

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: Highland Golf & Country Club c/o Zelinka Priamo Ltd.
1922 Highland Heights & 205 Commissioners Road East
File Number: Z-9795, Ward 12
Public Participation Meeting

Date: December 3, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Highland Golf & Country Club c/o Zelinka Priamo Ltd. relating to the property located at 1922 Highland Heights and 205 Commissioners Road East:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting December 17, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject properties at 1922 Highland Heights and 205 Commissioners Road East **FROM** a Residential R1 (R1-9) Zone **TO** Residential R1 Special Provision (R1-9(_)) Zone and an Open Space Special Provision (OS1(_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Enhanced landscape buffering along the north and west property boundaries that exceed the minimum requirements of the Site Plan Control By-law;
 - ii) Installation of a board-on-board fence, exceeding the height requirements of the Site Plan Control By-law, along the north property boundary;
 - iii) Removal of the access between the existing single detached dwelling and west property boundary;
 - iv) The Development Agreement shall reflect the need for an easement should the parcels be placed in separate ownership in the future.
- (c) **IT BEING NOTED**, that the above noted amendment is being recommended for the following reasons:
 - i) The recommended amendment is consistent with the Provincial Planning Statement, 2024, which promotes economic development and competitiveness by encouraging the intensification of employment uses;
 - ii) The recommended amendment conforms to the policies of The London Plan, including but not limited to, the Green Space Place Type, City Building Policies, and Our Tools;
 - iii) The recommended amendment facilitates the development of a maintenance building that is accessory to the existing golf course and appropriate for the site and surrounding neighbourhood.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone a portion of the property at 1922 Highland Heights from a Residential R1 (R1-9) Zone to an Open Space Special Provision (OS1(_)) Zone and the lands at 205 Commissioners Road East from a Residential R1 (R1-9) Zone to a Residential R1 Special Provision (R1-9(_)) Zone.

Purpose and the Effect of Recommended Action

The recommended action will permit the development of a maintenance building accessory to the Highland Golf and Country Club on the lands of 1922 Highland Heights with access provided via the existing driveway at 205 Commissioners Road East.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Economic Growth, Culture, and Prosperity** by supporting small and growing businesses, entrepreneurs and non-profits to be successful.

Analysis

1.0 Background Information

1.1 Property Description and Location

The subject lands are located on the south side of Commissioners Road East in the Highland Planning District. The lands have an area of 55 hectares and a lot frontage 197 metres along Highland Heights. The lands at 1922 Highland Heights contain a golf course and the lands at 205 Commissioners Road East are occupied by a single detached dwelling. Highland Golf and Country Club is proposing to utilize the existing driveway associated with 205 Commissioners Road East to access the proposed maintenance building.

Site Statistics:

- Current Land Use: Golf course
- Frontage: 197 metres
- Depth: 990 metres
- Area: 55 hectares
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Neighbourhood facilities/low-density residential
- East: Low-density residential
- South: Low-density residential
- West: Low-density residential

Existing Planning Information (1922 Highland Heights):

- The London Plan Place Type: Open Space Place Type
- Existing Zoning: Residential R1 (R1-9) Zone

Existing Planning Information (205 Commissioners Road East):

- The London Plan Place Type: Neighbourhood Place Type
- Existing Zoning: Residential R1 (R1-9) Zone



Figure 1 – Subject lands with area in blue the subject of this application to be rezoned. The area in orange is the subject lands at 205 Commissioners Road East.

2.0 Discussion and Considerations

2.1 Development Proposal

The applicant is proposing a 1-storey maintenance building accessory to the Highland Golf and Country Club.

The proposed development includes the following features:

- Land use: Recreational golf course
- Form: Maintenance building
- Height: 7.6 metres (1-storey)
- Gross floor area: 1,352.62m²
- Building coverage: 0.31%
- Parking spaces: 25 surface
- Bicycle parking spaces: 4 outside
- Landscape open space: > 20.0%

Additional information on the development proposal is provided in Appendix “B”.

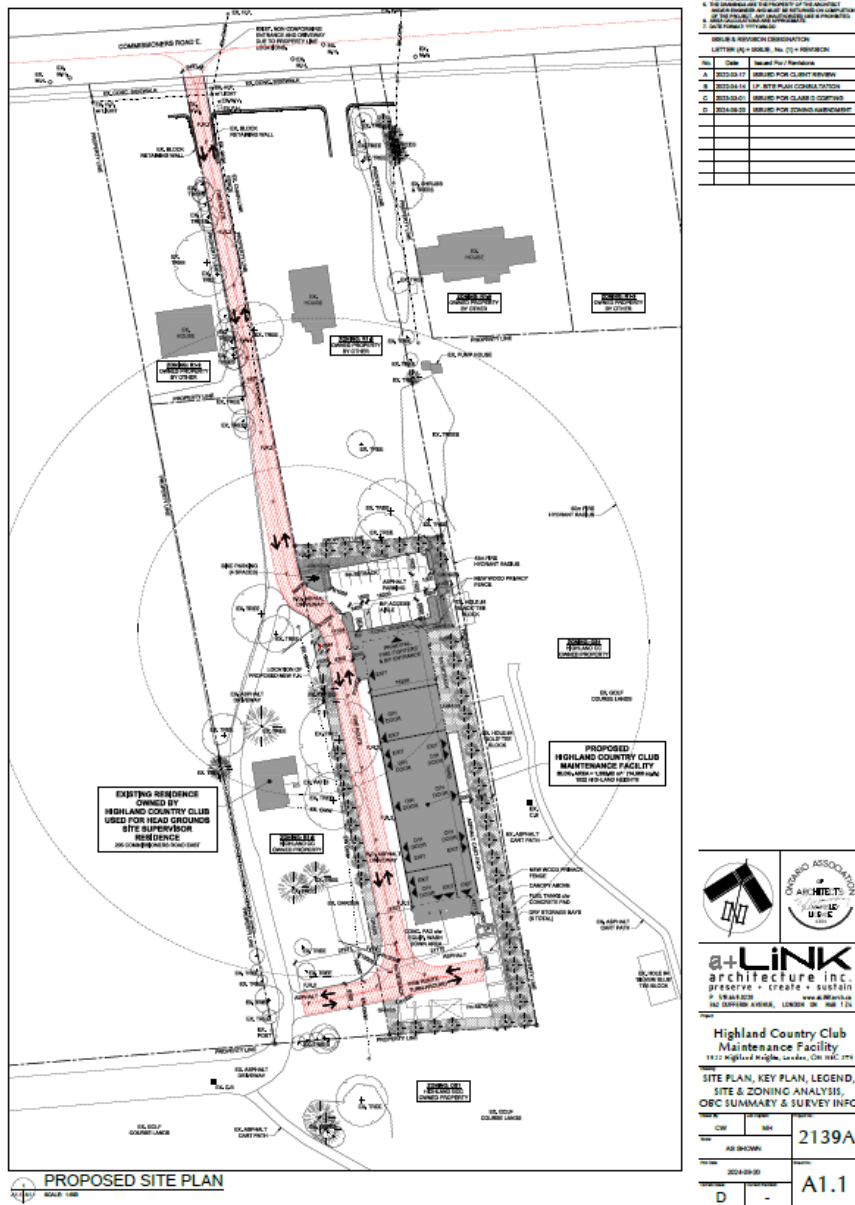


Figure 2 - Conceptual Site Plan (September, 2024)

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone a portion of the lands at 1922 Highland Heights from a Residential R1 (R1-9) Zone to an Open Space Special Provision (OS1(_)) Zone and the lands at 205 Commissioners Road East from a Residential R1 (R1-9) Zone to a Residential R1 Special Provision (R1-9(_)) Zone. The requested amendment would permit a maintenance facility accessory to the golf course and access to the maintenance building to be via the existing driveway at 205 Commissioners Road East.

The following tables summarize the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (OS1)	Required	Proposed
Frontage	N/A	Commissioners Road East shall be deemed to be the front lot line.
Driveway Access	N/A	Access shared with adjacent single detached dwelling at 205 Commissioners Road East
North Interior Side Yard Setback	6.0	North interior side yard setback abutting residential uses (minimum) – 20 metres
Outdoor Storage	N/A	Outdoor storage shall not be permitted in the required north interior side yard abutting residential uses
Regulation (R1-9)	Required	Proposed

Regulation (OS1)	Required	Proposed
Driveway Access	N/A	Access shared with adjacent golf course at 1922 Highland Heights

2.3 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Updated tree preservation plan
- Existing driveway

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Public Engagement

On October 9, 2024, Notice of Application was sent to 546 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 17, 2024. A “Planning Application” sign was also placed on the site.

There were ten (10) responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Concerns expressed by the public relate to:

- Safety and security
- Noise and light pollution
- Property values
- Chemical use and environmental impacts
- Lack of community engagement
- Traffic
- Loss of privacy
- Tree removal

Detailed public comments are included in Appendix “E” of this report.

2.5 Policy Context

The Planning Act and the Provincial Planning Statement, 2024

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff’s opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial Impact/Considerations

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

4.0 Key Issues and Considerations

4.1 Land Use

The lands at 1922 Highland Heights are in the Green Space Place Type on Map 1 – Place Types in The London Plan with frontage on a Civic Boulevard on Map 3 – Street Classifications. The lands at 205 Commissioners Road East are in the Neighbourhoods Place Type on Map 1 – Place Types in The London Plan with frontage on a Civic Boulevard on Map 3 – Street Classifications.

