

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Scott Mathers, MPA, P.Eng
Deputy City Manager, Housing and Community Growth

Subject: Drewlo Holding Inc.
Edgevalley Subdivision Phase 2
1782 Kilally Road
File Number: OZ-9811, Ward 3
Public Participation Meeting

Date: February 19, 2025

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Drewlo Holdings Inc. relating to the property located at 1782 Kilally Road:

- (a) the proposed by-law attached hereto as Appendix A **BE INTRODUCED** at the Municipal Council meeting on March 4, 2025 to amend the Official Plan, The London Plan, to:
- i) REVISE Map 1 – Place Types to **AMEND** a portion of the subject property **FROM** Environmental Review and Neighbourhoods Place Type **TO** a Green Space and Neighbourhoods Place Type;
 - ii) REVISE Map 5 – Natural Heritage to **REMOVE** the Unevaluated Vegetation Patches, and Potential Naturalization Area and **AMEND** the Environmentally Significant Area;
 - iii) REVISE Map 6 – Hazards and Natural Resources to **AMEND** the limits of the Maximum Hazard Line and the Conversation Authority Regulated Area;
- (b) the proposed by-law attached hereto as Appendix B **BE INTRODUCED** at the Municipal Council meeting on March 4, 2025 to amend Zoning By-law No. Z.-1, in conformity with The London Plan, as amended in part (a) above, to change the zoning of the subject property **FROM** an Urban Reserve (UR4) Zone and Open Space (OS5) Zone, **TO:** a Residential R1 (R1-13) Zone; a Residential R5 Special Provision (R5-7(_)) Zone; a Residential R8 Special Provision (R8-4(_)) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) Zone;
- (c) The Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised through the application review process for the property located at 1782 Kilally Road; and,
- (d) The Approval Authority **BE ADVISED** that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Drewlo Holdings Inc. (File No. 39T-24506).

Executive Summary

Summary of Request

The applicant has requested an amendment to The London Plan to adjust the limit of the Neighbourhoods Place Type, and redesignate the portion of the subject lands within the Environmental Review Place Type to the Green Space and Neighbourhoods Place Type. The adjustment to the limit of the Neighbourhoods Place Type would expand the Green

Space Place Type to include the proposed ecological buffer and expanded Environmentally Sensitive Area. Associated amendments to Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources are proposed to reflect the proposed development limit based on the submitted ecological and slope stability studies.

The applicant has requested an amendment to the Zoning By-law No. Z.-1 to change the zoning from an Urban Reserve (UR4) Zone and Open Space (OS5) Zone to a Residential R1 (R1-13) Zone, a Residential R5 (R5-7(□)) Special Provision Zone, a Residential R8 (R8-4(□)) Special Provision Zone, Open Space (OS1) Zone, and Open Space (OS5) Zone to implement the proposed development and recognize the extent of natural heritage features. The R1-13 Zone would permit single detached dwellings, the R5-7(□) Zone would permit cluster townhouses, and the R8-4(□) Zone would permit medium density residential uses including townhouses, stacked townhouses, and apartment buildings up to 22 metres of height and a density of 100 units per hectare within medium density blocks along Kilally Road. The OS1 Zone is proposed for the parkland block, and the OS5 Zone is proposed for the Environmentally Sensitive Area and its associated buffer including an allowance for an extension to the Thames Valley Parkway.

The request to amend The London Plan and Zoning By-law No. Z.-1 will facilitate the development of a residential plan of subdivision consisting of 185 lots for single detached dwellings, four (4) medium residential density blocks, one (1) park block, two (2) walkway blocks, one (1) open space block, road widening and reserve blocks, served by the extension of Agathos Street, and three (3) new streets (Streets A through C).

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is for Municipal Council to approve the recommended Official Plan and Zoning By-law Amendments to permit the use, intensity and form of the associated proposed plan of subdivision, which is being considered by the Approval Authority. The Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision will permit an approximate **total of 1,078 new residential dwelling units** in the City of London.

Linkage to the Corporate Strategic Plan

Housing and Homelessness: A well-planned and growing community - London's growth and development is well-planned and considers use, intensity, and form.

Wellbeing and Safety: London is an affordable and supportive community for individuals and families - Housing in London is affordable and attainable.

Climate Action and Sustainable Growth: London has a strong and healthy environment - Waterways, wetlands, watersheds, and natural areas are protected and enhanced.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

November, 1990 – Report to Planning Committee regarding parkland dedication agreement with Matthew Group Limited.

November, 1990 – Report to Planning Committee regarding adoption of Kilally South Area Plan.

June, 2003 – Report to Planning Committee regarding adoption of Kilally South Area Plan Update.

February 27, 2006 - Report to Planning Committee and Public Participation Meeting related to 1522 Kilally Road, known as the Edgevalley Phase 1 subdivision, (39T-05505 / Z-6897).

1.2 Planning History

The subject lands were annexed by the City of London from the Township of London in 1989 and were part of the Kilally South Area Plan in 1990. The Vision '96 Official Plan identified the subject lands and other lands within the Kilally South Area Plan for future urban growth and were designated as Urban Reserve – Community Growth. To guide the redesignation of the lands for urban land uses an update to the Kilally South Area Plan was completed by Drewlo Holdings Inc. and adopted by Council in June 2003. The update to the Kilally South Area Plan assigned land use designations based on the result of supporting ecological, servicing, and other studies as well as input from the City, and other commenting agencies.

The applicant has developed and owns a significant amount of land surrounding the subject lands. The first phase of the Edgevalley Subdivision (39T-05505 / Z-6897) was approved by Council on March 7, 2006. The first phase of the subdivision included several low and medium density residential blocks, an extension of the Thames Valley Parkway and a stormwater management facility to serve future development lands which include the subject lands.

The previous landowner, The Matthews Group Limited (MGL), developed several subdivisions on the lands west of Highbury Avenue, along the Thames River. A Council resolution on November 19, 1990, confirmed the acceptance of an agreement between the City and MGL which facilitated the dedication of a large area of land, totalling approximately 87.8 hectares (217 acres), for what is now the Kilally Meadows ESA and the Northridge Fields Park to the City. This land dedication was part of satisfying the parkland dedication for all lands owned by MGL along Kilally road, both east and west of Highbury Avenue North. An additional 22 acres (8.9 hectares) of floodplain lands and 7 acres (2.8 hectares) of tablelands for parkland on MGL lands to the east of Highbury Avenue North were to be dedicated to the City through future development applications. The subject lands were owned by MGL at the time and were part of this agreement, as a result, the amount of outstanding required parkland dedication is significantly reduced compared to a standard draft plan of subdivision.

1.3 Property Description

The subject lands are located on the north side of Kilally Road, east of Edgevalley Road, south of the Thames River. The lands are currently vacant with the table lands previously being used for agriculture and extraction activities. The northern portion of the subject lands are within the Thame River Valley and are part of the Kilally Woods Environmentally Sensitive Area including wetland and woodland areas. The table lands portion of the subject lands are generally flat and gradually slope towards the northwest corner of the subject lands, except for some piles of soil and aggregate.

Site Characteristics

- Current Land Use – vacant, former agricultural field and aggregate extraction, natural areas including wetland, valleyland, woodlands, and environmentally sensitive areas
- Frontage (approx.) – 20 metres on Agathos Street, and 690 metres on Kilally Road
- Area (approx.) – 36.75 hectares (90.8 acres)
- Shape – Irregular
- Built Area Boundary: No
- Primary Transit Area: No

Surrounding Land Uses

- East – woodlands, wetlands, future low and medium density residential
- South – future low and medium density residential
- West – existing low and medium density residential, public park, Thames Valley Parkway
- North – Thames River, low density residential

Current Planning Information (see more detail in Appendix C)

- The London Plan
 - Map 1 Place Type – Neighbourhoods on a Civic Boulevard (Kilally Road), Green Space, Environmental Review
 - Map 5 Natural Heritage – Environmentally Sensitive Area, unevaluated vegetation patches, unevaluated wetlands, potential naturalization areas
 - Map 6 Hazards and Natural Resources – maximum hazard line, conservation authority regulated areas, regulatory flood line, riverine erosion limit for confined systems, highly vulnerable aquifers, significant groundwater recharge areas
- Existing Zoning – Urban Reserve (UR4) Zone, Open Space (OS5) Zone

Additional site information and context is provided in Appendix C.



Figure 1 - View of Subject Lands looking northwest from Kilally Road near Sandford Street (Google Streetview)



Figure 2 - Aerial view of the subject lands north of Kilally Road and south of the Thames River looking northeast (Google Maps)

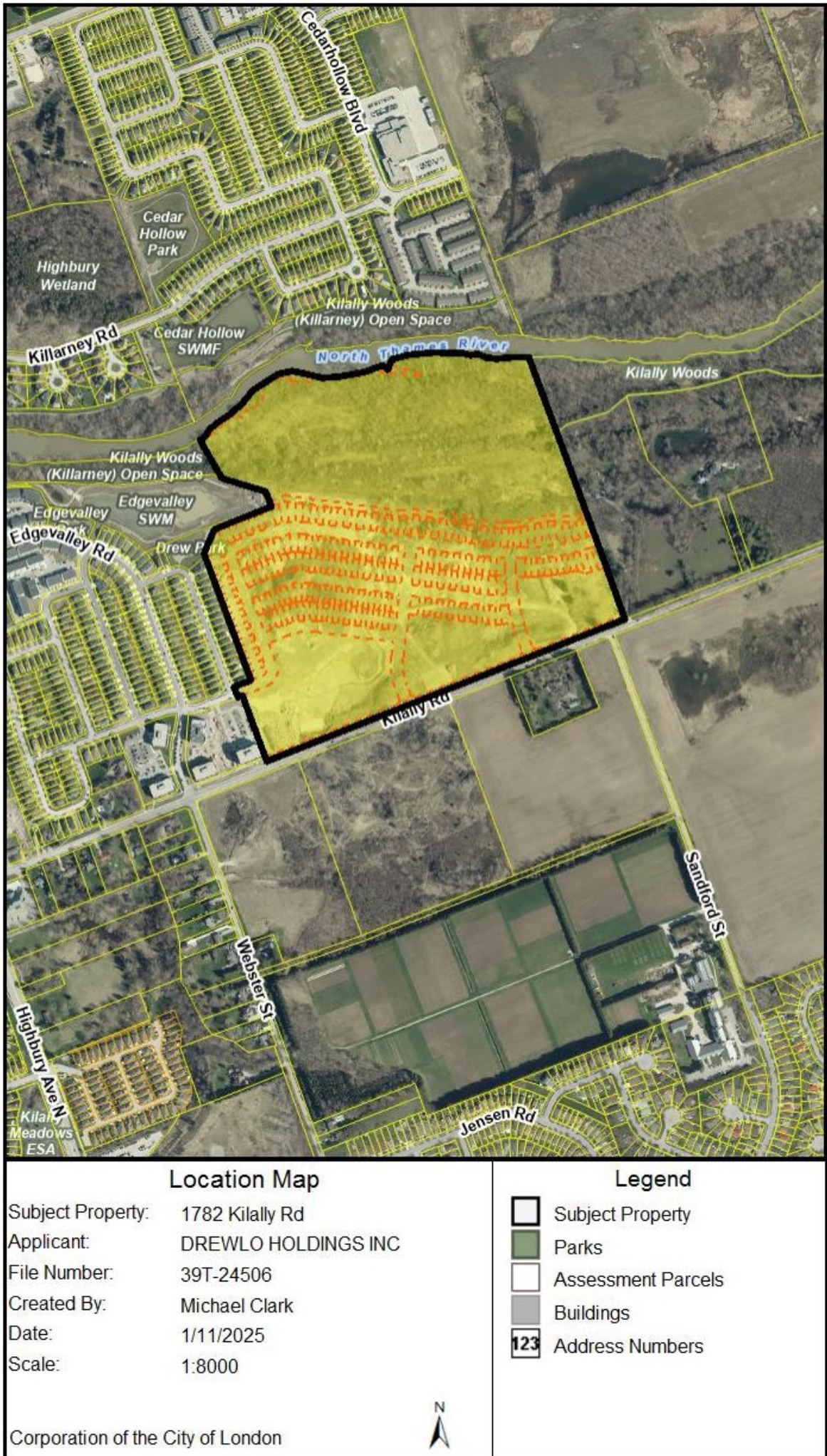


Figure 3 - Aerial Photo of subject lands and the surrounding lands

2.0 Discussion and Considerations

2.1 Original Development Proposal

A low and medium density residential development is proposed by the applicant along the north side of Kilally Road backing on to the Thames River of the existing residential development to the northeast of Highbury Avenue North and Kilally Road intersection. Access to the site is proposed through the extension of Agathos Street, and two new streets from Kilally Road. A modified grid of neighbourhood streets is proposed to provide connectivity through the site and to the adjacent lands to the east.

The original draft plan of subdivision included three medium density residential blocks, totalling 7.89 hectares (19.5 acres) along the Kilally Road frontage with zoning that would permit townhouse and apartment uses up to 22 metres (6 storeys) in height and a maximum density of 100 units per hectare, or a maximum of approximately 790 residential dwelling units. In addition, 225 single detached dwelling units were proposed to the north of the medium density blocks, and an extension of the Thames Valley Parkway was proposed adjacent to a large open space block associated with the portion of the Kilally Woods Environmentally Sensitive Area. An expansion to Drew Park was proposed as well as two walkway blocks connecting to the Thames Valley Parkway extension. Based on the original development proposal, a maximum of 1,014 residential dwelling units were proposed for the subject lands (the possible unit count has been increased due to some revisions, as will be discussed in Section 2.2).

