historical and current air photo interpretation (as per Section 2.1.1). However, the Hydrogeological Assessment (exp 2021) states: "*The western UW is primarily located on the adjacent property to the north but does extend onto the Site in the northwest. ... This UW has had surface water present for the majority of the monitoring period thus far...*" (Section 8.2.1). As such, the unevaluated wetland overlay should be retained on the adjacent lands until its status can be verified through the appropriate field studies and processes.
- Units 1a and 1b (Fig. 6) have been mapped and described as two small wetlands (marsh and thicket swamp respectively) with a cumulative size of 0.098 ha. The City has no objection to these very small wetlands being removed from their current locations as suggested in the EIS, but based on the dearth of wetlands in the area would like to see compensation for them provided on site, ideally adjacent to Unit 2.
 - As noted in the EIS, this site has a relatively high groundwater table and LIDs will be required to achieve a water balance on site. Wetland creation can provide an opportunity for both habitat enhancement and on-site surface water attenuation and infiltration.

- An appropriate location for compensation may be informed, in part, by the catchment boundaries and the Feature Based Water Balance to be provided for Unit 2b (as per the hydrogeology comments).
- The EIS does not map or discuss any wetlands in Unit 2. However, based on the EIS photos, topography, close examination of historical and current air photos, and the information provided in the exp. Hydrogeological Assessment it appears that some small areas that could qualify as wetlands have been overlooked.
 - In particular, Unit 2b, which is described as an Ephemeral Pond (as per Fig. 6) (with no ELC code assigned) appears to be a wetland. Notably, the boundaries of Unit 2b are unclear in the mapping provided.
 - In addition, we question if Unit 2a, which is identified as a "Mineral Cultural Thicket" (CUT1), has hydric soils and should be characterized as a Cultural Thicket Swamp.
 - There is also a small depression just west of the eastern windrow within the larger cultural meadow whose vegetation and soils should be examined more closely to confirm there are no wetland indicators.
- We request a review of the nature and extent of these features / areas, including surficial soils assessments, to verify their characterization and mapping.
- We also request a site visit once the snow melts to review these features *in situ*.

SIGNIFICANT WILDLIFE HABITAT (SWH)

- It is agreed that the cultural meadow, windrows and CUW areas in the northwestern portion of the subject lands appear to provide foraging and movement habitat for Milksnakes as well as Eastern Gartersnakes. However, the fact that these snakes were not detected before early June in 2020 and 2021 does not, in our opinion, necessarily suggest that hibernacula are not present on site, as indicated in the EIS (as per Sections 4.5.3 and 5.1).
 - It appears that cover boards were not deployed until spring 2021 and that only four targeted surveys were completed in 2021. Snakes can be quite elusive and hard to detect, and given the presence of old foundations and multiple mammal burrows in proximity to suitable habitat where the snakes were documented on the subject lands, it is very plausible that a hibernacula exists on site that is being used by more than one species. Therefore, a reasonable and appropriate area should be identified and protected as SWH for a snake hibernaculum.
 - Based on discussions with James MacKay (City Ecologist) it is understood that MTE failed to mention the 2020 snake observations or inform the review committee of the intent to undertake targeted snake surveys at the SLSR/EIS scoping meeting in January 2021. This pre-empted the opportunity for City or other stakeholders to provide input to the field program.

- o Please provide details of the targeted snake surveys including a table with the dates, times, weather conditions and surveyors' names, as well as a figure with the locations of the cover boards and potential hibernaculum (including mammal burrows), along with the data sheets for each of the field visits.
- Based on the available information, the extent and nature of SWH habitat protection and other mitigation measures identified in the EIS, including those outlined in the net effects table, are considered inadequate. Protection of a portion of the CUM as SWH, including at least some of the mammal burrows, is suggested. Hibernaculum creation in a location that is suitably buffered from the road and other land uses should also be considered.

BUFFERS

- Co-location of park lands beside protected natural areas is supported from a natural heritage perspective. However, the natural areas should first be accurately identified and delineated (see comments above), and an appropriate buffer should be applied. Natural features and their buffers should be identified distinctly from lands identified for active park uses.
- It is recognized that the CUW feature is smaller than 2 ha and that the wetland within the CUW is much smaller than 0.5 ha, and therefore buffers smaller than the minimums laid out in the EMGs can be supported. However, appropriate critical function zones (e.g., for snakes) should be included in the SWH delineation before a buffer is applied.