The proposed maintenance building is accessory to the existing golf course at 1922 Highland Heights, which is a permitted use in the Green Space Place Type. The existing single detached dwelling at 205 Commissioners Road East is a permitted use in the Neighbourhoods Place Type.

The proposed use is consistent with the Provincial Planning Statement, 2024 and is contemplated in the Green Space Place Type in The London Plan. The building is proposed to be accessory to the existing golf course use and will not be the primary use of the lands.

Sensitive Land Use

The Ministry of Environment, Conservation and Parks (MECP) provides for the *D-6 Compatibility between Industrial Facilities* guidelines to prevent or minimize the encroachment of sensitive land uses upon industrial land uses. Under the D-6 guidelines, encroachments relate to odor, noise and vibration of the proposed use. In this instance, the abutting lands surrounding the proposed maintenance facility are zoned Residential R1 Zone and located in the Neighbourhoods Place Type.

Utilizing the D-6 Guidelines, the proposed maintenance building is considered to be a Class 1 Industrial Facility, defined as a place of business for small-scale, self-contained plant or building which has low probability of fugitive emissions, outputs are infrequent, daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. Class 1 Industrial Facility uses contain a potential zone of influence of 70 metres. As identified in Figure 3 below, the 70 metre area of influence impacts the properties along Commissioners Road East, with 205 Commissioners Road East currently being owned by the golf course.

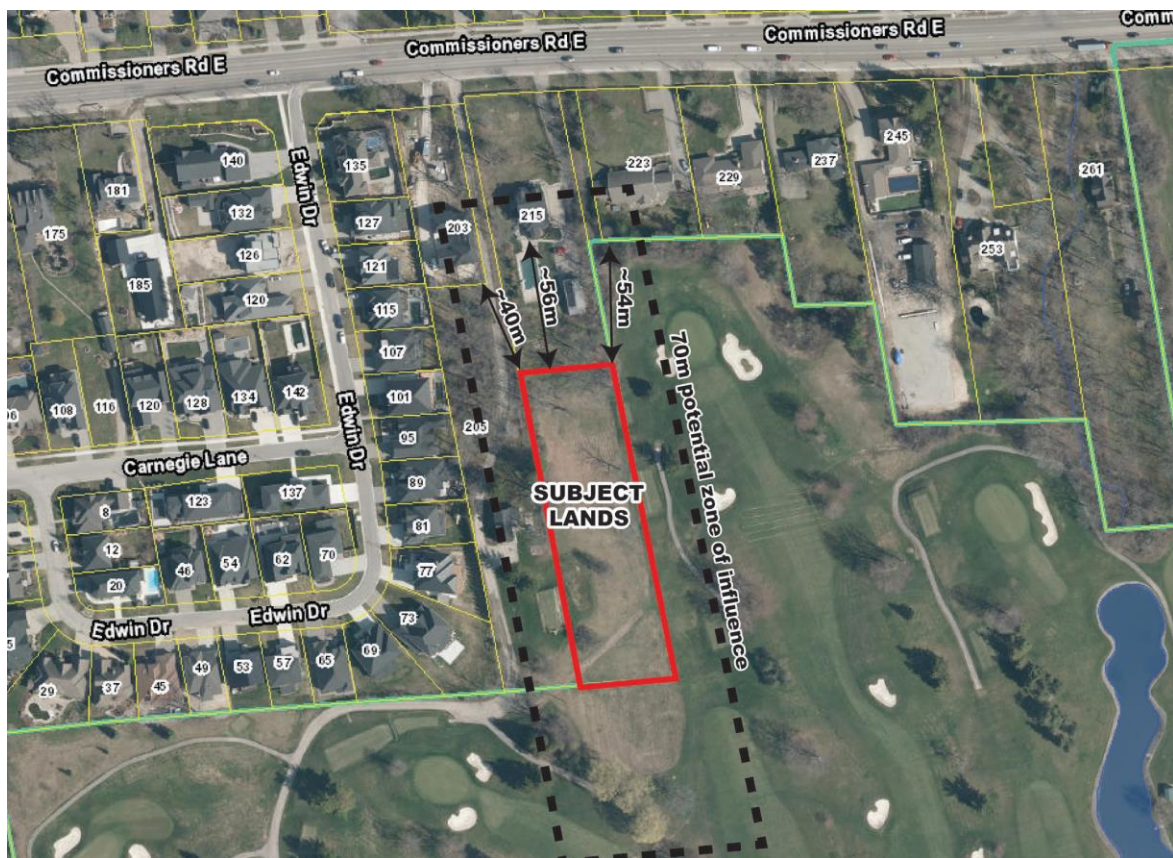


Figure 3 – D6 Zone of Potential Influence (Retrieved from applicant Planning & Design Report)

The Ministry’s D-6 Guidelines recommend a minimum separation distance of 20 metres for Class 1 uses. The properties within the 70-metre potential zone of influence have a setback greater than the minimum separation distance of 20 metres. Through the Site Plan Approval application, increased landscape buffering along the north and west property boundaries will be required to further mitigate impacts. A Noise Study will also be submitted, reviewed and recommendations implemented to ensure the proposed use has minimal impacts on abutting properties.

Based on the above, the proposed accessory maintenance building is consistent with the PPS and is a contemplated and appropriate use in the Green Space Place Type.

4.2 Intensity

The proposed intensity is consistent with the policies of the PPS by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and taking into account the needs of existing businesses (PPS 2.8.1.b)). The proposed intensity is also in conformity with the Green Space Place Type by providing for green space areas to allow for a balanced distribution of recreational pursuits (TLP 761_4).

The maintenance building is proposed at a height of 1-storey (7.6 metres). Servicing to the subject lands is available via the shared driveway from Commissioners Road East. 25 parking spaces are provided for the proposed maintenance building for exclusive use of employees of the golf course.

4.3 Form

The proposed form is consistent with the Green Space Place Type policies and the City Design Policies. While the building is setback from the street, as part of the subsequent Site Plan Application, increased landscaping buffering along the north and west property boundaries are being recommended to minimize and mitigate impacts on adjacent properties (TLP 253_).

4.4 Zoning

To address concerns raised from the public through circulation of the application, staff are recommending a special provision to ensure a 20-metre north interior side yard setback is provided from the abutting residential dwellings to the north and restricting the location of outdoor storage away from the residential uses. The recommended provisions will provide adequate separation from the sensitive land uses and screen any outdoor storage to the rear or interior yards of the maintenance building.

4.5 Noise and Lighting

Through the circulation of the application, noise and lighting were among the greatest concerns raised by neighbouring residents. Concerns related to noise and lighting will be addressed through the review and approval of a Noise Study and Photometric (lighting) Plan as part of the Site Plan process.

4.6 Safety and Traffic

Traffic and safety were also major concerns raised by neighbouring residents. The application has been reviewed by City Transportation staff who had no concerns with the proposed development. The increased number of vehicles as a result of the proposal did not require further review or studies. It should be noted that the access at 205 Commissioners Road East is already currently being used to access the existing maintenance building, therefore staff do not anticipate there will be any further impacts.

4.7 Tree Preservation

A tree preservation plan was submitted as part of the Zoning By-law Amendment application and was reviewed by staff. As part of the Site Plan process, an updated Tree Preservation and Landscape Plan will be required to include a complete inventory of all trees on site, including trees adjacent to the site and is to include the tree protection zones and precise location of their barriers. To provide sufficient buffers between the proposed maintenance building and adjacent residential uses, it is recommended the Site Plan Approval Authority ensure enhanced landscape buffering is provided along the north and west property boundaries that exceed the minimum requirements of the Site Plan Control By-law. Through the Site Plan process, replacement trees will be recommended based on the total diameter at breast height (dbh) removed.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone a portion of the property at 1922 Highland Heights from a Residential R1 (R1-9) Zone to an Open Space Special Provision (OS1(_)) Zone and to rezone the property at 205 Commissioners Road East from a Residential R1 (R1-9) Zone to a Residential R1 Special Provision (R1-9(_)) Zone. Staff are recommending approval of the requested Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the PPS 2024, conforms to The London Plan and will facilitate development of a new maintenance building accessory to the existing golf course.

Prepared by: **Melanie Vivian**
Senior Coordinator – Committee of Adjustment

Reviewed by: **Catherine Maton, MCIP, RPP**
Manager, Planning Implementation

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

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

Copy:
Britt O'Hagan, Manager, Current Development
Mike Corby, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1922 Highland Heights and 205 Commissioners Road West

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW 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 1922 Highland Heights and 205 Commissioners Road East as shown on the attached map **FROM** a Residential R1 (R1-9) Zone **TO** Residential R1 Special Provision (R1-9(_)) Zone and an Open Space Special Provision (OS1(_)) Zone.
2. Section Number 36.4 of the Open Space (OS1) Zone is amended by adding the following Special Provisions:

OS1() 1922 Highland Heights

- a. Regulations
 - i. Commissioners Road East shall be deemed the front lot line
 - ii. North interior side yard setback abutting residential uses (minimum) – 20 metres
 - iii. Outdoor storage shall not be permitted in the required north interior side yard abutting residential uses
 - iv. Access may be shared with adjacent single detached dwelling at 205 Commissioners Road East
3. Section Number 5.4.i) of the Residential R1 (R1-9) Zone is amended by adding the following Special Provisions:

R1-9() 205 Commissioners Road East

- a. Regulations
 - i. Access may be shared with adjacent golf course at 1922 Highland Heights
4. This Amendment shall come into effect 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.