A summary of the original proposed residential development is below:

Lots 1-225

- Land use: Low Density Residential
- Form: Single Detached Dwellings
- Height (maximum): 1-3 storeys (9 metres)
- Residential units: 225 proposed

Blocks 226-228

- Land use: Medium Density Residential
- Form: Townhouses, Stacked Townhouses, and/or Apartment Buildings
- Height (maximum): 6 storeys (22 metres)
- Residential units (maximum): 790 proposed
- Density (maximum): 100 units per hectare proposed

2.2 Revised Development Proposal

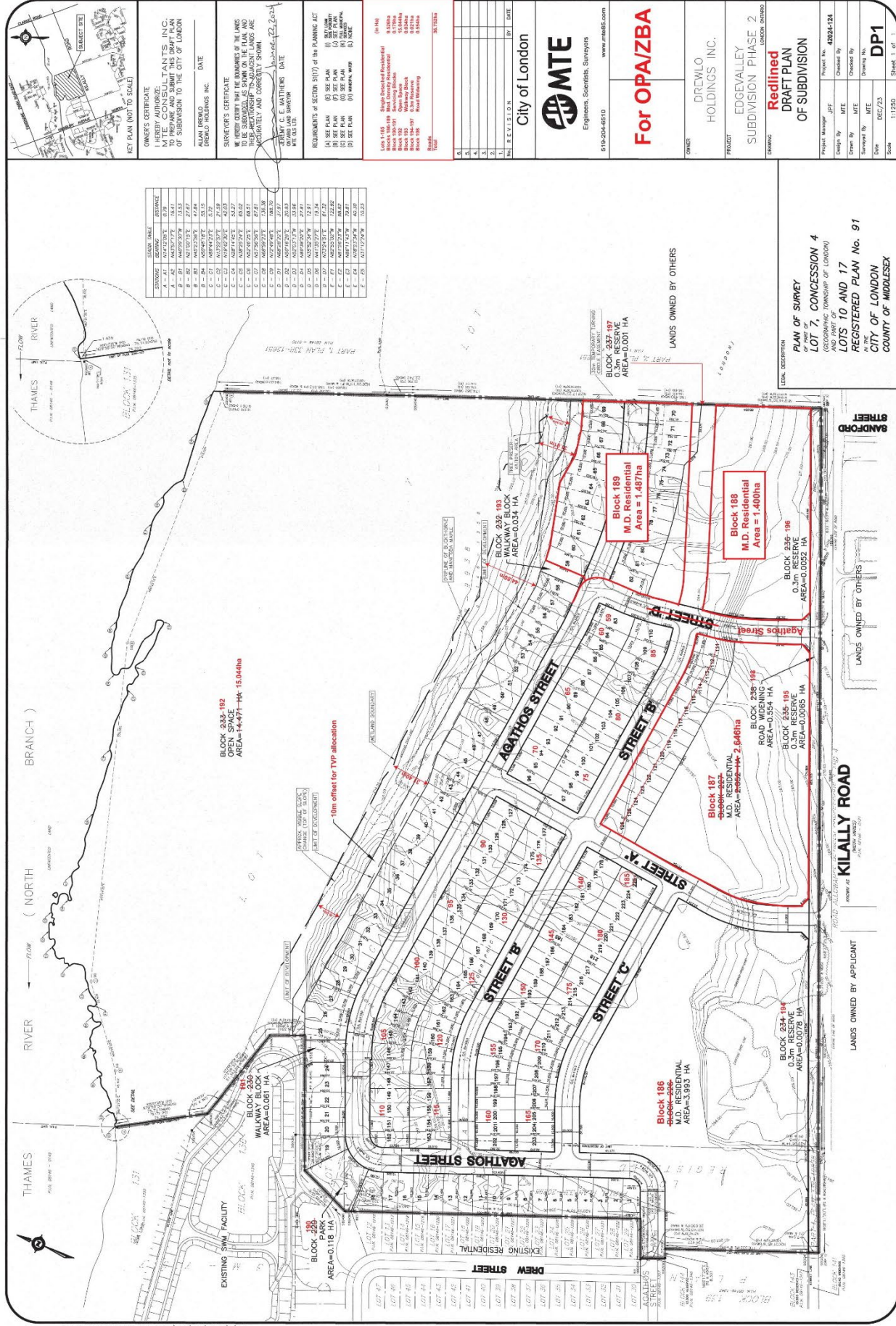
Through the review of the planning application staff identified several concerns with the development proposal. The concerns were primarily related to the delineation and protection of natural heritage features on the subject lands, the parks design, and access to the lands to the east.

Through these discussions with the applicant, a revised development proposal was submitted, as shown below in Figure 5. The revised development proposal includes the following changes:

- Replacement of Lots 59 to 82 with a new 1.487 hectare medium density residential townhouse block;
- Agathos Street is proposed to stop and bend south to meet Kilally Road, and instead Street 'B' to the south is extended east to provide access to the adjacent property;
- Lots 114-126 for single detached dwellings are removed and combined with the adjacent medium density residential block; and
- The Thames Valley Parkway block is combined with the adjacent block for the Environmentally Sensitive Area.

The revised development proposal removes 40 single detached dwellings, and replaces them with an additional 104 apartment and townhouse units, for an overall increase of 64 dwelling units from the original proposal. The revised development plan would permit a maximum of 1,078 residential dwelling units on the subject lands. The approximate overall density for the subdivision, excluding the lands within the Environmentally Sensitive Area, is 49.7 units per hectare. The approximate density of the portion of the subdivision planned for single detached dwellings is 17 units per hectare (including the lots, neighbourhood streets, and small walkway / servicing/ open space blocks).

Figure 5 - Revised Draft Plan of Subdivision



2.3 Proposed Official Plan Amendment

The applicant has proposed an amendment to The London Plan to change the place types on the subject lands from Neighbourhoods, Green Space, and Environmental Review to Neighbourhoods and Green Space Place Types. The Official Plan amendment would remove the Environmental Review Place Type, and update the boundary between the Neighbourhoods and Green Space Place Types to reflect the proposed development limit.

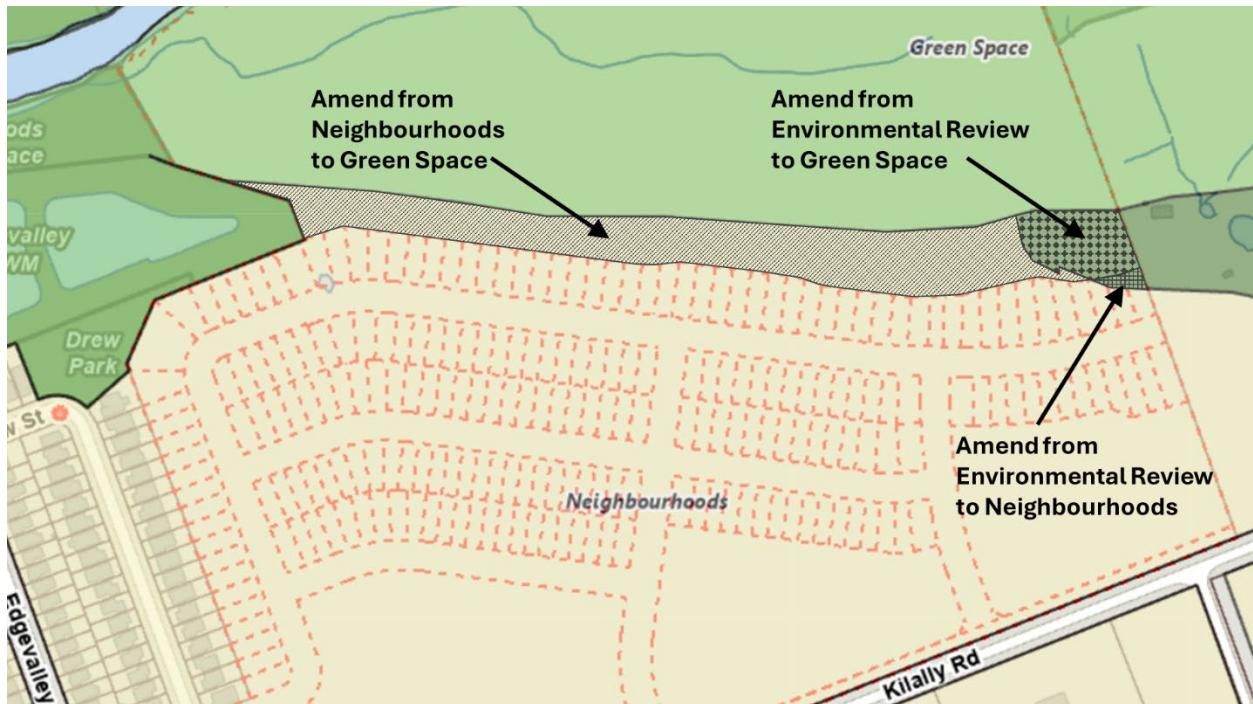


Figure 6 - Annotated map showing the proposed amendments to Map 1 – Place Types of The London Plan

Consistent with the requested amendments to Map 1 of The London Plan, corresponding amendments to Map 5 and Map 6 are also proposed to update the environmentally sensitive area boundary, and remove erosion hazard features from the portion of the property that is proposed to be developed.

2.4 Proposed Zoning By-Law Amendment

An amendment to the Zoning By-Law No. Z.-1 consistent with the Official Plan amendment to The London Plan is proposed to reflect the low and medium density residential development proposed for the site. The single detached dwellings are proposed to be zoned as a Residential R1 (R1-13) Zone. The medium density residential blocks along Kilally Road are proposed to be zoned as a new Residential R8 Special Provision (R8-4(_)) Zone to permit a variety of uses including townhouses, stacked townhouses, apartment buildings. Special provisions are requested to add townhouses as a permitted use, reduce the front yard depth, reduce landscape open space, increase height, and increase density for the new R8-4 Special provision zone.

Following the discussions with Staff, the applicant has removed a cluster of the single detached dwellings and replaced them with a medium density residential block within frontage on the extension to Agathos Street. The applicant has proposed that new block be zoned a Residential R5 (R5-7(_)) Special Provision Zone to permit cluster townhouses.

The open space block and pathway block are proposed to be rezoned to the Open Space (OS5) Zone, and the open space/servicing block is proposed to be rezoned to Open Space (OS1) Zone.

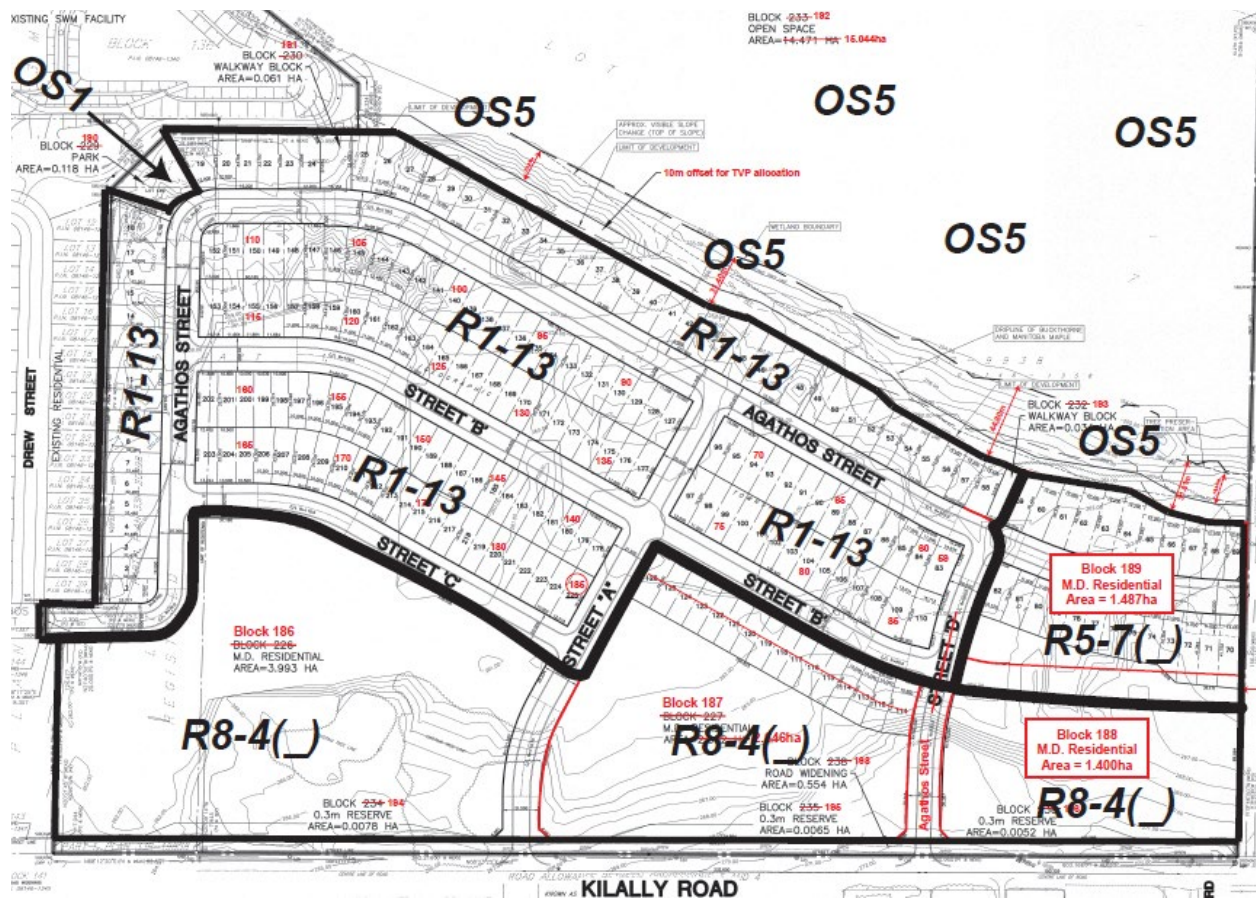


Figure 7 - Proposed Zoning Map (Drewlo Holdings)

The requested zoning provisions for this development are shown below.

Residential R1-13 Zone Provisions

For the Residential R1-13 zone, the applicant is carrying forward all the provisions in the Zoning By-Law No. Z-1 without any changes.

- Permitted Uses: Single Detached Dwellings
- Minimum Lot Area: 270 m²
- Minimum Lot Frontage: 9.0 m
- Minimum Front and Exterior Side Yard Depth:
- 4.5m (main building - local street)
- 6.0m (main building - local street)
- Minimum Rear Yard Depth: 7.0 m
- Minimum Side Yard Depth:
- Minimum Landscaped Open Space: 30%
- Maximum Lot Coverage: 45%
- Maximum Height: 9.0 m
- Maximum Parking Area Coverage: 25%

Requested Residential R5 Special Provision (R5-7(_)) Zone

Requested amendments to the standard provisions in the R5-7 Zone are shown in bold text.