OTHER COMMENTS

- The results of the final (i.e., third) surveys for Eastern Meadowlark and Bobolink do not appear to have been included in the EIS (as noted in Section 4.5.1). Please provide.
- The results of the amphibian surveys (as summarized in Section 4.5.2) do not appear to align completely with the data on the raw data sheets in Appendix F. Please provide a summary table of the results by station and date.
- The boundaries of the woodland and wetland features on site still need to be confirmed in the field with City and UTRCA staff, as indicated in the EIS (Section 5.5). However, if a mutually acceptable area for natural heritage features / areas and their respective buffers is identified, the EIS Addendum may be accepted as a basis for moving forward before the precise feature limits can be confirmed in May or June.
- Please provide in an appendix to the EIS CVs of all staff who conducted field work and report writing for the SLSR/EIS.

Appendix F – 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 (PPS), 2020

The *Provincial Policy Statement (PPS)* provides policy direction on matters of provincial interest as identified in Section 2 of the *Planning Act*. In accordance with Section 3 of the *Planning Act*, all planning decision shall be consistent with the *PPS* and the land use planning policies: Building Strong Healthy Communities; Wise Use and Management of Resources; and, Protecting Public Health and Safety. The *PPS* is to be read in its entirety.

Building Strong Healthy Communities

This first policy section of the *PPS* outlines the policies to achieve sustainability through efficient land use and development patterns that promote strong, livable, healthy, and resilient communities. This section also seeks to avoid development and land use patterns that result in inefficient expansion of settlement areas and that the necessary infrastructure and public service facilities are, or will be, available to meet current and projected needs.

To achieve healthy, livable and safe communities, the *PPS* encourages the following: an appropriate range and mix of residential, employment, institutional, recreation and park and open space uses to meet long-term needs; avoid development or land use patterns which may cause environmental or public health and safety concerns; cost-effective development patterns and standards to minimize land consumption and servicing costs; improving accessibility for those who are differently abled and older persons; and, land use patterns that conserve biodiversity and consider the impacts of a changing climate (Section 1.1.1). This proposed Draft Plan of Subdivision achieves this objectives as it provides for range of housing types and densities within the settlement area to meet long-term housing needs for current and future residents, and protects natural heritage features to conserve biodiversity.

The *PPS* encourages settlement areas to be the focus of growth and development, and that there be appropriate land use patterns within this area that provide for appropriate densities and a mix of land uses that will efficiently and effectively use land resources, infrastructure, and public service facilities (Sections 1.1.3.1, 1.4.1 and 1.4.3). This development should also be transit-supportive, where these services exist or are planned, and be adjacent to existing built-up areas in a compact form for efficient land use (Sections 1.1.3.2 and 1.1.3.6). Planning authorities are directed to establish and implement phasing policies that will ensure the orderly development of land within designated growth areas, as well as the timely provision of infrastructure and public facilities, to meet current and projected needs (Section 1.1.3.7). Although a comprehensive study of the lands could not be conducted prior to the subject lands being considered for development, the proposal provides for a mix of housing forms and densities adjacent to the existing built-up area for future and current needs, and services are available for the lands.

A coordinated, integrated and comprehensive approach when dealing with planning matters is promoted in this section of the *PPS*, and specifically when managing or promoting growth and development that is integrated with infrastructure planning (Sections 1.2 and 1.2.1.a)). As previously noted, a comprehensive study could not be conducted prior to the development application to identify the appropriateness of development on these lands and how to coordinate development with the provision of infrastructure and municipal services. However, the proposal incorporates population housing and employment projections for future needs and coordinates the management and natural heritage, water and cultural heritage and archaeological resources. The *PPS* seeks to create healthy and active communities through planned public streets, spaces and facilities that are safe, foster social interaction and facilitate active transportation and community connectivity (Section 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 (Section 1.6.1). The proposed Draft Plan of Subdivision provides a Park and Open Space block in the northwest corner of the lands, and there are infrastructure and public service facilities available to service the proposed development.

Wise Use and Management of Resources

Section 2 of 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. The policies outlined in this section serve to protect sensitive, natural features and water resources.