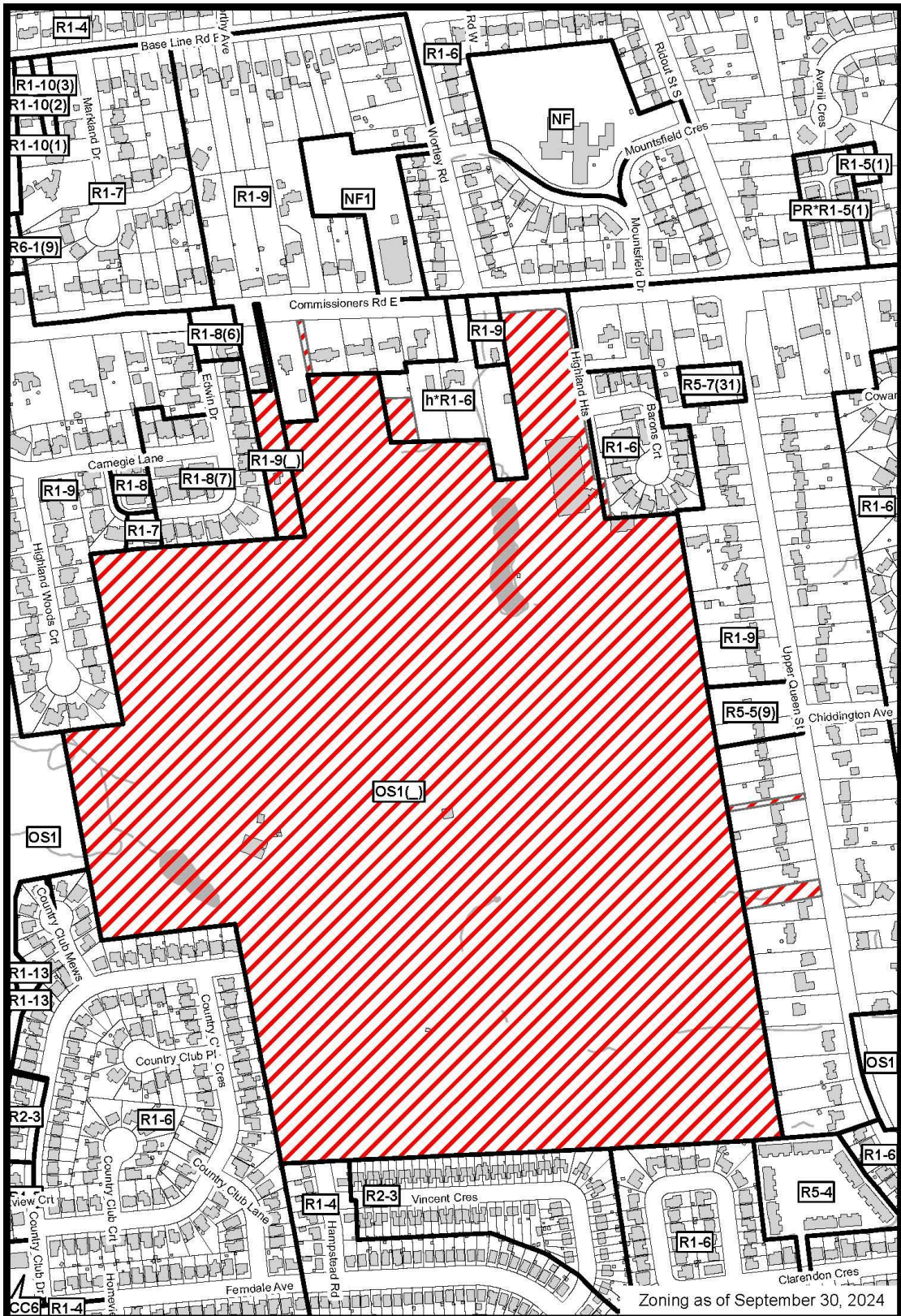
PASSED in Open Council on December 17, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – December 17, 2024
Second Reading – December 17, 2024
Third Reading – December 17, 2024

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



File Number: Z-9795
Planner: MV
Date Prepared: 2024/10/29
Technician: JI
By-Law No: Z-1-

SUBJECT SITE 

1:5,500

0 25 50 100 150 200 Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Golf course and single detached dwelling
Frontage	197 metres
Depth	990 metres
Area	55 hectares
Shape	Irregular
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Neighbourhood facilities/low-density residential
East	Low-density residential
South	Low-density residential
West	Low-density residential

Proximity to Nearest Amenities

Major Intersection	Upper Queen Street/Commissioners Road East (450 metres)
Dedicated cycling infrastructure	Commissioners Road East (220 metres)
London Transit stop	Commissioners Road East at Highland Heights (220 metres)
Public open space	Mitches Park (Upper Queen Street) (1.6km)

B. Planning Information and Request

Current Planning Information

Current Place Type	Open Space and Neighbourhoods Place Types fronting a Civic Boulevard
Current Special Policies	N/A
Current Zoning	Residential (R1-9) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Open Space Special Provision (OS1(_)) Zone and Residential R1 Special Provision (R1-9(_)) Zone

Requested Special Provisions

Regulation (R1-9)	Required	Proposed
Additional Permitted Use	N/A	Single detached dwelling accessory to the adjacent golf course at 1922 Highland Heights
Driveway Access	N/A	Access shared with adjacent golf course at 1922 Highland Heights
North Interior Side Yard Setback	6.0	North interior side yard setback abutting residential uses (minimum) – 20 metres
Outdoor Storage	N/A	Outdoor storage shall not be permitted in the required north interior side yard abutting residential uses

Regulation (OS1)	Required	Proposed
Frontage	N/A	For the purposes of Zoning, Commissioners Road East is to be considered the front lot line

C. Development Proposal Summary

Development Overview

A new maintenance building accessory to the existing golf course.

Proposal Statistics

Land use	Golf course
Form	Maintenance building
Height	1-storey (7.6 metres)
Building coverage	0.31%
Landscape open space	>20.0%
New use being added to the local community	No

Mobility

Parking spaces	25 surface
Vehicle parking ratio	N/A
New electric vehicles charging stations	None
Secured bike parking spaces	4 outdoor
Completes gaps in the public sidewalk	No
Connection from the site to a public sidewalk	No
Connection from the site to a multi-use path	Unknown

Environment

Tree removals	TBD
Tree plantings	Unknown
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	No
Green building features	Unknown

Appendix C – Internal and Agency Comments

Planning and Development

- A special provision is being recommended to identify Commissioners Road East as the front lot line for Zoning purposes.
- Special provisions are being considered for 205 Commissioners Road East to permit a dwelling in association with the golf course and to permit the driveway in association with golf course use. A draft copy of the by-law is forthcoming and will be provided under separate cover

Site Plan – October 22, 2024

1. Major Issues

- The existing driveway may present health and safety issues. Site Plan is not supportive of perpetuating a deficiency of this nature. Fire routes require a minimum width of 6.0 metres. Refer to the Site Plan Control By-Law - 5.7 Width & Table 6.2 Design Standards for Fire Routes.

2. Matters for OPA/ZBA

- If 205 Commissioners Road East & 1922 Highland Heights are merged, provide an OS5 special provision to deem Country Club Drive or Highland Heights the frontage over the entire parcel.
- Provide a landscape buffer abutting any residential development to mitigate impacts on the residential properties

3. Matters for Site Plan

- Provide a 1.8m board-on-board privacy fence along the property boundaries abutting residential developments

Parks Long Range Planning & Design – October 11, 2024

- Parks has no comments for this application

Urban Design – October 15, 2024

Matters for OPA/ZBA

- Urban Design has no comments regarding the Zoning By-law Amendment as the proposed development will have minimal impacts on the public realm and surrounding properties.

Matters to be Addressed at Site Plan

- Urban Design acknowledges the applicant for proposing landscaping and fencing between the proposed building / drive aisle and the adjacent properties to the east and west.
- Consider including weather protection (a canopy or awning) above the principal building entrance to provide safe and comfortable pedestrian access into the proposed building.
- Submit a full set of dimensioned and labelled elevations for all sides of the proposed building. Further Urban Design comments may follow upon receipt of the elevations.

Landscape Architecture – October 18, 2024

Major Issues

The Tree Protection Plan needs to be updated to include:

- A complete inventory of all trees on site, on the boulevards, adjacent to the site, or on adjacent properties that have a critical root zone that touches or crosses the limit of work. The applicant is to confirm that no boundary trees or trees on neighbouring properties will be affected by the proposed development.
- Tree protection zones and precise location of their barriers.

Matters for Site Plan

- A landscape plan is required as part of a complete Site Plan Application. The landscape plan must be completed in accordance with the City of London Site Plan Control Bylaw Section 1.6.1, Section 9.
- Replacement trees will be a recommendation to Site Plan Review based on total dbh removed.

Heritage Planning – October 16, 2024

- There are no cultural heritage or archaeological concerns associated with this application

Engineering – October 30, 2024

Zoning Application Comments:

Planning & Development:

- Despite this being an existing condition, there is concern that incoming and outgoing traffic could create safety issues on the laneway and Commissioners Rd. Through the future site plan application, the applicant will need to demonstrate that adequate traffic measures can be implemented to alleviate the above or potentially designate 1 way driveway access (incoming/outgoing traffic) from the existing Commissioner Rd frontages.
- Engineering has no further comments on the above noted application – Approval is recommended.