	R5-7 Zone Provisions	Requested Special Provisions
Min. Lot Area (m ²)	1,000	1,000
Min. Lot Frontage (m)	30	30
Min. Front and Exterior Side Yard Depth (m)	6m Local Street Main Building 6m Local Street Garage	4.0*

Min. Interior Side & Rear Yard Depth (m)	0.5 m per 1.0 m of main building height, or fraction thereof, but in no case less than 3.0 m when the end wall of a unit contains no windows to habitable rooms, or 6.0 m when the wall of a unit contains windows to habitable rooms. 3.0 m where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear yard and/or the interior sideyard.	No change
Min. Landscaped Open Space (%)	30	30
Max. Lot Coverage (%)	45	45
Max. Height (m)	12.0	12.0
Max. Density (units per hectare)	60	60

*Staff are supportive of the request to reduce the minimum front and exterior side yards for the main building to 4.0m; however, Staff only support a reduction to 5.5m (the length of a standard parking spot) for the garage portion of the building.

The applicant has also requested that the permitted uses be limited to townhouse dwellings, only:

- 1) Permitted Uses:
 - a) Cluster Townhouse dwellings;
 - b) Cluster Stacked townhouse dwellings.**

Requested Residential R8 Special Provision (R8-4(_)) Zone

Requested amendments to the standard provisions in the R8-4 Zone are shown in bold text.

	R8-4 Zone Provisions	Requested Special Provisions
Min. Lot Area (m ²)	1,000	1,000
Min. Lot Frontage (m)	30	30
Min. Front and Exterior Side Yard Depth (m)	6m plus 1m per 10m of main building height or fraction thereof above the first 3.0m	2.0m minimum 6.0m maximum
Min. Interior Side & Rear Yard Depth (m)	1.2m per 3m of main building height or fraction thereof above 3m, but in no case less than 4.5m	1.2m per 3m of main building height or fraction thereof above 3m, but in no case less than 4.5m
Min. Landscaped Open Space (%)	30	25
Max. Lot Coverage (%)	40	40
Max. Height (m)	13.0	22.0
Max. Density (units per hectare)	75	100

The applicant has also requested that townhouses be added as a permitted use, and that Kilally Road be considered the front lot line:

- 2) Permitted Uses:
 - c) Apartment buildings;

- d) Handicapped person's apartment buildings;
 - e) Lodging house class 2;
 - f) Stacked townhousing;
 - g) Senior citizen apartment buildings;
 - h) Emergency care establishments;
 - i) Continuum-of-care facilities;
 - j) Townhousing**
- 2) The front lot line is considered to be Kilally Road for the purpose of development.**

2.5 Community Engagement (see more detail in Appendix D)

Public Circulation

The notice of application and public meeting was circulated on December 2, 2024. Through the public circulation process an email from one (1) member of the public was received regarding the proposed Official Plan and Zoning By-Law Amendment, and Draft Plan of Subdivision. The comments received by Staff are attached to Appendix D. The comments received from the community are summarized as follows:

- Inquiry from a member of the public seeking more information about the proposed development timeline.

Staff's Response: This development is anticipated to build out in one phase with servicing anticipated to start in 2026. Home building will follow shortly thereafter based on market conditions.

2.6 Policy Context (see more detail in Appendix D)

The Planning Act and The Provincial Planning Statement, 2024

The Provincial planning policy framework is established through the Planning Act (Section 2 and 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 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 the Official Plan and Zoning By-law Amendments are consistent with the general intent of the Planning Act and the PPS to provide an appropriate range and mix of housing options and densities, protect natural features over the long term, and integrate infrastructure and land use planning.

The London Plan, 2016

The London Plan constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the *Planning Act, R.S.O. 1990, c. P. 13*. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.

Neighbourhoods Place Type

The subject lands are located in the Neighbourhoods Place Type which permits a broad range of residential, and other related supporting uses in different areas depending on the street classification. The proposed lots and blocks fronting on neighbourhoods streets internal to the plan of subdivision would permit single detached, semi-detached, duplex, townhouses, group homes, home occupations, converted dwellings and additional residential units up to three storeys in height. The proposed blocks fronting on a Civic

Boulevard (Kilally Road) would permit stacked townhouses, low-rise apartments, tri- and fourplexes, small scale community facilities, and other uses up to 6 storeys in height. (Tables 10 and 11)

Green Space and Environmental Review Place Types

The vision for the Green Space Place Type will be realized by providing for the protection of natural heritage features and areas which have been identified, studied and recognized by City Council as being of city-wide or regional significance, and/or by the Ministry of Northern Development, Mines, Natural Resources and Forestry as provincially significant. (761_7)

The Environmental Review Place Type requires a detailed environmental study to assess the significance of the lands identified be undertaken as part of any planning and development application process. Environmental Review Place Type lands, or portions thereof, that are determined to satisfy the criteria for significance in conformity with the Environmental Policies part of this Plan will be included in the Green Space Place Type on Map 1. (782_)

Certain lands adjacent to recognized environmentally significant areas may have potential for inclusion in the environmentally significant area if warranted on the basis of site-specific evaluation, including the application of the Environmental Management Guidelines that shall be undertaken in conjunction with environmental impact studies associated with a development application. (1369_)

Unevaluated vegetation patches, as identified on Map 5 were identified through the Subwatershed Plans or other environmental studies. These features may include treed areas, swamps, wetlands, savannahs, old field plantations, or other similar natural features. Unevaluated vegetation patches may be included in the Environmental Review Place Type on Map 1. Unevaluated vegetation patches previously identified for development or agricultural activity will be assessed for significance and protection as part of any development application or secondary planning study. Where all or a portion of an unevaluated vegetation patch is assessed and not found to be part of the Natural Heritage System, the removal of trees will be in conformity with the Forest City policies of this Plan. (1383_)

In addition to areas that are included in the Environmental Review or Green Space Place Types, vegetation patches in other place types that are larger than 0.5 hectares in size shall be evaluated in conformity with the policies of this Plan to determine the significance of vegetation and identify the need for protection prior to planning and development approvals. (1385_)

Evaluation of Planning and Development Applications

The London Plan also 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, and that appropriate zones and special provisions have been applied.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There will be an increase in the operating and maintenance costs once the City assumes the planned public roads and other infrastructure and public facilities in the planned subdivision. The City will also be responsible for the long-term capital renewal costs associated with these works.

A council resolution on November 19, 1990 confirmed the acceptance of an agreement between the City and the former land owner of the subject lands, the Matthews Group Limited (MGL) which facilitated the dedication of a large area of land, totalling approximately 87.8 hectares (217 acres), for what is now the Kilally Meadows ESA and the Northridge Fields Park to the City. This land dedication was part of satisfying the parkland dedication for all lands owned by MGL along Kilally road, both east and west of Highbury Avenue North.

An additional 8.9 hectares (22 acres) of floodplain lands and 2.8 hectares (7 acres) of tablelands for parkland on MGL lands to the east of Highbury Avenue North were to be dedicated to the City through future development applications. The subject lands were owned by MGL at the time, and were part of this agreement, as a result, the amount of outstanding required parkland dedication is significantly reduced compared to a standard draft plan of subdivision. Any additional parkland beyond the amounts specified in the agreement will need to be purchased from applicants. The applicant has offered to donate 6.14 hectares (15 acres) of land to the City within the Environmentally Sensitive Area in addition to the 8.9 hectares (22 acres) of floodplain lands specified in the agreement.

4.0 Key Issues and Considerations

The following section outlines the key issues and considerations raised during the evaluation of the requested amendments, and the discussions and resolutions between the City, the applicant and commenting agencies.

4.1 Use

The applicant is proposing to develop the majority of the subject lands for a mixture of low and medium density residential uses. The residential uses proposed are consistent with the residential uses contemplated in the Neighbourhoods Place Type. Single detached dwellings and a cluster townhouse block are planned for lands that the proposed neighbourhood streets. The medium density blocks front Kilally Road, a Civic Boulevard, which are proposed to be zoned to permit apartments; stacked townhouses; handicapped person's apartment buildings; lodging house class 2; senior citizen apartment buildings; emergency care establishments; and continuum-of-care facilities.

The uses proposed are generally consistent with the uses contemplated in The London Plan and no amendments to the permitted uses of the Neighbourhoods Place Type are being requested as part of these applications. The development limit within which these residential uses would be permitted will be discussed further in Section 4.4 Natural Heritage, below.

The applicant has not requested any commercial uses within the plan of subdivision; however, the Kilally South Area Plan did identify the intersection of Kilally Road and Sandford Street as a "Convenience Commercial Overlay". Consideration should be given to permitting appropriate commercial uses within mixed-use buildings through future development applications on blocks adjacent to the intersection, including on other lands owned by the applicant at the southwest corner of the intersection.

4.2 Intensity

The applicant has requested that the maximum density for the medium density residential blocks along Kilally Road within a R8-4 Zone be increased from 75 units per hectare to 100 units per hectare (uph), and that the maximum height be increased from 13.0 metres to 22 metres. These requested special provisions are consistent with the maximum

heights permitted within the Neighbourhoods Place Type for blocks fronting on a Civic Boulevard. The proposed special provisions represent a slight increase over the adjacent medium density residential blocks within the first phase of the Edgevalley subdivision which permits a maximum 75 units per hectare and 16.0 metres in height. Staff are comfortable that the proposed densities can be accommodated through the planned infrastructure and staff are supportive of the proposed increased in height and density.

Through the application review process, Staff encouraged the applicant to consider a higher density of 125 units per hectare for the medium density blocks based on comparable development applications received that had similar block sizes. The applicant has advised that they do not believe that a density higher than 100 units per hectare is achievable on the subject lands due to their preferred amount of parking.

The applicant has requested a Residential R1-13 Zone be applied to the single detached dwellings proposed to the north of the medium density residential. The R1-13 zone variation is the second most permissive R1 Zone variation after the R1-1, and permits lots for single detached dwellings with a minimum of 9 metres of frontage and a lot area of 270 square metres. The applicant is proposing a mix of lot frontages generally including 10 metres, 11 metres and 12.2 metres and the zoning provides flexibility to allow for a variation in lot sizes and support an intensity of 17 units per hectare. The additional residential unit (ARU) policies in The London Plan and Zoning By-Law would permit up to 4 units on each lot within the R1-13 zone.

Through discussions with Staff, the applicant revised their application to remove 40 single detached dwellings, and replace them with a new townhouse block, and expanded medium density blocks along Kilally Road. The applicant has requested an R5-7() Special Provision Zone for the new townhouse block, which would permit townhouses up to 3 storeys in height, and a maximum density of 60 units per hectare.

4.3 Form

The applicant is generally requesting to restrict development to single detached dwellings on the residential lands internal to the subdivision. The additional residential unit policies of The London Plan and the Z.-1 Zoning By-law would also permit up to three additional units on each lot zoned for a single detached dwelling.

Transition Between Medium and Low Density Residential

Based on comments from City staff, the applicant has agreed to remove the single detached dwelling units that back on to the medium density residential blocks. This will ensure that no rear yards of single detached dwellings will directly abut the medium density residential blocks and allow for a better transition between possible 6 storey apartment buildings on Kilally Road to the single detached dwellings internal to the subdivision.

The applicant has also requested to add townhouses as a permitted use within the R8-4() Special Provision Zone. By merging these lots with the medium density blocks and adding townhouses as a permitted use, the applicant will have more flexibility in designing and mitigate the transition between medium and low-density residential uses. Staff are supportive of the request to add townhouses as a permitted use to the R8 Special Provision Zone.

Access for the Lands to the East

The original proposal extended Agathos Street with single detached dwellings along the edge of the Kilally Woods ESA to the eastern property limit. This would have restricted the only access from the subject lands to the adjacent lands to the east, situated within a wooded area in the Environmental Review Place Type on Map 1, and identified as an unevaluated vegetation patch on Map 5 of The London Plan. There is also an unevaluated wetland located just east of the proposed Agathos Street extension.

Through discussions with the applicant, they have agreed to revise their proposal to instead extend Street B east to the property limit and create an additional medium density residential block adjacent to the ESA lands. The extension of Street B will provide access to the adjacent property in an area located outside the unevaluated natural heritage features identified on Map 5 of The London Plan. The applicant has also agreed that through conditions of draft approval for the plan of subdivision that the Thames Valley Parkway can be extended south into the medium density residential block to avoid the adjacent natural heritage features.

4.4 Parkland, the Thames Valley Parkway and Open Space

As previously mentioned in Section 3.0 , the parkland dedication typically required under the *Planning Act* has been partially provided through an agreement between the City and the former property owner, Matthews Group Limited. The agreement facilitated the acquisition of the lands between Adelaide Street and Highbury Avenue North now known as the Kilally Meadows ESA and the Northridge Fields Park. The agreement also required 8.9 hectares (22 acres) of floodplain lands and 2.83 hectares (7 acres) of tablelands for parkland on MGL lands to the east of Highbury Avenue North (the “Phase 2” lands) to be dedicated at the time of future development applications.