The *PPS* states that “Natural features and areas shall be protected for the long term” and that “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.” (Sections 2.1.1 and 2.1.8). As noted, there is an unevaluated wetland on the subject lands, which will be evaluated by through the application process to determine its significance and required measures for protection.

This section of the *PPS* sets out policies for the protection of significant built heritage resources and significant cultural heritage landscapes to ensure they are conserved, and development or site alternation shall not be permitted adjacent to protected heritage property, except where the proposed development or site alteration has been evaluated and demonstrated that the heritage attributes of the protected property will be conserved (Sections 2.6.1 and 2.6.3). A Stage 1-2 Archaeological Assessment has been completed, which determined the lands contain no cultural heritage significance, and the lands have been removed from the City’s Heritage Registry.

Protecting Public Health and Safety

Section 3 of the *PPS* acknowledges that the long-term prosperity, environmental health and social well-being of Ontario depends upon reducing the potential for public cost or risk to residents from natural or human-made hazards. Policies in this Section direct development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property-damage, as well as to not create new, or aggravate existing, hazards. The proposal does not direct development towards any natural or human made hazards.

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 under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170700) and policies that are not in force and effect are indicated with an asterisk (*). Policies under appeal are included in this report for informational purposes indicating the intent of City Council but are not determinative for the purposes of this planning application.

The London Plan includes criteria for evaluation plans of subdivision through policy 1688* and required consideration of the following sections:

- Our Strategy
- Our City
- City Building policies
- Applicable Place Type policies
- Our Tools

Our Strategy

This section of *The London Plan* outlines the values and vision that will guide our planning process to create an exciting, exceptional, and connected city. The Key Directions contained in this section outline the planning strategies that will help to achieve the vision. Applicable Key Directions include:

Direction #1 is to *Plan strategically for a prosperous city* (55). The proposed Draft Plan of Subdivision provides new residential growth within the Urban Growth Boundary.

Direction #5 is to *Build a mixed-use compact city* (59). The proposed subdivision is within the Urban Growth Boundary and contributes to a mix of housing choices and densities within the surrounding context and provides for opportunities to access green space for recreational opportunities.

Direction #6 is *Place a new emphasis on creating attractive mobility* (60). The proposed subdivision utilizes a modified grid system of streets to contribute to connectivity and ease of mobility within the neighbourhood and with the surrounding area.

Direction #7 is to *Build strong, healthy and attractive neighbourhoods for everyone* (61). This key direction is achieved as the proposed subdivision provides a mix of housing choices that meet the needs of people of all age, incomes, and abilities, and allowing for affordability and ageing in place within the community.

Direction #8 is to *Make wise planning decision* (62). The proposed Draft Plan of Subdivision has been assessed for conformity with Provincial and Municipal planning policies, and balances economic, environmental, and societal considerations.

Our City

The policies contained in this section of *The London Plan* are designed to plan for the population and economic growth the City will experience over the next twenty (20) years. Growth and development will be in a compact form and directed to strategic locations. The required infrastructure and services to support growth will be planned in a way that is sustainable from a financial, environmental, and social perspective.

Policy 99 provides guidance for development at the rural-urban interface, where lands in the Neighbourhoods Place Type abut the UGB and the City's Municipal Boundary. Development proposals at the rural-urban interface are required to utilize design measure that will mitigate potential conflict between uses. These measures could include subdivision layout and buffers in the form the public pathways or treed landscape strips. While this application does not abut the City's Boundary, it is still important to consider rural-urban interface issues that may occur at this location. The Proposal locates the park and open space blocks adjacent to the agricultural lands to the north and low density residential is located adjacent the agricultural lands to the east. This lay out may help to address potential rural-urban interface land use conflicts.

The adequate supply of municipal infrastructure services is required before proceeding with any development, and planning and development approval will be discouraged where planned servicing capacity is not expected to become available within a five-year time frame (172 and 173). Municipal water, stormwater, sanitary servicing, and transportation infrastructure are available for the lands and within a five-year time frame.

City Building Policies

This section of *The London Plan* provides platform for growth the supports the *Plan's* vision and priorities, and sets out policies for the shape, character, and form of the City over the next twenty (20) years.