Matters for Site Plan

Wastewater:

- Applicant to demonstrate servicing strategy to municipal outlet and provide maximum population with peak flows from the proposed development.
- Municipal sanitary outlet is to the fronting 200mm sanitary sewer on Commissioners Road East. City asbuilt plan #17885 shows information pertaining to the sanitary sewer.
- Based on the commercial use of the site a 150mm sanitary PDC will be required.
- Municipal services in the ROW are to be as per SW-7.0
- WS and Sanitary PDC should be 2.5m min edge to edge but can be closer per OBC.
- San should be 0.5m deeper than the WS and not at the same elevation as shown in the cross section.
- WS can be closer than 2.5m if the sanitary PDC is HPDE with no joints and butt fused together or use a casing for the WS.

Water:

- Water is available for the subject site via the municipal 300mm high-level watermain on commissioners Road East
- It appears that the existing water service to 205 Commissioners Road East is located within the proposed shared driveway, the construction of the new water service shall not impact the existing water service.
- Please note that Water Engineering has concerns with how narrow the existing driveway is and if any other service need to be located within this driveway, the minimum separations a watermain must be from a sewer may not be achieved. This will be address during site plan application. Provide confirmation that water quality can be achieved with the proposed servicing options and if the building will be in operation year round or only seasonally. If water quality cannot be achieved year round, premise isolation via a double check valve assembly will be required at property line. If a DCVA is required, confirm space is available for a proposed DCVA based on the servicing options provided.

- Water servicing shall be configured to avoid the creation of a regulated drinking water system. Provide confirmation of ownership of 205 Commissioners Road East and 1922 Highland Heights. Option #2 assumes a single ownership. If one of the buildings ever comes under separate ownership, water servicing would need to be disconnected from the shared private servicing, with new servicing connections made for each separately owned building directly to the municipal watermain.
- Confirm that the cross sections provided along with the Servicing Options include;
- Adequate pipe separation in accordance with Ontario Building Code requirements (i.e. 2.44m separation)
- Adequate depth of cover over the proposed water service (i.e. 1.7m cover)

Stormwater:

- As per attached Drainage area plan for Commercial Street drawing No (30478), the site at C=0.40 is tributary to the existing 900mm storm sewer on Commissioners Road East. The applicant should be aware that any peak flow beyond the allocated 2-year pre-development AxC discharge from this site will have to be accommodated on-site through SWM controls. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, alternative infiltration devices, etc.
- The Developer shall be required to provide a Storm/Drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure on-site controls are designed to reduce/match existing peak flows from the 2-year through 100-year return period storms.
- The (proposed) land use of a Commercial will (s) the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- IF the number of proposed/existing parking spaces exceeds 29, the owner shall be required to have a consulting Professional Engineer confirming how the water quality will be addressed to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 70% TSS removal to the satisfaction of the City Engineer. Applicable options could include, but not be limited to the use of oil/grit separators.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, it's infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- As per the City of London's Design Requirements for Permanent Private Systems, the proposed application falls within the Central Subwatershed (case 4), therefore the following design criteria should be implemented:
 - the flow from the site must be discharged at a rate equal to or less than the existing condition flow.
 - the discharge flow from the site must not exceed the capacity of the stormwater conveyance system.
 - the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements).
 - "normal" level water quality is required as per the MECP guidelines and/or as per the EIS field information; and
 - shall comply with riparian right (common) law.

The consultant shall update the servicing report and drawings to provide calculations, recommendations, and details to address these requirements.

- The subject lands are located within a subwatershed without established targets. City of London Standards require the Owner to provide a Storm/Drainage Servicing Report demonstrating compliance with SWM criteria and environmental targets identified in the Design Specifications & Requirements Manual. This may

include but not be limited to, quantity control, quality control (70% TSS), erosion, stream morphology, etc.

- The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions up to and including 100-year storm events.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report

Transportation:

- Detailed comments regarding access design and location will be made through the site plan process.
- Commissioners Rd E. - Presently the width from centerline of construction at this location varies. Note that in this instance the proper method to determine road widening required along Commissioners Rd. East at this location would be to establish the centerline of construction as shown on Plan E-730 (attached) and offset that centerline by 18.0m.
- Upper Queens St - Presently the width from centerline of Upper Queens St. adjacent to this location is 10.058m as shown on RP 53. Therefore an additional 2.942m widening would be required to attain 13.0m as per Z-1.

Appendix D – Public Engagement

From: JENNY SCHREFF

Sent: Thursday, October 17, 2024 8:52 AM

To: Vivian, Melanie <mvivian@london.ca>

Cc: Pelosa, Elizabeth <epelosa@london.ca>

Subject: [EXTERNAL] Opposition to Proposed & Development Z-9795

- - **Dear Melanie**

Thank you for answering my questions as I've shared this with some community members. The following is a revision to my initial letter so that I may include some of the questions and concerns we have. I give you permission to post this on the web site for public viewing.

File: Z-9795, Planning & Development, City of London

Re: Opposition to Proposed Zoning Change for Highland Maintenance Facility,

File: Z-9795

October 17, 2024

Dear Melanie Vivian,

We hereby submit this letter to formally express our strong opposition to the proposed zoning change that would permit the construction of a 14,560 square foot maintenance facility and a 25-car parking lot adjacent to our residential area.

This proposed change to the zoning is very concerning. As a family we decided where we wanted to live in London and we chose Highland Estates for specific reasons. We wanted to live on a golf course, or close to it, knowing that the green space and trees would be there. The thought of now having to view a huge, ugly, steal building is disappointing and not something we planned on! Many beautiful trees will be removed which is opposite to why we decided to live here. This is a golf course in the heart of the city and green space at all cost should be saved. I feel that Highland Golf course absolutely has no care for the surrounding neighbours and our community members. This is very disappointing as this should have been brought to our attention a long time ago!!

The following area are the concerns we have regarding this development and we are absolutely against it as a community. This will ultimately lower the value of our homes!! Who wants to see an ugly building in their back yard with lights beaming at night and huge trucks that can be heard throughout the day!!

1. Safety and Security

The parking lot for 25 spaces will increase traffic and we are very concerned with the safety and security of our neighbourhood.

The likelihood of criminal activity will increase (vandalism, theft, home invasion, or other crimes especially if the parking area and building are not adequately monitored by security personnel 24/7), which poses a risk to the well-being of residents. Bly providing a two way paved road to the parking lot it is easily accessible to public. THERE IS NO PLAN TO HAVE A GATED ENTRANCE AT COMMISSIONERS SO THAT WORKERS AND DESIGNATED PEOPLE HAVE ACCESS TO THE PREMISES. This is a no win for the community as the parking lot we could see increase public members in our back yards or lights shining all night to deter this from happening!!!

Fuel Tanks on Site: The presence of fuel tanks raises significant safety concerns, including the risk of leaks, spills, and potential fire hazards, which could endanger the surrounding residential areas and their families. I have seen no hours of operation in this proposal! I have not read what kind of materials will be stored in the utility building!

2. Noise Pollution

The operations of a maintenance facility will introduce various sources of noise, including machinery, routine maintenance activities, and increased traffic. Such noise pollution is detrimental to the residential character of our community and could substantially disrupt the peace and tranquility currently enjoyed by residents. We have heard trucks come by the road as early as 6:00 am. Will this continue with obviously more trucks coming through with such a large building and parking space for 25 !! We all know the noise a large tractor makes when it backs up!! This would be heard all day long! **Nothing has been provided in the plan regarding this concern! Will there be designated hours to when trucks and work can be conducted as this impacts the daily life in our neighbourhood.**

The unpaved laneway still exist on the new plan? There is no indication that the unpaved laneway will be taken away! Will trucks be looping around from the utility building onto the unpaved road behind our homes??? There is no mention in this plan how the use of the roadways will be conducted during business hours. **THIS LANEWAY AND HOW IT WILL BE USED NEEDS TO BE ADDRESSED AS THIS HAS HUGE IMPLICATION TO THE DAILY LIVING FOR RESIDENTS WHO LIVE ALONG THIS ROADWAY!**

3. Light Pollution

The proposed operational hours of the facility may extend into early morning and late evening. Consequently, the introduction of artificial lighting will adversely impact the quality of life for neighbouring residents, constituting a form of light pollution that disrupts the residential ambiance. Nothing has been addressed in this proposal to the type of lighting that will be installed. Very concerned that high beamed lighting will be directed right into our backyards which will take away from the quality of living we enjoy at night in this area.

4. Environmental Impact

The construction and ongoing operations of the maintenance facility pose a risk to local wildlife and the surrounding ecosystem. Additionally, alterations to the land for this purpose will affect drainage patterns, potentially leading to flooding and related water management issues in our residential area. **M**Any trees will be taken down to build the two way road. This will impact many neighbours who live around the Commissioners entrance. How many trees will be taken down directly behind us?? Some incredible old trees that provide shade in the summer will be destroyed.

WATER ISSUES: There are many drainage issues in the community with some homes and property are being flooded. With so many trees being taken out we are not convinced that the water issue is resolved. There needs to be more provided in this plan to make sure that the water issues are addressed and no home or property is damaged due to the run off of water from the golf course!!

5. Property Values

The presence of a large maintenance facility will negatively impact property values in the surrounding residential community. The aesthetic appeal of our neighbourhood will be diminished, resulting in financial consequences for homeowners who have made significant investments in their properties. I would never invest in a home with a huge utility building behind us for all reasons mentioned in this email. We now face the value of our home in decline!!