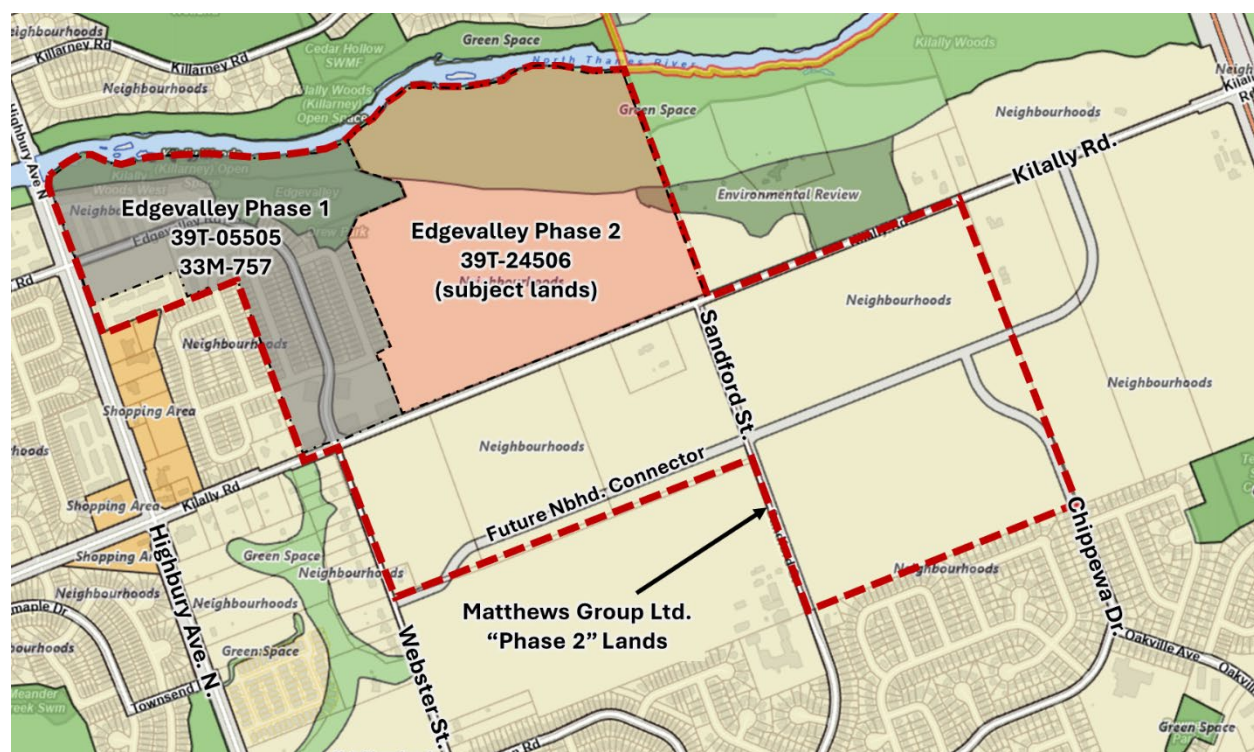


Figure 8 - Map of the “Phase 2” Matthews Group Ltd. Lands

No open space within the flood plain, ESA, and its associated buffer was dedicated to the City as part of Edgevalley Phase 1. The City purchased Block 131 associated with the ESA lands, and Blocks 135 and 147 associated with the Thames Valley Parkway. As a result, the 8.9 hectares (22 acres) of previously agreed to flood plain lands is due to be dedicated as part of the current draft plan of subdivision. The current plan of subdivision includes a 15.04 hectares (37 acres) open space block associated with the Kilally Woods Environmentally Sensitive Area and the Thames Valley Parkway. Through discussions with staff, the applicant has offered to dedicate the whole block, including the required 8.9 hectares (22 acres) plus a donation of an additional 6.14 hectares (15 acres), as part of this subdivision application.

The two park blocks (33M-757, Blocks 137 and 138) within Edgevalley Phase 1, totalling 0.68 hectares (1.7 acres) were also purchased by the City. As a result, the full 2.83 hectares (7 acres) of table lands for parkland dedication is available for all lands along Kilally Road formerly owned by MGL, including the subject lands and the properties on the south side of Kilally Road to the east and west of Sandford Street, as identified on Figure 8. The City have identified the need for programable park space in the area to serve the subject lands. The applicant has proposed a small (0.12 hectares (0.292 acres)) expansion to Drew Park as part of the proposed draft plan of subdivision that is also

required for a sanitary trunk sewer be considered as part of this parkland dedication. The City has requested that the applicant reduce the size of this block to enable as much parkland dedication on the lands to the south of Kilally Road. Based on the Drew Park expansion, the total available table lands for parkland dedication is 2.71 hectares (6.708 acres).

4.5 Natural Heritage

Development Limit Adjacent to the Environmentally Sensitive Area

Concerns were identified by Staff regarding the extent of development and the potential impacts on the natural heritage features along the Thames River and the Kilally Woods Environmentally Sensitive Area (ESA). The submitted Environmental Impact Statement (EIS) recommended compensation for the removal of the trees in the woodland and the unevaluated patch identified on Map 5 of The London Plan through a tree preservation plan, rather than considering their significance for inclusion within the ESA. Through the discussion of this application, the recommendation of the EIS was one of the major areas of concern raised by Staff. In 2010, the City did approve a site alteration agreement on the subject lands, which did permit the removal of vegetation and trees to the edge of the current wetland and ESA boundary. A comparison of the previously approved site alteration agreement and the submitted development application shows that a significant portion of the woodland is now proposed to be retained.

A minimum 30 metre buffer is proposed to be provided from the edge of the wetland within the ESA to residential land uses throughout the proposed development. A portion of the development is proposed to be located within an area of the woodland extending beyond the ESA, and the applicant has proposed to compensate for the loss of these trees through a tree preservation plan and additional plantings throughout the subdivision.

Compensation for Wetland Removals

Two former wetlands were located on the site and are identified on Map 5 of The London Plan. The applicant is proposing to compensate for the loss of the wetlands on lands outside the draft plan of subdivision that they own south of Kilally Road and east of Sandford Street. This area has other existing wetlands identified on Map 5 and is located south of an extension to the ESA on the north side of Kilally Road. Consolidating the wetlands within the draft plan of subdivision with the existing wetlands located south of Kilally Road and east of Sandford Street will provide an ecological benefit through the creation of a larger wetland complex connected to the Kilally Woods ESA. Staff will continue to discuss the process for providing wetland compensation with the applicant through the conditions of draft plan approval. It is recommended that the unevaluated wetlands identified on Map 5 are removed in conjunction with a future official plan amendment which protects lands proposed to be used for compensation, to the satisfaction of the City.

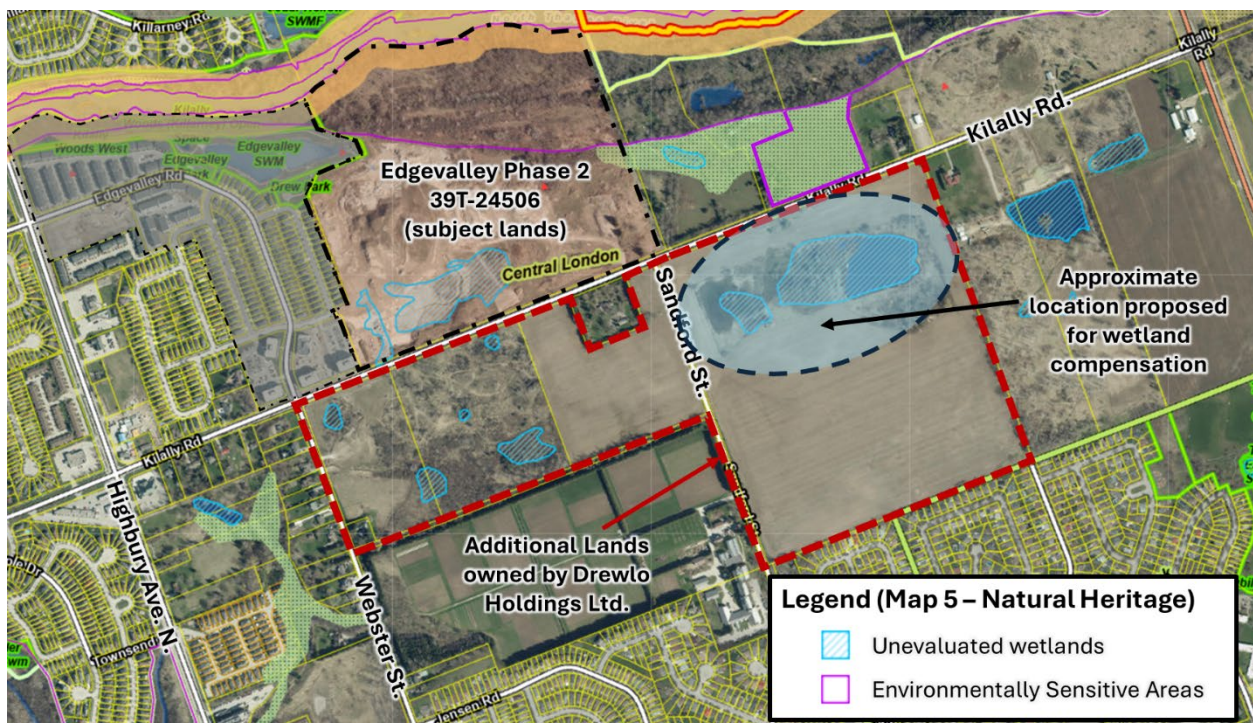


Figure 9 - Proposed Compensation Location for Wetland Removals

Approvals from the UTRCA are required to permit the removal and relocation of wetlands, and the applicant will be required to provide a compensation plan through the conditions of draft plan approval.

Conclusion

The proposed Official Plan and Zoning By-Law Amendments and related Draft Plan of Subdivision are consistent with the Provincial Planning Statement, 2024 which promotes densities for new housing which efficiently use land, resources, and infrastructure; and neighbourhood developments that foster social interaction, facilitate active transportation and community connectivity. The recommended amendments are also consistent with the general intent and purpose of The London Plan. Staff recommend approval of the amendments to facilitate the proposed draft plan of subdivision, subject to conditions of draft approval.

Prepared by: Michael Clark, MA
Senior Planner, Subdivision Planning

Reviewed by: Peter Kavcic, P.Eng.
Manager, Subdivisions and Development Inspections

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

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

cc:
Mike Harrison, Manager, Subdivision Engineering
Michael Corby, Manager, Site Plans
Travis MacBeth, Manager, Planning Policy (Growth Management)
Huyen Le, Research Analyst, Planning Policy (Growth Management)

PK/mc

Appendix A – Official Plan Amendment

Bill No. (Number to be inserted by
Clerk's Office)
2025

By-law No. C.P.-XXXX-__

A by-law to amend the Official Plan,
The London Plan for the City of
London, relating to 1782 Kilally Road.

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

Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan, for the City of London as contained in the text attached hereto and forming part of this by-law, is adopted.

This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on March 4, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading - March 4, 2025
Second Reading - March 4, 2025
Third Reading - March 4, 2025

**AMENDMENT NO.
to the**

OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to facilitate the proposed residential subdivision at the property known municipally as 1782 Kilally Road by removing the Environmental Review Place Type and amending portions of the Neighbourhoods and Green Space Place Types to reflect the proposed development limit on Map 1; removing the Unevaluated Vegetation Patches, and Potential Naturalization Areas and amending the Environmentally Significant Area on Map 5; and amending the maximum hazard line and the Conversation Authority Regulated Area on Map 6.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands known municipally as 1782 Kilally Road in the City of London, as shown on “Schedule 1” attached hereto.

C. BASIS OF THE AMENDMENT

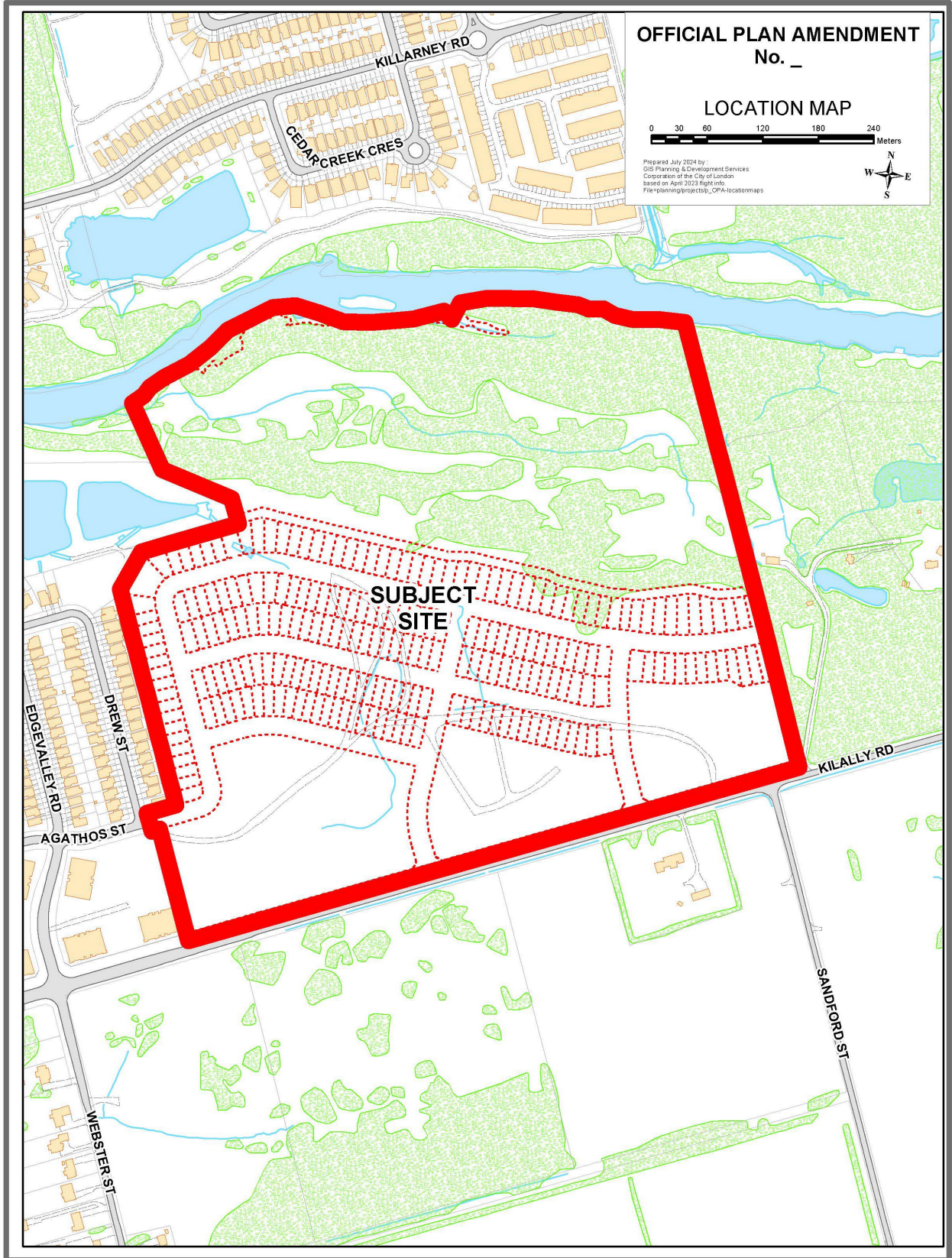
The adjustment to the place type boundaries, and updates to the natural heritage features mapped on the subject lands will reflect the proposed development limit and the findings of the supporting studies. The amendment will allow for a residential development comprised of low and medium density residential dwellings, as well as the long-term protection of the Kilally Woods Environmentally Sensitive Area.