Policies for the street network require the following: the configuration of streets planned for new neighbourhoods will be a grid or modified grid pattern; cul-de-sacs and dead

ends will be limited; new neighbourhood streets will be designed to have multiple direct connections to existing and future neighbourhoods; street patterns will be easy and safe to navigate by walking and cycling and will be supportive of transit services; and, blocks within a neighborhood should be of a size and configuration that supports connections to transit and other neighbourhood amenities, typically within a ten minute walk (212, 213, 218 and 228). The proposed subdivision maintains a grid pattern with connections to the adjacent Civic Boulevards, and provides opportunities for connections to future neighbourhoods, should the lands to the north and east be included in the UGB and identified as appropriate for potential future development. Local Streets proposed within the subdivision are of a size and configuration that will be safe for pedestrians and cyclists.

The City Building Policies set out that public facilities, parks, trails, seating areas, play equipment, open spaces and recreational facilities should be integrated into neighbourhoods to allow for healthy and active lifestyles (243). These spaces should be located in, and designed with, the neighbourhoods to ensure that a minimum of fifty (50) per cent of their perimeter will be bounded by a public street, this will contribute to the visibility and safety of these spaces (247). To support walkability, sidewalks shall be located on both sides of all streets (349). The proposed Draft Plan incorporates a neighbourhood park and open space with a minimum of fifty (50 per cent) of this space bounded by a public street, and there are sidewalks on both sides of every street.

The policies relating to buildings promote an active street front at a human scale to support pedestrian activity and safety (285 and 286). The urban design brief provided by the applicant states that the development will include active street fronts along all streets and will avoid or minimize blank walls wherever possible. Buildings will be designed with heights, setbacks, step-backs, roof lines and articulation patterns that reflect the character of the surrounding area and support a human-scale relationship. The policies also outline that those buildings on corners should address the corner through building massing, location of entrances and architectural elements (290). Principal building entrances and transparent windows should be located to face the public right-of way and public spaces (291). This will reinforce the public realm, establish an active frontage, and provide for convenient pedestrian access. The urban design brief states that, where space permits, corner buildings will address the corner and that buildings entrances will be oriented towards public spaces.

Neighbourhoods Place Type

The subject lands are currently designated with the Green Space Place Type, however, Civic Administration has been directed by Municipal Council to amend this place type to the Neighbourhoods and Environmental Review Place Types. The Neighbourhoods Place Type at this location permits a range of residential uses, including: single detached, semi-detached, duplex, triplexes, low-rise apartments, and mixed-use buildings (Table 10). A minimum height of two (2) storeys and maximum of four (4) storeys is permitted at the intersection of two Civic Boulevards (Table 11*).

The vision for the Neighbourhood Place Type is to ensure that neighbourhoods are vibrant and exciting places that contribute to community well-being and quality of life. This vision is supported by key elements, some of which include: strong neighbourhood character; attractive streetscapes; diverse housing choices; well-connected neighbourhoods; alternatives for mobility; and, parks and recreational opportunities. The proposal is generally in keeping with the vision for the Neighbourhood Place Type and its key elements. It contributes to a neighbourhood character, attractive streetscapes and a diversity of housing choices. The provision of park and open space provides for recreational opportunities and attractive alternatives for mobility.

Green Space Place Type

Portions of the subject lands are recommended by Staff to be identified with the Green Space Place Type instead of with the Environmental Review Place Type as it would afford more protection to the natural heritage feature until further evaluation is

undertaken to accurately identify and delineate the feature/significant wildlife habitat and appropriate buffers within the subject lands. The Green Space Place Type is used to: protect and conserve our natural areas and associated delicate ecosystems; keep development away from hazard lands that may be susceptible to flooding, erosion or unstable slopes; and, offer a variety of parks that contribute to quality of life for Londoners (758 and 759). Permitted uses include: recreational uses for passive enjoyment of natural features, conservation or rehabilitation works, or the harvesting of trees in accordance with good forestry management (1389). The Draft Plan of Subdivision and recommendations would apply this Place Type to the lands intended for open and park space, which is in keeping with these permitted uses.

1989 Official Plan

The subject lands are currently designated Open Space, however, Civic Administration has been directed by Municipal Council to amend this place type to the Low-Density Residential and Environmental Review land use designations. The permitted uses in the Low-Density Residential designation include single-detached, semi-detached, and duplex dwellings (Section 3.2.1). Multiple-attached buildings, such as row houses or cluster houses may also be considered if they do not exceed the permitted upper limit of thirty (30) units per hectare (Section 3.2.2).