6. Chemical Use and Environmental Health

Maintenance operations involve the use of pesticides or fertilizers, and there is a substantial risk of chemical runoff into residential areas. This poses a potential health hazard to families, particularly to our children and pets. Do we have the right to know the type of chemicals being used and what safety measures will be in place for this.

7. Lack of Community Engagement

It is apparent that the planning process has not adequately involved community input. Residents most affected by this proposed development have not been given a sufficient

opportunity to voice their concerns, which is essential for fostering trust and collaboration between the community and city planners.

In light of these significant concerns, we respectfully request that the City Planning Department deny the proposed zoning by-law amendment and that the subject area remain a Residential R1 (R1-9) Zone. The preservation of our community's character, safety, and environmental integrity must remain a priority in the decision-making process.

Thank you for your attention to this matter.

Sincerely,
Jenny Schreff & Joseph Lee

[redacted]

From: Michael Catsamoundis
Sent: Thursday, October 17, 2024 10:28 AM
To: Pelosa, Elizabeth <epelosa@london.ca>
Cc: Hillier, Steve <shillier@london.ca>; Fraccaro, Mara <mfraccar@london.ca>; Rafuna, Liridona <lrafuna@london.ca>
Subject: [EXTERNAL] Re: Cncllr reply - RE Z-9795 Notice of PPM

Good morning,

Thank you for your response, please find attached our formal position.

In addition, attached is a video and image of the geotechnical exploration drilling that took place on April 19 of this past spring. From this observation, it is quite obvious that the golf course is well on their way with this project. They have already determined the engineering properties of the sight, soil structure/strata, groundwater etc. I realize that many details still need to be satisfied with different levels of government both local and provincial however, the timelines of this notification with the strategic window for response will not be missed by myself or my neighbours. There has been a lot of planning without the residents consideration, which is unacceptable. I cannot understand why the golf course would want to impact the peaceful nature of the environment, nonetheless, I trust a safe resolution and understanding can be achieved with all parties involved.

[photograph redacted]

Respectfully,
Michael Catsamoundis
[redacted]
Sent from my iPhone

From: Liliana Pereira
Sent: Wednesday, October 16, 2024 12:47 PM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Pelosa, Elizabeth <epelosa@london.ca>
Subject: [EXTERNAL] Opposition to Proposal / Zoning Amendment Application: File Z-9795

Hello Melanie - please find letter outlining our opposition to subject application.

Michael Catsamoundis
Liliana Pereira

October 16, 2024

Emailed to Melanie Vivian on October 16, 2024: mvivian@london.ca

File: Z-9795, Planning & Development, City of London

Re: Opposition to Proposed Zoning Change for Highland Maintenance Facility,

File: Z-9795

Members of the City Planning Department,

We hereby submit this letter to formally express our strong opposition to the proposed zoning change that would permit the construction of a 14,560 square foot maintenance facility and a 25-car parking lot adjacent to our residential area. The concerns are numerous:

1. Safety and Security

Increased traffic and activity associated with the proposed facility raise valid concerns regarding safety and security. The likelihood of criminal activity will increase (vandalism, theft, home invasion, or other crimes especially if the parking area and building are not adequately monitored by security personnel 24/7), which poses a risk to the well-being of residents. The parking lot is close enough off of a main artery, Commissioners yet offering enough seclusion for drug deals and clandestine meetings, homeless activity and more. **Fuel Tanks on Site:** The presence of fuel tanks raises significant safety concerns, including the risk of leaks, spills, and potential fire hazards, which could endanger the surrounding residential areas and their families.

2. Noise Pollution

The operations of a maintenance facility will introduce various sources of noise, including machinery, routine maintenance activities, and increased traffic. Such noise pollution is detrimental to the residential character of our community and could substantially disrupt the peace and tranquility currently enjoyed by residents.

3. Light Pollution

The proposed operational hours of the facility may extend into early morning and late evening. Consequently, the introduction of artificial lighting will adversely impact the quality of life for neighbouring residents, constituting a form of light pollution that disrupts the residential ambiance and comfort.

4. Environmental Impact

The construction and ongoing operations of the maintenance facility pose a risk to local wildlife and the surrounding ecosystem. Additionally, alterations to the land for this purpose will affect drainage patterns, potentially leading to flooding and related water management issues in our residential area. Removing trees and brush for a paved double road will introduce drainage challenges for all residents on Edwin Drive.

5. Property Values

The presence of a large maintenance facility will negatively impact property values in the surrounding residential community. The aesthetic appeal of our neighborhood will be diminished, resulting in financial consequences for homeowners who have made significant investments in their properties. The proposed project will devalue our property and the property taxes we pay is not aligned with this devaluation. If the City of London allows the zoning amendment and this project to proceed is there a plan to re-align property taxes with the lower value of our properties? What will be done about the overall devaluation of the properties in our neighbourhood?

6. Chemical Use and Environmental Health

Maintenance operations involve the use of pesticides or fertilizers, and there is a substantial risk of chemical runoff into residential areas. This poses a potential health hazard to families, particularly to our children and pets.

7. Lack of Community Engagement

It is apparent that the planning process has not adequately involved community input. Residents most affected by this proposed development have not been given a sufficient opportunity to voice their concerns, which is essential for fostering trust and collaboration between the community and city planners. We are seeking legal counsel in preparation for the public meeting on December 3rd and to guide us through the appeal process if needed.

We carefully selected this neighbourhood with a residential zone adjacent to invest in and grow our family in. If the zoning changes, it will significantly impact our quality of life, alter the community's character, and affect our property value, which is why we are concerned about this proposed development.

In consideration of these significant concerns, we respectfully request that the City Planning Department deny the proposed zoning by-law amendment and that the subject area remain a Residential R1 (R1-9) Zone. The preservation of our community's character, safety, and environmental integrity must remain a priority in the decision-making process.

Thank you for your attention to this matter.

Sincerely,
Michael Catsamoundis,
Liliana Pereira
[redacted]
[redacted]

From: JENNY SCHREFF

Sent: Sunday, October 20, 2024 10:00 AM

To: Vivian, Melanie <mvivian@london.ca>

Cc: Pelosa, Elizabeth <epelosa@london.ca>

Subject: [EXTERNAL] Questions regarding Application Z-9795

October 20th, 2024

Dear Melanie

Thank you for answering many of my questions. After reviewing the application many times I do have a few more questions.

1. Zoning Applications / Rules

I'm trying to understand the zoning laws and / or rules when applying. I understand Highland Golf Course's reasoning behind their application for Open Space so that it coincides with what is there now. BUT they are conducting business in this area. Why is the Golf Course going from residential to Open Space zoning? If the Club House had to apply for Commercial zoning, wouldn't this new application where business will be conducted deemed 'Commercial'? Shouldn't this application be from **Residential to Commercial Zoning and NOT OPEN SPACE!!**

2. Timelines

What happens between December 3rd (Public meeting at City Hall) to December 17th (Decision made by City Hall)? As a community our concerns and application to deny this development has been voiced and put forward to the Planning Committee via letters. And we will voice our concerns on December 3rd at the City Hall meeting. But what happens during this period? As there is no appeal process at what point do our recommendations count? I'm honestly feeling like this is a done deal as we have been notified so late in the process which is very concerning when a building like this has huge implications for our community and the value of our homes!

3. Council members / Planning Committee Employees

Are there any Council Members or Planning Committee Employees that are presently members of Highland Golf course? Or anyone else who has a position of making

decisions for the City on this application to have the zoning changed? We feel this would be a 'Conflict of Interest' to have these members part of the decision making for this planned project.

4. There is no lighting mentioned in this plan unless I have missed this information. This has huge implications for our neighbourhood when a two storey building is being placed behind our homes. At what point does this become to our attention???

5. The noise level in our community will be very noticeable with such a large building and the day to day activity that occurs. When the noise level study was conducted, did the committee seek out any residents of Highland Estates? Not sure how this Noise pollution study works?

6. Safety and security has been voiced often. HAVING a parking lot in our backyards is very concerning for many reasons. No security measures have been indicated in the application by Highland Golf course only to say they will camouflage it with trees. At what point do we indicate that a **gated entrance must occur so that only employees and those deemed to have access to the property behind our community enters?**

Thanks once again for answering my questions. I appreciate your time.

Sincerely,
Jenny Schreff

From: JENNY SCHREFF
Sent: Tuesday, October 22, 2024 8:44 AM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Pelozo, Elizabeth <epelozo@london.ca>
Subject: [EXTERNAL] Re-Zoning Application Z-9795

Hi Melanie,
Thank you for answering my questions once again.

In sharing this information with other community members we would like to know if the Environmental studies completed by Engineers for Noise Pollution and Lighting (when completed) can be shared with the residents of Highland Estates? Are these studies deemed public documents to be viewed by the public? If so how do we access them? Considering that we have been notified of this change in zoning very late in the process we would like access to these documents asap prior to the November 1st deadline.

Are all the questions that I've been forwarding to you being shared with the Environmental Planning Committee and City Counsellors? Or should I submit another written correspondence to the Environmental Planning Department and City Councillors with our questions prior to November 1st? I give you permission to share all questions submitted to date to any party that will be making decisions regarding this application. I feel the questions we want clarified, outlines the many concerns we have with this project and would like them shared with all parties. I'm not sure if this information is being shared?

Thanking you for your time and appreciate how you have responded to the many questions in a timely manner.