D. THE AMENDMENT

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

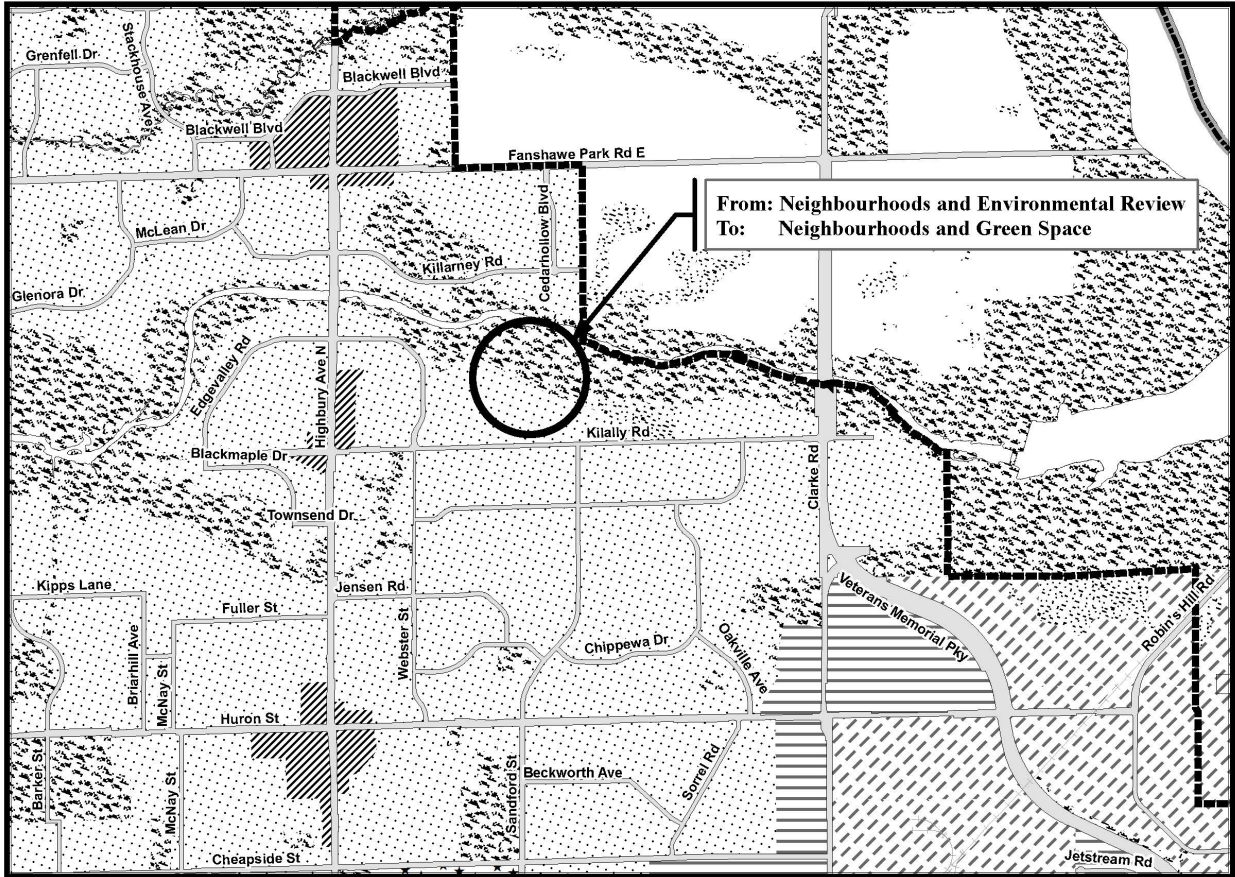
1. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London is amended by redesignating all of Block 192 in the redlined revised Draft Plan of Subdivision for 1782 Kilally Road (File No. 39T-24506) from the Neighbourhoods and Environmental Review Place Types to the Green Space and Neighbourhoods Place Types, as indicated on “Schedule 2” attached hereto.
2. Map 5 – Natural Heritage, to the Official Plan, The London Plan, for the City of London is amended by removing the Unevaluated Vegetation Patches, and Potential Naturalization Areas and expanding the Environmentally Significant Area, as indicated on “Schedule 3” attached hereto.
3. Map 6 – Hazards and Natural Resources, to the Official Plan, The London Plan for the City of London is amended by adjusting the limits of the maximum hazard line and the Conversation Authority Regulated Area, as indicated on “Schedule 4” attached hereto.

Schedule "1"



Schedule "2"

AMENDMENT NO:



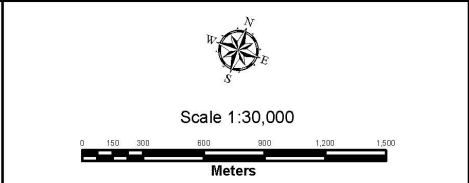
Legend

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 the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____

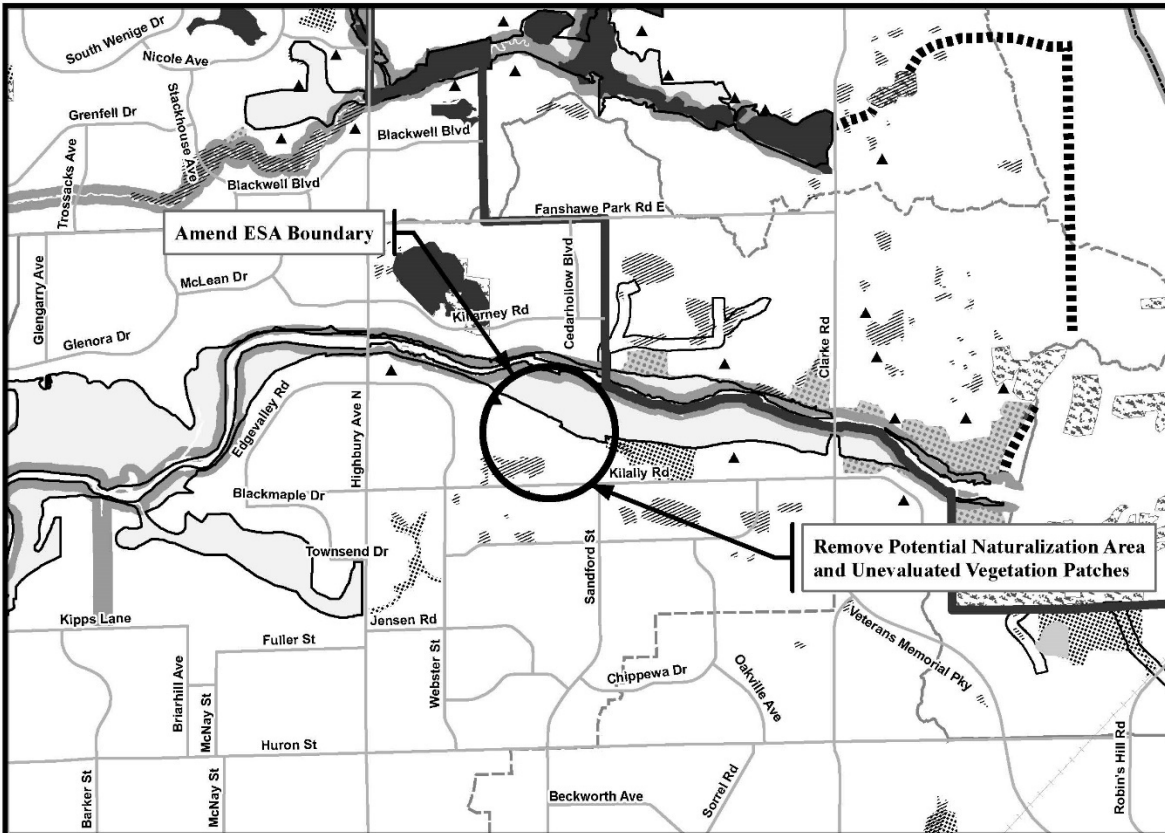
PREPARED BY: Planning & Development



FILE NUMBER: OZ-9811
PLANNER: MC
TECHNICIAN: JI
DATE: 1/21/2025

Schedule "3"

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

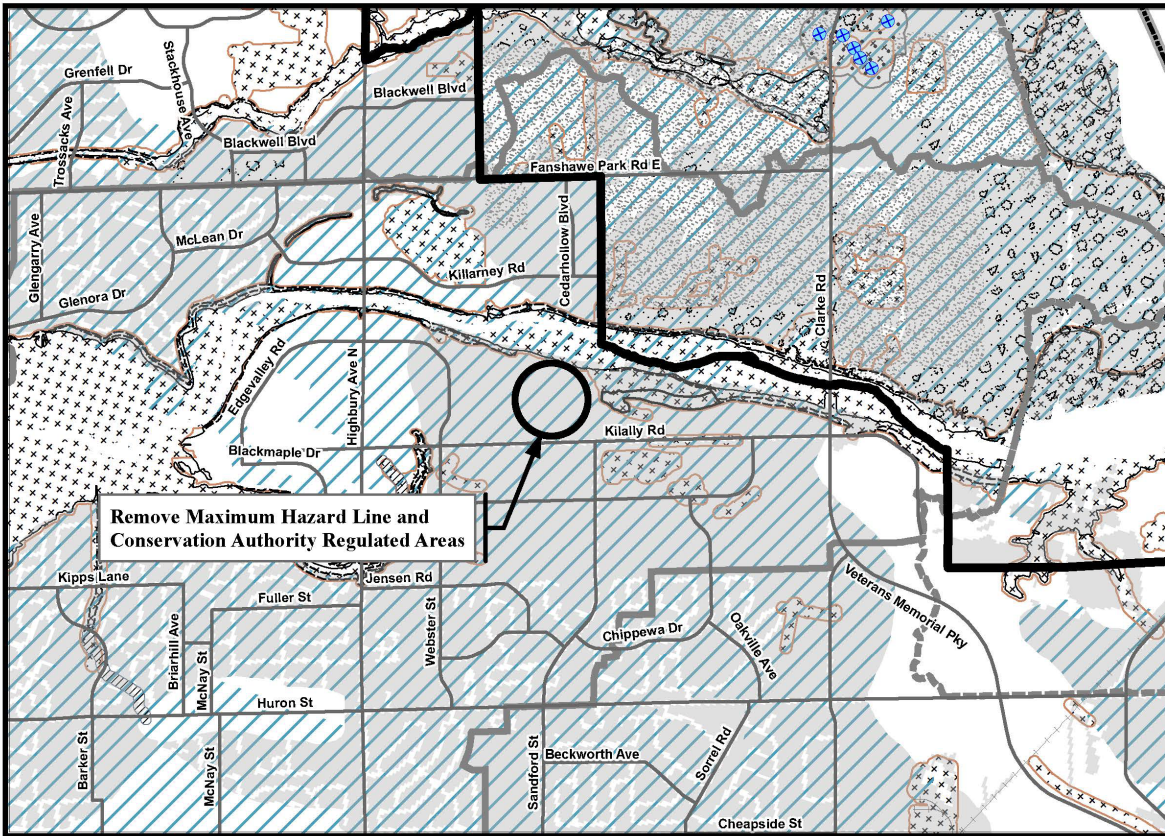
- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

<p>SCHEDULE # TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9811</p> <p>PLANNER: MC</p> <p>TECHNICIAN: JI</p> <p>DATE: 2/5/2025</p>
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Schedule "4"

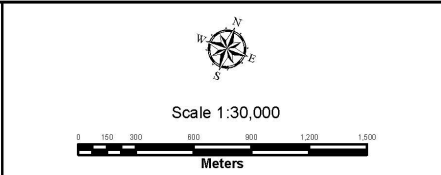
AMENDMENT NO:



HAZARDS	NATURAL RESOURCES	BASE MAP FEATURES
<p>— Regulatory Flood Line</p> <p><i>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</i></p> <p><i>NOTE 2: Flood Fringe mapping for certain areas of the City is available from the Upper Thames Conservation Authority.</i></p> <p>Special Policy Areas</p> <p>Potential Special Policy Areas</p> <p>--- Riverine Erosion Hazard Limit for Confined Systems</p> <p><i>NOTE: Steep Slopes Outside the Riverine Erosion Hazard Limit on the map are approximate. Precise delineation is available from the Conservation Authority having jurisdiction.</i></p> <p>/// Riverine Erosion Hazard Limit for Unconfined Systems</p> <p>— Maximum Hazard Line</p> <p><i>This is an excerpt from the Planning Division's working consolidation of Map 6 - Hazards and Natural Resources of the London Plan, with added notations.</i></p>	<p>Conservation Authority Regulation Limit</p> <p>Abandoned Oil/Gas Wells</p> <p>Aggregate Resource Areas</p> <p>Extractive Industrial Areas</p> <p>Wellhead Protection Area</p> <p>Emergency Municipal Water Wells</p> <p>Significant Groundwater Recharge Areas</p> <p>Highly Vulnerable Aquifers</p>	<p>Streets (see Map 3)</p> <p>Railways</p> <p>Urban Growth Boundary</p> <p>Water Courses/Ponds</p> <p>Conservation Authority Boundary</p> <p>Subwatershed Boundary</p>

SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9811

PLANNER: MC

TECHNICIAN: JI

DATE: 2/5/2025

Appendix B – Zoning By-Law Amendment

Bill No. (number to be inserted by
Clerk's Office)
(2025)

By-law No. Z.-1-25_____

A bylaw to amend By-law No. Z.-1 to
rezone lands located at 1782 Kilally
Road.

WHEREAS Drewlo Holdings Inc. has applied to rezone lands located at 1782 Kilally, 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 1782 Kilally Road as shown on the attached map comprising part of Key Map No. A103, **FROM** an Urban Reserve (UR4) Zone and Open Space (OS5) Zone **TO** a Residential R1 (R1-13) Zone; a Residential Special Provision R5 (R5-7(_)) Zone; a Residential Special Provision R8 (R8-4(_)) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) Zone.

2. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provisions:

R5-7(_) Edgevalley Phase 2 - 1782 Kilally Road (Townhouse Block)

- a) Permitted Uses
 - i) Cluster townhouse dwellings
- b) Regulations
 - i) Front and Exterior Side Yard (m) Minimum: 4.0m Local Street Main Building, 5.5m Local Street Garage

3. Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:

R8-4(_) Edgevalley Phase 2 - 1782 Kilally Road (Medium Density Blocks)

- a) Permitted Uses
 - i) Apartment buildings;
 - ii) Handicapped person's apartment buildings;
 - iii) Lodging house class 2;
 - iv) Stacked townhousing;
 - v) Senior citizen apartment buildings;
 - vi) Emergency care establishments;
 - vii) Continuum-of-care facilities; and
 - viii) Townhousing.
- b) Regulations
 - i) Front and Exterior Side Yard (m): 2.0 m minimum, 6.0m maximum

- ii) Landscaped Open Space (%) Minimum: 25
- iii) Height (m) Maximum: 22.0
- iv) Density (units per hectare) Maximum: 100
- v) Kilally Road is considered to be the front lot line for the purpose of this by-law.

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.

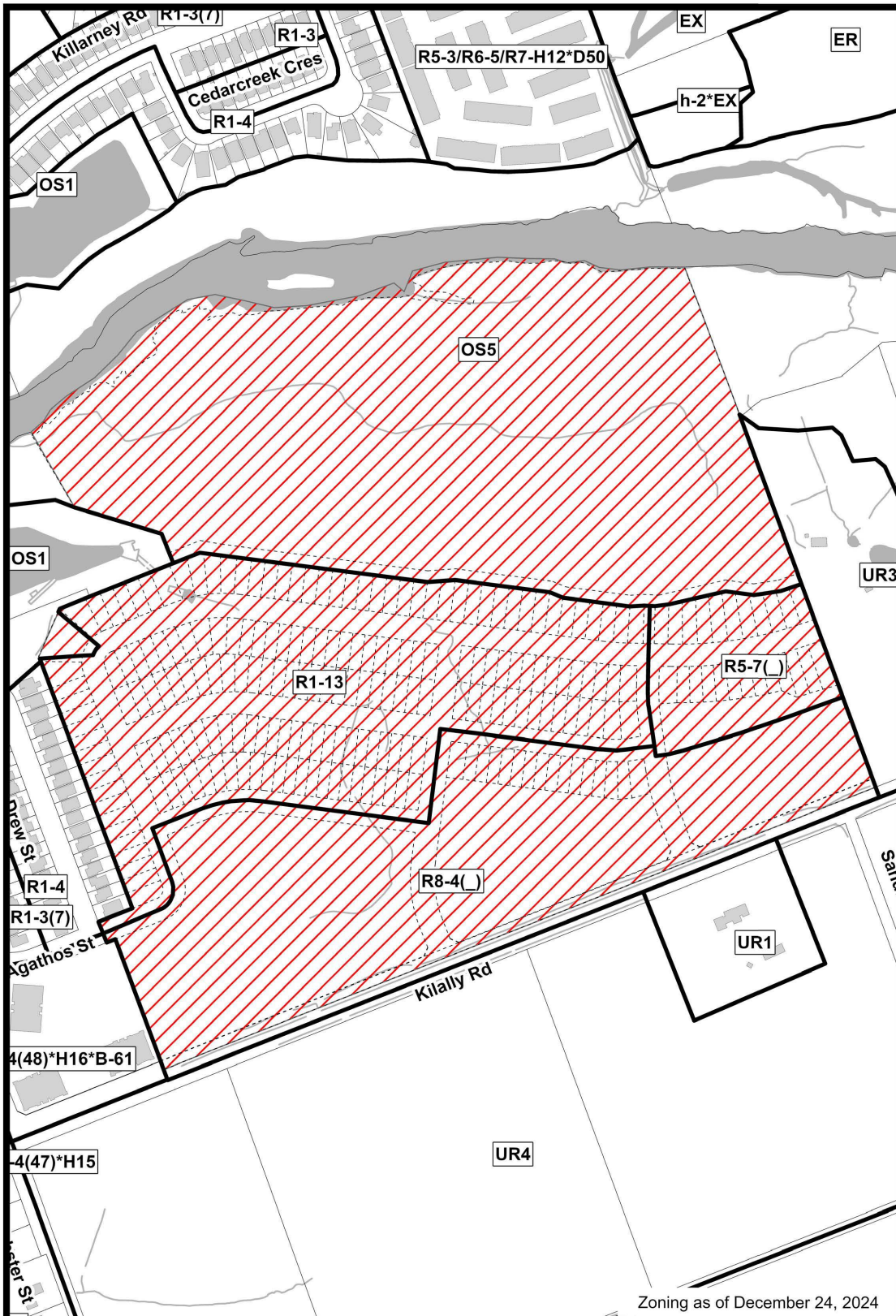
PASSED in Open Council on March 4, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


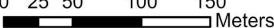

Michael Schulthess
City Clerk

First Reading - March 4, 2025
Second Reading - March 4, 2025
Third Reading - March 4, 2025

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

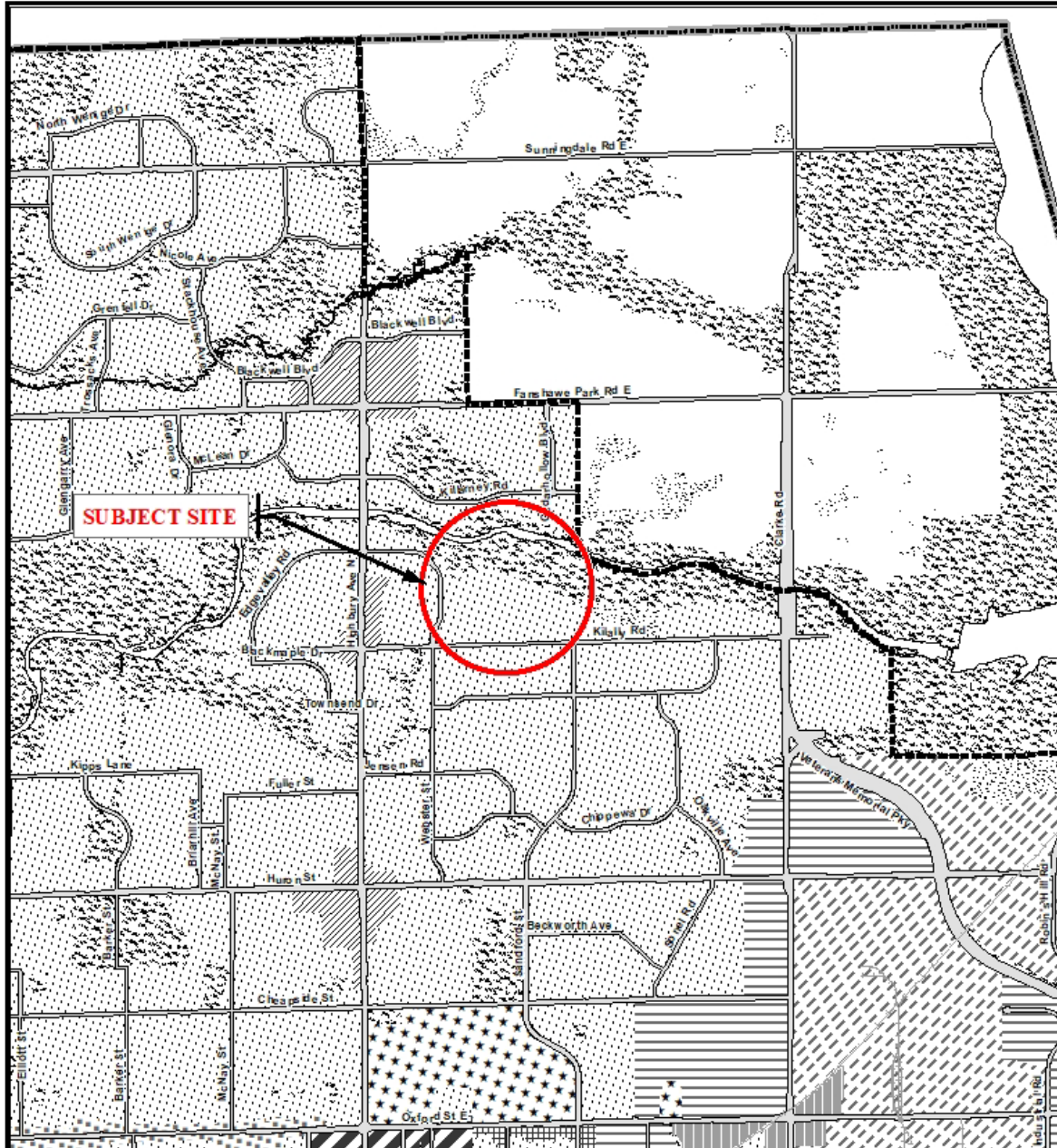


Zoning as of December 24, 2024

<p>File Number: OZ-9811 Planner: MC Date Prepared: 2025/01/21 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,200</p> <p>0 25 50 100 150 Meters </p> <p></p>
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Appendix C – Relevant Background

London Plan Excerpt



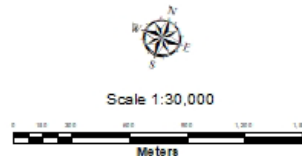
Legend

- | | | |
|------------------------|--------------------------|---|
| 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.

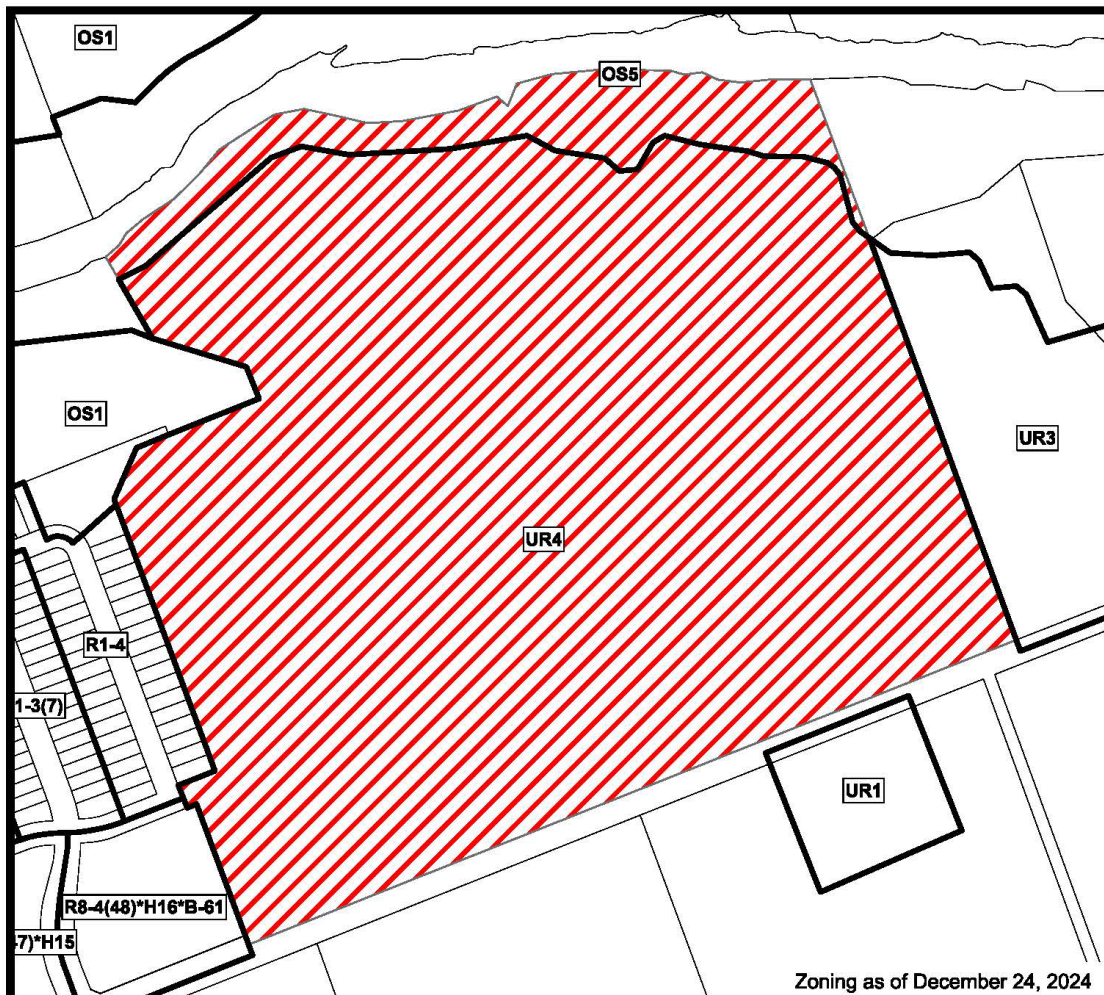
CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: OZ-9811
Planner: MC
Technician: JI
Date: 2025/01/20

London By-Law No. Z.-1 Excerpt



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: UR4**

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 | RRG - 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**



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

FILE NO:

OZ-9811

MC

MAP PREPARED:

2025/01/20

Jl

1:4,800

0 20 40 80 120 160

Meters

Appendix D – Internal and Agency Comments

Combined Engineering Comments – January 10, 2025

- 1) Medium Density zoning of 100 Units/Ha is higher than the DSRM allowed medium density standard. To allow for the increased density the necessary rezoning will need to be applied as part of this Application.
- 2) Have street A taper from 21.5m to 20.0m at 60m from Kilally Road as per DSRM 2.1.6.(4)
- 3) Identify 6.0m x 6.0m daylight triangles at all internal and external intersections
- 4) Identify width of walkway block
- 5) A future TIA is required and shall include but not be limited to the following:
 - a. Access arrangement for Streets 'A' & 'D' (i.e. full access/turn lanes/RIRO/etc...);
 - b. Sightline analysis for streets connecting to Kilally Road;
 - c. Recommendations for whether traffic calming is warranted or not;

Water Engineering Division

- 6) There is currently no municipal watermain available to service the full development of the subject lands (past 80 units). Water servicing for the proposed development is to be taken from the existing 200mm municipal watermain on Agathos Street and the future low level 400mm municipal watermain on Kilally Road. The 400mm watermain is scheduled to be constructed by the City of London in 2025 and will extend from the existing 400mm PVC watermain east of Webster Street to the 1200mm Watermain on Clarke Road.
- 7) Looping of the subdivision to the future 400mm municipal watermain on Kilally Road will be required. The developer shall co-ordinate their design with the City design to ensure an appropriate location for any required splitter valve(s).
- 8) All properties to be internally serviced.