The Multi-Family, Medium Density Residential (MFMDR) in the *1989 Official Plan* will also be applied to the subject lands. The permitted uses in this residential designation include: row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and, small-scale nursing homes, rest homes, and homes for the aged (3.3.1 Permitted Uses). The proposed medium density blocks are in keeping with these permitted uses. A number of these permitted uses are not contemplated as a part of this application, and will be limited through the zoning applied to these Blocks.

One of the preferred locations for the MFMDR designation is abutting arterial, primary collector, or secondary collector streets (3.3.2 Location). Development within this designation shall be low-rise in form with a density and site-coverage that serve as a transition between low density residential areas and more intensive forms, such as commercial, industrial, or high density residential (3.3.3 Scale of Development). This proposal is in keeping with these policies as it is located along two Civic Boulevards, as well as serving as a transition for the low-density, single detached dwellings on the interior of the Subdivision. The proposal also provides the appropriate densities permitted in the MFMDR designation (3.3.3 Scale of Development).

The proposed Draft Plan of Subdivision and recommended zoning have been reviewed in the context of the Official Plan, and are generally consistent with and conform to the 1989 Official Plan.

Zoning By-law

The following provides a synopsis of the recommended zones, permitted uses, regulations, and holding provisions to be applied to the various blocks within the Draft Plan. Reference should be made to the zoning amendment map found in Appendix C of this report.

Blocks 7, 8 10, 13 – Residential R1 (R1-3) Zone to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres.

The recommended zoning for Blocks 7, 8, 10, 13 are considered appropriate and compatible with surrounding lands. An R1-3 zoning is also consistent with zoning of the single detached dwellings that are planned on the south side of Sunningdale Road within the Fox Hollow Community.

Blocks 2-6, 9 – Residential R1/Residential R4 (R1-3/R4-6) Zone to permit single

detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; and street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; together with a special provision for a minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision.

The recommended zoning for Blocks 2-6, 9 are considered appropriate and compatible with surrounding lands. An R1-3/R4-6 zoning is also consistent with zoning of the single detached dwellings and street townhouse dwellings that are planned on the south side of Sunningdale Road within the Fox Hollow Community. The special provision is recommended to ensure adequate spacing for servicing arrangements to accommodate street townhouses.

Block 1 – Residential R1 (R1-10) Zone to permit single detached dwellings on lots with a minimum lot area of 925 square metres and minimum lot frontage of 22 metres.

The recommended zoning for Block 1 is considered appropriate and compatible with surrounding lands. An R1-10 zoning is also consistent with the zoning of the existing single detached located immediately south at 2611 Hyde Park Road.

Block 17 – Open Space, Residential R4/Residential R5/ Residential R6 (OS1/R4-6/R5-5/R6-5) Zone to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; together with a special provision for a minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision, a special provision for buildings along any arterial road frontages to be brought to the minimum front yard setback of 1.0 metres and maximum front yard setback of 6.0 metres, and with a special provision for a buildings along any local street frontages to be brought to the minimum front yard setback of 4.5 metres and maximum front yard setback of 6.0 metres.

The recommended zoning for Block 17 is appropriate to permit the planned location for the stormwater management facility and is not intended for park use. It also provides an opportunity for the development of medium density residential if it is determined that that stormwater management facility is not required to manage overland flows for the subdivision. The special provision is recommended to ensure adequate spacing for servicing arrangements to accommodate street townhouses, and to ensure buildings within the medium density block along public street frontages are sited close to the street to establish a street wall for the neighbourhood.

Block 14 – Residential R4/ Residential R5/ Residential R6 (R4-6/R5-5/R6-5) Zone to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; together with a special provision for a minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision, minimum front yard setback of 1.0 metres and maximum front yard setback of 6.0 metres, and with a special provision for a buildings along any local street frontages to be brought to the minimum front yard setback of 4.5 metres and maximum front yard setback of 6.0 metres.