Sincerely,
Jenny Schreff

From: Kelly Beck
Sent: Sunday, October 27, 2024 11:59 AM
To: Hillier, Steve <shillier@london.ca>; Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] Comments Regarding Proposed Zoning Change for Highland Maintenance Facility, File: Z-9795

Dear Mr. Hillier and Ms. Vivian,

I hope this message finds you well. I am writing as a concerned resident living [redacted] to the proposed Highland Maintenance Facility (File: Z-9795).

My family and I purchased a [redacted] near the Highland Golf Course to build our dream home. We have lived here for nearly six years, growing our family, which now includes three children aged 11 months, 6 years, and 9 years. We specifically chose this lot because the adjacent area was designated as "residential," which we believed was best for our family's well-being.

Given the request to convert this "residential" space into "open space" to accommodate the maintenance facility, we are deeply concerned about the potential impact on our safety and quality of life.

I am officially submitting my comments and would like the opportunity to address them at the meeting on December 3rd. I have attached my personal information, but I kindly request that only my name be published on the website, with my contact details kept confidential.

Thank you for your attention to this matter.

Kind regards,
Kelly Beck

October 27, 2024

File: Z-9795, Planning & Development, City of London

**Re: Opposition to Proposed Zoning Change for Highland Maintenance Facility,
File:
Z-9795**

Dear Members of the City Planning Department,

I am writing to formally express my strong opposition to the proposed zoning change that would allow for the construction of a 14,560 square foot maintenance facility and a 25-car parking lot next to our residential area.

1. Safety and Security

The increased traffic and activity from the proposed facility raise significant safety concerns. The potential for criminal activity—such as vandalism, theft, and home invasion—could escalate, particularly if the parking area and building lack round-the-clock security. Additionally, the presence of fuel tanks on-site introduces risks of leaks, spills, and fire hazards, jeopardizing the safety of nearby families.

2. Noise Pollution

The operations of a maintenance facility will generate various noise sources, including machinery and increased traffic. This noise pollution could severely disrupt the peace and tranquility that our community currently enjoys.

3. Light Pollution

If the facility operates during early morning and late evening hours, it will introduce artificial lighting that negatively impacts the quality of life for nearby residents, creating light pollution that disrupts our residential ambiance.

4. Environmental Impact

The construction and ongoing operations of the maintenance facility pose risks to local wildlife and the surrounding ecosystem. Changes to the land may affect drainage patterns, potentially leading to flooding and water management issues in our area.

5. Property Values

The establishment of a large maintenance facility is likely to diminish property values in our residential community. This could result in significant financial consequences

for homeowners who have invested in their properties.

6. Chemical Use and Environmental Health

Maintenance operations typically involve pesticides and fertilizers, which raise concerns about chemical runoff into residential areas, posing health risks to families, particularly children and pets.

7. Lack of Community Engagement

It appears that the planning process has not sufficiently included community input. Residents most affected by this proposed development have not had adequate opportunities to voice their concerns, which is crucial for building trust between the community and city planners.

Given these serious concerns, I respectfully urge the City Planning Department to deny the proposed zoning by-law amendment and maintain the area as a Residential R1 (R1-9) Zone.

It is vital to prioritize the preservation of our community's character, safety, and environmental integrity in your decision-making process.

Thank you for your attention to this critical matter.

Sincerely,
Kelly Beck
[redacted]
[redacted]
[redacted]

From: JENNY SCHREFF

Sent: Monday, October 28, 2024 4:58 PM

To: Vivian, Melanie <mvivian@london.ca>; Pelozo, Elizabeth <epelozal@london.ca>

Subject: [EXTERNAL] Z-9795 Concerns / questions

Dear Melanie Vivian,

Please forward the following questions and concerns regarding the application Z-9795 Zoning By-law Amendment for Highland Golf Course to the Environmental Planning Committee and Ward Councillors involved. The following information are concerns and also questions and clarification of certain aspects of the proposed Zoning by law.

Size of Maintenance Building / parking lot

The proposed maintenance building is 14,000 square feet with 25 spots for parking. This seems a very large building and much bigger than what you presently have at the back of the golf course. Does this large building exceed the lot coverage allowable for the subject lands? Are you allowed to use the entire golf course to justify the proposed size of the building put forward?

Why so many spots for parking? Are there that many employees for maintenance? OR is the goal to have the large mound of sand (mulch and gravel) dumped at this new parking lot rather than at the existing parking lot? This alone will create a tremendous amount of traffic and noise behind the rear yards of homes on Edwin Drive.

Detailed Reports

Are there more detailed reports regarding noise, light and traffic and how this will impact the residence living along Edwin Drive? We are requesting more detailed reports regarding these issues as we feel this will impact the daily living of the residents in this area. Where is the data to prove this will not affect the community?

Safety and Security

Safety and Securing our community is also very important especially with an open parking lot being placed behind our properties. According to the 'Community Crime Map' there has been one theft in this area. What provisions will Highland Golf Course provide to make sure that vandalism and thefts do not increase in our

neighbourhood? Will the applicants, Highland Golf Course, place a gated entrance at Commissioners to provide the extra security needed?

Sound Barrier Wall

We are also requesting a sound barrier wall for all residents that along Edwin Drive that will be impacted from the increase noise and traffic on a daily basis.

Thank you for your attention to this matter.

Jenny Schreff
[redacted]

From: JENNY SCHREFF

Sent: Monday, October 28, 2024 9:54 PM

To: Vivian, Melanie <mvivian@london.ca>; Peloza, Elizabeth <epeloza@london.ca>

Subject: [EXTERNAL] Z-9795 Zoning Application/ Concerns

October 28, 2024

Dear Melanie Vivian,

I appreciate that as we learn more about this zoning application we are able to send forward our concerns and questions. *Please share the following information with the Environmental Planning committee and ward councillors as we are seeking answers to these questions.*

One of our concerns is the placement of the Maintenance building but also the size of it. The main issue is the size of the maintenance building and the number of spots requested on a piece of land that's only 4000m².

In the OS 1 regs, the maximum lot coverage is 10% . For the parcel in question the largest lot coverage would be 400m² (ie. 4,000 x 10%).

To this point, we would like the detailed reports completed with actual real data to confirm the sound and light noise and traffic impact of the 14,500 sqft maintenance shop and 25 spot parking lot will not impact the residence of Edwin Avenue.

1. Pg 10 of the PDR (Planning and Design report), states no pedestrian walkway proposed to the new maintenance facility.. In order to ensure secure access we requested a gated entrance with access and video cameras to ensure only Golf Course personnel enter the facility
- 2.Pg 18, We require an actual traffic impact assessment study with real data detailing the number of daily trips from bulk landscape material suppliers and employees. Our only exit onto Commissioners road is turning right (east) in front of entrance to maintenance facility
3. Pg 18, We also require actual noise and light study to prove no impact to Edwin residence. Consider most Golf course operations begin at 5 am opening the facility and vehicles arriving to work will have an impact unless a noise barrier for both sound and light are constructed.
4. Pg19, we request a full photometric plan of the parking lot lighting and perimeter building lighting to ensure no impact to the residence on Edwin.

In short, all of the generalized statements made in the PDR require full sound, lighting and traffic studies to verify the generalized statements in the report. This probably will require a sound barrier to be constructed to mitigate any sound and light pollution to pre-existing conditions. Also the facility requires very secure access with card access only and full video security to ensure no vagrance enters the lands.

In conclusion, we feel more studies need to be conducted to prove that there is minimal impact to nearby residences when building a 14,500 sqft maintenance facility for a Golf Course operation.

Thank you for your attention to this matter.

Jenny Schreff
[redacted]

From: Rob McCulloch
Sent: Friday, November 1, 2024 3:27 PM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Danielle A. Douek; Rob McCulloch
Subject: [EXTERNAL] 1922 Highland Heights & 205 Commissioners Road East - Z-9795

November 1, 2024

Hello,

We are a family of four living on the [redacted] of Edwin Drive, directly impacted by the proposal. We will attend the meeting to learn more and request an opportunity to speak.

Although we recently learned about the submission deadline and couldn't prepare comprehensive submissions, we want to raise our main concerns.

1) TWO LANE ROAD replacing the existing single-lane road

This will have a significant, negative impact on both the residents of Edwin Drive but also the surrounding area.

1A) Residents of Edwin Drive

1. **Increased Traffic Volume:** Expanding to two lanes will inevitably increase traffic, as a larger road often accommodates and encourages more vehicles. The nature of this traffic—automobiles, machinery, maintenance vehicles for —will significantly differ from standard residential traffic, generating more noise and vibration.
2. **Noise and Disturbance:** Golf courses operate early in the morning to accommodate players, with maintenance typically starting pre-dawn. Office staff commuting to the course adds to this, increasing car traffic at various times of the day, which was not previously an issue.
3. **Environmental and Visual Impact:** The visual landscape of executive homes backing onto the golf course contributes significantly to property value and residents' quality of life. Expanding the road and adding a large maintenance facility and 25 new parking spaces will add to the visual clutter, detracting from the serene environment that residents expect and were promised when purchasing homes here.
4. **Light Pollution:** With increased early morning and evening activity, vehicle headlights and potential overhead lighting for the new parking lot will spill over into the adjacent homes. This increase in light pollution is not conducive to a residential setting and disrupts the natural ambiance of the neighborhood.

1B) Residents of Highland Green, residents and users of Commissioners

The increased traffic due to the proposed two-lane road and expanded parking poses a real safety risk where this road meets Commissioners.