Stormwater Engineering Division

9) Compliance with Environmental Assessment

It is understood that the lands south of Kilally are modelled conceptually to inform the design of the proposed Phase 2 subdivision. Support has not been provided as to why area 202 is now undevelopable. The Owner's consultant is required to either:

- a. Include catchment 202 as per the EA and account for this area in the subdivision SWMF design. Re-evaluation of these lands and supporting studies can take place as part of future design studies for the south lands, or;
- b. Undertake an Official Plan Amendment, demonstrating the subject lands (catchment 202) are no longer developable and define limit that can be omitted from the SWM design.

10) Adherence to SWMF Functional Design

The consultant has undertaken analysis of the major flow routing from the external lands, though the subject site, and to the SWMF. A number of deviations were made from the Edge Valley 1 functional SWMF design, including:

- a. Removal of catchment area 202;
- b. Increase to runoff coefficients for all external lands;
- c. Increase to runoff coefficients for the subject development (areas 205 & 207);
- d. Oversized trunk sewer designed for 50-year event conveyance to forebay inlet.

SWED accepts the concept of conveying the 50-year through the minor system to the existing Edge Valley 1 Pond and will assume responsibility to retrofit the Pond inlet to account for increased flow conditions from the sewer discharge. However, the consultant is expected to adhere to the existing pond volumes established by the SWMF design.

- 11) The Owner shall make provisions to oversize the internal storm sewers in the subdivision plan to accommodate flows from existing external upstream lands. 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, all to the specification and satisfaction of the City.
- 12) It is noted that modifications to the grading and ESC measures in the spillway of the existing pond will need to be completed to align the spillway with the location of the proposed overland flow Block 230. SWED will be undertaking the revised design and re-construction of the SWMF in coordination with the subdivision engineering design.
- 13) As part of the detailed design submission, the conceptual water balance solutions presented in the SWM Report shall be progressed to recommendations, to support and reflect the findings of the accepted Hydrogeology Report including any water balance requirements such as LID/BMP solutions for all proposed stages of development. Third pipe systems for water balance mitigation, would be SWED's preferred infiltration option, opposed to deferring to private blocks. Any block level infiltration measures may be detailed at the time of site plan approval, however any block targets established from a water balance mitigation analysis shall be established by the subdivision design.
- 14) Parameters used in the Kilally overland flow road crossing assessment should be revised based on re-assessment of the external lands; however SWED is amenable to the methodology and approach used in the SWM report (SWMHYMO Modelling scenarios, deduction of piped flows at crossing, etc.) Note: The Kilally overland flow road crossing will be reassessed in detail as part of subdivision development requirements for the tributary lands south of Kilally Road.
- 15) Please coordinate the Kilally crossing design with the Kilally Infrastructure Project consultant (Stantec c/o Simon Jeater) and include reference to design drawings to ensure the assumptions made (width, depths, lengths) regarding the weir parameters are appropriate.
- 16) Please revise block names in SWM report and plans to be consistent with the Draft Plan.

Sewer Engineering Division

- 17) The subject lands are within Adelaide WTP sanitary sewershed. The intended municipal sanitary sewer outlet based on accepted sanitary drainage area plans is the municipal 525mm diameter sanitary sewer at the northwest corner of the subject lands within the Edgevalley Phase 1 Subdivision.
- 18) An oversized sanitary sewer (KL1A) to be built by the Developer and routed through this draft plan servicing as the outlet for the Kilally Infrastructure Project and for Edge Valley Phase 2
- 19) Servicing is to be consistent with the 2019 One Water Development Charge Study and the 2014 Development Charges Study from the oversizing stand. It is expected that there is the need for an extension of an oversized sanitary sewer (KL1A) through these lands from the terminus of the existing municipal sewer in Edgevalley Ph 1 and extending easterly through the proposed phase 2, connecting to the city-led Kilally Infrastructure project.
- 20) There is a City Funded 2 lane upgrade project scheduled for 2025/2026 for Kilally Road from east of Edge Valley to just east of Clarke Road providing sanitary sewers, water, and Storm Infrastructure.; the Applicant is to confirm with the City's consultant Stantec the sanitary sewer invert and alignments in which Edge Valley Phase 2 sewers shall connect to.
- 21) Where trunk sewers are greater than 8 meters 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.

- 22) SED will require a sanitary routing plan showing routing and sewer depths and a sanitary drainage area plan and design sheet with any future detailed design study / Engineering Submission.

Ecology

A Draft Plan of Subdivision Application and OPA/ZBA Application (39T-24506 / OZ-9811) for 1782 Kilally Road (Edgevalley Phase 2) was submitted on December 2nd, 2024. The EIS for 1782 Killaly Road (June 2022) prepared by MTE cannot be confirmed as the report is deficient in the following key areas:

- 1) **Feature Delineation:** Finalize Community 2 woodland feature delineation with City Ecology through the application of Boundary Delineation Guidelines within the Environmental Management Guidelines (2021) and address all other applicable municipal and provincial policies. Revised feature boundary staking may be required and updated linework/mapping shall be provided.

A 0.32 ha unevaluated wetland is identified on Map 5 of the London Plan in the Southwest corner of the subject lands, but the feature was not addressed in the EIS. January 2022 Vegetation Communities mapping suggest that 2.91 ha of the subject lands, including this unevaluated wetland feature, were excluded from the study area and 2019 ELC evaluation. In accordance with LP 1426_ assessment is required for all natural features and areas identified or delineated as a component of the Natural Heritage System (NHS) on Map 5.

For all delineated natural heritage features, include a recommendation for an OPA and ZBA to designate the feature Green Space Place Type on Map 1, a natural heritage feature on Map 5, and recommendation to update the Zoning to OS5 including the ecological buffer lands.

- 2) **Feature Significance:** Using the Significant Woodland Evaluation Criteria, evaluate:
 - a. Unevaluated Vegetation patch illustrated on Map 5 of the London Plan
 - b. Community 2 – Mineral Cultural Woodland illustrated on Figure 8

Using the Ontario Wetland Evaluation System (OWES), evaluate:

- c. Community 5 Gray – Dogwood Mineral Thicket Swamp/Mineral Meadow Marsh illustrated on Figure 8
- d. Community 6 – Willow Mineral Thicket Swamp illustrated on Figure 8

Incorporate results intext and in mapping throughout the report. For features evaluated as significant, recommend an OPA and ZBA to designate the feature as Significant Woodland/Wetland on Map 5, with OS5 Zoning including the corresponding ecological buffer lands.

- 3) **ESA Boundary Delineation:** Finalize ESA boundary delineation with City Ecology through application of the Boundary Delineation Guidelines of the Environmental Management Guidelines (2021) and in accordance with all other applicable municipal and provincial policies. Staff note that during the September 10th, 2021 meeting MTE agreed to update the ESA boundary line work to follow the dripline of Community #2. Documentation of the revisions was never received, and the ESA boundary has not been confirmed and verified. Revised feature boundary staking may be required and updated linework/mapping shall be provided. For the revised ESA boundary, recommend an OPA and ZBA to designate the feature as Environmentally Significant Area on Map 5, with OS5 Zoning including the ecological buffer lands.
- 4) **EIS Woodland / Wetland Compensation:** Assuming that sufficient rationale for feature removal is provided, a minimum wetland compensation area of 1.15 ha is required; and a minimum Significant Woodland Compensation area of 0.28 ha is required. The total area and location of wetland compensation

proposed by the proponent is unclear, but a maximum of 0.69 ha is proposed. A total of 0.0 ha of woodland compensation has been proposed.

- 5) **Buffers:** The proponent shall establish appropriate buffers meeting the Table 5-2 Requirements of the Environmental Management Guidelines (2021). ESA ecological buffers are established based on the respective component of the NHS, in this case a wetland and a Significant Woodland (Community #2 CUW1 / Unevaluated Vegetation Patch) both requiring a 30 m buffer. The proposed ecological buffer northwest of the development is acceptable from a natural heritage perspective, but an increased buffer northeast of the development abutting Community 2 is required.

A revised EIS addressing these outstanding matters is required. Ecology cannot support the report in its current iteration as the EIS does not satisfy the SLSR or EIS requirements stipulated in London Plan policy and the Environmental Management Guidelines (2021). Support for the report, recommendations, and application requires, at a minimum, addressing the five deficient areas. The points above are described in more detail below. A comment response matrix that indicates how all comments have been addressed is requested. Please reach out to schedule a virtual meeting and/or a site visit to discuss and resolve these comments.

Subject Lands Status Report Components

As stated during the initial IPR meeting on October 26, 2020 *“the scope of review and terms of reference will require the study and evaluation of wetland, vegetation and ESA [...]. If an EIS proceeds and is completed without this evaluation, it will not be deemed to be complete and the application will not be able to proceed.”* In accordance with LP 1428_ and 1429_ the following SLSR components of a complete application are absent from the submission:

- 1) Wetland Feature Significance – As per LP 1367_ wetland features, including those within ESA boundaries, must be identified and evaluated in accordance with provincial policies. All wetland communities identified by ELC assessment must be evaluated with OWES. The Community 5 and Community 6 wetlands are larger than 0.5 ha in size and were assessed as Gray Dogwood Mineral Thicket Swamp/Phragmites/Cattail Marsh (SWT2-9/MAM2), Willow Mineral Thicket Swamp (SWT2-2) respectively. Irrespective of their assumed biological value, perceived significance, or inclusion within the ESA, an OWES assessment of these communities must be completed, as London Plan Policy has no lower threshold for assessment. A high-level summary of the results and/or assessment table summary must be included in a revised EIS submission.
- 2) Woodland Feature Significance – All unevaluated vegetation patches identified on Map 5 located on the subject lands must be assessed for significance and protection, in accordance with LP 1383_ and 1384_. A 0.32 ha portion of an ~6.5 ha unevaluated vegetation patch is identified in the northeast corner of the subject lands; the entire patch must be evaluated for significance using the Significant Woodland Evaluation Criteria. The rationale that this patch does not meet the minimum 0.5 ha size requirement for evaluation is inaccurate as it fails to consider 1) the patch area outside the subject land boundary and 2) the 1.1 ha mineral cultural woodland that this unevaluated vegetation patch is situated within.

City staff completed a desktop evaluation of the unevaluated vegetation patch using the Significant Woodland Evaluation Criteria. Although limited to desktop review, the patch ranked “high” for the following criteria and meets the ‘1 High’ threshold for Significant Woodland classification:

- 1.1 - Site protection
 - a. Presence of hydrological features within or contiguous with the Patch. - HIGH
 - b. Erosion and slope protection. - HIGH
- 2.2 - Size and Shape

- a. Patch Size - (contained a woodland > 4ha) - HIGH
- b. Patch shape and presence of Interior - HIGH (interior habitat more than 100m from edge)

Evaluation of the unevaluated vegetation patch (including all Community 2 – CUW1 lands) using the Significant Woodland Evaluation Criteria is required and the results shall be included in a revised EIS submission. All Significant Woodland features must be added to Map 5, included in the Green Space Place Type on Map 1, and zoned as OS5.

- 3) Wetland Feature Delineation – the unevaluated wetland feature in the southwest corner of subject lands, identified on Map 5, was not addressed in the EIS and appears to be excluded from the subject lands in the January 2022 Ecology Figures in Appendix D of the Hydrogeological Assessment and Water Balance report (EXP, 2022). Please acknowledge and assess this unevaluated wetland feature and address the 2.91 ha expansion of the subject lands in a revised EIS submission.
- 4) ESA Boundary Delineation – LP Policy 1369_ states that certain lands adjacent to recognized ESAs may have potential for inclusion in the ESA if warranted based on site-specific evaluation. Community 2 – Mineral Cultural Woodland should be included in the Kilally Woods ESA boundary because it acts as supporting habitat to the ESA and unevaluated vegetation patch to the east. The contiguous nature of the features warrants their inclusion within the larger ‘area’ context of the ESA.

It should also be noted that as per EMG section 4.1 “*boundary delineation guidelines shall not be used to separate a vegetation patch into specific parts that can be treated individually as having lesser or greater significance and / or contribution to ecological function*”. The presence of invasive species within these ecosites does not constitute removal from the feature or ESA boundary, as no EMG Boundary Delineation Guideline contemplates removal from an area based on this rationale.

During the ESA boundary staking meeting on September 10th, 2021 the proponent was advised by City Ecologist (James McKay) to update the ESA boundary linework to delineate the eastern portion of the ESA boundary along the Community 2 dripline. MTE (Dave Hayman) agreed to have updated linework prepared. The final documentation was never provided, and a final ESA boundary was not established. In accordance with Ecology’s previous comments, Community 2 – Cultural Woodland must be captured within the ESA Boundary.

Environmental Impact Study Report Components

- 5) Net Effects Assessment— Justify the removal of all woodland and wetland features through the mitigation hierarchy. Demonstrate how the mitigation hierarchy is satisfied through this application. Avoidance seems possible provided that the number of low-density residential units or the area for undefined lots in southern portion of the subject lands is reduced. No net loss to the natural heritage features and associated functions has not been demonstrated.
- 6) Compensation Components— There is strong policy rationale for maintaining features in situ. With respect to Significant Woodlands, development and site alteration shall not be permitted in Significant Woodlands unless it has been demonstrated that there will be no negative impacts to the natural features or the associated ecological functions (London Plan, 1342A_). There is some rationale for relocating small wetlands if a net gain to wetland function and the overall NHS has been demonstrated (London Plan, 1334_). However, the EIS does not propose replacement for all wetland and woodland feature removal;

the proponent is currently proposing a net loss to the NHS, contrary to London Plan policy. Table 1 summarizes the proposed removals and associated compensation requirements based on the received submission.