The recommended zoning for Block 14 is considered appropriate and compatible with surrounding lands. An R4-6/R5-5/R6-5 zoning is also consistent with zoning of the single detached dwellings, street townhouse dwellings and medium density forms of residential development that is planned on the south side of Sunningdale Road within the Fox Hollow Community. The special provision is recommended to ensure adequate spacing for servicing arrangements to accommodate street townhouses, and to ensure buildings within the medium density block along public street frontages are sited close to the street to establish a street wall for the neighbourhood.

Block 15 – Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office (R4-6/R5-5/R6-5/R7•H13•D75/R8-4•H13•D75/RO1/RO2) Zone to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 13 metres; apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities up to a maximum density of 75 units per hectare and maximum height of 13 metres; medical/dental offices and offices; and clinics, medical/dental offices, medical/dental laboratories, and offices; together with a special provision for a minimum lot frontage of 6.7 metres as per SW-7.0 will be required to accommodate street townhouses within this draft plan of subdivision, minimum front yard setback of 1.0 metres and maximum front yard setback of 6.0 metres, with a special provision for a buildings along any local street frontages to be brought to the minimum front yard setback of 4.5 metres and maximum front yard setback of 6.0 metres, and with a special provision to restrict office uses to a location within an apartment building.

The recommended zoning for Block 15 is considered appropriate and compatible with surrounding lands. The R4-6/R5-5/R6-5 zoning is also consistent with zoning of the single detached dwellings, street townhouse dwellings and medium density forms of residential development that is planned on the south side of Sunningdale Road within the Fox Hollow Community. The special provision is recommended to ensure adequate spacing for servicing arrangements to accommodate street townhouses, to ensure buildings within the medium density block along public street frontages are sited close to the street to establish a street wall for the neighbourhood, and to ensure office uses are incorporated within residential buildings to facilitate a mixed-use development.

Open Space (OS1) Zone (**Block 16**) to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.

The recommended zoning for Block 16 is appropriate to permit the neighbourhood park use.

Open Space (OS1) Zone (**Block 28**) to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.

The recommended zoning for Block 28 is appropriate and is to be used in conjunction with the stormwater management facility and will also provide a buffer between the two (2) existing single detached dwellings (1535 and 1545 Sunningdale Road West) and the medium density block (Block 14) this proposed immediately to the east along Sunningdale Road.

Open Space (OS5) Zone (**Block 29**) to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The recommended zoning for Block 29 applies the natural heritage features located in northwestern area of the site, north of Street B.

Recommended Holding Provisions:

The standard holding (h) provision is applied in almost all subdivision approvals for the purpose of ensuring adequate provision of municipal services, that the required security has been provided, and that conditions of approval of Draft Plan of Subdivision ensure that a subdivision agreement or development agreement is entered into.

A holding provision (h-2) provision to determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System of the Official Plan, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol.

A holding provision (h-5) is recommended to be applied to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol.

A holding provision (h-53) to encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol.

A holding provision (h-100) is intended to ensure there is adequate water service and appropriate access. A looped watermain system is to be constructed and a second public access must be available, to the satisfaction of the City.

A holding provision (h-110) to ensure adequate provision of municipal services and access are provided, the "h-110" shall not be lifted until municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the General Manager of Planning and Development.