1. **Traffic Volume and Congestion:** More cars entering and exiting the neighborhood will naturally lead to increased congestion on Commissioners. This is particularly concerning at peak times, when maintenance staff arrive early in the morning and office staff arrive and leave during standard business hours, adding significantly to traffic flow on an already busy road. Exiting Highland Green and Highland Woods is already dangerous and problematic.
2. **Safety Risks Due to Speeding:** Commissioners Road is known for its speeding issues, which are already a safety hazard for current residents. Adding more vehicles that will need to merge onto or exit from this high-speed area in close proximity to the residential subdivisions will increase the risk of accidents. The

added traffic, including large machinery and service vehicles that take longer to accelerate, would exacerbate this hazard.

3. **Limited Visibility and Road Design:** The increased number of vehicles exiting onto a road with existing visibility and design challenges can create dangerous situations for drivers. Residents and visitors already experience these challenges; additional maintenance and staff vehicles will only intensify this risk, especially during low-light hours in the early mornings or evenings.

2) ENVIRONMENTAL IMPACT

The proposal to build a two-lane road and maintenance facility in this natural area will impact the wildlife and bird populations, including hawks and other species that rely on this habitat.

1. **Destruction of Natural Habitat:** The designated area for the proposed road is currently a natural habitat for various wildlife species, including hawks and migratory birds. Paving over this green space and introducing more vehicle activity would fragment and reduce available habitat, pushing out these species from one of the few undisturbed areas they rely on for nesting, hunting, and shelter.
2. **Loss of Biodiversity:** Constructing a new road and facility would involve clearing trees, shrubs, and ground cover, removing native plant species essential for a diverse ecosystem. This loss of vegetation would not only decrease biodiversity but also disrupt food sources and nesting grounds, impacting the wildlife food chain in the area. These losses are hard to reverse, and they diminish the environmental richness that contributes to the "Forest City" identity.
3. **Noise and Air Pollution:** Increased vehicle traffic and the use of machinery in a previously quiet, green area would introduce noise pollution and exhaust emissions harmful to local wildlife. Birds are particularly sensitive to noise, which can interfere with their communication, mating calls, and hunting patterns. This change in their natural soundscape would make it harder for birds like hawks to thrive, potentially driving them to leave the area altogether.
4. **Water and Soil Disruption:** Road construction often impacts nearby soil and water systems, affecting drainage and potentially polluting local water sources with runoff from vehicles and construction materials. This can disrupt the delicate balance of the forest ecosystem, potentially affecting plant growth and contaminating the water sources that wildlife depend on.

3) HUMAN HEALTH IMPACT – generally

There are potential health risks associated with living near a golf course maintenance facility, mainly due to exposure to chemicals, noise, and air pollution. Here are several key concerns:

1. **Chemical Exposure:** Maintenance facilities often store and handle various chemicals, including pesticides, herbicides, and fertilizers. Large maintenance facilities store fertilizer and chemicals in bulk quantities. Golf courses rely on these to maintain pristine greens, but they can pose health risks to nearby residents. Pesticides, for example, contain chemicals known to affect respiratory health and can sometimes contribute to long-term health issues if people are exposed regularly, even at low levels. Wind and rain may carry these chemicals into nearby areas, increasing the risk of unintended exposure for nearby residents.
2. **Airborne Particulates and Emissions:** Maintenance facilities house equipment like mowers, tractors, and other heavy machinery, which release exhaust and particulates. Frequent use of this machinery can increase local air pollution, affecting respiratory health. Gasoline and diesel emissions contain carbon monoxide, volatile organic compounds (VOCs), and nitrogen oxides, all of which can irritate the lungs and exacerbate conditions like asthma and allergies.
3. **Noise Pollution and Sleep Disruption:** Maintenance activities, especially lawn mowing and equipment repair, often begin early in the morning or late in the evening to work around golfer schedules. This can cause disruptive noise pollution that interrupts sleep, increases stress, and can impact overall well-

being. Research shows that chronic exposure to noise can lead to heightened stress levels, reduced quality of sleep, and even elevated risks of heart disease over time.

4. **Potential Soil and Water Contamination:** Storage and use of chemical fertilizers and pesticides also pose a risk of leaching into the soil and potentially contaminating local groundwater. This can impact nearby water sources used by residents and affect local gardens and vegetation. Even if the chemicals do not directly affect drinking water, they can still disrupt the local ecosystem, affecting food sources and potentially introducing harmful substances into the immediate environment.
5. **Risk of Chemical Drift:** Even with proper application methods, pesticides and other chemicals can drift beyond intended areas. This phenomenon, known as "chemical drift," can be more common on windy days or if the chemicals are sprayed from moving vehicles. Residents living close by may unintentionally inhale or absorb these chemicals, especially when outdoors, which could pose acute and chronic health risks depending on exposure levels.

Given these potential health impacts, it's essential for zoning boards and decision-makers to consider these risks before approving any development of a maintenance facility near residential areas. Implementing mitigation measures, such as buffer zones, strict chemical handling protocols, and noise controls, could help reduce these risks but may not fully eliminate them.

3b) HUMAN HEALTH IMPACT- Washing pads

The inclusion of washing pads in the facility design introduces additional health and environmental concerns for nearby residents. These washing pads are intended for cleaning equipment, but they typically generate runoff containing residues from pesticides, herbicides, fertilizers, and oil or fuel from machinery. Here are some specific issues related to washing pads:

1. **Chemical Runoff and Water Contamination:** The washing pads will likely produce runoff that contains harmful chemicals used on the golf course, which can seep into the soil or nearby water sources. This runoff may carry residual pesticides, herbicides, and other chemicals, creating potential risks of contamination in local groundwater. Residents who rely on wells or use nearby water sources may be exposed to these contaminants.
2. **Airborne Exposure from Evaporated Chemicals:** The chemicals and residues left on equipment can become airborne when pressure washing is used, creating potential for inhalation exposure by nearby residents. Even small droplets or aerosols from washing pads could drift, especially if there are no barriers or containment measures to capture these particles.
3. **Impact on Local Drainage Systems:** The runoff from washing pads could potentially overwhelm local drainage systems, especially if they aren't designed to handle chemical-laden wastewater. This water could then end up in local streams, ponds, or green spaces, impacting the surrounding ecosystem and, ultimately, the health of residents who enjoy these outdoor areas.
 - o The drainage issues along Edwin Drive are already so severe that many residents cannot use the back third of their yards, which remain waterlogged and unusable after even moderate rainfall. This persistent pooling and sogginess create a chronically oversaturated landscape, attracting mosquitoes and other pests, and deterring any recreational use of these spaces. Introducing a large maintenance facility, with additional impervious surfaces such as a two-lane road, parking lot, and washing pads, would further overwhelm the area's already compromised drainage capacity.
 - o The facility's impervious surfaces would increase surface runoff, adding significant volumes of water to backyards that are already struggling with excess moisture. This increased runoff not only heightens the risk of severe backyard flooding but could also erode soil, damage vegetation, and create even larger areas of unusable land. Additionally, runoff from washing pads and equipment could contain chemicals, such as pesticides, herbicides, and fuel residues, which may flow toward residents' properties, harming plants, potentially leaching into groundwater, and raising health concerns.
 - o Without substantial improvements to existing drainage systems, the addition of this facility would likely worsen flooding, reduce property values, and burden homeowners

with costly drainage solutions—compounding an already challenging issue. This impact makes a strong case for reevaluating the location and environmental safeguards of the proposed facility.

4. **Increased Odor and Nuisance Issues:** Washing pads can generate odors from chemicals and fuel residues, creating an unpleasant environment for nearby homes. These odors are more than a nuisance; they can also contribute to headaches and respiratory irritation for sensitive individuals, impacting residents' ability to enjoy their own outdoor spaces.

With these concerns in mind, the location of such a facility, including washing pads, is not compatible with a residential area and alternative locations (location of current maintenance facility) or stricter environmental safeguards should be considered.

4. Property Enjoyment and Value

A large golf course maintenance facility situated close to residential properties can have a significant negative impact on both property value and residents' enjoyment of their homes. Here are some key points to consider:

1. **Reduced Property Values:** Proximity to a maintenance facility can lower property values, as potential buyers may be deterred by the noise, increased traffic, potential for chemical exposure, and general industrial look and feel of the facility. Homes near quiet, scenic green spaces or golf courses generally maintain higher values; however, introducing a maintenance hub near these homes can diminish this appeal and, consequently, lower marketability and property values.
2. **Noise and Light Disturbances:** Maintenance facilities bring substantial noise from equipment and vehicle traffic, often early in the morning and late at night. This constant disruption can reduce the quality of life for residents, who may no longer experience the tranquil atmosphere that is a significant factor in purchasing homes near green spaces. Additionally, headlights, parking lot lighting, and potential building lights can cause light pollution, impacting evening and nighttime enjoyment.
3. **Aesthetic and Environmental Degradation:** Instead of a natural, scenic view, residents will have a view of an industrial-like facility with a two-lane road, parking lot, and utility buildings. This transformation reduces the visual appeal and creates a disconnect between the previously natural environment and the new, less appealing landscape.
4. **Health and Environmental Concerns:** As mentioned, a maintenance facility can increase exposure to pesticides, herbicides, and emissions from heavy machinery. Potential buyers are likely to consider these health risks, which may deter families or individuals sensitive to environmental health from purchasing nearby, reducing property value over time.
5. **Loss of Privacy and Enjoyment of Outdoor Spaces:** Increased traffic from staff, machinery, and maintenance activities means residents may feel less privacy and comfort in their yards, decks, or patios. Odors from washing pads, noise from equipment, and general traffic can make outdoor spaces less enjoyable. The loss of privacy and enjoyment can further reduce the appeal of the property, particularly for those who value the peace and quiet they expected in a high-end neighborhood near a golf course.