Table 1: Natural Heritage Feature Compensation Requirements

Feature Type	ID	ELC	Feature Area	Proposed Removal	Proposed Replacement	Feature Compensation Deficit
Wetland	6	SWD2-2	0.69	0.69	"off-site compensation/enhancement"	
	3a	SWT2-2	0.30	0.30	0.0	
	3b	SWT2-2	0.16	0.16	0.0	
Total					Unclear	0.46 – 1.15 ha
Woodland	2	CUW1	1.10	0.28	"compensation planting via TPR"	0.28 ha

The proponent is proposing to remove approximately 0.28 ha of Significant Woodland. No compensation is proposed for this removal. Staff have calculated a Significant Woodland compensation shortfall of 0.28 ha. The proponent is proposing to remove approximately 1.15 ha of wetland. A maximum of 0.69 ha of compensation is proposed, but the compensation area, location, and details are absent from the EIS. Staff have calculated a wetland compensation shortfall of 0.46 – 1.15 ha. This application has a total compensation shortfall of 0.74 - 1.43 ha. Without adequate compensation area and details provided, a net loss to the NHS is assumed. Providing a location to receive the compensation is a requirement of application support at this stage. The EIS needs to be updated to demonstrate through mapping (with areal dimensions and a proposed location for offsetting feature) that the revised proposal meets no negative impacts on features or functions.

- 7) Buffers – Not all required ecological buffers on the subject lands have been determined or clearly delineated on the proposed NHS mapping. Minimum ecological buffers are required for natural heritage features identified on the subject lands in accordance with Table 5-2 of the Environmental Management Guidelines (2021) and London Plan Policies 1412_ to 1414_. With respect to natural heritage feature protection, the proponent has appropriately applied a 30 m buffer to the western portion of the Kilally Woods ESA boundary. A 30 m buffer shall be applied to the revised ESA boundary, including the Community 2 Significant Woodland, in the eastern portion of the subject lands.

Other Report Issues not Tied to EIS Support:

- 1) Section 5.1.4 Reptile Hibernaculum Mammal burrows have been incorrectly included under reptile hibernaculum. Mammal burrows should be included in a new subsection addressing mammal Significant Wildlife Habitat.
- 2) Rear-lot Fencing: Fencing without gates shall be implemented in all areas of the development where private lands abut natural features in accordance with London Plan Policy 1415_. Include a recommendation addressing this requirement.
- 3) Figure 5 Regulation Limit: Provide updated 2024 mapping with new Erosion Hazard line and regulation limit. Revise report to reflect the updated regulated area and erosion hazard limit.
- 4) Erosion Hazard: The proposed development and multi-use pathway fall within the UTRCA erosion hazard and regulation limits. UTRCA should be consulted for guidance on this interference.
- 5) Study Area: 120 m Study area surrounding the Subject Lands should be included in mapping.
- 6) Figure 6: Vegetation Community #2 ELC community boundary is missing
- 7) Figure 7 Legend for Active Bank Swallow Nest is incorrectly labeled as "Active Barn Swallow Nest".

- 8) Appendix A: Scoping Checklist (Dec. 2, 2020) and Issues Summary Checklist Report (June 26, 2019) are missing from Appendix A, and MECP pre-consultation is duplicated.

Upper Thames River Conservation Authority

Comment letter dated January 9th, 2025 is attached.

Email – January 21, 2025

Thank you for following up with the red-lined sketch. By way of this email, please accept the following on behalf of the UTRCA:

- The setback dimensions illustrated on the red-lined sketch are acceptable to the UTRCA. Areas of the Thames Valley Parkway allowance are located within the outer extent of the regulated area and a Section 28 permit may be required for any future pathway development undertaken by the City.
- The UTRCA defers to the City of London to determine if the proposed width of 10 metre for the Thames Valley Parkway allowance is sufficiently sized to accommodate the future pathway. Any further encroachment into the regulated area associated with the wetland feature would require review by the UTRCA.

The UTRCA is satisfied with the information provided in response to the comments to be addressed prior to draft plan approval. Recommended conditions of approval as outlined in previous correspondences continue to apply.

With respect to the "maximum hazard line" identified below, Map 6 of the London Plan can be amended and any associated regulated area removed. The basis for this maximum hazard line appears to be based on the 2006 Regulation Limit and is not included in the UTRCA's 2024 Regulated Area mapping. The draft 2024 floodplain limit for the Thames (currently under review) is generally consistent with the previous extent of the flood hazard in this location. Any updates to the floodplain limits within the City of London will come through a comprehensive City-wide update once the flood hazard modeling and consultation processes are completed. I am currently working with UTRCA GIS staff to have the erosion hazard and associated regulated area removed from applicable areas of the property.

Urban Design

Please find below the revised Urban Design comments:

Urban Design is generally supportive of the proposed medium density block (currently Block 189) and recommends proposing a street-oriented cluster townhouse form of development up to a maximum height of 3 storeys that is consistent with the policy framework of the Neighbourhoods Place Type fronting onto Neighbourhood Streets. TLP 921, _935.

Comments for Subdivision design

- 1) The following features are supported and should be carried forward:
 - a. Extending Street 'B' to connect to the future development on the lands to the east
 - b. Providing a wider walkway connection from Agathos Street to the proposed extension of the TVP to provide for a view terminus to the Open Space lands
- 2) The walkway block (Block 193) is supported and must be carried forward.
 - a. Provide an additional walkway block aligned to Street 'A' to ensure additional access to the east-west TVP extension for convenience and safety and creating a view terminus to the Open Space lands as one approaches the site from Killaly Road.
- 3) Include sidewalks on both sides of the proposed public streets, including wide grass boulevards to support tree planting.

Matters for Zoning

For Block 189

- 1) Provide a minimum front yard and exterior side yard setbacks for built forms along Agathos Street and Street 'B' to allow all-season landscaping and yet encourage street-orientation. TLP 259, 286, 288.
- 2) An adequate front yard and exterior side yard setbacks for garages along Agathos Street and Street 'B' shall ensure parking on the driveways are accommodated within the property limits to avoid potential overhangs onto the public sidewalks. TLP 255
 - a. Maximum width of townhouses should ensure garages are not a dominant feature in the streetscape by occupying most of the building/unit façade. TLP 222A

For Blocks (186, 187 & 188)

- 1) Provide a minimum front yard setback of 2m from the ultimate right-of-way of Killaly Road. Ensure the built form maintains a consistent street wall along Killaly Road. TLP 256
 - a. The front yard setback must include a minimum 1.5m landscape buffer to create a comfortable pedestrian environment along the Civic Boulevard (Killaly Road).
- 2) Provide a maximum front yard setback of 6m from the ultimate right-of-way of Killaly Road to encourage street-orientation.
- 3) Provide a maximum height of 22m or 6 storeys for the medium-density blocks
 - a. Direct higher intensity mid-rise apartments adjacent to and oriented towards Killaly Road and locate townhouses to the interior of the blocks to the north to provide a gradual transition in intensity and height. TLP 298
- 4) Provide a minimum ground floor height of 4m for any apartment buildings proposed in Blocks 186, 187 & 188.
- 5) Garage setback and maximum width of townhouses should ensure garages are not a dominant feature in the streetscape by occupying most of the building/unit façade. TLP 222A
- 6) Avoid any below-grade units and sunken amenity areas adjacent to Killaly Road to mitigate privacy, safety and noise issues.
- 7) Avoid any driveways, windows streets, or parking along Killaly Road frontage.
- 8) Avoid any retaining wall along the public streets. TLP 230

Matters for Site Plan

- 1) Orient the built form to the public streets with principal entrances facing the streets and providing direct walkway connection to the public sidewalks. TLP 291, 286, 288
- 2) Provide a grid or modified grid internal street network for the medium density blocks to enable continuous movement within the blocks and avoid dead-ends to ensure a high-quality pedestrian environment. TLP 212.
- 3) Surface parking shall be broken into smaller areas along the internal roads to reduce the amount of hard-surface area.
 - a. All surface parking shall be screened from the street by buildings or enhanced landscaping. TLP 278
- 4) Noise walls and non-transparent fencing (i.e., board on board) shall not be permitted along the street frontages. Refer to TLP 241
 - a. Fencing will be limited to only decorative transparent fencing with a maximum height of 4ft (1.2m) or landscaping with provision for pedestrian access along public streets, amenity spaces and the open space block.
- 5) Provide a detailed site plan for all the medium density blocks (currently, Block 186, 187, 188 & 189) and a full set of dimensioned elevations for all sides of the proposed buildings. Further urban design comments may follow upon receipt of the drawings.

- a. Ensure any required grading features such as retaining walls, split levels, etc. are clearly shown on the drawings

Landscape Architect

For trees outside of significant Natural Heritage Features, London Plan Policy 399 will be applied to support the strategy of protecting trees. The summation of tree diameter to be destroyed shall correspond to the number of Replacement Trees required. All trees over 10cm in diameter, measured at a height of 1.4m above the ground, shall be replaced at a rate of 1 tree for every 10cm diameter removed. Street trees required as part of the planning application process may be counted as replacement trees.

The applicant is advised that the northern portion of the site falls within a Tree Protection Area. No trees of any size within this area can be injured or destroyed without a permit issued by Forestry Operations until the Subdivision it has been established as a condition to the approval of a plan or subdivision or as a requirement of the agreement.

As part of the Focused Design Studies, the Owner shall have a Tree Preservation Report and a Hazard Tree Assessment Study prepared for lands within the proposed draft plan of subdivision and outside of significant Natural Heritage Features. Tree preservation shall be established prior to grading/servicing design and shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the Design Specifications and Requirements Manual, Chapter 12 Tree Planting and Protection Guidelines Section 12.2.2 <https://www.roadauthority.com/Standards>.

The Hazard Assessment must review the integrity of trees within falling distance of lot lines and provide recommendations to abate the hazard, to the satisfaction of the City.

It is the property owner's responsibility to ensure that all development activities do not result in adverse effects to neighboring properties.

City Bylaws and Provincial Legislation pertaining to trees:

- 1) The City of London Tree Protection Bylaw protects trees with a diameter of 50+ cm growing on private property. Permits would be required to remove on-site trees with diameters +50cm at breast height. <https://london.ca/by-laws/consolidated-tree-protection-law> prior to a subdivision or site plan agreement. Any person who contravenes any provision of this By-law is guilty of an offence and if convicted is liable to a minimum fine of \$500.00 and a maximum fine of \$100,000.00.

The Tree Protection By-law does not apply to the Injuring or Destruction of Trees imposed after December 31, 2002, as a condition to the approval of a site plan, a plan of subdivision or a consent under section 41, 51 or 53, respectively, of the Planning Act, or as a requirement of a site plan agreement or subdivision agreement entered into under those sections.

- 2) Province of Ontario Forestry Act 1998, c. 18, Sched. I, s. 21 protects Boundary Trees. A boundary tree is defined as any tree situated such that any part of its trunk is growing across one or more property lines. Boundary trees are legally the common property of the owners of the adjoining lands. Any person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the landowners is guilty of an offence under this Act. <https://www.ontario.ca/laws/statute/90f26>
- 3) Butternut trees on your property | ontario.ca. The Butternut tree is an endangered species and is protected under Ontario's Endangered Species Act.

Archaeology

This is to confirm that the archaeological requirements for this application have been met. The OS5 zone proposed within this subdivision remain as having archaeological potential,

however, they are not subject to development and therefore do not require Archaeological Assessment.

Ecological Community Advisory Committee

See attached letter

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. However, London Hydro will require a blanket easement.

Imperial Oil

Please be informed, there is no Imperial infrastructure in the vicinity of this location, and there is no need for further engagement.

Bell Canada

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, all responses to circulations

and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for Bell's responses and for any of the content herein.

Haudenosaunee Development Institute

Thank you for the email, do you have any contact information for Drewlo Holdings Inc. We would like to be involved in any ecological surveys that might be conducted for this project.

We would like to participate in any ecological surveys that might be conducted in the future for other developments if you can keep us in the loop that would be greatly appreciated.

Appendix E – Public Engagement

Community Engagement

Public liaison: On December 2, 2024, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the Public Notices and Bidding Opportunities section of The Londoner on December 12, 2024. A “Planning Application” sign was also posted on the site.

One (1) reply was received

Nature of Liaison: The purpose and effect of this application is to consider a proposed draft plan of subdivision, and zoning by-law amendment to allow a residential subdivision consisting of single detached dwellings, medium density residential blocks, pathway blocks, a park block and an open space block to be served by an extension to Agathos Street and four (4) new public streets.

Draft Plan of Subdivision – Consideration of a Draft Plan of Subdivision consisting of 225 lots for single detached dwellings, three (3) medium residential density blocks, one (1) park block, three (3) walkway blocks, one (1) open space block, road widening and reserve blocks, served by the extension of Agathos Street, and four (4) new streets (Streets A through D).

Official Plan Amendment - To amend The London Plan by the limit of the Neighbourhoods Place Type, and redesignating the portion of the subject lands within the Environmental Review Place Type to the Green Space and Neighbourhoods Place Type. The adjustment to the limit of the Neighbourhoods Place Type would expand the Green Space Place Type to include the proposed ecological buffer to the Environmentally Sensitive Area.

Zoning By-law Amendment - Consideration of an amendment to the zoning by-law to change the zoning FROM an Urban Reserve (UR4) Zone and Open Space (OS5) Zone TO a Residential R1 (R1-13) Zone, a Residential R8 (R8-4(_)) Zone with special provisions, Open Space (OS1) Zone, and Open Space (OS5) Zone to implement the proposed development and recognize the extent of natural heritage features. The R1-13 Zone would permit single detached dwellings and the R8-4(_) Zone would permit medium density residential uses including townhouses, stacked townhouses, and apartment buildings up to 22 metres in height and a density of 100 units per hectare within medium density blocks along Kilally Road. The OS1 Zone is proposed for the parkland block, and the OS5 Zone is proposed for the Environmentally Sensitive Area and its associated buffer.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions to ensure adequate provision of municipal services, and that a subdivision agreement or development agreement is entered into.

File: 39T-24506 / OZ-9811 Planner: M. Clark (City Hall).

Responses: A summary of the comments received include the following:

- One inquiry was received from a member of the public seeking more information about the proposed development

Response to Notice of Application and Publication in “The Londoner”

Telephone	Written