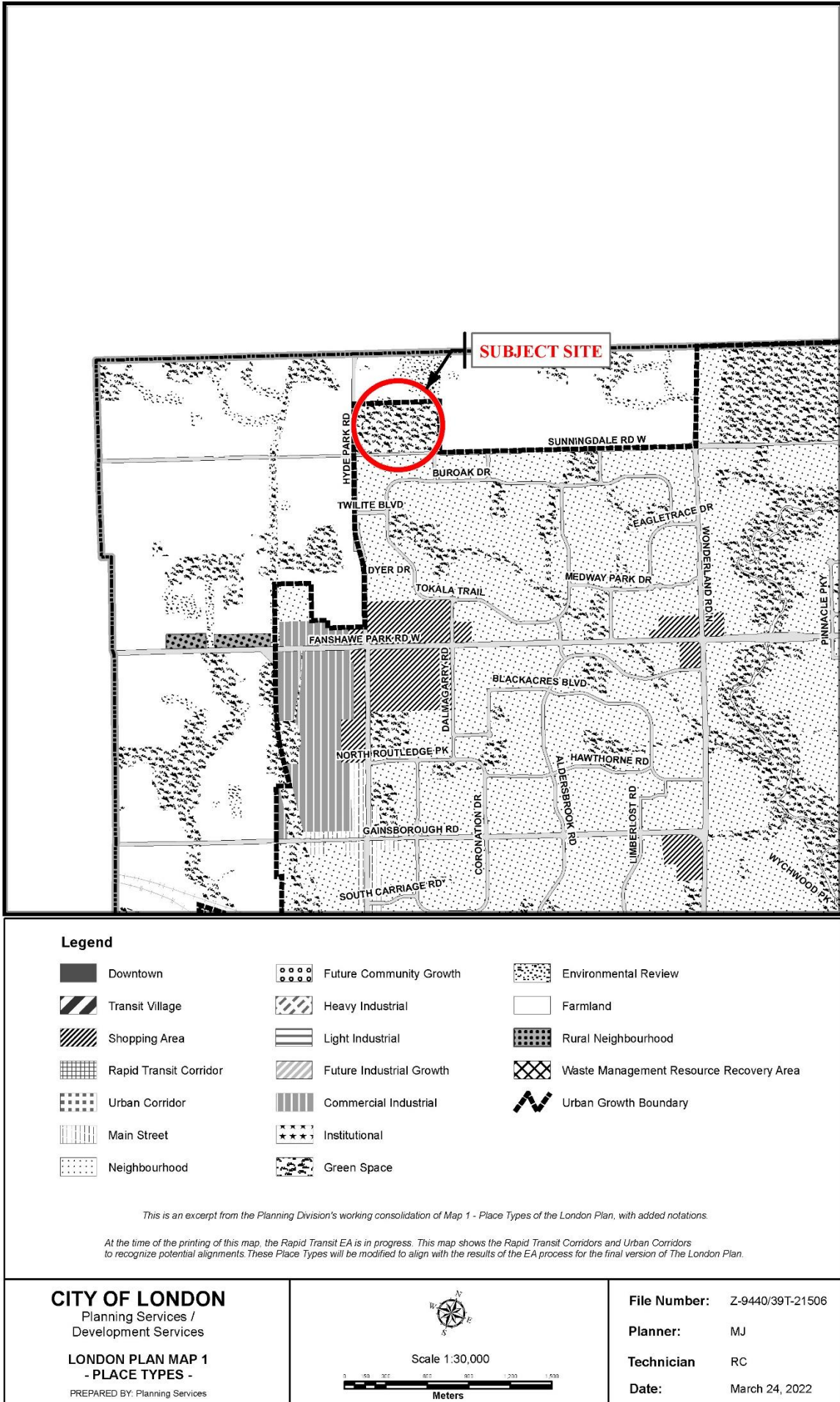
A holding provision (h-149) to ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

A holding (h-222) provision is recommended to be applied to ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-222" symbol.