For residents, these factors collectively diminish both their personal enjoyment and the value of their investment in the property, making a strong case for reconsidering the proposed location or design of the facility.

In closing, we sincerely appreciate the time and attention you have devoted to considering our concerns regarding the proposed development. Your understanding of the significant impacts on our community's environment, health, safety, and property values is crucial. We hope that our input will help guide a decision that best serves the well-being of all residents. Thank you for your dedication to ensuring our neighborhood remains a safe and thriving place to live.

Sincerely,

Danielle Douek and Robert McCulloch

From: Christine McLaurin

Date: Fri, Nov 1, 2024 at 4:36 PM

Subject: 1922 Highland Heights & 205 Commissioners Road East - Application for Zoning By-Law Amendment

To: mvivian@gmail.com <mvivian@gmail.com>

Hello Melanie:

As per my telephone message, I have concerns in relation to the Application for Zoning By-Law Amendment, file: Z-9795.

My husband and I own and reside at [redacted]. Our property will be impacted along the entirety of our [redacted] property lines and possibly the [redacted] property line as well.

I concur with the concerns as outlined by Liliانا Pereira in her letter of October 11th, 2024. (attached).

I have additional concerns including:

1. The Tree Preservation Plan.

I have concerns regarding the accuracy and the ability to preserve some of the trees that will clearly be affected by the construction. Of specific concern is the mature walnut tree located along our west property line. There is not sufficient space to protect this tree during the construction/ implementation of services, nor is there physical space to provide the proposed two way driveway.

2. Servicing

The impact of the implementation of services along either our east or west property line has not been addressed. There are existing trees, retaining walls, fencing and landscaping.

3. The Proposed Building

The proposed building is an extremely large, two storey commercial building to be located in a residential area. I believe this, along with the parking lot, is more of an industrial/commercial application and not in keeping with the Open Space (OS1) Zone.

4. Buffering

There is planned privacy fencing along the building where it abuts the golf course but no fencing is indicated along any of our property lines and minimal buffer planting has been shown on the Conceptual Site Plan.

The planners have indicated that this development will have minimal impact. My husband and I strongly feel that is not the case.

Our concerns are extensive and not limited to the above.

I look forward to hearing from you next week,

Sincerely,

Christine McLaurin

[redacted]

[redacted]

October 11, 2024

Send to Melanie Vivian: mvivian@london.ca

File: Z-9795, Planning & Development, City of London

**Re: Opposition to Proposed Zoning Change for Highland Maintenance Facility,
File: Z-9795**

Members of the City Planning Department,

We hereby submit this letter to formally express our strong opposition to the proposed zoning change that would permit the construction of a 14,560 square foot maintenance facility and a 25-car parking lot adjacent to our residential area.

1. Safety and Security

Increased traffic and activity associated with the proposed facility raise valid concerns regarding safety and security. The likelihood of criminal activity will increase (vandalism, theft, home invasion, or other crimes especially if the parking area and building are not adequately monitored by security personnel 24/7), which poses a risk to the well-being of residents. **Fuel Tanks on Site:** The presence of fuel tanks raises significant safety concerns, including the risk of leaks, spills, and potential fire hazards, which could endanger the surrounding residential areas and their families.

2. Noise Pollution

The operations of a maintenance facility will introduce various sources of noise, including machinery, routine maintenance activities, and increased traffic. Such noise pollution is detrimental to the residential character of our community and could substantially disrupt the peace and tranquility currently enjoyed by residents.

3. Light Pollution

The proposed operational hours of the facility may extend into early morning and late evening. Consequently, the introduction of artificial lighting will adversely impact the quality of life for neighbouring residents, constituting a form of light pollution that disrupts the residential ambiance.

4. Environmental Impact

The construction and ongoing operations of the maintenance facility pose a risk to local wildlife and the surrounding ecosystem. Additionally, alterations to the land for this purpose will affect drainage patterns, potentially leading to flooding and related water management issues in our residential area.

5. Property Values

The presence of a large maintenance facility will negatively impact property values in the surrounding residential community. The aesthetic appeal of our neighborhood will be diminished, resulting in financial consequences for homeowners who have made significant investments in their properties.

6. Chemical Use and Environmental Health

Maintenance operations involve the use of pesticides or fertilizers, and there is a substantial risk of chemical runoff into residential areas. This poses a potential health hazard to families, particularly to our children and pets.

7. Lack of Community Engagement

It is apparent that the planning process has not adequately involved community input. Residents most affected by this proposed development have not been given a sufficient opportunity to voice their concerns, which is essential for fostering trust and collaboration between the community and city planners.

In light of these significant concerns, we respectfully request that the City Planning Department deny the proposed zoning by-law amendment and that the subject area remain a Residential R1 (R1-9) Zone. The preservation of our community's character, safety, and environmental integrity must remain a priority in the decision-making process.

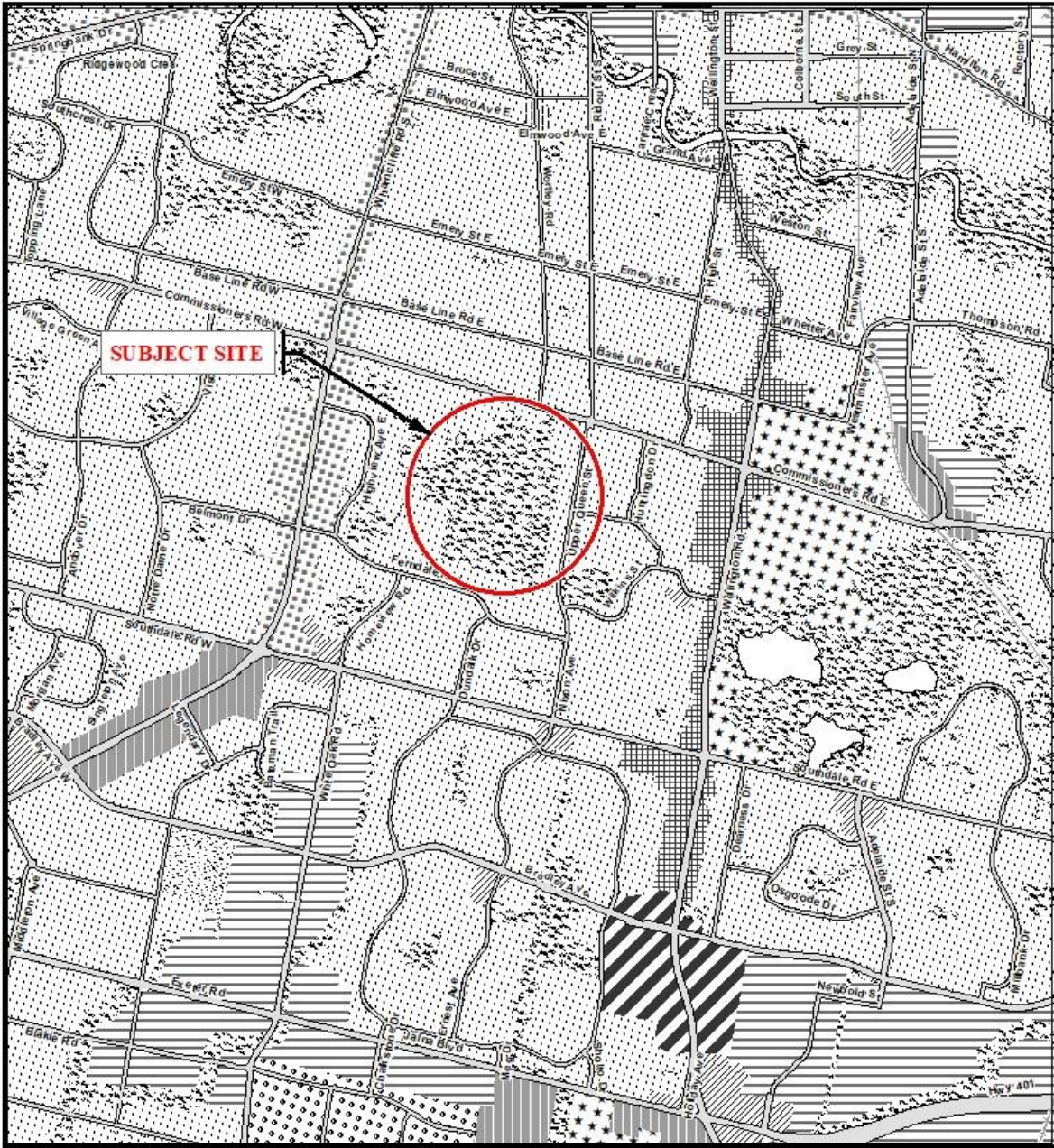
Thank you for your attention to this matter.

Sincerely,

[Your Names]

[Your Contact Information]

Appendix E – Relevant Background

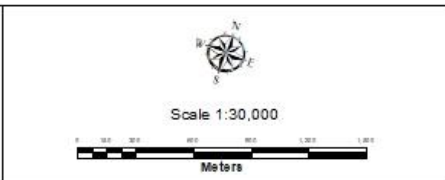


Legend

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	
Neighbourhood	Green Space	

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning & Development



File Number: Z-9795
Planner: MV
Technician: JI
Date: 2024/10/29