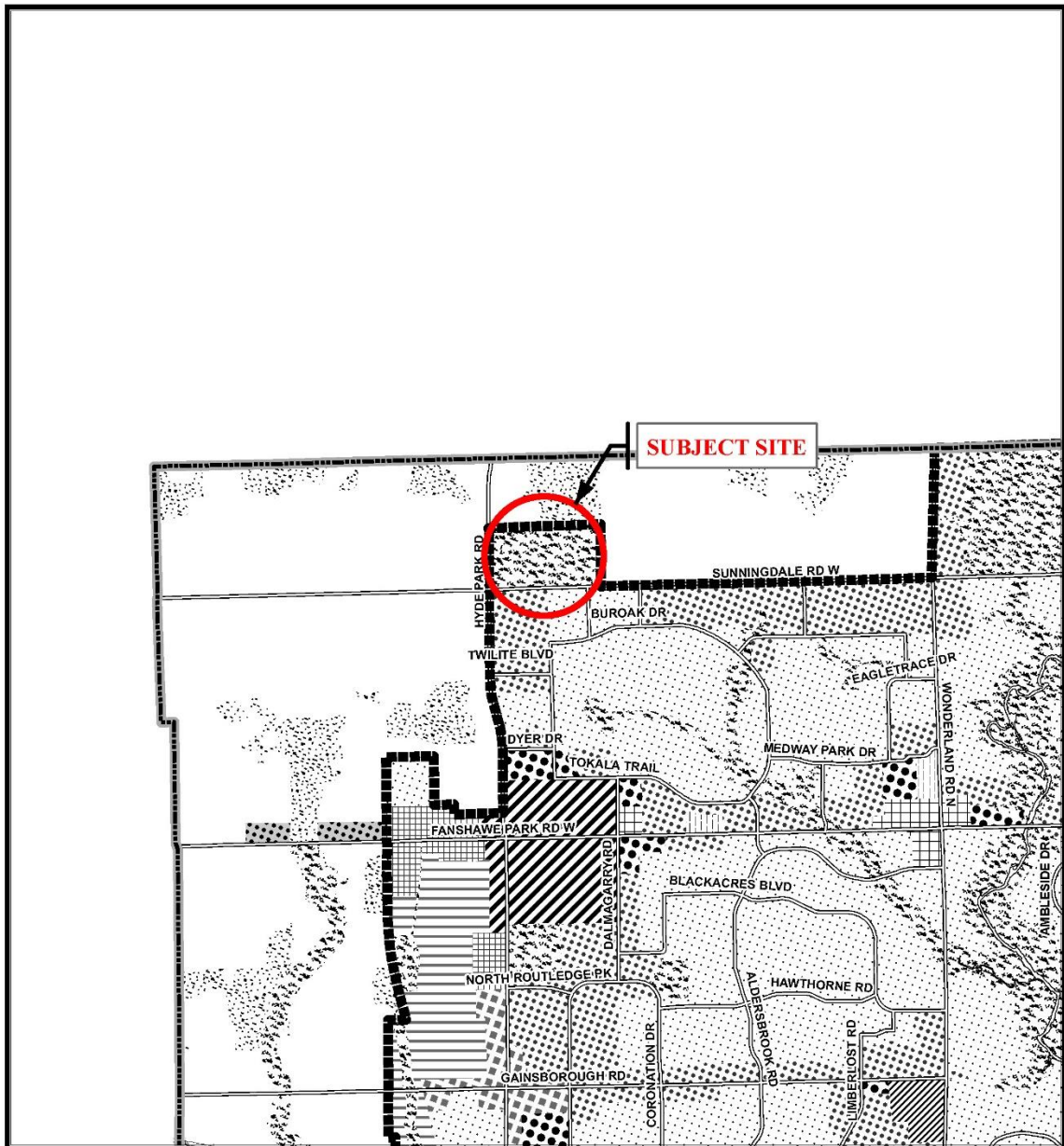
A holding provision (h-_) to be implemented until such time the addendum to the Fox Hollow Development Area Municipal Class EA Assessment Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (MRC, September 2010) is finalized to the satisfaction of the City of London.

Appendix G – Relevant Background

The London Plan Map Excerpt



Official Plan Map Excerpt



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

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE - PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000 0 100 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000 Meters</p>	<p>FILE NUMBER: Z-9440/39T-21506 PLANNER: MJ TECHNICIAN: RC DATE: 2022/03/24</p>
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Zoning By-law Map Excerpt



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
DA - DOWNTOWN AREA	LI - LIGHT INDUSTRIAL
RSA - REGIONAL SHOPPING AREA	GI - GENERAL INDUSTRIAL
CSA - COMMUNITY SHOPPING AREA	HI - HEAVY INDUSTRIAL
NSA - NEIGHBOURHOOD SHOPPING AREA	EX - RESOURCE EXTRACTIVE
BDC - BUSINESS DISTRICT COMMERCIAL	UR - URBAN RESERVE
AC - ARTERIAL COMMERCIAL	
HS - HIGHWAY SERVICE COMMERCIAL	AG - AGRICULTURAL
RSC - RESTRICTED SERVICE COMMERCIAL	AGC - AGRICULTURAL COMMERCIAL
CC - CONVENIENCE COMMERCIAL	RRC - RURAL SETTLEMENT COMMERCIAL
SS - AUTOMOBILE SERVICE STATION	TGS - TEMPORARY GARDEN SUITE
ASA - ASSOCIATED SHOPPING AREA COMMERCIAL	RT - RAIL TRANSPORTATION
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



FILE NO:

Z-9440/39T-21506 MJ

MAP PREPARED:

2022/03/24 rc

1:3,750

0 1530 60 90 120
Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS