

Revised Planning Justification Report

Hawthorne Park

Proposed Draft Plan of Subdivision Approval,
Official Plan & Zoning By-law Amendment Applications

May 2021

Hawthorne Park

187 Byron Avenue
Dorchester, ON
NoL 1G3

Prepared for:

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HAWTHORNE PARK

REVISED PLANNING JUSTIFICATION REPORT

Proposed Draft Plan of Subdivision Approval,
Official Plan & Zoning By-law Amendments

Part Lot 17, Concession B South of the River Thames
Known Municipally as 187 Byron Avenue
Municipality of Thames Centre (Dorchester), Ontario

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187 Byron Avenue, Municipality of Thames Centre (Dorchester)

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Under Separate Cover

The following studies and reports are being submitted concurrent with and in support of this Revised Planning Justification Report:

1. *Geotechnical Exploration, Golder Associates Ltd. – January 2018*
2. *Hydrogeological Assessment, Golder Associates Ltd. – September 2019*
3. *Stage One and Two Archaeological Assessment, Archaeologix Inc. – December 2006*
4. *Archaeological Review and Acceptance Letter – July 17, 2008*
5. *Sanitary Servicing Memo, AECOM – September 16, 2019*
6. *Preliminary Phasing Plan, AECOM – September 2019*
7. *Conceptual Water Distribution Analysis, AECOM – July 17, 2019*
8. *Stormwater Management Report and Water Balance, AECOM – September 2019*
9. *Transportation Impact Study, Paradigm Transportation Solutions Limited – June 2019*
10. *Noise Assessment Report, Stantec Consulting Ltd. – March 20, 2019*
11. *Environmental Impact Study, AECOM – September 2019*
12. *Preliminary Area Plans for Sewer, Stormwater, Sanitary, and Water Infrastructure, and Grading and Erosion Control Plans, AECOM – September 2019*

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EXECUTIVE SUMMARY

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, **Sifton Properties Ltd. (“Sifton”)** is pleased to submit an updated Planning Justification Report (‘PJR’) in support of revisions to previously-filed Draft Plan of Subdivision and Zoning By-law Amendment applications for the lands known municipally as 187 Byron Avenue, and known legally as Part Lot 17, Concession B South of the River Thames (“the subject lands”). As a result of revisions to the Draft Plan and in response to comments received through the public consultation process, a local Official Plan Amendment is also being filed to permit a proposed increase in height and density for specific blocks within the subdivision.

The original Draft Plan of Subdivision Application and Zoning By-law Amendment Applications were submitted to the relevant approval authorities on September 20, 2019. A Public Meeting was held on November 25, 2019 to discuss the proposed development, and at the meeting, several members of the public commented on the need for seniors’ housing in Dorchester, particularly premium rental units, condominiums, and slab-on-grade housing.

In response to these concerns, Sifton proposed a number of changes to the Draft Plan, including the replacement of a number of single-detached dwellings lots with five new medium-density residential blocks, and permitting medium-density residential development in the proposed commercial block. This revised plan was presented to the Municipal Council and members of the community at a public meeting on February 22, 2021, where many residents expressed that they wanted to see more details about the proposed development, and were concerned about the increased amount of medium-density housing proposed through the new Draft Plan, particularly in close proximity to existing single-detached dwellings. A representative of a Dorchester seniors’ group also spoke in favour of providing an apartment building marketed towards seniors within the subdivision.

The latest revised Draft Plan of Subdivision responds to community comments and concerns regarding the proposed built form and distribution of density through the proposed development, while continuing to provide our client with the flexibility to pursue different development options within most subdivision blocks. Our client has also submitted three concept plans with this application, so staff, Council, and members of the community can see how the proposed zoning **could** be implemented through the development process. All three concepts include single-detached dwellings along the northern and eastern edges of the subdivision, with higher-density land uses concentrated towards the middle and western portions of the property.

1. INTRODUCTION

1.1 Purpose

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, **Sifton Properties Ltd. (“Sifton”)** is pleased to submit an updated Planning Justification Report (‘PJR’) in support of revisions to previously-filed Draft Plan of Subdivision and Zoning By-law Amendment applications for the lands known municipally as 187 Byron Avenue, and known legally as Part Lot 17, Concession B South of the River Thames (“the subject lands”). As a result of revisions to the Draft Plan, a local Official Plan Amendment is also being filed to permit a proposed increase in height and density for specific blocks within the subdivision, in response to comments received through the public consultation process. The modifications to the proposed Draft Plan and the proposed amendment to the Municipality of Thames Centre Zoning By-law 75-2006 are outlined in this report. The subject lands are located in Dorchester, the residential and commercial centre of the Municipality of Thames Centre. MBPC worked with AECOM, Golder Associates Ltd., Paradigm Transportation Solutions Limited, and Stantec to undertake the required technical studies for the proposed development.

The purpose of the revised applications is to provide our client with the flexibility to develop a range of dwelling sizes and types within the proposed 20.84 Ha subdivision, establish a maximum commercial floor area on the mixed-use blocks fronting onto Dorchester Road, and respond to feedback from the community.

The intent of this report is to describe the revisions to the proposed Draft Plan, present three concepts showing various forms that the development could take, and describe the proposed Official Plan and Zoning By-law Amendments. The land use planning merits of the proposed Draft Plan and Official Plan and Zoning By-law Amendments will also be evaluated in the context of the surrounding community and the existing planning framework, including: the Provincial Policy Statement, the Thames-Sydenham and Region Source Protection Plan, the Middlesex County Official Plan, the Municipality of Thames Centre Official Plan, and the Municipality of Thames Centre Zoning By-law No. 75-2006.

1.2 Previous Planning Applications for Hawthorne Park

MBPC originally submitted planning applications for a Draft Plan of Subdivision and Zoning By-law Amendment to Middlesex County and the Municipality of Thames Centre respectively on September 20, 2019 to permit the development of a residential subdivision and commercial buildings along Dorchester Road, with a multi-use trail located adjacent to natural environment features to the south. Those applications were assigned the file numbers 39-TC1903 (for the Draft Plan of Subdivision) and Z19-2019 (for the Zoning By-law Amendment). The Draft Plan is enclosed in Appendix 4 of this report.

In the first submission, the subject lands were proposed to be developed for the following purposes:

- 191 single detached residential lots (11 Ha);
- one (1) multi-unit residential block (1.6 Ha);
- one (1) commercial block (1.32 Ha);
- two (2) open space blocks for parkland (0.78 Ha);
- three (3) open space blocks for stormwater management and drainage (0.37 Ha);
- two (2) blocks for environmental protection (1.37 Ha); and
- five (5) new streets (4.26 Ha).

A Public Meeting was held on November 25, 2019 to discuss the proposed development, and at the meeting, several members of the public commented on the need for seniors' housing in Dorchester, particularly in the form of premium rental units, condominiums, and slab-on-grade housing.

In response to these concerns, Sifton proposed a number of changes to the Draft Plan, including the replacement of a number of single-detached dwellings lots with five new medium-density residential blocks, and permitting medium-density residential development in the proposed commercial block. Our client also requested modifications to the provisions of the proposed R1-*, R3-*, and R3-** zones to allow for greater building design flexibility, and more efficient use of the subject lands.

The revised Draft Plan of Subdivision that was submitted to the Municipality on December 9, 2020 included the following features:

- ten (10) blocks for single-detached residential development (5.39 Ha);
- six (6) multi-unit residential blocks (6.84 Ha);
- one (1) mixed-use commercial/residential block (1.74 Ha);
- two (2) open space blocks for parkland (1.12 Ha);
- three (3) open space blocks for stormwater management and drainage (0.51 Ha);
- two (2) blocks for environmental protection (1.37 Ha); and
- five (5) new streets (3.69 Ha).

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A preliminary concept plan for the proposed subdivision was also included with the revised application, which included 111 single-detached units, 181 townhouse units, 117 stacked townhouse units in the medium-density block at the southwest corner of the site, and 34 units in the mixed-use block, for a total of 443 units, plus an additional 3,900 m² of office and commercial space. The number of estimated single-detached residential lots was reduced by 80 in comparison to the original concept, and the number of medium-density townhouse units increased by 178 units, plus an estimated 34 apartment units within a mixed-use building. The Draft Plan of Subdivision and Concept Plan that were submitted in December 2020 are enclosed in Appendix 5 of this report.

This revised plan was presented to the Municipal Council and members of the community at a public meeting on February 22, 2021, where many residents expressed that they wanted to see more details about the proposed development, and were concerned about the increased amount of medium-density housing proposed through the new Draft Plan, particularly in close proximity to existing single-detached dwellings. A representative of a Dorchester seniors' group also spoke in favour of providing an apartment building marketed towards seniors within the subdivision. The minutes of this meeting are enclosed in Appendix 6 of this report, and MBPC's notes are enclosed in Appendix 7. These revised applications are intended to respond to comments from Municipal staff, Council, and members of the public, and will be discussed in more detail in the following sections.

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1.3 Site Description

The subject lands are located in the south-central portion of the Dorchester Urban Settlement Area and have a total area of approximately 20.84 ha (51.5 acres) (see Figures 1, 2, and 3). The property is irregular in shape, as the southern lot line follows the natural curve of Dorchester Creek. The property has approximately 245 m (804 ft) of frontage along Dorchester Road. Future access to Byron Avenue will be provided via a 20-metre wide block of land (owned by the Municipality) that extends from the intersection of Byron Avenue and Canterbury Drive to the northern lot line (see Figure 5). This Block was acquired by the municipality as a result of previous development in this location for the express purpose of providing road access to support the future development of the subject lands.

The lands are primarily used for field crop production. Two metal-clad sheds are located on the northern side of the site, and a small portion of southeastern corner of the site is under tree cover. The property is relatively flat, with site drainage running from north to south, towards Dorchester Creek. A Natural Heritage Corridor associated with Dorchester Creek, containing the South Dorchester Swamp Provincially Significant Wetland (PSW) and a Significant Woodland, is located to the south of the subject lands.

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Figure 1 – Subject Lands Aerial Photo



Source: Google Earth, 2021

Figure 2 – Looking south from Byron Avenue, towards the subject lands



Source: Google Earth, 2018

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Figure 3 – Looking southeast from Dorchester Road, towards the subject lands



Source: Google Earth, 2018

1.4 Land Use Context

The subject lands are located within the Dorchester Settlement Area, directly adjacent to single-detached dwellings, a commercial area, and the four-storey Dorchester Terrace Retirement Residence to the north (#1 on Figure 4); single-detached homes and a stormwater management pond to the east; Dorchester Creek and an environmental corridor to the south; and Dorchester Road (County Road 32) and a commercial area to the west (see Figure 4, below).

The area north of Byron Avenue contains established low-density residential neighbourhoods, along with a commercial area (#2 on Figure 4) and a variety of community facilities: the FlightExec Centre (which includes an arena, seniors' centre, fitness centre, and indoor gym, as well as outdoor sports fields and a pool) (#5), River Heights School (#4), Lord Dorchester Secondary School (#6), a library, the Dorchester Medical Clinic, tennis courts, and baseball diamonds. The Dorchester Union Cemetery is located northwest of the Dorchester Road and Byron Avenue intersection (#3 on Figure 4).

A low-density residential subdivision is located immediately east of the subject lands, with single-detached houses with frontage on Oakwood Drive backing on to the site. A stormwater management pond associated with that existing subdivision abuts the southeast corner of the property.

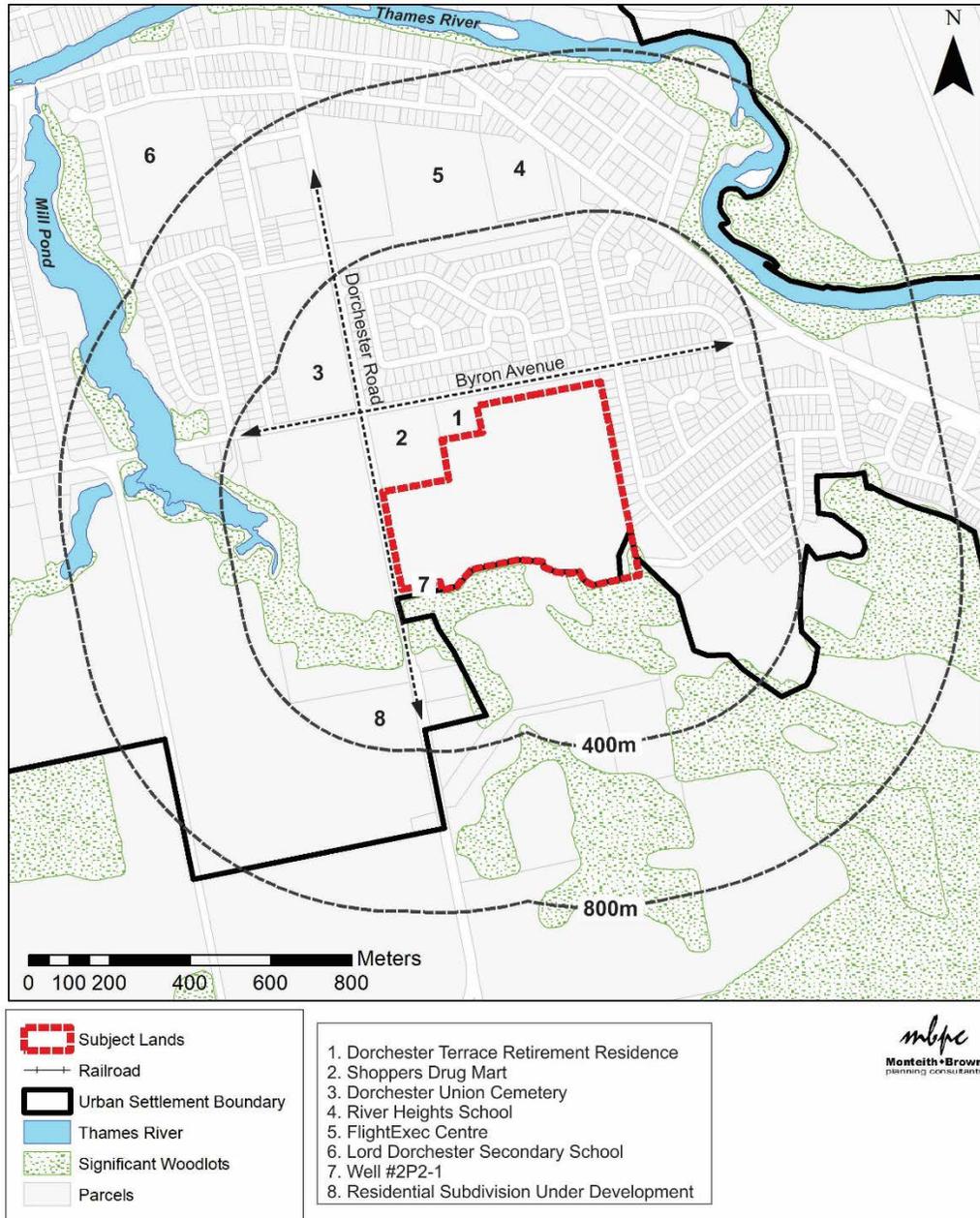
Municipal Water Well #2PW-1, is one of several groundwater wells that provides drinking water to the community, is located to the south of the subject lands, just east of Dorchester Road (#7, Figure 4). Dorchester Creek and its associated natural area are also located south of the site. The lands to the south of the Creek are used for agricultural crop production, with a small cluster of rural residential dwellings fronting on to Dorchester Road.

On the west side of Dorchester Road, lands are predominantly used to grow field crops at this time. However, construction has begun on a residential subdivision to the southwest of the subject lands (#8 on Figure 4), as the lands are located within the Dorchester Settlement Area and designated for future general commercial and residential development (Schedule 'B-1', Thames Centre Official Plan). Mill Pond is located further to the west.

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Figure 4 – Regional Context



Source: Monteith Brown Planning Consultants, 2021

1.5 Pre-Application Consultation

A pre-application consultation meeting regarding the proposed zoning amendment and plan of subdivision was held on May 14, 2018, with staff from the Municipality of Thames Centre, the Upper Thames River Conservation Authority (UTRCA), and MBPC in attendance. A record of the Pre-Application Consultation can be found in Appendix 2 of this Report.

At the time of the meeting, it was identified that low-impact design ('LID') measures would be utilized on site to mitigate stormwater runoff. However, the proposed stormwater management strategy will limit annual infiltration to existing (pre-development) levels as per AECOM's recommendation, due to subsequent concerns expressed by the municipality regarding the site's proximity to the municipal wellhead.

It was identified that a Zoning By-law Amendment application and a Draft Plan of Subdivision application would be required to permit the proposed development. Parkland dedication would not be required, but the Municipality expressed that Parks and Recreation staff were looking for opportunities for trail linkages within the proposed subdivision.

The following supporting documents were required as part of a complete application:

1. Planning Justification Report,
2. Environmental Impact Assessment;
3. Geotechnical Study;
4. Hydrogeological Study
5. Stormwater Management Report;
6. Servicing Report;
7. Watermain Distribution Analysis;
8. Archeological Clearance;
9. Transportation Impact Study;
10. Water Balance Study;
11. Phasing Plan; and
12. Noise Study.

1.6 Previous Planning Applications

A 1.35 Ha parcel of land with frontage along Byron Avenue was previously severed from the subject lands, and rezoned from 'Future Development 3 ('FD-3') to 'Residential First Density ('R1-19') to permit low-density residential development (Consent File No. B11/14, Zoning By-law 69-2014). The lands known municipally as 2300 Dorchester Road and 143 Byron Avenue were also previously severed from the subject lands, and developed for commercial uses and as a retirement home, respectively. The planning applications previously submitted by our client for Hawthorne Park are discussed above.

2. DEVELOPMENT VISION

The revised Draft Plan of Subdivision responds to community comments and concerns regarding the proposed built form and distribution of density through the proposed development, while continuing to provide our client with the flexibility to pursue different development options within most subdivision blocks.

The blocks directly adjacent to existing single-detached dwellings are proposed to be developed with residential dwellings at a similar size and scale to existing single-detached dwellings, to align with the existing land-use context. These blocks will provide a buffer between the established neighbourhood and higher-density residential uses in the interior and western edge of the new subdivision. An Official Plan Amendment is now being proposed to allow for higher-density residential uses to be shifted and accommodated on the western portion of the site (closer to Dorchester Road and the established commercial area to the north), and the proposed Zoning By-law Amendment proposes to provide a range of options for future development on many of the interior residential blocks to better aid in addressing rapidly shifting market demands. Development will proceed in phases according to servicing capacity, as discussed in Section 3.5, below.

The proposed development consists of the following land uses, as illustrated on Figure 5:

- a) eight blocks for low-density residential development (Blocks 1 to 8, 5.68 Ha);
- b) four blocks for low-/medium-density residential development (Blocks 9 to 12, 2.06 Ha);
- c) three blocks for medium-density residential development (Blocks 13 to 15, 2.73 Ha);
- d) two blocks for mixed-use development (Blocks 16 and 17, 3.59 Ha);
- e) two open space blocks for parkland (Blocks 18 & 19, 0.83 Ha);
- f) three open space blocks for stormwater management and drainage (Blocks 20 to 22, 0.52 Ha);
- g) three road widening reserve blocks (Blocks 23 to 25, 0.14 Ha);
- h) one open space block for an ecological buffer (Block 26, 1.02 Ha);
- i) one open space block for natural environment areas (Block 27, 0.39 Ha); and
- j) five new public streets (Streets A to E, 3.88 Ha).

The low-density residential portions of the subdivision are now shown as Blocks 1 to 8, with individual lots to be created through part-lot control following Draft Plan Approval. These changes will allow our client greater development flexibility to respond to increasingly high demands for housing in the London-Middlesex region, while ensuring that the Municipality of Thames Centre Council will continue to have control over the final form of development through the part-lot control process. The proposed compound zoning on each block has been devised to provide assurances to Council and the community about the size of future lots and expected densities in the new subdivision. It is expected that at least 112 single-detached dwelling lots will be provided within the proposed subdivision.

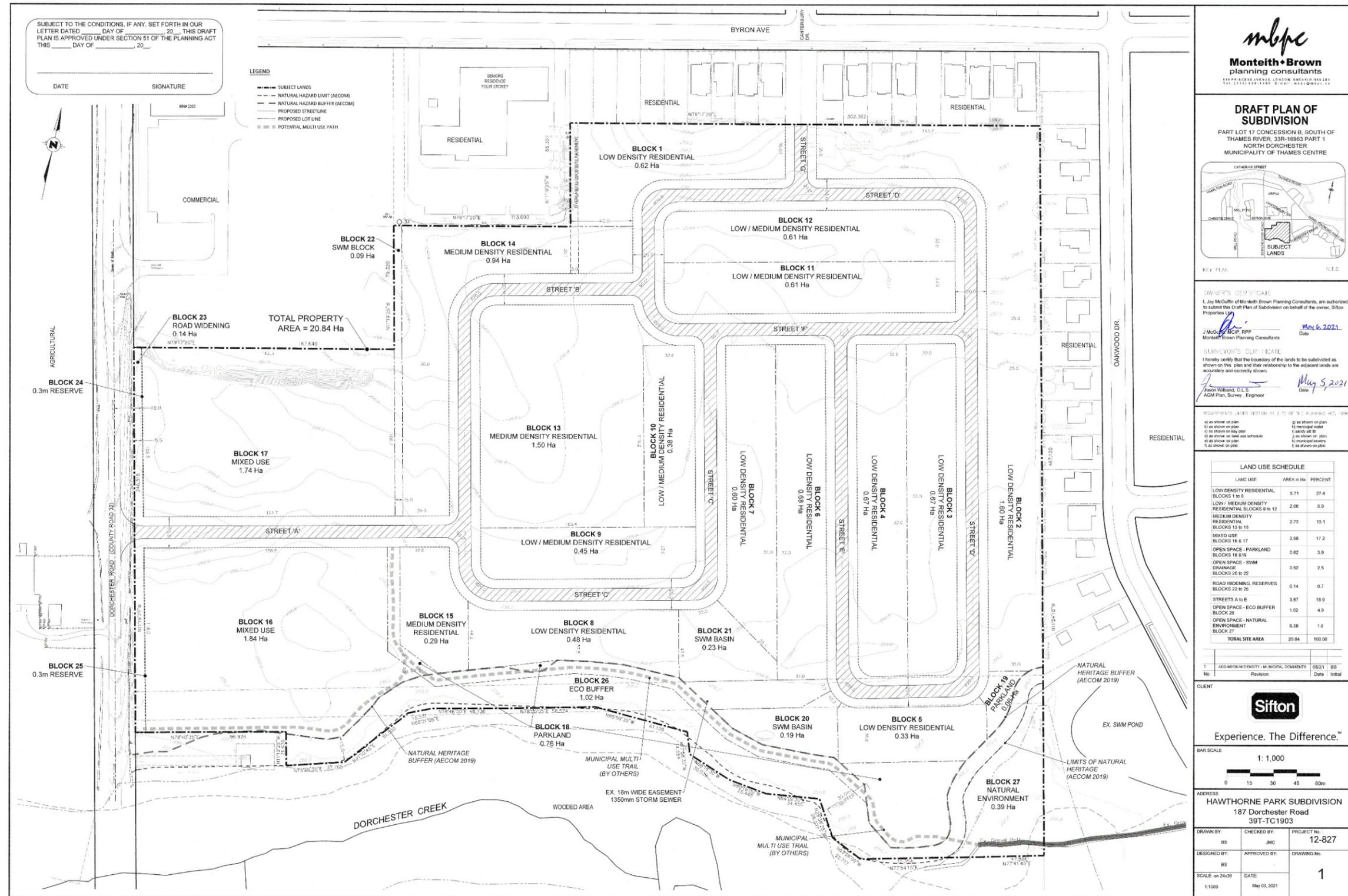
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Blocks 9 to 12 within the interior of the subdivision are intended to be developed for low- or medium-density residential uses, depending on market demand conditions. The proposed zoning will permit single-detached dwellings, triplexes, fourplexes, and townhouses. Any medium-density development on these blocks will be subject to Site Plan Approval, which will provide Council with control over the final form of development. It is anticipated that Blocks 13 to 15 will be developed with medium-density housing forms, such as townhouses. The proposed Official Plan and Zoning By-law Amendments for Blocks 16 and 17 will allow a range of commercial and residential development on both blocks, including commercial and medical/dental offices, long-term care homes, and apartment buildings up to six storeys in height. It is anticipated that commercial development will be concentrated towards Dorchester Road, with residential development closer to the interior of the subdivision.

Access to and from the subdivision will be provided via two roads: one intersecting with Byron Avenue to the north, and one intersecting with Dorchester Road to the west. The proposed road network aligns with the planned road and sanitary sewer connections to the lands west of Dorchester Road, and the proposed modified grid pattern within the subdivision will maximize walkability in the subdivision and connect all households to the new commercial node. A multi-use trail is proposed to run along the southern edge of the residential development to Street 'A' and across Block 17 to Dorchester Road, which will provide an active transportation connection to the wider Dorchester community and allow residents to enjoy the natural area adjacent to the subdivision, at a safe distance from sensitive ecological features.

Figure 5 – Draft Plan of Subdivision



Source: Monteith Brown Planning Consultants, 2021

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All Concepts

In support of the proposed approach to compound zoning and land use flexibility, three concept plans have been developed and submitted with this application, to illustrate to staff, Council, and members of the community how the proposed zoning **could** be implemented through the development process on Blocks 13, 16, and 17 (as the proposed Official Plan policies and Zoning By-law framework permit the widest range of uses on these blocks).

All three concepts include the following principal design features:

- a) Single-detached dwellings will be provided along the northern and eastern edges of the subdivision, directly adjacent to existing low-density housing fronting onto Byron Avenue and Oakwood Drive to provide a similar form and density transition;
- b) Over one quarter (27.3%) of the land area will be developed with single-detached dwellings;
- c) An additional four subdivision blocks (Blocks 9 to 12) comprising approximately 10% of the total land area) may be developed for low- **or** medium-density residential uses;
- d) One-storey townhomes are proposed for Block 14, tying into the Dorchester Terrace Retirement Residence to the north and meeting the demand for more accessible homes in Dorchester;
- e) The highest-density residential uses have been directed to the Dorchester Road frontage on Blocks 16 and 17;
- f) The development will utilize the block of land with frontage on Byron Avenue set aside for a road connection to form an extension of Canterbury Drive ("Street C");
- g) The road connection to Dorchester Road via "Street A" is proposed to align with the placement of the planned road and sanitary sewer connection to the lands to the west;
- h) Gateway features are proposed to be added at the intersection of Street 'A' and Dorchester Road to welcome visitors into the subdivision;
- i) The proposed subdivision layout preserves the existing edge of adjacent natural heritage features with a 1.02 Ha buffer area on the south side of the site, as well as a 0.39 Ha natural environment block at the southeast corner of the property;
- j) Cash-in-lieu of parkland has already been provided for these lands, so no additional parkland dedication is required. However, a 0.83 Ha park block is provided on the south side of the site for a multi-use trail, which connects to Dorchester Road through Blocks 16 and 17;
- k) The proposed multi-use trail aligns with a 'Proposed Community Trail' identified in the Thames Centre *Trails and Cycling Master Plan*. Pedestrians and cyclists will be able to access the trail through the park block from Streets 'B', and 'C'; and
- l) The modified grid road network has been designed to maximize walkability within the neighbourhood.

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Brief descriptions of the **unique** features of each concept are included below.

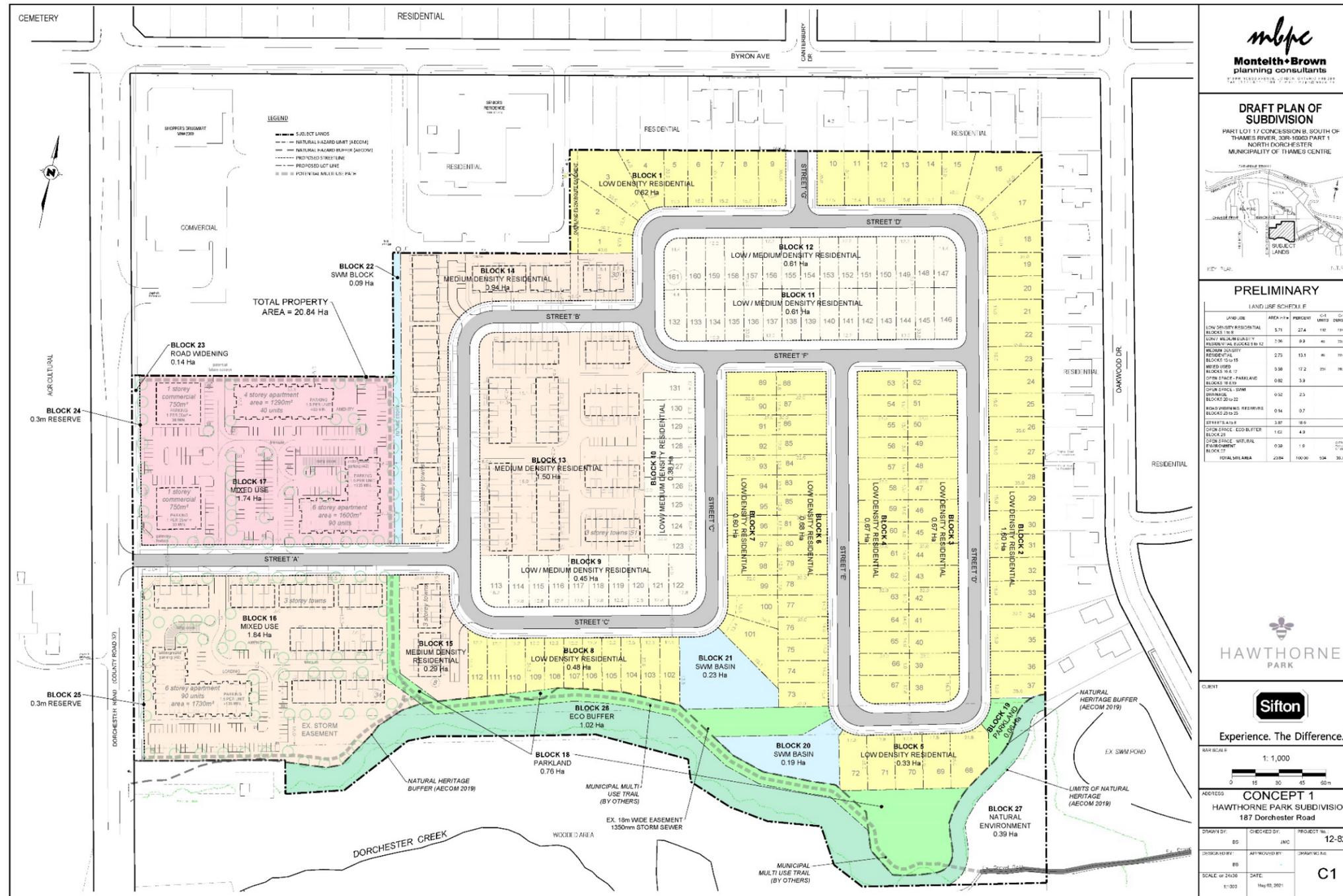
Concept #1

In Concept #1, three-storey townhouses are proposed for Block 13, for a total of 51 units or a residential density of 34 units per hectare. On Block 16, three-storey street townhouses with a total of 34 units frame Street 'A' to the north, and the proposed multi-use pathway to the east. A 90-unit, L-shaped six-storey apartment building is located on the west side of the block, facing Dorchester Road (see Figure 6, below).

Commercial space is provided on Block 17 through the provision of two one-storey, 750 m² commercial buildings, facing Dorchester Road for maximum visibility to passing motorists. A four-storey, forty-unit apartment building is located on the north side of the block with surface parking provided, as well as an outdoor amenity area to the east. A six-storey L-shaped apartment building is located at the southeast corner of the block, with a total of 130 units. This concept includes the provision of underground parking for the two six-storey apartments, the possibility of which will be further explored through the development process.

Of the three concepts provided with this submission, Concept #1 has the highest total residential density for Blocks 16 and 17, at 71 units per hectare.

Figure 6 – Concept #1 for Hawthorne Park



Source: Monteith Brown Planning Consultants, 2021

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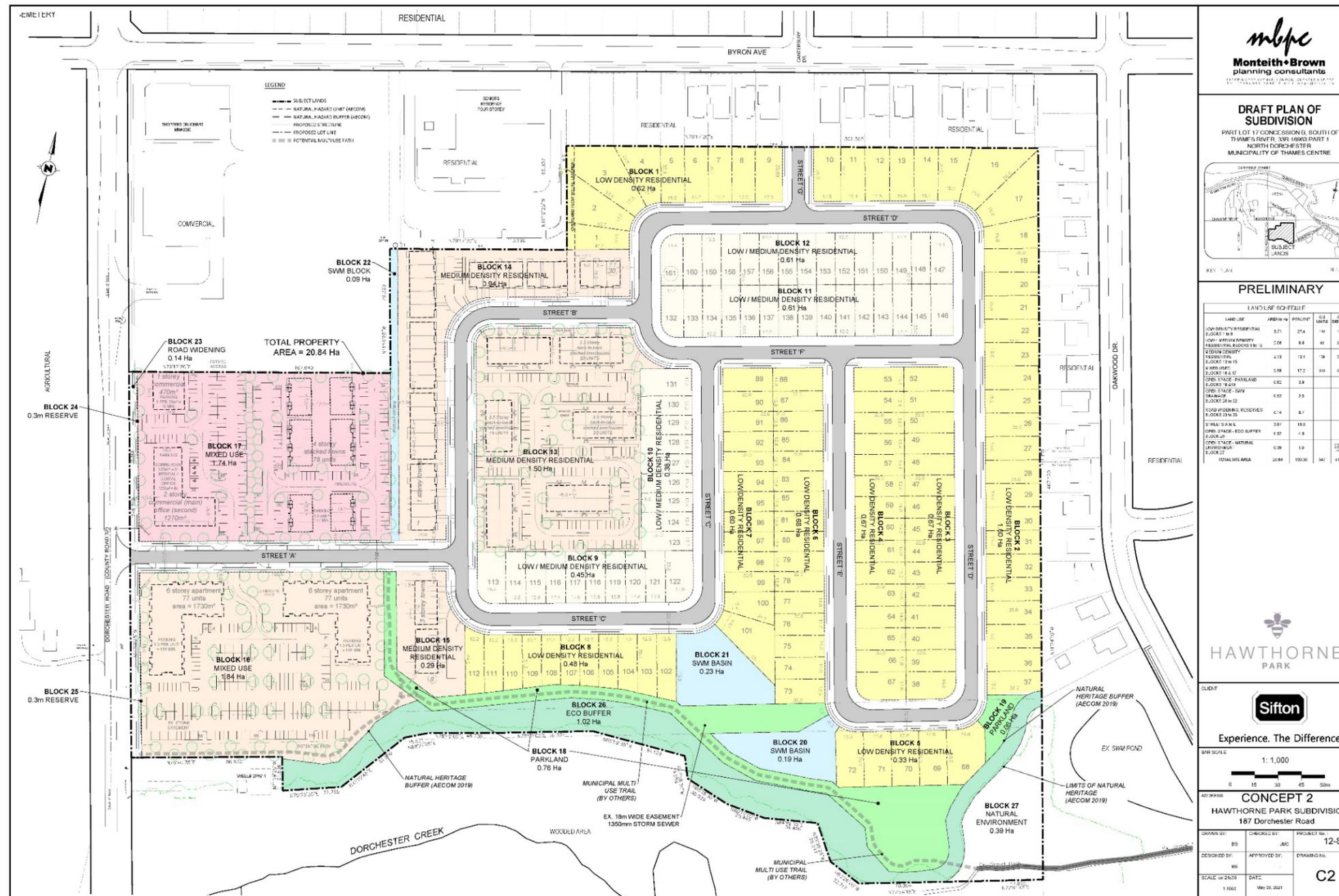
Concept #2

The proposed built form for Block 13 in Concept #2 shows the type of development that is achievable by maximizing the density permitted through the proposed Official Plan and Zoning By-law Amendments on this block (see Figure 7, below). 3.5-storey back-to-back stacked townhouse units are shown on this block, for a total of 116 units, or a density of 78 units per hectare.

Block 16 contains two six-storey L-shaped apartment buildings with 77 units each, framing Dorchester Road, Street A, and the proposed pathway on the east side of the site. Surface parking is provided for all units. Block 17 includes two commercial buildings facing Dorchester Road: a square one-storey 470 m² building, and a two-storey L-shaped commercial building with a footprint of 1,270 m². The first storey is intended for commercial uses, and the second floor is proposed to hold medical/dental offices. Parking is proposed to be provided at a rate of 1 space per 25 m² for general commercial uses, and 1 space per 20 m² for medical/dental offices, consistent with the standard provided in the Municipality of Thames Centre Zoning By-law.

Four-storey stacked townhouse units are proposed to be provided on the eastern side of Block 16, for a total of 78 units. The overall residential density for Blocks 16 and 17 in Concept #2 is 64 units per hectare.

Figure 7 – Concept #2 for Hawthorne Park



Source: Monteith Brown Planning Consultants, 2021

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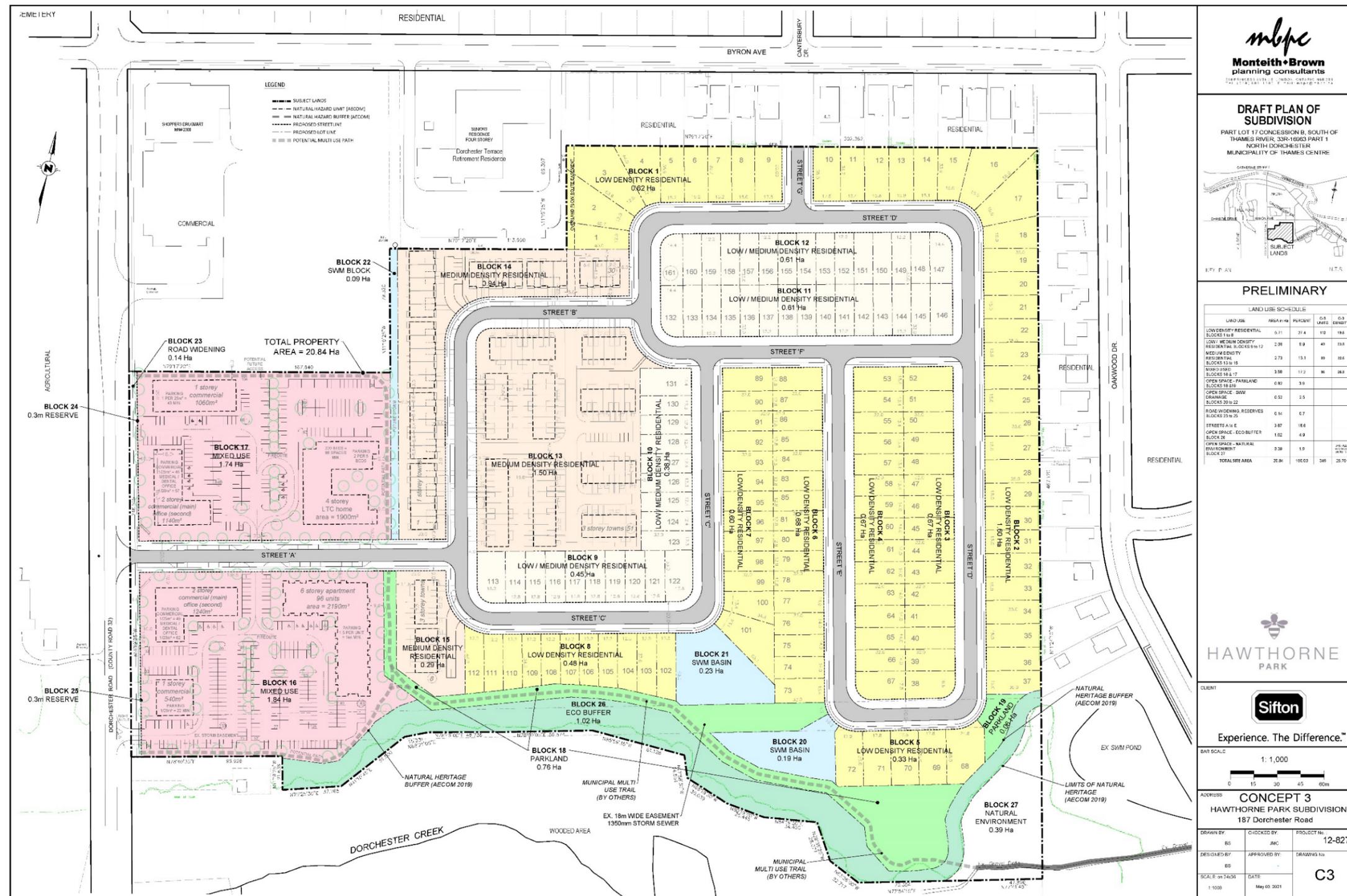
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Concept #3

In Concept '#3, a commercial corridor extends along Dorchester Road on the western side of Blocks 16 and 17 (see Figure 8, below). A right-in, right-out driveway from Dorchester Road has also been added to Block 16 to provide an additional access to the commercial development. The portion of the commercial corridor located on Block 16 contains a 2-storey, L-shaped building with a ground floor area of 1,240 m², with commercial space on the main floor and medical/dental offices on the second floor, along with a one-storey commercial building with a floor area of 540 m². A similar two-storey commercial building with a ground floor area of 1,140 m² is located on Block 17 at the intersection of Dorchester Road and Street A, with a rectangular commercial building with a floor area of 1,060 m² situated at the northwest corner of the site. The total commercial gross floor area provided in this concept is 6,360 m². A six-storey apartment building with 96 units is located on the east side of Block 16, and a four-storey long-term care home with 220 beds is located at the southeast corner of Block 17.

This concept has the lowest combined residential density for Blocks 16 and 17 of any of the concepts at 27 units per hectare, as long-term care homes are institutional uses and do not contribute to density calculations.

Figure 8 – Concept #3 for Hawthorne Park



Source: Monteith Brown Planning Consultants, 2021

3. TECHNICAL AND BACKGROUND STUDIES

Sifton Properties Ltd. retained AECOM, Golder Associates Ltd., Paradigm Transportation Solutions Ltd., and Stantec Consulting Ltd. to undertake a range of technical studies that were submitted with the original Draft Plan of Subdivision and Zoning By-law Amendment applications in 2019. AECOM recently prepared updated versions of the Sanitary Servicing Strategy Memo, Conceptual Water Distribution Analysis, and Conceptual Stormwater Management Report and Water Balance Study, as well as updated sewer, storm, sanitary, and water area plans to reflect the proposed design changes to the Draft Plan. These plans which are all enclosed with this submission, and will be further refined through the Draft Plan Approval process.

Through discussions, it was determined that the Geotechnical Exploration, Hydrogeological Assessment, Archaeological Assessment, Noise Assessment Report, and Environmental Impact Study did not need to be updated at this time, as the changes to the proposed subdivision design did not alter the conclusions of the studies. It is anticipated that the Traffic Impact Study will be updated as a condition of Draft Plan Approval, to incorporate the changes made to the subdivision design since the initial submission in 2019.

3.1 Geotechnical Exploration

Golder Associates Ltd. ("Golder") was retained by Sifton Properties Ltd. to carry out geotechnical exploration and testing for the design of the proposed development. The full Geotechnical Exploration report is enclosed under separate cover, and the findings are summarized below.

The native soils on the subject lands generally consist of topsoil, with granular deposits of sand and gravelly sand below. Groundwater was encountered at depths between 2.1 to 3.6 metres below the existing ground surface in October 2017, and at depths from 1.8 to 2.7 metres below existing ground surface in January 2018. Perched groundwater may be present periodically in the upper sand layers following significant precipitation events, and groundwater levels at the site should be expected to fluctuate seasonally and in response to significant precipitation events.

Golder offered several recommendations for excavation, fill, and construction, and recommended that a regular program of geotechnical inspections and materials testing should be carried out throughout the construction process to confirm that conditions encountered are consistent with the results of the boreholes, the intent of the design recommendations provided are being met, and that the various project and material specifications are consistently achieved.

3.2 Hydrogeological Assessment

Golder was retained by Sifton Properties Ltd. to carry out a Hydrogeological Assessment for the proposed development, to identify potential groundwater receptors and sources of groundwater contamination in the vicinity of the site; to assess the potential hydrogeological impacts on those receptors as a result of the proposed construction dewatering; and to determine support for a Permit To Take Water (PTTW). The full report is included under separate cover, and a brief summary is included below.

Golder previously completed a geotechnical exploration and testing program at the site (Report No. 1788468-R01) in January 2018, which is summarized in subsection 3.1 of this report. Lotowater Technical Services Inc. also completed an aquifer testing program at the site in 2007 (Report No. 297-003), and relevant information from each study has been reviewed and incorporated into the Hydrogeological Assessment where appropriate.

The subject lands are relatively flat, with a slight elevation change from approximately 258 metres above mean sea level at the north end of the site, to about 255 metres above mean sea level at the south end of the site. The underlying limestone bedrock slopes south towards Dorchester Creek, and as a result, site drainage primarily runs from the north to the south end of the site. Shallow groundwater flows southwest towards Dorchester Creek, while regional groundwater flow travels northwest towards the Thames River.

Based on information obtained from borehole logs on the site, Golder found that groundwater levels range from about 1.6 to 4.3 metres below ground surface, predominantly above the base of the required excavations for the proposed services for the entirety of the site. As such, Golder identified that proactive dewatering using well points, deep wells, educators, or a combination thereof will be required to facilitate construction. Pumped groundwater will be discharged to a municipal storm sewer, sanitary sewer, creek or roadside ditch, as available, with appropriate water quality sampling, sedimentation control measures, and permits. The estimated duration of dewatering is 60 days, but the actual duration is dependent on the contractor's staging and weather conditions. The estimated dewatering volumes indicate that a Category 3 application for a PTTW will be required for the project.

The dewatering is not anticipated to result in significant impacts to any groundwater receptors, provided that the recommendations and sampling protocol described in the report are implemented. Construction should be scheduled to take advantage of a seasonal period of low groundwater levels and low precipitation to potentially reduce the amount of dewatering required. It is also recommended that an independent assessment of subsurface conditions be undertaken by the selected contractor at the time of construction, and the assessment refined during system installation. A spill contingency plan should also be put into place, as

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the shallow overburden aquifer is considered highly vulnerable to contamination, and the site is located within a designated Wellhead Protection Area.

3.3 Archaeological Assessment

Archaeologix Inc. conducted a Stage 1 and 2 archaeological assessment on the subject lands in 2006. The full report, as well as the clearance letter from the Ministry of Culture, are enclosed under separate cover, and the report is summarized below.

Three archaeological sites were identified through the Stage 2 assessment, but due to the paucity of cultural material recovered at Location 1 (limited to one projectile point fragment) and the late origin date of the artifacts recovered at Locations 2 and 3, no future archaeological assessment was recommended for the three sites.

The Ontario Ministry of Culture reviewed and accepted the archaeological assessment in July 2008, and the clearance letter is enclosed with this application.

3.4 Sanitary Servicing Memo

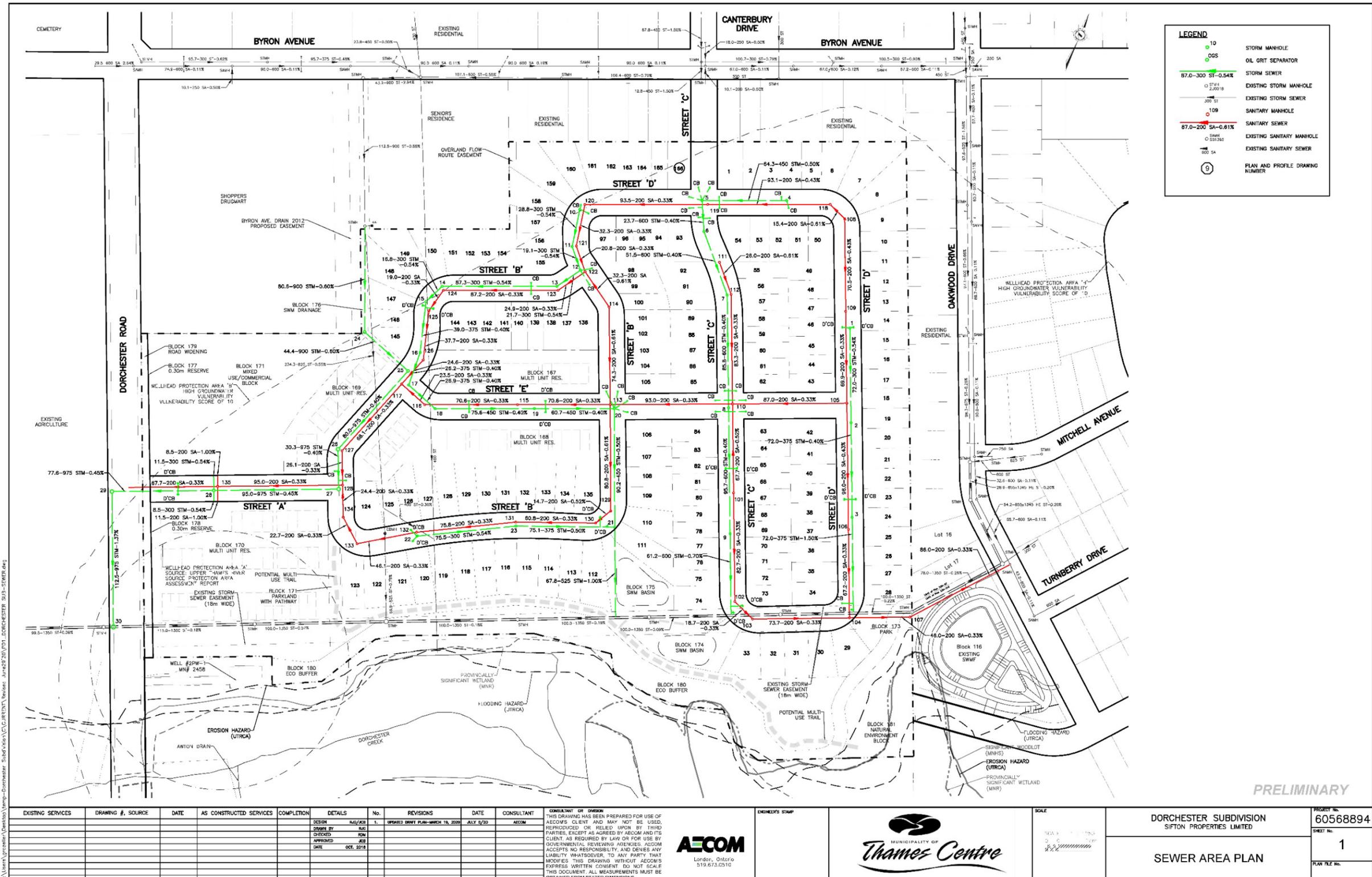
AECOM prepared a Sanitary Servicing Memo in 2019 to outline the conceptual sanitary servicing design for the proposed Draft Plan of Subdivision, which was subsequently updated in 2020 to reflect the changes to the proposed Draft Plan. It is anticipated that the design will be further refined through the Draft Plan approvals process to incorporate the changes made in 2021 to the Draft Plan. As the Municipality of Thames Centre does not have any published design guidelines for sanitary sewer design, the Municipality directed AECOM to utilize current City of London design guidelines. The full Memo is enclosed under separate cover, and a short synopsis is provided in this section, along with the proposed Sewer Area Plan in Figure 9, below.

At present, the site is not serviced by an existing sanitary sewer connection. It is anticipated that two sanitary sewer outlet connections will be required to provide adequate servicing capacity for the proposed development: flows for the majority of the development will be conveyed via a 200mm diameter gravity sanitary sewer shed to Pumping Station #3 located to the west of Dorchester Road, and flows from the southeast corner of the site (approximately 38 single-family residential lots) will be conveyed via a 200m diameter gravity sanitary sewer to the trunk sanitary sewer within Oakwood Drive.

According to the revised Sanitary Servicing Memo, AECOM anticipates an increase in sanitary sewer flows from the Oakwood Drive (5.67 L/s, compared with 1.66 L/s forecasted in the 2019 Sanitary Servicing Memo) and the Dorchester Road outlets (22.5 L/s vs. 11.45 L/s) due to the increase in the forecasted site population, from approximately 993 people to 2,457 people. This estimate is **conservative**, and can be refined during detailed design once the updated Draft Plan is approved.

Upgrades to the Dorchester Road pumping station, forcemain, and collection system may be required once full build-out of the subdivision occurs. AECOM has also identified an **alternative** option, to be investigated further through detailed design, of adding fill to the site to allow for more lots to be serviced by the sanitary sewer connection to Oakwood Drive. AECOM has informed us that the number of lots affected, as well as the amount and placement of fill, would be determined through a detailed grading plan following Draft Plan approval.

Figure 9 – Sewer Area Plan



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3.5 Preliminary Phasing Plan

A preliminary phasing plan has been prepared for the subject lands based on available and anticipated servicing capacity, which is illustrated on Figure 10, below. It is anticipated that the phasing plan will be further refined through the Draft Plan approvals process to incorporate the most recent changes to the Draft Plan. The blocks in the southwest area of the proposed subdivision will be developed in Phase 1 and be serviced through sanitary and storm sewer connections to Dorchester Road. The proposed lots in the northern portion of the site will be developed after the Phase 2 sanitary sewer is installed. The remaining lots on the eastern side of the site will be developed in Phase 3. A storm outlet for Phase 3 of the subdivision will be constructed as part of Phase 2.

Figure 10 – Preliminary Phasing Plan

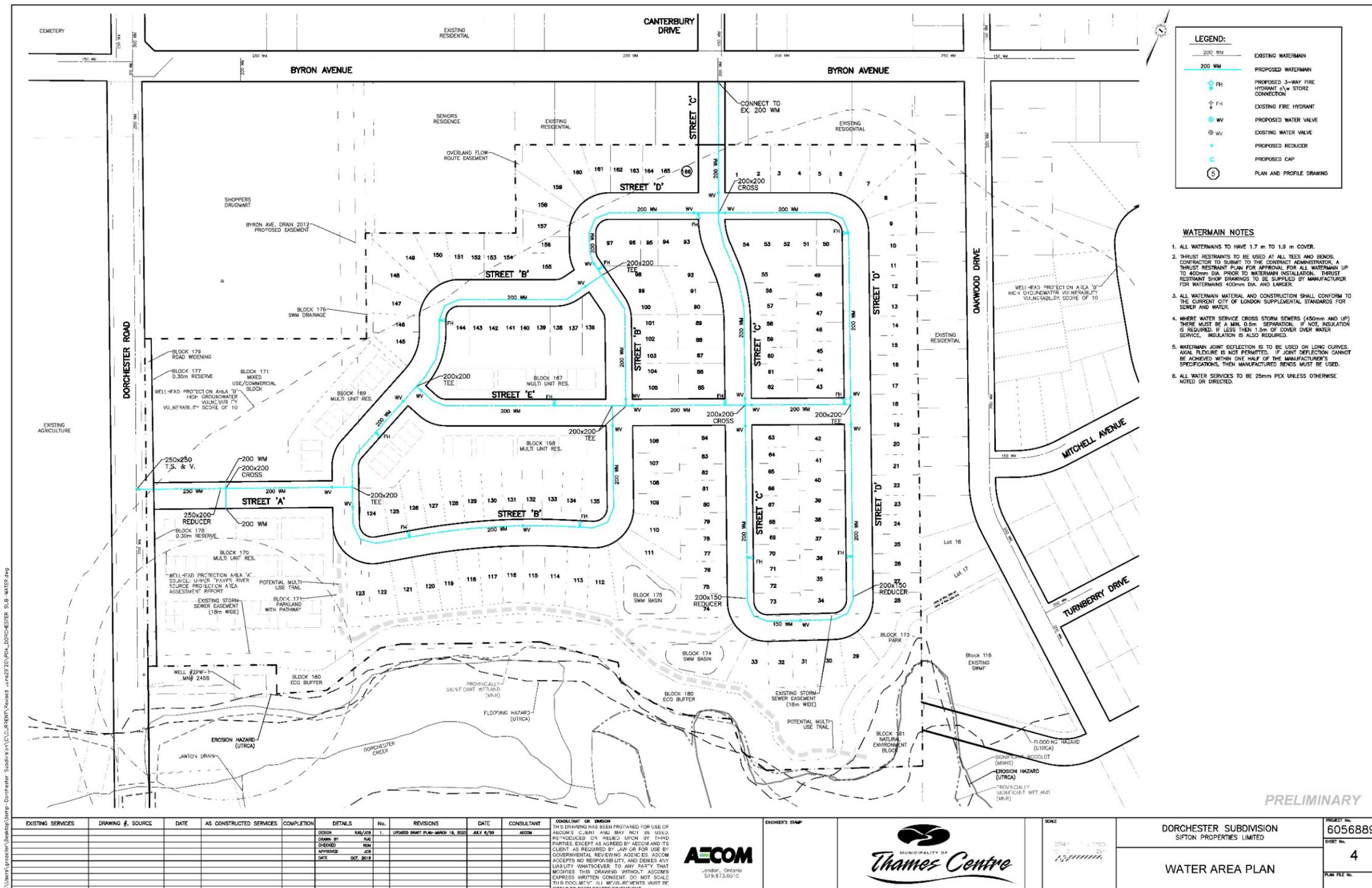


3.6 Conceptual Water Distribution Analysis

AECOM has prepared an updated Conceptual Water Distribution Analysis for the proposed development to determine the watermain pipe sizing required to meet demands for average daily use, peak hour use, and maximum daily use plus fire flow conditions for the site. It is anticipated that the water distribution system will be further refined through the Draft Plan approvals process to incorporate the most recent changes to the Draft Plan. The full report is enclosed under separate cover, and a brief summary is provided below.

The conceptual water distribution system will reasonably meet all applicable Municipality of Thames Centre design criteria (which are in turn based on the 2019 City of London Design Guidelines) for the average day demand, peak hour demand, and maximum day demand plus fire flow conditions. The proposed connections to the Municipal water distribution system will be located at Street 'A' (with a connection to the Dorchester Road 250 mm watermain) and Street 'G' (with a connection to the existing 200 mm capped watermain and the 250 mm watermain on Byron Avenue) (see Figure 11, below). The water distribution model assumes that the entire site will be constructed as a single-phase development, and the looped water system will ensure that continuous turnover will occur. If required, a water age and turnover analysis will be completed during detailed design where dead-end watermains occur due to construction staging.

Figure 11 – Water Area Plan



3.7 Conceptual Stormwater Management Report and Water Balance

AECOM prepared an updated Conceptual Stormwater Management Report and a Water Balance Study in 2020 to reflect the proposed changes to the previously-submitted Draft Plan of Subdivision and address development and servicing restrictions within the WHPA, which is summarized below and shown on Figure 12. The Upper Thames River Conservation Authority ('UTRCA') also provided comments on the original Stormwater Management Report in January 2020, and a response to those comments from AECOM is included with this submission. Similar to the other plans prepared by AECOM, it is anticipated that the SWM plan will be further refined through the approvals process to incorporate the most recent changes to the Draft Plan.

The proposed SWM strategy assumes an ultimate site imperviousness of approximately 51% (10 Ha of the 20.8 Ha site) (s. 3). As part of the overarching SWM strategy for the site, water quality is to be provided via a 'Level 1' treatment train approach (80% long-term treatment of suspended solids removal for the entire subdivision) for runoff from front yards and ROWs, and rear yards are to be designed to infiltrate the majority of 'clean' runoff volume with zero discharge to the storm sewer network, as agreed upon by the Municipality. On-site water quality treatment is also required for the proposed medium-density and commercial blocks. Peak flows from the minor storm event (using the 2-year City of London standards) will be discharged to the existing trunk storm sewer, and flows from the 5- through 100-year events will be attenuated prior to being discharged into the existing trunk storm sewer. Safe conveyance of the 250-year event will also be required. Adequate on-site water balance is to be provided, while limiting annual infiltration to existing (pre-development) levels. Increasing the infiltration within the subdivision lands was not explored "*due to valid Municipal concerns regarding the site's proximity to the Municipal wellhead*" (s. 6).

AECOM's models indicated that a reduction in peak discharge to the Dorchester Road ditch and culvert and Dorchester Creek is expected for the 2-year through 100-year design events. A slight increase in peak discharge to the existing 1,350 mm trunk storm sewer along the southern boundary of the proposed development is anticipated, but is not expected to have a negative effect on the upstream areas as it does not last longer than 15-20 minutes during the 2-year event.

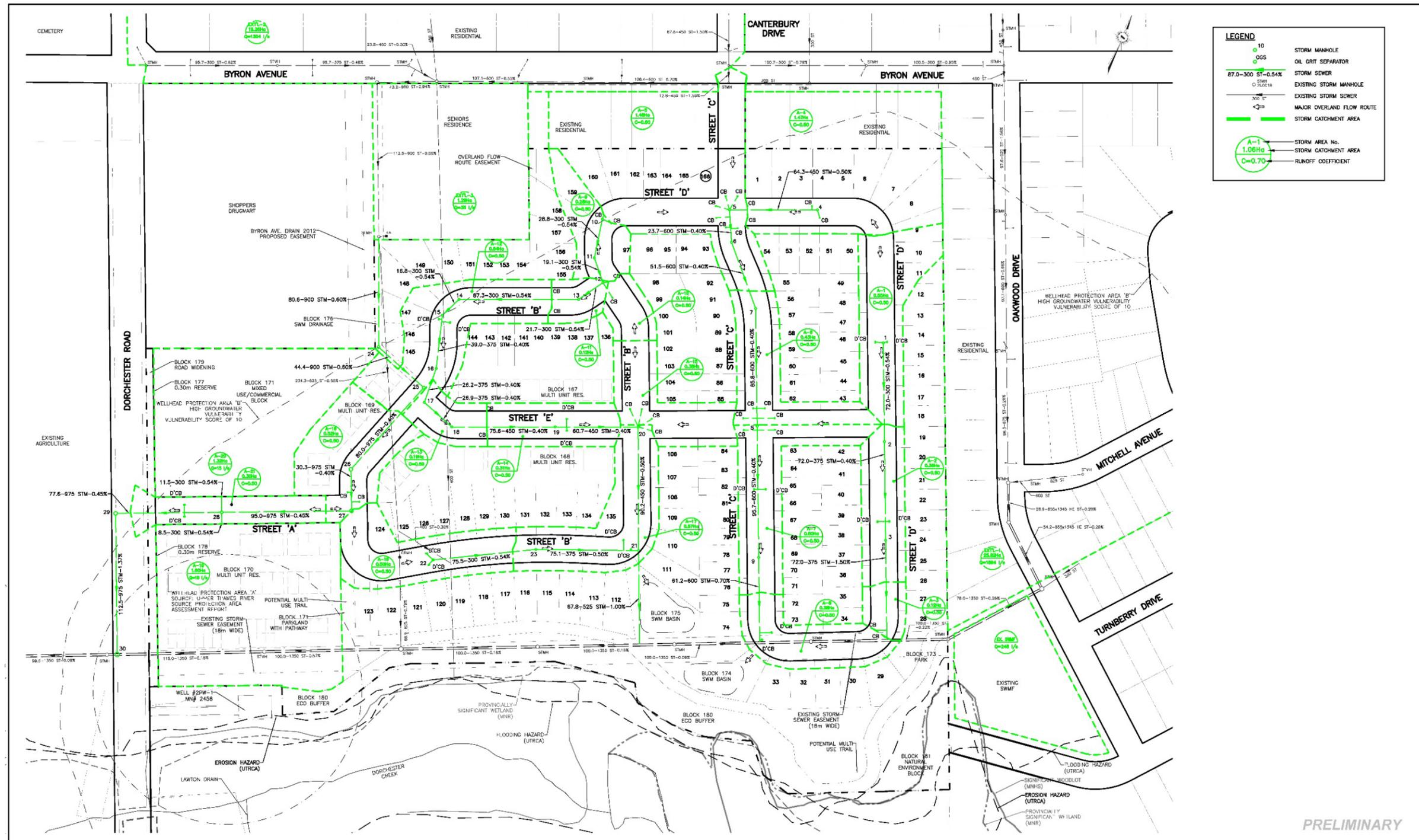
There are also no significant changes to the conclusions and recommendations in the updated Conceptual Water Distribution Analysis, compared to the analysis previously submitted in 2019. The conceptual water distribution system will reasonably meet all applicable Municipality of Thames Centre design criteria (which are in turn based on the 2019 City of London Design Guidelines) for the average day demand, peak hour demand, and maximum day demand plus fire flow conditions. The proposed connections to the Municipal water distribution system will be located at Street 'A' (with a connection to the Dorchester Road 250

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mm watermain) and Street 'G' (with a connection to the existing 200 mm capped watermain and the 250 mm watermain on Byron Avenue). The water distribution model assumes that the entire site will be constructed as a single-phase development, and the looped water system will ensure that continuous turnover will occur. If required, a water age and turnover analysis will be completed during detailed design where dead-end watermains occur due to construction staging.

Figure 12 -- Preliminary Storm Area Plan



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	DORCHESTER SUBDIVISION SIFTON PROPERTIES LIMITED	PROJECT No. 60568894
					DESIGN NAG/AGS	1.	UPDATED DRAFT PLAN-SIFTON 18, 2020	JULY 8/20	AECOM	THIS DRAWING HAS BEEN PREPARED FOR USE OF AECOM'S CLIENT AND MAY NOT BE USED, REPRODUCED, OR RELIED UPON BY THIRD PARTIES EXCEPT AS AGREED BY AECOM AND ITS CLIENT, AS REQUIRED BY LAW OR FOR USE BY GOVERNMENTAL REVIEWING AGENCIES. AECOM ACCEPTS NO RESPONSIBILITY AND DENIES ANY LIABILITY WHATSOEVER TO ANY PARTY THAT MODIFIES THIS DRAWING WITHOUT AECOM'S EXPRESS WRITTEN CONSENT. DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS.		SCALE: 1:1250	STORM AREA PLAN	SHEET No. 2
					DRAWN BY CHEONG									PLAN FILE No.
					APPROVED JOB									
					DATE OCT. 2018									

Source: AECOM, 2020

3.8 Transportation Impact Study

Paradigm Transportation Solutions Limited (“Paradigm”) conducted a Transportation Impact Study (TIS) for the proposed development in 2019, which included a description of the proposed development, forecasts for future background and total traffic volumes for three horizon years (opening year, five years post-opening year, and ten years post-opening year), and recommendations to address any traffic issues that may arise as a result of the development. The study area is shown in Figure 13, below. For the purpose of the study, the opening year was estimated to be 2023. The full report is enclosed under separate cover, and a brief summary is provided below.

Vehicular access to and from the subdivision will be provided through an extension of Canterbury Drive south of Byron Avenue (Street ‘C’) and a new Street ‘A’ at Dorchester Road aligned with the proposed access to the Cromarty lands to the west. Paradigm found that adequate sight distances are available on Dorchester Road and Byron Avenue for vehicles exiting and entering the subject lands via Streets ‘A’ or ‘C’, and traffic control signals were not warranted at Byron Avenue or Dorchester Road at the ten-year post-build-out horizon.

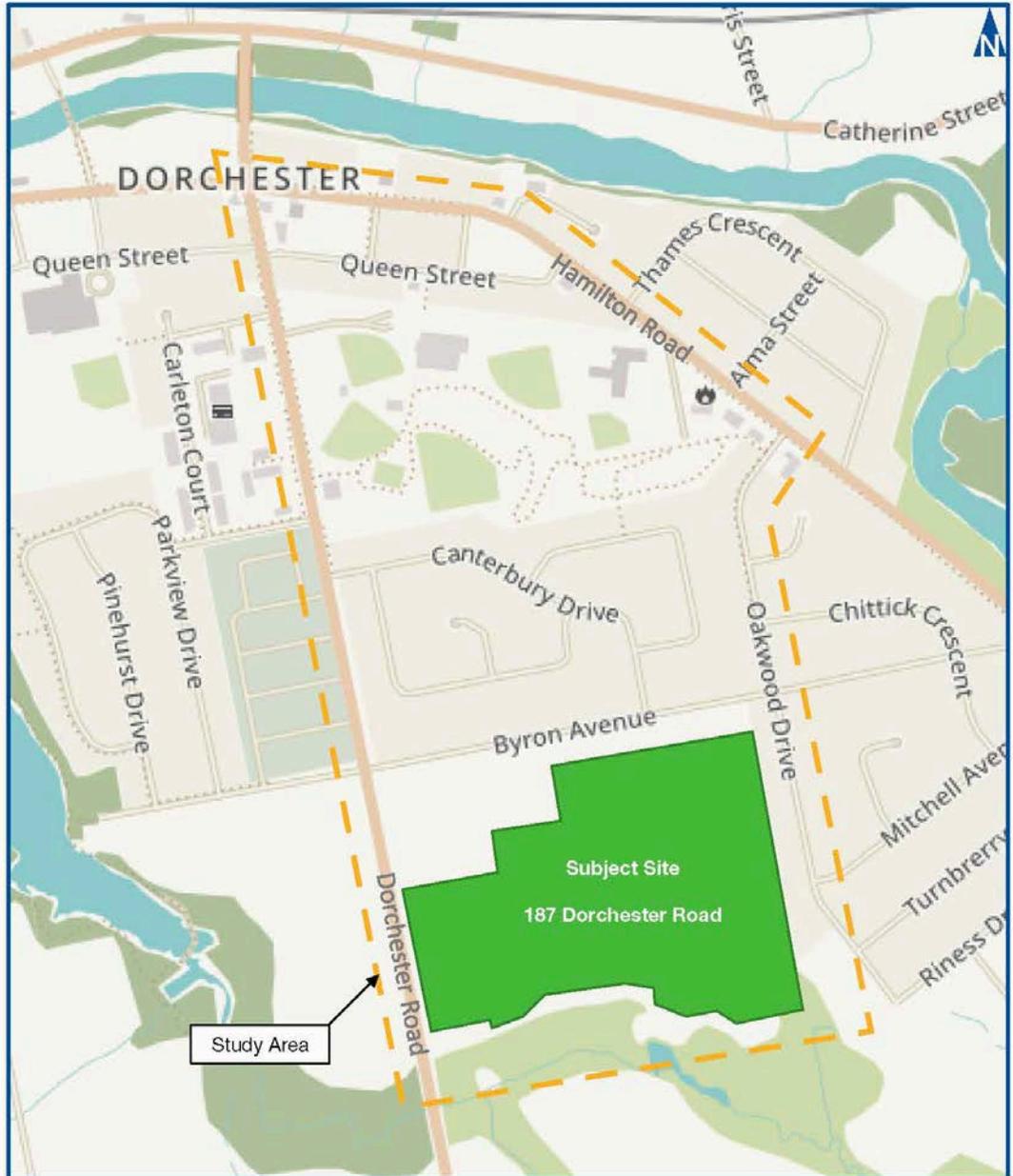
Overall, Paradigm found that the development traffic generated by the subject land will have a relatively minor impact on the surrounding road network. All intersections in the study area are anticipated to operate at acceptable levels of service at the ten-year post-build-out horizon, with the exception of the westbound left-turn movement on Byron Avenue at Dorchester Road. To address this issue, Paradigm recommended the provision of a southbound left-turn lane on Dorchester Road at Street A with 15 metres of storage, and the provision of a westbound left-turn lane on Byron Avenue at Street C with 15 metres of storage, opposite the existing eastbound left-turn lane to Canterbury Drive.

It is anticipated that the Traffic Impact Study will be updated as a condition of Draft Plan Approval, to incorporate the changes made to the subdivision design since the initial submission in 2019.

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187 Byron Avenue, Municipality of Thames Centre (Dorchester)

Figure 13– Transportation Study Area



Location of Subject Site and Study Area Municipality of Thames Centre

187 Dorchester Road TRIS
180123

Figure 1.1

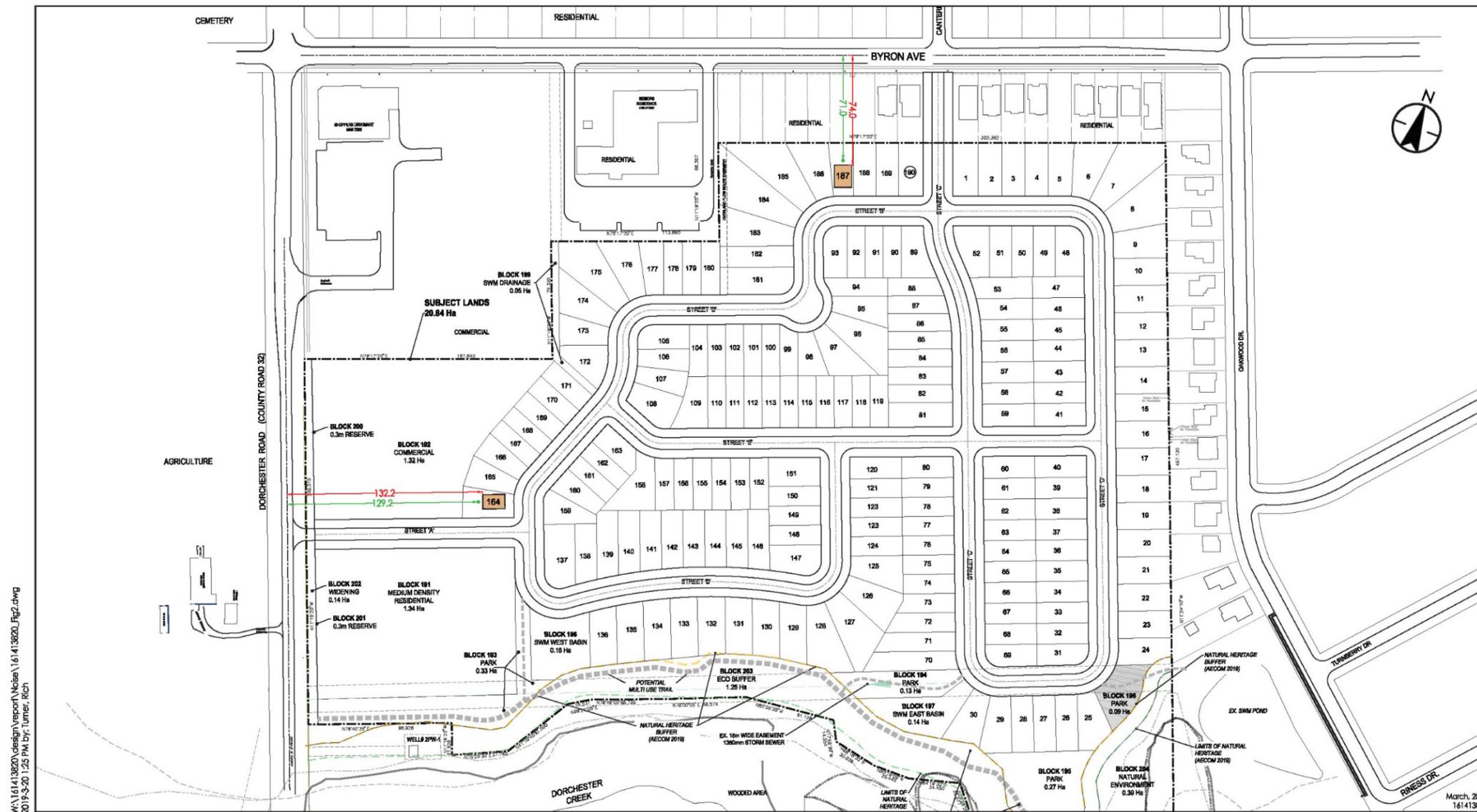
Source: Paradigm Transportation Solutions Limited

3.9 Noise Assessment Report

Stantec Consulting Ltd. (“Stantec”) conducted a scoped Noise Assessment Report for the proposed development in 2019, with a focus on the proposed single-family residential lots, which comprised the majority of the Draft Plan of Subdivision at the time of the assessment (see Figure 14, below). At the time that the report was prepared, it was anticipated that the Noise Assessment for the two medium-density residential and commercial blocks on the western edge of the subdivision would be completed through the Site Plan Approvals process. The full report is enclosed under separate cover, and a brief summary is provided here.

Stantec identified that the main sources of noise that may impact the proposed development are vehicular traffic on Dorchester Road and Byron Avenue. Even in a worst-case scenario, predicted noise levels for daytime and nighttime indoor and outdoor living areas for units with exposure to Dorchester Road and Byron Avenue are **below** the MECP criteria, so Stantec identified that noise mitigation is not warranted for the interior subdivision blocks. Any potential noise concerns for Blocks 16 and 17 may be addressed through Site Plan Control.

Figure 14 - Noise Assessment Plan, Showing the Former Draft Plan Submitted in 2019



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March, 2019
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600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

- Legend
- ←20.0→ Indoor Living Area Setback
 - ←20.0→ Outdoor Living Area Setback



Client/Project
SIFON PROPERTIES LIMITED
187 DORCHESTER ROAD
Dorchester, ON Canada

Figure No.
2.0

Title
NOISE ASSESSMENT PLAN

3.10 Environmental Impact Study

AECOM prepared an Environmental Impact Study ('EIS') in support of the proposed development in August 2019, using a study area that included the subject lands and any accessible lands within 120 metres of the site (see Figure 15, below). The full report is enclosed under separate cover, and a brief summary is provided below.

AECOM anticipates that the construction of the proposed development will result in a net environmental **benefit** to nearby Natural Heritage areas through the implementation of the Environmental Management Plan enclosed with the report, as the study area and surrounding landscape have been heavily influenced by clearing associated with agricultural activity (s.s. 6.1). The proposed development plan avoids direct impacts to natural features as much as possible through the application of a development limit defined by natural heritage features and buffer zones (s.s. 6.3.1). Restoration within buffer areas can offset the removal of 0.29 Ha of cultural meadow and 0.09 Ha of mixed forest from the development area, as shown below on Figure 16 (s.s. 6.5)

The net environmental benefit for the proposed development will be created through the following action items:

- the implementation of naturalized buffer areas between the proposed residential development and the Significant Woodland and the South Dorchester Swamp Provincially Significant Wetland ('PSW');
- restoration of areas adjacent to the Significant Woodland and PSW to off-set the loss of habitat; and
- implementation of construction mitigation recommendations designed to avoid and prevent construction-related impacts during construction of the proposed residential development (s. 7).

The naturalized buffer area has been incorporated into the Draft Plan of Subdivision as Block 26, and the wooded area at the southeast corner of the site (identified as Block 27 on the Draft Plan) will remain designated and zoned as a Natural Environment area. It is proposed that the EP zone be expanded to include the naturalized buffer area and the candidate bat habitat on the southern edge of the site (see Figure 16, below). It is anticipated that the other recommendations, including the development of an Environmental Monitoring Program, will be implemented by the developer at the time of construction.

The Upper Thames River Conservation Authority (UTRCA) and AECOM have been in ongoing conversations regarding the EIS that was submitted with the original Draft Plan of Subdivision and Zoning By-law Amendment applications. The UTRCA provided comments on the EIS on December 18, 2019, and AECOM is continuing to work with Golder and UTRCA staff on a response to the EIS comments. We anticipate that the planning applications can be discussed and processed in advance of an official response to the UTRCA's EIS comments.

Figure 15 – Environmental Impact Study Area

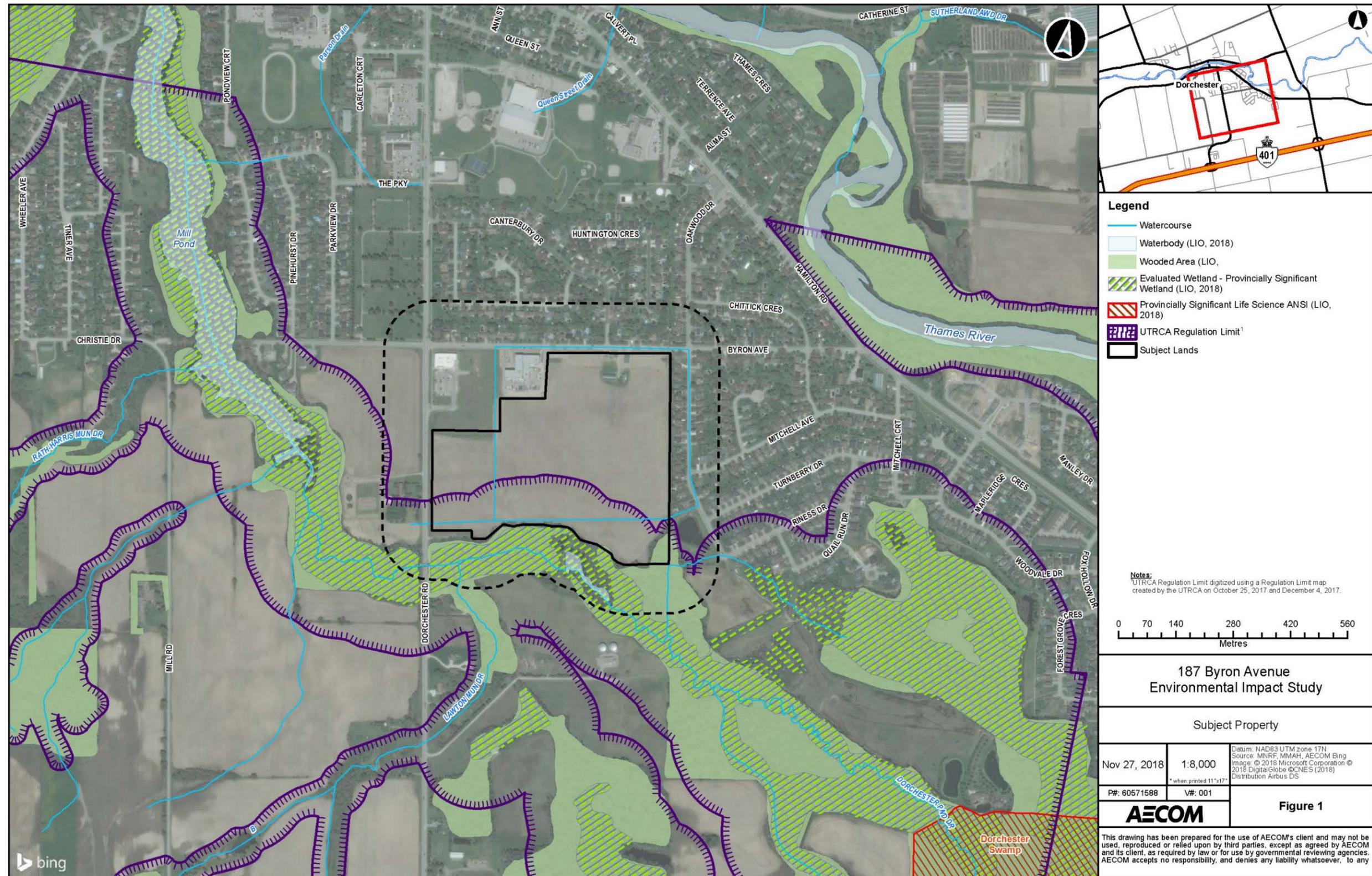
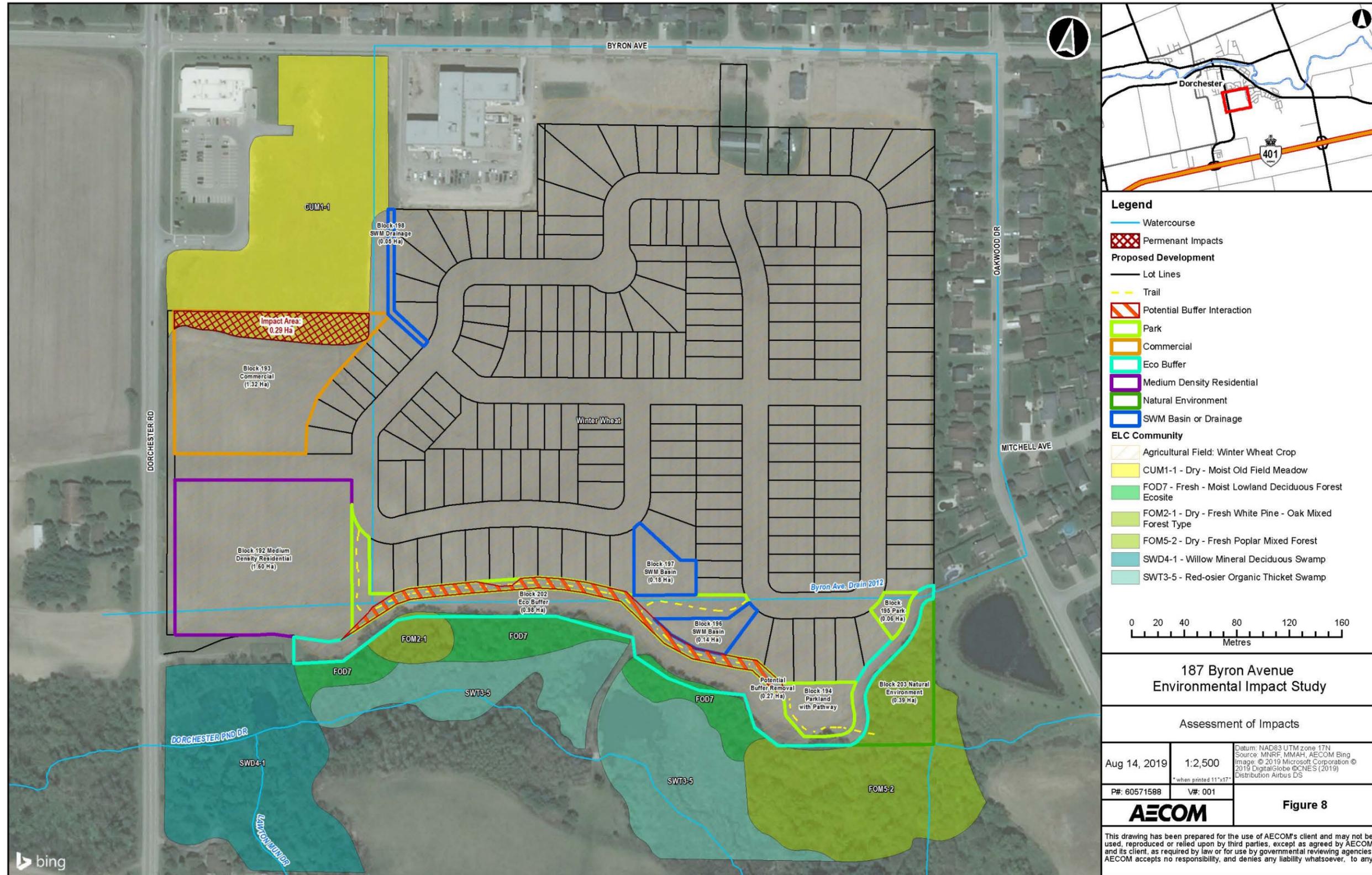


Figure 16 – Assessment of Impacts



4. PLANNING FRAMEWORK AND ANALYSIS

The following section will provide an overview and analysis of the existing planning framework, identify the key policies and regulations that relate to the subject lands, and discuss the Official Plan and Zoning By-law Amendments required to permit the proposed development.

4.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act, “shall be consistent with” policy statements issued under the Act. The PPS is intended “to be read in its entirety”, and decision makers must balance a range of policy directives when deciding whether or not a planning proposal is consistent with the PPS, rather than prioritizing one set of policies over another (PPS, Part III).

The proposed development will provide an appropriate mix of low- and medium-density housing, employment lands, and park and open space uses within an existing settlement area on a property designated for development in the Municipality of Thames Centre Official Plan (Policies 1.1.1 b), 1.1.2, 1.1.3.1, 1.1.3.2). The proposed development represents a logical extension of the built-up area in Dorchester, as the subject lands are located adjacent to existing residential development to the north and east, as well as a commercial area at the intersection of Byron Avenue and Dorchester Road (Policy 1.1.3.6).

The proposed low-density residential blocks at the north and east edges of the subdivision will integrate well with the adjacent residential built form in Dorchester, which is predominantly comprised of single-detached dwellings. The medium-density residential blocks will provide alternative and attainable housing options for residents (particularly senior citizens and young people) who may prefer not to live in single-detached dwellings (Policies 1.4.3 b), d), 1.7.1 b)). The proposed Official Plan and Zoning By-law Amendments will promote cost-effective development patterns within Dorchester and provide our client with the flexibility to respond to shifting market demands by permitting a wider range of dwelling types within the proposed subdivision (Policies 1.1.1 c), 1.1.3.2, 1.1.3.4, 1.1.3.6). Finally, the proposed mixed-use development on the western edge of the subdivision will provide convenient opportunities for local commercial development and medical/dental offices to serve the entire population of Dorchester (Policy 1.3.1 b), d)).

The proposed development will also support and complement existing institutional and recreational facilities in Dorchester (Policy 1.1.1 a)). There are two public elementary schools in Dorchester (River Heights School and Northdale Central Public School), one public Catholic

Elementary School (St. David Catholic School), and one high school (Lord Dorchester Secondary School). River Heights School and Lord Dorchester Secondary School are located within walking distance of the subject lands (approximately 900 metres and 1.5 kilometres, respectively). The increased population will also support the continued operation and viability of the Dorchester Community Centre and Arena, the Dorchester District Athletic Association, the Dorchester Community Pool, and the Dorchester Library, all of which are within walking distance of the subject lands (within approximately 1.5 kilometres, or a twenty-minute walk).

The proposed trail connection through the subdivision will provide an active transportation option for residents to walk, run, or bike to the Mill Pond Ecotrail or other neighbourhoods within Dorchester (Policies 1.5.1 b), 1.6.7.4). The concept plans for the subdivision also now show the trail extending across Block 16 to connect to the commercial block and Dorchester Terrace to the north, as suggested by community members at the February 2021 Public Meeting.

Our client's engineer, AECOM, prepared updated versions of the Sanitary Servicing Strategy Memo, Conceptual Water Distribution Analysis, and Conceptual Stormwater Management Report and Water Balance Study to reflect the subdivision design changes proposed in our previous submission, which are also applicable to the new revised Draft Plan of Subdivision and planning framework. The proposed subdivision will be serviced by existing and planned municipal sewage and water services (Policy 1.6.6.2). The proposed stormwater management strategy will be integrated with the planned municipal sewage and water services, incorporating findings and recommendations from the Dorchester South Stormwater Drainage Area Class Environmental Assessment, as well as consideration of the 'Wellhead Protection Area' ('WHPA') located on a portion of the subject lands, which is discussed in further detail below (Policy 1.6.6.7).

The proposed development represents wise use and management of the natural heritage features and areas on and adjacent to the subject lands, consistent with Policies 2.1.1. and 2.1.2. An Environmental Impact Study ('EIS') was completed for the proposed development, which found that the proposed development will result in a net environmental **benefit** to nearby Natural Heritage Areas through the implementation of an Environmental Management Plan (Policies 2.1.2, 2.1.8). The proposed development preserves the existing edge of the Provincially Significant Wetland and significant woodlot to the south and includes an ecological buffer block at the south end of the development, in accordance with the recommendations of the EIS (Policies 2.1.1, 2.1.2).

The *Source Protection Plan for the Thames-Sydenham and Region* and the Thames Centre Official Plan identify that a portion of the subject lands are located within a WHPA. In a meeting with MBPC, Sifton Properties Ltd., and AECOM on March 27, 2018, the MECP (formerly the MOECC) confirmed that some sanitary sewer restrictions will apply to the commercial and medium-density blocks, but otherwise there are generally no restrictions on the proposed development relating to source water protection, as the proposed subdivision is less than 100 Ha in area (Policy 2.2.2).

The subject lands, along with most of the Settlement Area of Dorchester, are located within an 'Aggregate Resource Area' (as identified on Schedule 'C' of the Middlesex County Official Plan) and a 'Secondary Aggregate Resource Area' (as identified on Appendix '3' of the Municipality of Thames Centre Official Plan). The Provincial Policy Statement identifies that mineral aggregate resources "*shall be protected for long term use*" (Policy 2.5.1). However, the PPS permits development activities "*which would preclude or hinder the establishment of new operations or access to the resources*" if: "*the resource use would not be feasible; the proposed land use or development serves a greater long-term public interest; and issues of public health, public safety and environmental impact are addressed*" (Policy 2.5.2.5). Due to numerous constraints, resource extraction would not be feasible in this location: the lands directly to the north and east have already been developed for residential and commercial purposes; the subject lands are located within a designated Settlement Area and a Wellhead Protection Area; and natural heritage features are located on the lands to the south. There are no existing aggregate operations on or near the subject lands that could create public health and safety issues for future residents.

A Stage 1 and 2 Archaeological Assessment was conducted for the subject lands, and the findings were reviewed and accepted by the Ontario Ministry of Culture in July 2008, in accordance with Policy 2.6.2 of the PPS.

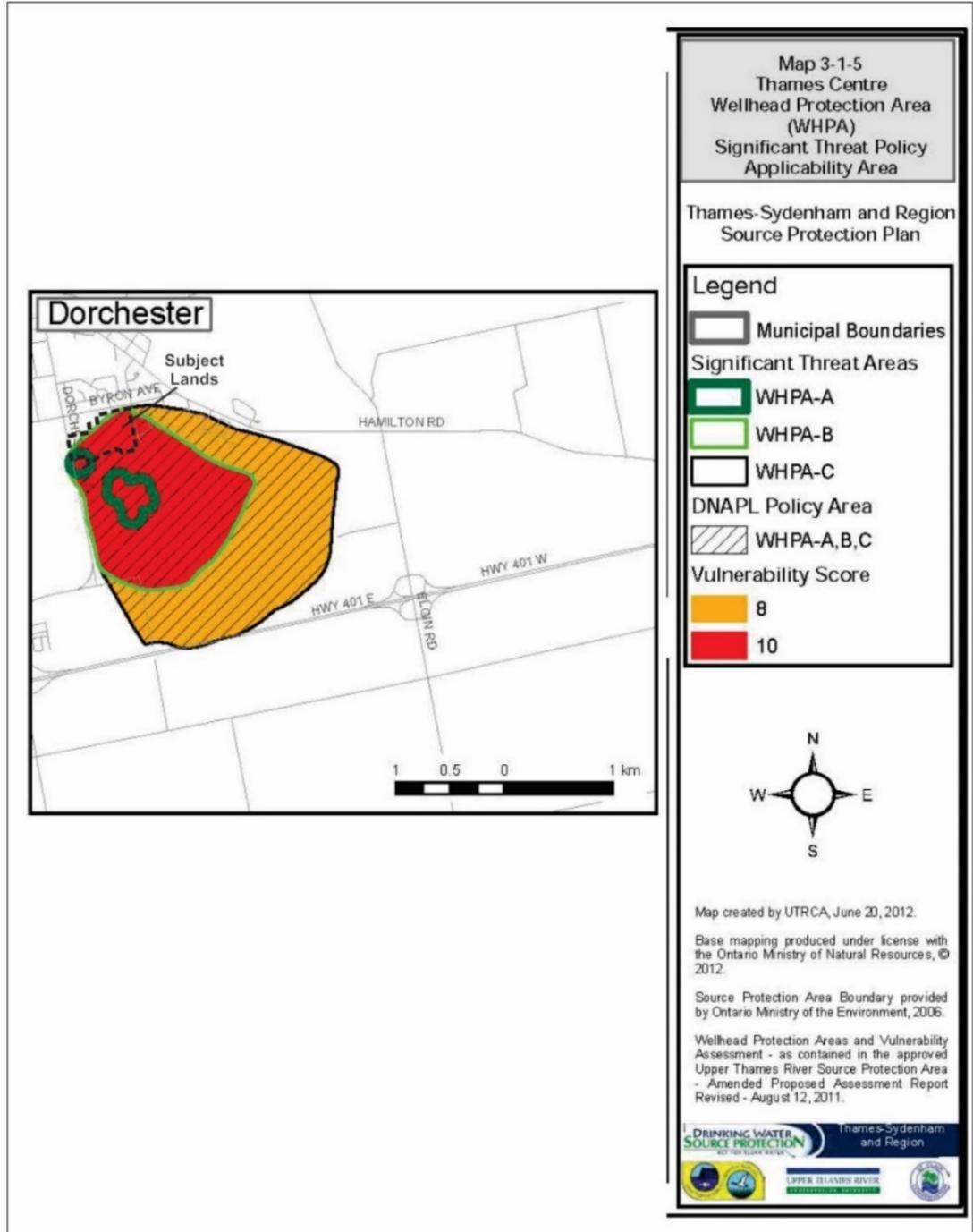
The proposed development is directed to areas outside of Erosion Hazard and Flooding Hazard Limits, as identified by the Upper Thames River Conservation Authority (Policy 3.1.1).

In light of the above, the proposed development and planning approvals are consistent with the PPS.

4.2 Thames-Sydenham and Region Source Protection Plan, Volume III

The subject lands are located within the Wellhead Protection Area (WHPA) associated with Well 2PW-1, located immediately south of the site, which provides drinking water for Dorchester (see Figure 17, below). The proposed development is therefore subject to the policies of the Thames-Sydenham and Region Source Protection Plan ('SPP'), which contain a series of locally-developed policies that protect existing and future sources of municipal drinking water. Several authorities are responsible for implementing SPP policies, including municipalities, source protection authorities, local health boards, and the Province. In the Municipality of Thames Centre, the Chief Building Official acts as the Risk Management Official, and is responsible for implementing SPP policies (Municipality of Thames Centre Report No. PS-012-19).

Figure 17- Dorchester Wellhead Protection Area



Source: Thames-Sydenham and Region Source Protection Plan

Official Plans and Zoning By-laws must identify vulnerable areas and establish prohibited activities that threaten drinking water, and “*all planning decisions shall be in conformity with those policies that address significant drinking water threats as per Section 39(1)(a) of the Clean Water Act*” (s.s. 1.06). At a minimum, municipalities are responsible for amending the Official Plan and Zoning By-laws to:

- a. *Identify the vulnerable areas in which a significant drinking water threat could occur;*
- b. *Indicate that within the areas identified, any use or activity that is, or would be, a significant drinking water threat is required to conform with all applicable Source Protection Plan policies and, as such, may be prohibited, restricted or otherwise regulated by the policies contained in the Source Protection Plan;*
- c. *Identify the significant drinking water threats that are prohibited through Prescribed Instruments, or Section 57 of the Clean Water Act, in accordance with the significant drinking water threat-specific policies contained in this Source Protection Plan;*
- d. *Incorporate any other amendments required to conform with the significant drinking water threat specific land use policies or to have regard for the low and/or moderate threat specific land use policies identified in this Source Protection Plan; and,*
- e. *Incorporate a cross-reference indicating an applicant cannot make a planning application unless it includes a notice issued by the risk management official, as set out in Section 59(1) of the CWA and Section 62 of O. Reg, 287/07. (s.s. 1.06)*

Given the site’s proximity to Well 2PW-1 and location within the WHPA, the SPP has identified that the subject lands are located within a WHPA Significant Threat Area, with a Vulnerability Score of 10 (the highest score possible). **Significant threat policies do not limit residential or commercial development within WHPA areas.**

WHPA-A is the area within a 100-metre radius of the well, and WHPA-B is the area within which groundwater reaches the WHPA-A area and the well in two years or less. Significant threat policies limit certain activities within WHPA-A and WHPA-B, including but not limited to: the establishment, operation, or maintenance of a waste disposal site; the establishment, operation, or maintenance of a system that collects, stores, transmits, treats, or disposes of sewage; application, handling, and storage of non-agricultural source material; and the use of land as livestock grazing or pasturing land (s.s 2.3.6). With regard to the policies that limit the establishment, operation or maintenance of sewage-related systems, the SPP lists the following uses that can be significant in WHPA-A and WHPA-B areas:

- stormwater management facilities designed to discharge stormwater to land or surface water;
- sewage treatment plant effluent discharge (including lagoons); and
- storage of sewage (s.s. 2.3.6).

If any new sanitary sewer and related pipes have the potential to be a significant drinking water threat, the SPP directs the Ministry of the Environment to require that Environmental

Compliance Approvals (ECAs) are prepared to incorporate terms and conditions, to ensure that the activity never becomes a significant drinking water threat (s.s. 2.09).

Prior to the submission of this application, MBPC, the applicant, and AECOM met with representatives from MOECC (now known as MECP) in March 2018 to review the project and the proposed stormwater management strategy, to determine if the proposed development was compatible with Source Protection Plan policies. The minutes from this meeting are enclosed in Appendix 3. **At the meeting, MOECC representatives confirmed that since the proposed subdivision is less than 100 Ha in size, it is not considered a significant threat to the Source Water Protection Areas.** The MOECC did not raise any concerns regarding the preliminary servicing strategy or the proposed stormwater management strategy, but did note that the sanitary sewers in the commercial and medium-density blocks may require enhanced design or construction methods.

AECOM has designed the Conceptual Stormwater Management Plan to limit the use of infiltration on the site and avoid negative impacts on local groundwater levels, given the close proximity of the site to Well 2PW-1. Infiltration will only occur from 'clean' sources (rear yard areas), and oil-grit separators will be used to provide water quality control treatment for rights-of-way, before water flows are discharged into the existing trunk storm sewer. The Water Balance analysis prepared by AECOM found that the post-development water balance for the site will generally match the existing conditions, with only a 9% decrease in annual infiltration. A net increase in annual treated runoff volume from the site to Mill Pond will result due to the creation of impervious areas, but AECOM anticipated that this will have little effect, as the subject property accounts for only approximately 0.9% of the total Mill Pond tributary area. At the request of the Municipality, AECOM did not explore the possibility of further increasing infiltration within the subdivision lands, due to concerns regarding the site's close proximity to the Municipal wellhead protection areas.

In conclusion, the Thames-Sydenham and Region Source Protection generally does not place any restrictions on the proposed development, as significant threat policies do not limit residential or commercial development within WHPA area. Furthermore, MOECC representatives have reviewed the project and confirmed that since the proposed subdivision is less than 100 Ha in size, it is not considered a significant threat to the Source Protection Areas. Some activities associated with the mixed-use blocks (such as the application of road salt in the winter) may require evaluation from the Municipality's Risk Management Official to ensure that the proposed activities do not constitute a significant threat to drinking water. The proposed development and planning approvals are consistent with the Source Protection Plan.

4.3 Middlesex County Official Plan

The Middlesex County Official Plan ('County OP') establishes "an upper tier policy framework that provides guidance to the local municipalities in the preparation of local Official Plans and Zoning By-laws", and recognizes that local Official Plans (e.g. the Municipality of Thames Centre Official Plan) provide more detailed strategies, policies, and land-use designations, as discussed below (s.s 1.3).

The boundaries of the land use designations on the County OP schedules are intended to show general use areas, with the precise delineation of Settlement Areas shown in local municipal Official Plans (s.s. 5.1, s.s. 2.3.5). The subject lands are located within Dorchester, but appear to be designated as an 'Agricultural Area' on Schedule 'A – Land Use' (see Figure 18, below).

Figure 18– Excerpt from Schedule 'A - Land Use', County of Middlesex Official Plan



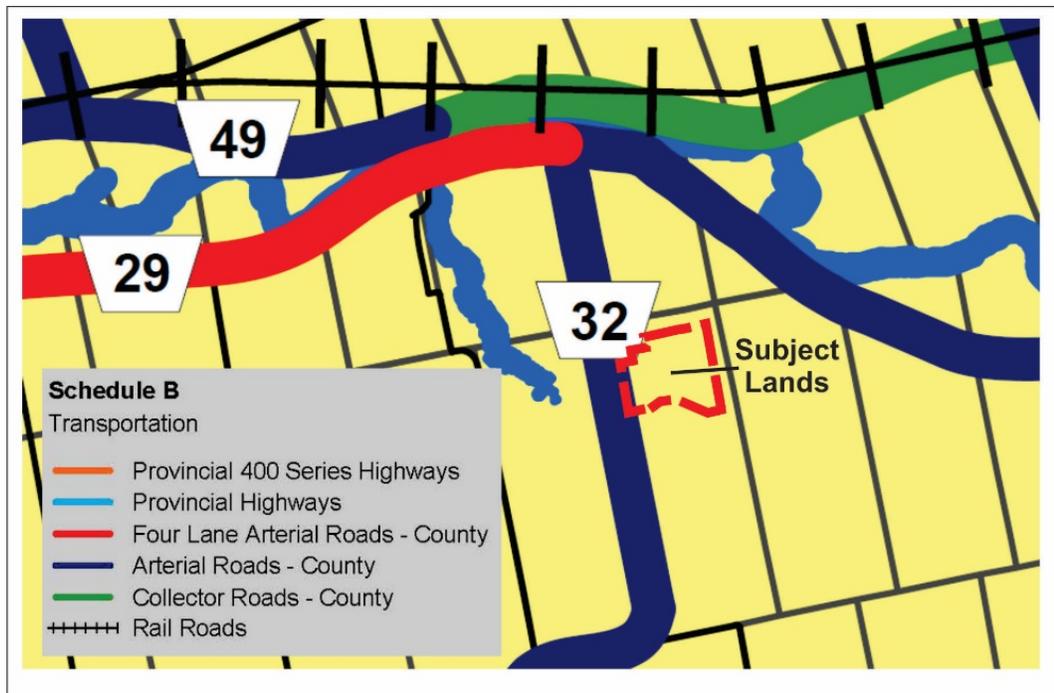
Source: Schedule 'A - Land Use', Middlesex County Official Plan

The County OP directs a significant portion of future growth to Urban Areas with full municipal services, and states that new development should proceed "in a logical, phased manner" (s.s. 2.3.5, 2.3.8.1). As the subject lands are directly adjacent to residential development to the north and east, the proposed development is a logical extension of the existing built-up area within the Dorchester Urban Settlement Area. The proposed development will be serviced by municipal water and sewage systems, in accordance with Middlesex County OP policies regarding Settlement Area growth (s.s. 2.3.8.1). The County OP also encourages the provision of "a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County" through policies in local Official Plans (s.s. 2.3.7, 2.3.7.2). Specifically, the County OP encourages local official plans

to provide detailed land use policies for uses permitted in urban areas, including but not limited to “low, medium, and high-density residential uses” and commercial areas (s.s. 3.2.3). The County OP also recognizes that local municipalities have the primary responsibility for detailed planning policy within Settlement Areas, and that changes to matters such as lot coverage and setbacks are generally dealt with at the municipal level through the Zoning By-law (s.s. 2.3.8).

Dorchester Road (County Road #32) is identified as a County Arterial Road on Schedule ‘B’ (Transportation) (see Figure 19). County roads are intended to provide “for the efficient movement of traffic between provincial freeways and highways and local roads”, and the County OP discourages “development which would inhibit traffic movement along the County road system” (s.s. 2.4.2.1 b)). Development proposals that are likely to generate significant traffic volumes should be accompanied by a transportation study, and the County Roads Department must approve any new access, as well as any development adjacent to a County Road (s.s. 2.4.2.2, s.s. 2.4.2.5).

Figure 19– Excerpt of Schedule ‘B’ Transportation, County of Middlesex Official Plan



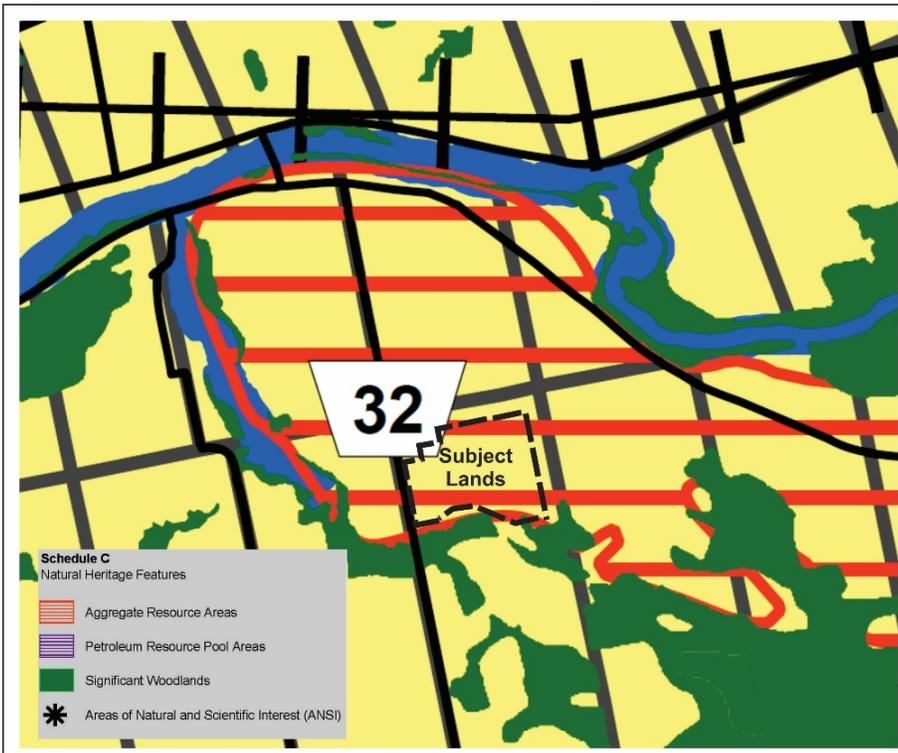
Source: Schedule ‘B’ Transportation, Middlesex County Official Plan

Paradigm Transportation Solutions Limited prepared a Traffic Impact Study for the proposed development in 2019, and the study findings are summarized in Section 3.8 of this report, above. In brief, Paradigm found that at the ten-year post build-out horizon years, all intersections within the study area are forecast to operate within acceptable levels of service during weekday peak hours, with the exception of the westbound left-turn movement on Byron Avenue and Dorchester Road. This issue may be addressed through the provision of a southbound left-turn lane on Dorchester Road at Street A, and a westbound left-turn lane on

Byron Avenue at Street C. It is anticipated that the TIS may need to be updated as a condition of Draft Approval to incorporate the changes made to the subdivision layout since 2019.

The subject lands are located within an 'Aggregate Resource Area' and abutting lands to the south are designated 'Significant Woodlands' on Schedule 'C' (Natural Heritage Features) of the County OP (see Figure 20). The Natural Heritage Features to the south of the property will not be developed, and will continue to be protected (s.s. 2.2.1.3).

Figure 20– Excerpt of Schedule 'C' Natural Heritage Features



Source: Schedule 'C' Natural Heritage Features, Middlesex County Official Plan

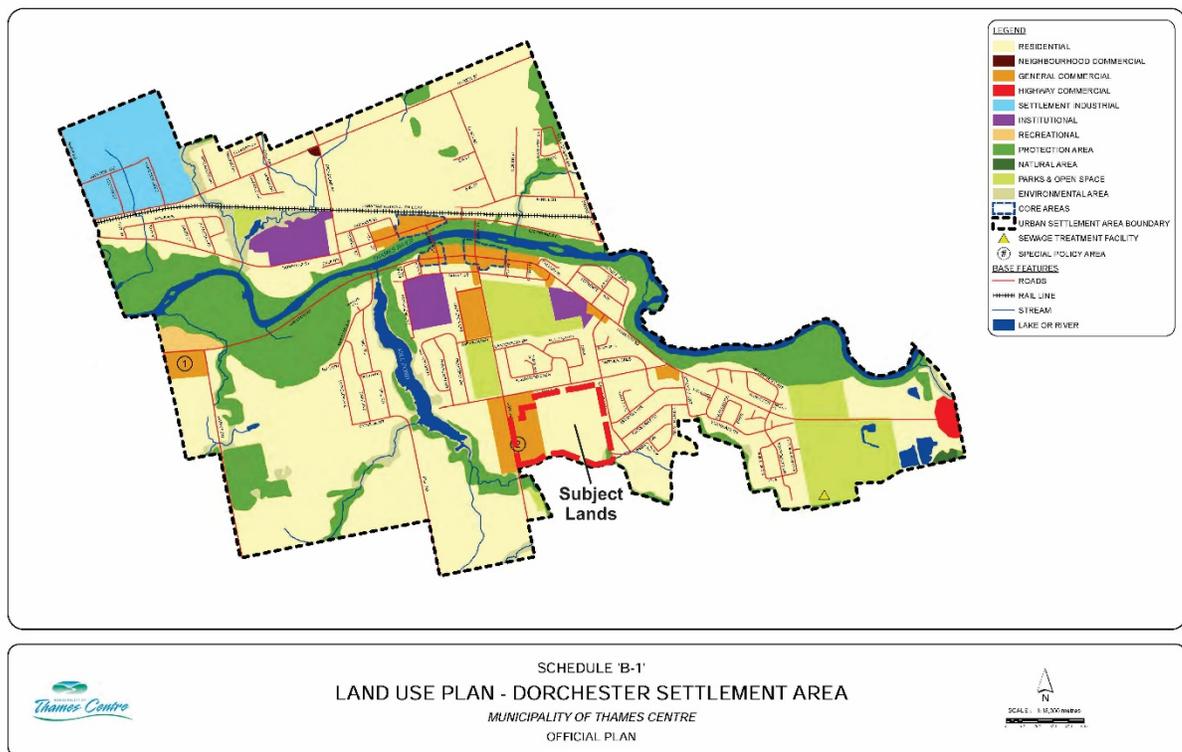
The Official Plan directs that aggregate resource areas “shall be protected for extraction purposes” and directs that significant deposits shall be protected from incompatible uses through local official plans. However, the County OP permits land uses other than agriculture within aggregate resources areas if the resource is of secondary quality and extraction is neither practical nor economically feasible (s.s. 2.2.3.2). In this case, the Municipality of Thames Centre Official Plan identifies that the aggregate resource is of secondary quality, and extraction on the property would not be feasible due to its close proximity to residential and commercial development, and the municipal wellhead (s.s. 2.2.3.2).

Based on the above analysis, the proposed development conforms to the Middlesex County Official Plan.

4.4 Municipality of Thames Centre Official Plan

The subject lands are located within the Dorchester Urban Settlement Area, as shown on Schedule 'B-1', of the Municipality of Thames Centre Official Plan ('Local OP') below (see Figure 21). The Local OP identifies that Dorchester, along with Thorndale, "will be the focus of future growth and development" in the municipality, and all new residential development shall be fully serviced by municipal water and sewage services (s.s. 4.1). The majority of the subject lands are designated as 'Residential', with the western portion along Dorchester Road designated as 'General Commercial Special Policy Area #2', and a small southeast portion of the subject lands are designated as 'Protection Area' and 'Environmental Area'. This section of the report outlines the permitted uses within each land-use designation, the recently-implemented Wellhead Protection Area policies, and the proposed Official Plan Amendment to permit more intensive residential uses on the western portion of the subject lands.

Figure 21 – Schedule 'B-1' Land Use Plan – Municipality of Thames Centre Official Plan



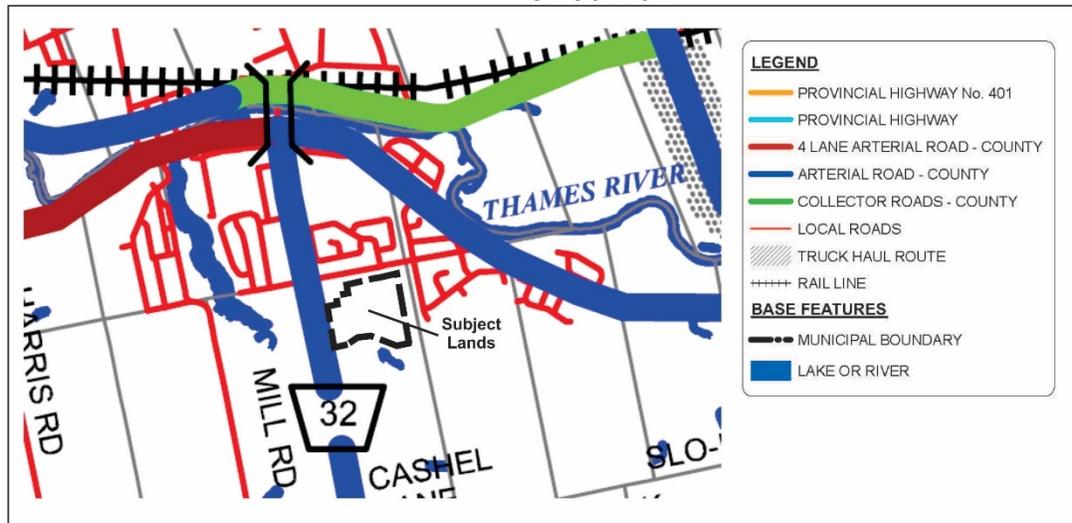
Source: Schedule B-1 Land Use Plan – Dorchester Settlement Area, Thames Centre Official Plan

Permitted uses within the 'Residential' designation include, but are not limited to, low density residential dwellings, converted dwellings, and medium-density residential dwellings in certain locations (s.s. 4.3.3). The Local OP encourages the construction of "a suitable mix of various types of residential units of appropriate densities and levels of affordability", with a general height limit of three storeys and a general maximum density of 35 units per hectare (s.s. 4.3.3). The 'General Commercial Special Policy Area #2' designation permits medium-

density residential uses as well as ‘General Commercial Uses’ (including but not limited to retail commercial establishments, offices, banks, places of entertainment, and eating establishments) (s.s. 4.4.5 (2)). Finally, the ‘Protection Area’ designation provides policy direction and guidance for ‘Group B’ features and areas, which include, but are not limited to, significant valley lands along the branches of the Thames River and significant woodlands (Table 1). The ‘Environmental Area’ designation provides policy direction and guidance for Group C features and areas, including but not limited to natural corridors among Group A features (such as Provincially Significant Wetlands, habitats for endangered and threatened species, and fish habitat) and/or Group B features and areas above sensitive groundwater resources (Table 1). The applicability of these policies to the proposed development and planning approvals are discussed in more detail below.

Schedule ‘C’ identifies Byron Avenue as a local road and Dorchester Road as an ‘Arterial Road – County’ (County Road No. 32) (see Figure 22). Arterial roads are intended to facilitate the inter-municipal and intra-municipal movement of high volumes of traffic to and from major traffic generating sectors in the Municipality (s.s. 5.4). As noted above, Middlesex County must approve any development proposed adjacent to a County road (s.s. 5.4). The Municipality of Thames Centre is responsible for local roads (including Byron Avenue), which are primarily designed to provide access to abutting properties, as the movement of through traffic on local roads is discouraged (s.s. 5.6).

Figure 22– Excerpt from Schedule ‘C’ Transportation Plan – Municipality of Thames Centre Official Plan



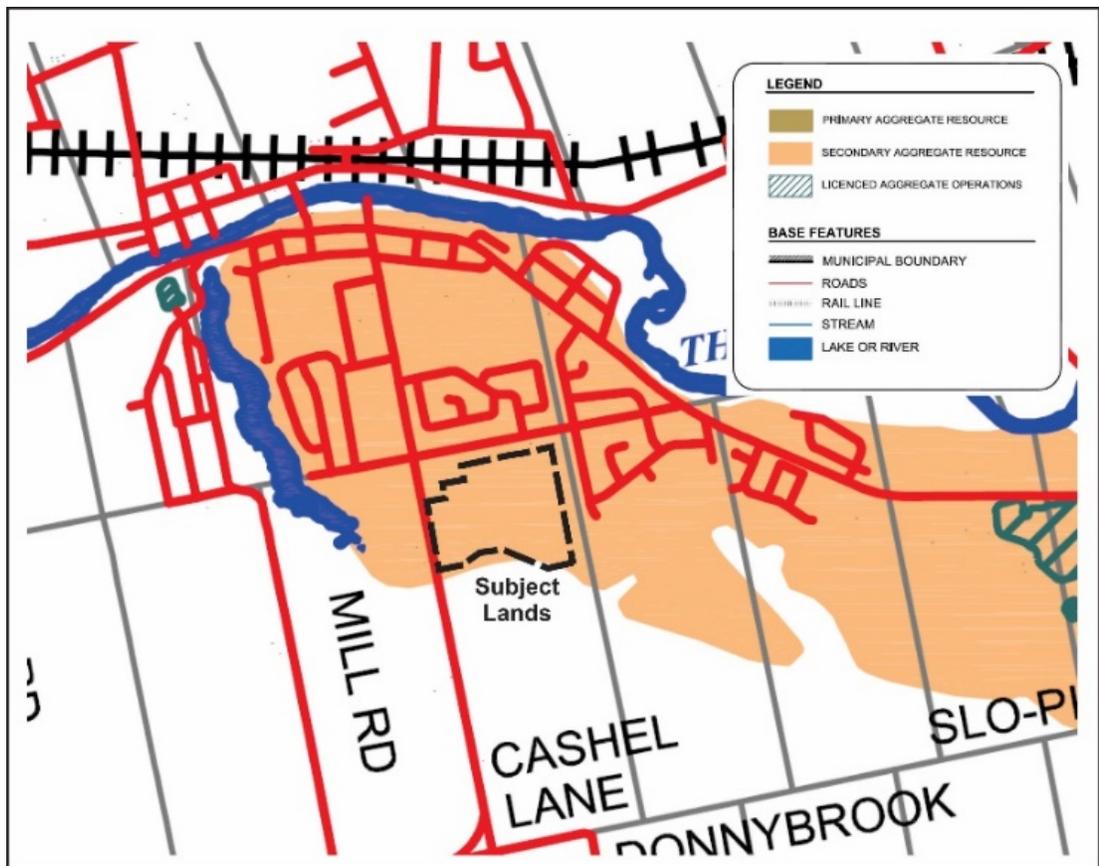
Source: Schedule C Transportation Plan, Municipality of Thames Centre Official Plan

The ‘Appendix 3 Aggregate Resources’ map of the Local OP shows that the subject lands (along with most of Dorchester) are located within a ‘Secondary Aggregate Resource Area’ overlay (see Figure 23). Aggregate Resource Areas are non-licensed and do not contain active extractive aggregate operations. Within these areas, permitted uses are defined by the underlying land use designations (s.s. 3.3.3.2). However, development and lot creation that could preclude future access to aggregate resources is only permitted if: “(1) the resource use

would not be feasible; or (2) the proposed land uses or development serves a greater long term public interest; and (3) issues of public health, safety and environmental impact are addressed” (s.s. 3.3.3.2).

In this case, developing the subject lands for residential and commercial purposes would serve the greater long-term public interest, given the site’s proximity to existing residential and commercial land uses, and a well that supplies drinking water to the municipality. The Official Plan has designated the subject lands for residential and commercial development, and the site is also zoned for future development through the Municipality of Thames Centre Zoning By-law, which would restrict any aggregate resource extraction.

Figure 23 – Excerpt from ‘Appendix 3 Aggregate Resources’ – Municipality of Thames Centre Official Plan



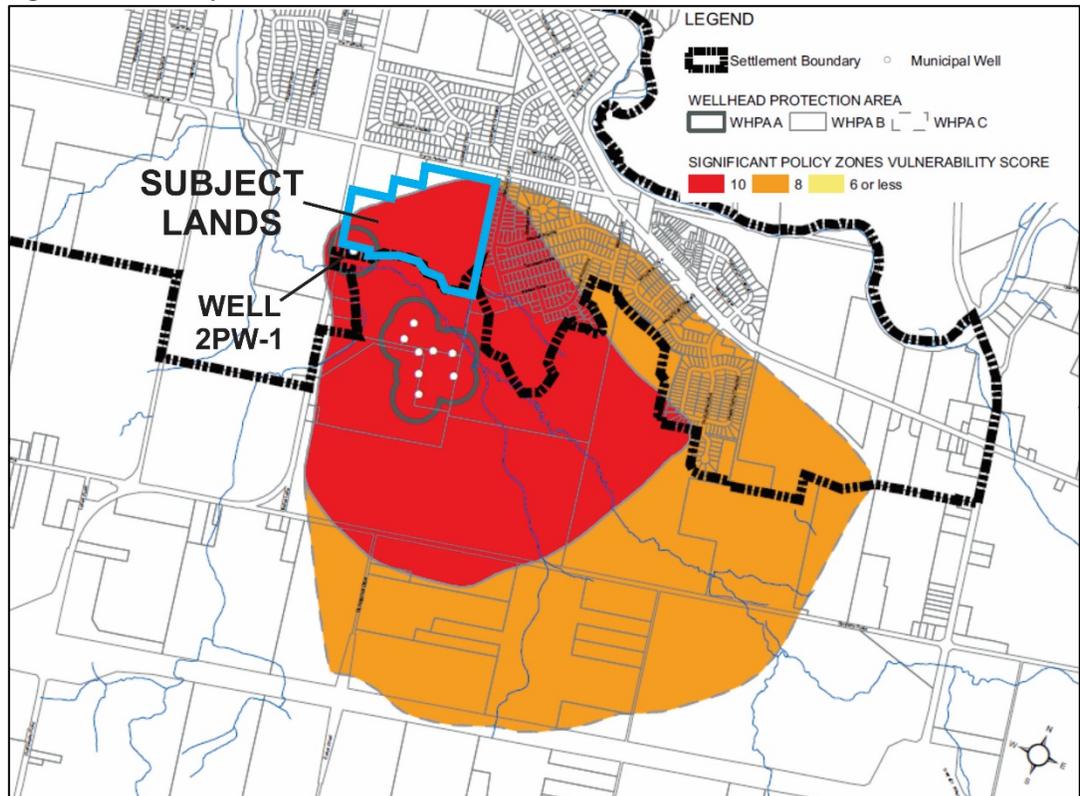
Source: Appendix 3, Municipality of Thames Centre Official Plan

Wellhead Protection Area (“WHPA”) Policies

In April 2019, the Municipality of Thames Centre Council voted to approve Official Plan Amendment No. 20 (By-law 35-2019), which amended the local OP policies regarding Source Water Protection to bring the Municipality’s Official Plan into conformity with the *Thames-Sydenham and Region* and *Kettle Creek Source Protection Plans*. The Official Plan Amendment repealed and replaced subsection 2.10 of the Thames Centre Official Plan, and also amended Section 2.12, Section 3.2.3.1, and Appendix 4. Schedules A-12, A-13, and A-14, which illustrated the Wellhead Protection Areas in Thames Centre, were deleted and replaced with Schedules D-1, D-2, and D-3 respectively. The Amendment was approved by Middlesex County in June 2019, and is now in force and effect. As noted above in Section 3.2 of this report and shown on Figure 24, below, the subject lands are located in close proximity to Well 2PW-1 and the majority of the property is located within a Wellhead Protection Area. Consequently, this amendment is directly relevant to the proposed development.

The excerpt from Schedule D-1 (see Figure 24) shows that the southwest corner of the subject lands is located within WHPA-A, the 100-metre radius surrounding Well 2PW, and the majority of the property is located within WHPA-B (the two-year time of travel area). WHPA-A and WHPA-B both have a vulnerability score of 10, which means that the WHPAs are highly vulnerable to contamination.

Figure 24– Excerpt from Schedule ‘D-1’ – Dorchester WHPA



Source: Municipality of Thames Centre, OPA No. 20

OPA No. 20 identifies that land uses permitted by the underlying land use designation that involve a significant drinking water threat may be prohibited or regulated by Source Protection Plans. Furthermore, “an application for development, redevelopment, or site alteration, for any land use, ***with the exception of residential uses*** within a WHPA that may involve a significant drinking water threat” require a Section 59 Notice from the Risk Management Official before the application may be deemed complete (OPA No. 20, emphasis added).

Significant drinking water threats include, but are not limited to: the establishment, operation or maintenance of a system that collects, stores, transits, treats or disposes of sewage; the application of road salt; the handling and storage of road salt; and the storage of snow, as prescribed by Ontario Regulation 287/07 of the *Clean Water Act, 2006* (OPA No. 20). As noted above, the Ministry has **not** identified that implementation of the proposed servicing strategy would be a significant threat to drinking water in the area.

OPA No. 20 also prohibits locating new septic systems within WHPAs with a vulnerability score of 10 (with an exception for septic systems required for a municipal water supply well). A ‘septic system’ is defined as “a ***private sewage disposal system that stores and/or treats liquid or waterborne waste of industrial, commercial or domestic origin onsite*** and shall include but not be limited to grey water systems, cesspools, leaching bed systems and associated treatment units and holding tanks and shall not include sewage treatment plants” (emphasis added). As such, this prohibition does **not** apply to the proposed sanitary servicing infrastructure.

Proposed Development & Official Plan Amendment

In response to feedback from members of the public, the previously-submitted Draft Plan of Subdivision was redesigned to **concentrate** higher-intensity residential uses towards the interior of the subdivision and the two multi-use blocks fronting onto Dorchester Road. Low-density residential blocks at the northern and eastern edges of the subdivision provide a buffer between these uses and the existing single-detached dwellings along Byron Avenue and Oakwood Drive.

The lands designated as 'Protection Area' and 'Environmental Area' will not be developed. Instead, they will be retained as an ecological buffer. A 30-metre buffer for the adjacent Provincially Significant Wetland will also be provided along the southern edge of the subject lands, in accordance with the recommendations of the Environmental Impact Study and Environmental Management Plan prepared by AECOM for the proposed development. The buffer area is proposed to be redesignated FROM 'General Commercial Special Policy Area #2' and 'Residential' TO 'Parks and Open Space'.

The proposed development is consistent with the general intent of the Local OP, which directs the municipality to *"encourage a broad range of housing types which are suitable for the different age groups, lifestyles, and household structures of existing and future residents. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives shall be encouraged"* (s.s. 2.28.2 (1)). A range of housing types are proposed to be provided within the subdivision, including but not limited to single-detached dwellings, townhouses, stacked back-to-back townhouses, and apartment buildings.

An Official Plan Amendment is now required to ensure that the development potential of the subject lands (specifically Blocks 13, 16, and 17) are fully realized, as the Local OP generally limits residential development to a height of 3 storeys and a general maximum density of 35 units per hectare, including residential development within the 'General Commercial Special Policy Area #2' designation (s.s. 4.3.3.(2), 4.3.3(3), 4.4.6(2)). The concepts prepared for the proposed development show that the lands within the existing 'General Commercial Policy Area #2' designation (Blocks 16 and 17) have the potential to accommodate an overall residential density of up to 71 units per hectare, and buildings up to six storeys in height. Block 13 of the proposed subdivision has the potential to accommodate densities of up to 78 units per hectare through the development of 3.5-storey back-to-back stacked townhouses.

It is proposed that a Special Policy Area be established on the portion of the subject lands currently designated as 'General Commercial Policy Area #2' to permit an overall residential density of 75 units per hectare (calculated over Blocks 16 and 17) and a maximum building height of six storeys; establish a maximum gross floor area for commercial uses; and permit a wider range of commercial uses and limited institutional uses such as long-term care homes. A 'Residential Special Policy Area' is proposed to apply to Block 13, to permit residential densities of up to 80 units per hectare, building heights up to 3.5 storeys, and stacked back-to-back townhouses.

As noted above, the 'General Commercial Special Policy Area #2' designation currently permits medium-density residential uses (specifically townhouses, horizontal multiples, and low-rise apartment buildings with a maximum height of three storeys and a maximum residential density of 35 units per hectare) and general commercial uses on the proposed Blocks 16 and 17 (s.s. 4.3.3(1)(c), 4.4.3(1)).

The proposed amendment will provide for additional development flexibility on Blocks 16 and 17, allowing our client to provide a wide range of housing options for all life stages (including a possible long-term care home) and commercial services for the entire community. These lands are well-suited to accommodate additional density, due to their location along an arterial County Road (with a shared access provided via Street 'A') and proximity to existing commercial and mid-rise development to the north. Design details for these blocks will be determined through the Site Plan Approval process, but the proposed concepts provide an initial idea of what type of the development could be accommodated on the subject lands. Finally, development within this area will be fully serviced by municipal water and sanitary sewage services (s.s. 4.4.3(4)).

In regard to the proposed provision of medium-density residential uses within Blocks 9 to 15, the Local OP directs that at least two of the following location criteria shall be present to consider a site in the 'Residential' designation suitable for medium-density residential development (townhouses, horizontal multiples, and low-rise apartments):

- *Frontage on an arterial road as indicated on Schedule "C" of this Plan.*
- *Abutting major public parks as indicated on Schedule "B" of this Plan.*
- *Abutting a commercial area as indicated on Schedule "B" of this Plan.*
- *The overall development application involves a land area of at least 2 hectares (s.s. 4.3.3(1)(c)(i)).*

The overall development application involves a total land area of 20.86 Ha, and Blocks 9 to 15 abut lands designated as 'General Commercial Special Policy Area #2' on Schedule 'B-1' of the Local OP, meeting the two of the location criteria listed in s.s. 4.3.3(1)(c)(i) of the Local OP.

The proposed OPA for Block 13 will allow for a more efficient use of the subject lands, while the proposed height limit of 3.5 storeys is not significantly greater than what is permitted within medium-density residential developments as-of-right. The surrounding low-/medium-density blocks will also provide a buffer between the proposed stacked back-to-back townhouses on Block 13, and low-density residential development elsewhere within the subdivision.

The Local OP directs that several additional items will also be considered when reviewing Zoning By-law Amendment applications to permit medium-density residential uses in areas designated as 'Residential', which are considered in this section as well:

- *General compatibility with existing uses in close proximity to the proposed development;*

The proposed development is compatible with existing uses in close proximity to the subdivision, specifically the commercial block and retirement residence to the northwest at the intersection of Byron Avenue and Dorchester Road, and the existing low-density residential development to the north and east. In response to concerns from neighbours about townhouses backing onto their properties, the lands directly adjacent to existing single-detached dwellings will be zoned to **only** permit low-density residential development. The low/medium residential blocks in the subdivision will provide a transition between the proposed higher-density development to the west, and traditional low-density development to the east and north.

- *The capacity of Municipal, County and Provincial roads affected and their ability to handle the expected increases in traffic;*

Access to the proposed subdivision is proposed to be provided via Dorchester Road and Byron Avenue. It is anticipated that traffic travelling to and from the proposed medium-density blocks will primarily use Dorchester Road, a County Arterial Road which is intended to facilitate the inter-municipal and intra-municipal movement of high volumes of traffic to and from major traffic generating sectors in the Municipality (s.s. 5.4). Paradigm Transportation Solutions Limited ("Paradigm") conducted a Transportation Impact Study (TIS) for the proposed development, which found that traffic generated by the development of the subject lands will have a relatively minor impact on the surrounding road network, although it is anticipated that this report will be updated through the fulfillment of Draft Plan conditions to incorporate recent changes to the subdivision plan. I

- *The adequacy of services to serve the proposed development;*

As noted in our September 2019 submission, a new sanitary sewage pumping station is being developed west of Dorchester Road, which is intended to provide a gravity outlet for the majority of the proposed development, with some dwellings serviced through the Oakwood Drive outlet. AECOM has prepared a preliminary phasing plan for the subject lands based on available and anticipated servicing capacity (summarized above), and it is expected that the proposed medium-density blocks will be developed after the Phase 2 sanitary sewer is installed.

Water servicing will be provided via a looped system utilizing the existing watermains along Dorchester Road and Byron Avenue. The Municipality has previously indicated that there are no capacity or quality concerns with this system in regard to the proposed development.

In light of the above analysis, adequate servicing infrastructure exists (or will be developed) to support the proposed medium-density development.

- *The adequacy of off-street parking facilities to serve the proposed development;*
- *The provision of landscaping, buffering and building setbacks adequate to protect the privacy of surrounding residential properties; and*

Design details for the proposed medium-density development will be determined through the Site Plan Approval process. It is anticipated that the proposed development will conform to the design considerations for medium-density residential development listed in s.s. 4.3.3(1)(c)(ii) and s.s. 4.3.3(1)(c)(iii) of the local Official Plan. The concept plans submitted with this application demonstrate that adequate off-street parking facilities can be provided, and that buildings can be positioned to protect the privacy of surrounding residential properties.

- *Consistency with the Provincial Policy Statement.*

The proposed development is consistent with the Provincial Policy Statement (2020). As noted above, the proposed development will provide an appropriate mix of low- and medium-density housing, employment lands, and park and open space uses within an existing settlement area on a property designated for development in the Municipality of Thames Centre Official Plan (Policies 1.1.1 b), 1.1.2, 1.1.3.1, 1.1.3.2). The PPS directs planning authorities to provide for “an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area” through a number of strategies, including promoting efficient densities for new housing and permitting all housing options required to meet the requirements of current and future residents (Policy 1.4.3).

The proposed Official Plan and Zoning By-law Amendments are consistent with the general intent of the Municipality of Thames Centre Official Plan.

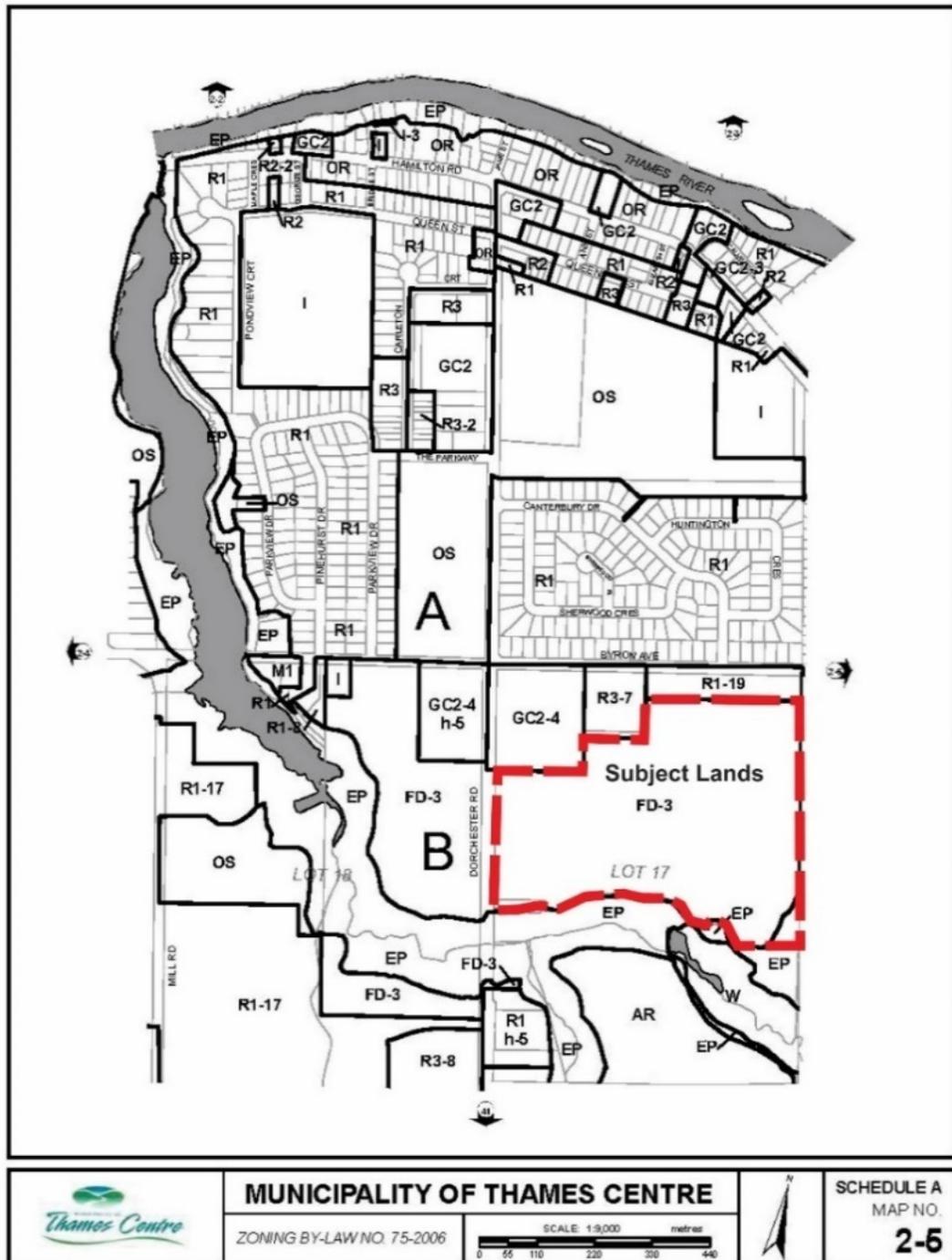
4.5 Municipality of Thames Centre Zoning By-Law No. 75-2006

The majority of the subject lands are zoned as 'Future Development 3' ('FD-3') on Schedule 'A' of the Municipality of Thames Centre Zoning By-law No. 75-2006, which restricts potential land uses to the "existing permitted use", and also notes that the lands are located within a "designated Area of High Susceptibility and/or Well Head Protection Area" (Sec. 27.4.3). Notwithstanding this note of caution, the local Source Protection Plan does not prohibit residential and commercial development within this area.

The southeast corner of the site is zoned as 'Environmental Protection' ('EP') (see Figure 25, below). All development and land uses are prohibited in EP zones, with the exception of: boat docks or ramps; conservation uses; existing agricultural uses; wildlife preserves; and works of a conservation authority (s.s. 25.2).

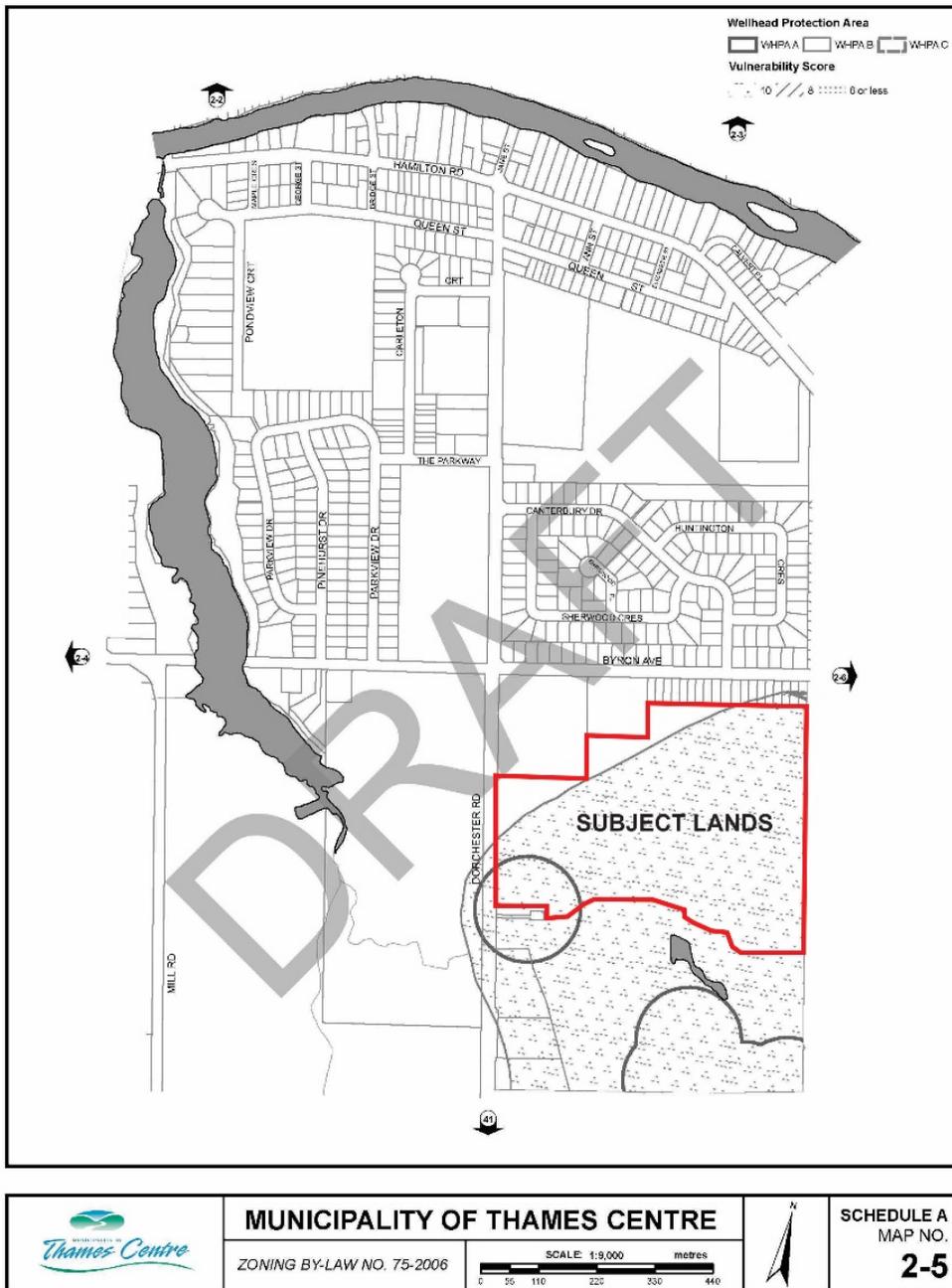
On September 12, 2019, the Municipality of Thames Centre Council approved By-law No. 72-2019, which implements the policies of Official Plan Amendment No. 20 by providing a regulatory framework for source water protection. The Zoning By-law Amendment identifies vulnerable areas, lists prescribed drinking water threats, prohibits threatening land uses, and implements policies and definitions contained within the applicable Source Protection Plans (see Figure 26).

Figure 25 – Existing Zoning



Source: Schedule A, Map No. 2-5, Municipality of Thames Centre Zoning By-law

Figure 26 -- Schedule A, Map No. 2-5, Municipality of Thames Centre Zoning By-law



Source: Municipality of Thames Centre Zoning By-law 72-2019

The draft Schedule 'A', Map 2-5, identifies that the majority of the subject lands are located within a WHPA area with a Vulnerability Score of 10 (see Figure 26, above). The newly-enacted subsection 4.26.2 of the Zoning By-law identifies that any land use within vulnerable areas, **except a solely residential land use** that involves a significant drinking water threat shall be prohibited, "**until** it is determined by the Municipality's Risk Management Official that the

use does not represent a significant drinking water threat or a Section 59 Notice has been issued in accordance with the Clean Water Act, 2006” (emphasis added). Significant drinking water threats include, but are not limited to: the establishment, operation or maintenance of a system that collects, stores, transits, treats or disposes of sewage; the application of road salt; and the handling and storage of road salt (s.s. 4.26.2 1)). Private septic systems are also prohibited within WHPAs with a vulnerability score of 10 (s.s. 4.26.3). Subsection 4.26.2 will not restrict the proposed residential development, as all the prohibited activities would be associated with a solely residential land use, and s.s. 4.26.3 does not apply to the proposed development, as it is proposed to be serviced via a public sanitary system.

Source water protection concerns associated with the commercial portion of the development, including the potential application of road salt, will be addressed with the Municipality’s Risk Management Official prior to the development of the 1.34 Ha commercial block. It is understood that winter salting operations occur throughout the Municipality, including in close proximity to the Municipal wellhead and Mill’s Pond (Conceptual Stormwater Management Report and Water Balance, s. 5). It is recommended that winter sanding and salt operations be coordinated between the Municipality and UTRCA, and that a Salt Management Plan be developed to ensure that the application of road salt during the winter months does not have a negative effect on groundwater (Conceptual Stormwater Management Report and Water Balance, s. 5).

Proposed Zoning By-law Amendment

The subject lands are proposed to be re-zoned FROM ‘FD-3’ and ‘EP’ TO a combination of Residential First Density’ (‘R1-*’), ‘Residential Third Density’ (‘R3-*’, ‘R3-**’, and ‘R3-***’), ‘General Commercial 2-*’ (‘GC2-*’), ‘Open Space’ (‘OS’ and ‘OS-*’), and ‘Environmental Protection’ (‘EP’). The provisions for each zone are listed in Tables 1 to 6 in subsection 5.2 of this report, and justification for the proposed zoning is provided below.

Blocks 1 to 8 are proposed to be zoned ‘R1-*’, which will **only** permit single-detached dwellings, with special provisions to permit minimum lot frontage of 12 metres and 50% lot coverage. Individual lots within this portion of the subdivision will be created through part-lot control following the approval of the Draft Plan of Subdivision, and it is anticipated that a range of lot frontages will be provided in response to market demand. The proposed reduction in the required lot frontage from 15 metres to 12 metres represents a **minimum** standard, similar to the recently-passed Zoning By-law Amendment for Sifton’s Rosewood development in Thorndale (‘R1-22-H’, which permitted minimum lot frontage of 11.5 metres). The proposed increase in lot coverage is discussed in greater detail below.

Blocks 9 to 12 are proposed to be re-zoned from ‘FD-3’ to a compound ‘R1-*’ and ‘R3-*’ zone, to permit single-detached, fourplex, stacked townhouse, street townhouse, and triplex dwellings, which will provide a range of options for future development. The site-specific ‘R3-*’ zone does **not** permit apartment buildings (which are permitted in the parent ‘R3’ zone) and the maximum building height is limited to 15 metres.

Consistent with other recently-approved Zoning By-law Amendments in the Municipality, the proposed special provisions of the 'R3-*' zone will permit reduced minimum front, exterior, interior, and rear yard depths, along with maximum lot coverages of 50%, to allow for the efficient development of the proposed blocks. A minimum front yard setback of 6 metres will allow for a vehicle to be parked in front of a dwelling, while bringing buildings closer to the street, similar to the minimum front yard setbacks for townhouses in the City of London Zoning By-law ('R5' and 'R6' zones). The reduced front yard setback will allow buildings to be placed efficiently on narrower subdivision blocks, without sacrificing a significant amount of backyard space or creating wide gaps in the streetscape. The reduced interior side yard setback will allow for the efficient placement of one-storey townhouses on Block 14 adjacent to the Dorchester Terrace property, as shown on the enclosed concept plans. Similarly, the proposed minimum exterior side yard setback of 6 metres will allow for more units to be placed on the site (while remaining consistent with the density guidelines provided in the Local OP), and will help provide a uniform street wall along the exterior street line, with room for enhanced landscaping, if desired.

Our client is also seeking to increase the maximum permitted lot coverage in the proposed 'R1-*' and 'R3-*' zones from 35% to 50%, consistent with similar developments in the Municipality of Thames Centre, such as the Sifton Rosewood development in Thorndale and the Boardwalk at Millpond development in Dorchester. The Municipality of Thames Centre Zoning By-law 75-2006 was recently amended to permit maximum lot coverages of 50% for lots with a minimum area of 380 m² ('R1-22-H'), and maximum lot coverages of 45% for lots with a minimum area of 475 m² ('R1-23-H') within the Rosewood subdivision, as well as maximum lot coverages of 50% in the Boardwalk at Millpond subdivision ('R1-17-H' and 'R1-26-H'). Our client is requesting similar lot coverage provisions for the Hawthorne Park subdivision to effectively compete with other developments in the area. The Conceptual SWM Strategy prepared by AECOM for the proposed development assumes an ultimate site imperviousness of approximately 51%, in line with the proposed increase in maximum lot coverage. The proposed increase in lot coverage will not have a detrimental effect on stormwater management, as the storm sewer system was designed for single-family residential lots with equivalent lot coverages of 55% and medium-density residential lots with equivalent lot coverages of 65%. Finally, it is not expected that every lot will be built out to the proposed maximum 50% lot coverage, as a range of dwelling sizes will be provided in response to market demand.

Block 13 is proposed to be re-zoned from 'FD-3' to 'R3-***', which will permit all uses in the parent 'R3' zone, with the **exception** of apartment buildings, and the **addition** of stacked/back-to-back townhouse dwellings with a minimum lot area of 125 m² per unit and reduced front, exterior, interior, and rear yard depths to allow for the efficient development of the site (as shown on the Concept #2 plan submitted with this application).

The 'R3-*' zone discussed above is proposed to be applied to Blocks 14 and 15, to allow for a gentle density transition between single-detached dwellings to the north and the proposed higher-density residential development on Blocks 13, 16, and 17.

The proposed compound zoning for the multi-use blocks (Blocks 16 and 17) will allow for a range of commercial and residential development on the western portion of the subdivision. The proposed 'GC2-*' zoning framework is modelled after the 'GC2-4' zoning on the property to the north, with special provisions to permit medical/dental offices in addition to all the other uses permitted in the parent 'GC2' zone. The parent 'GC2' zone does not establish minimum front or exterior side yard depths, so it is proposed that a 6m setback be established, consistent with the provisions of the 'R3-***' zoning discussed below. The concept plans do not include the provision of parking between commercial buildings and the street, consistent with modern urban design standards, so a larger setback is not needed. Finally, a special provision to establish a maximum commercial gross floor area of 7,000 m² is included with the proposed 'GC2-*' zone, to provide a balance between land uses in this area.

The proposed site-specific 'R3-***' zoning will **add** retirement homes/lodges and back-to-back-townhouses to the list of uses permitted on both blocks, with special provisions to establish minimum yard depths and a building height of 22 metres (6 storeys). The reduced front and exterior side yard setbacks will allow residential buildings to be situated closer to adjacent streets, providing a consistent streetwall and more space on the property for amenity and parking areas away from busy roads. The reduced interior side yard setback for apartments, fourplexes, stacked townhouses, townhouses, and triplexes will allow buildings to be situated closer to the northern lot line within the proposed Block 17, while leaving space for landscaping to be provided as a buffer between the two properties (as shown on the Concept #2 plan). The proposed special provision will match the minimum interior side yard width required for 'street townhouse' dwellings as-of-right in the parent 'R3' zone. Reducing the proposed minimum lot area for townhouses from 250 m² to 200 m² will allow our client to accommodate a greater number of dwellings within Blocks 16 and 17 of the proposed subdivision, consistent with the goal of concentrating residential density within this area.

The minimum front yard depth and interior side yard width for the 'OS-*' zone are proposed to be reduced to allow for the potential development of a pumping station on Block 19 of the Draft Plan. The proposed pumping house falls under the definition of "public use" in the Zoning By-law, and is therefore permitted in all listed zones (s.s. 4.29).

In light of the above analysis, the proposed Zoning By-law Amendment is consistent with the general intent and purpose of the Municipality of Thames Centre Zoning By-law No. 75-2006 and the Municipality of Thames Centre Official Plan.

5. PROPOSED PLANNING APPROVALS

5.1 Local Official Plan Amendment

The text and sketch for the proposed amendment to the Municipality of Thames Centre Official Plan are provided below.

General Commercial Special Policy Area #2A

Notwithstanding the policies of subsection 4.4.3 of the Municipality of Thames Centre Official Plan, medium-density residential uses, including townhouses and apartment buildings, as well as retirement homes and long-term care homes, may be permitted on the lands designated 'General Commercial Special Policy Area #2A'. Notwithstanding the policies of subsection 4.3.3(1)(c) and subsection 4.3.3(3), the density and height of new residential development within this Special Policy Area shall generally be limited to a maximum of six storeys and an overall gross density of 75 units per hectare, calculated using the total land area within the Special Policy Area. The policies of Section 4.3.3(1)(c)(iii) to 4.3.3(2) and Section 4.3.3(4) to 4.3.3(9), inclusive, shall apply to said medium-density residential development.

'General Commercial' uses will also be permitted within the Special Policy Area, with an aggregate total floor area for these uses defined through the Zoning By-law. The gross floor area permitted for commercial uses does not include institutions, long-term care homes, or day care centres.

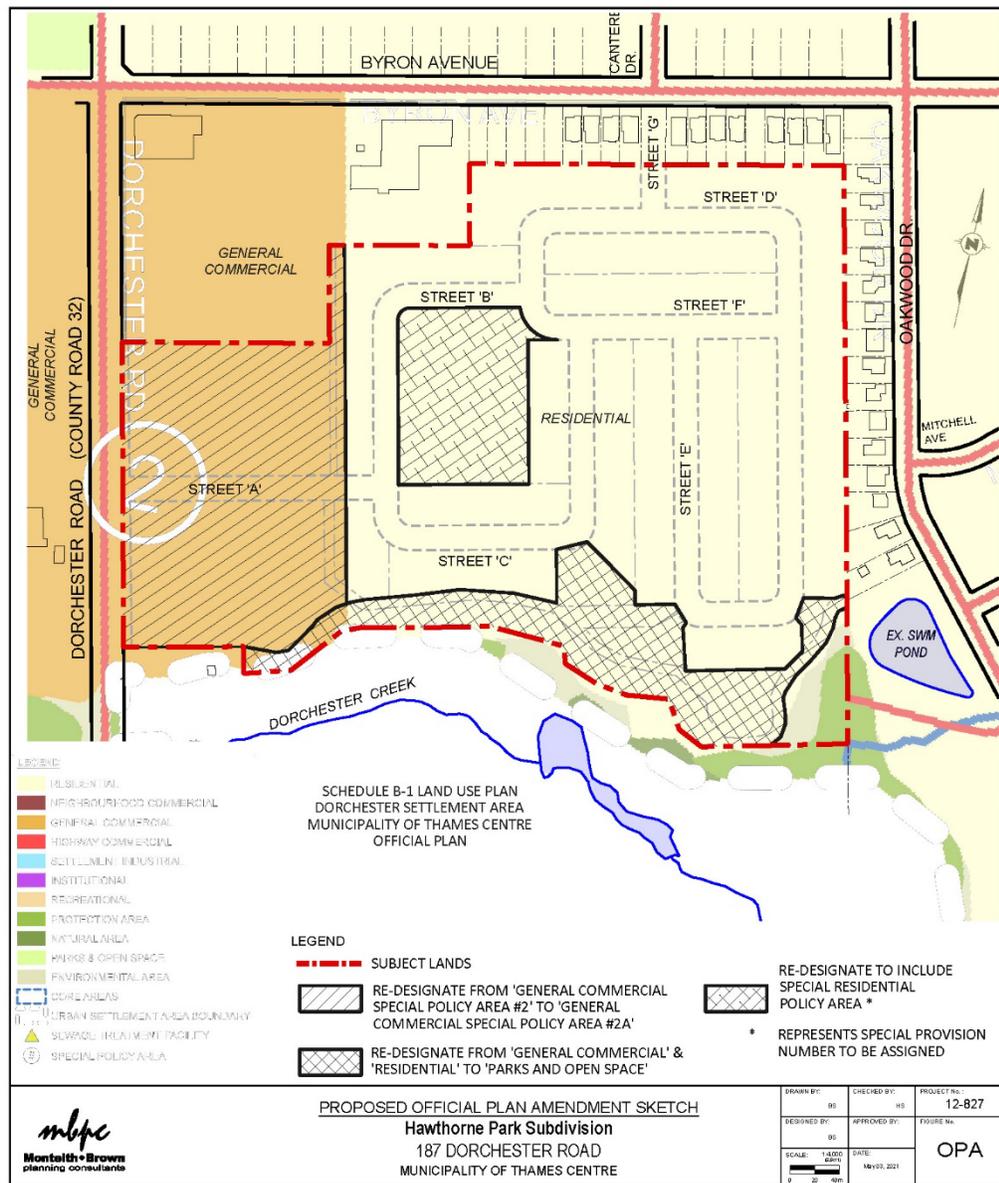
Residential Special Policy Area #

Notwithstanding the policies of Section 4.3.3 of the Municipality of Thames Centre Official Plan, the Residential Special Policy Area will permit an **increased** range of medium-density uses, including stacked back-to-back townhouses with a general maximum height of three-and-a-half storeys and an overall gross density of 80 units per hectare, calculated using the total land area within the Special Policy Area. The policies of Section 4.3.3(1)(c)(iii) to 4.3.3(2) and Section 4.3.3(4) to 4.3.3(9), inclusive, shall apply to said medium-density residential development.

PLANNING JUSTIFICATION REPORT

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Figure 27 - Proposed Official Plan Amendment Sketch



Source: MBPC, 2021

5.2 Zoning By-law Amendment

In order to permit the proposed development, a Zoning By-law Amendment is proposed to rezone the subject lands FROM FD-3 TO a combination of Residential First Density' ('R1-*'), 'Residential Third Density' ('R3-*', 'R3-**', and 'R3-***'), 'General Commercial 2-*' ('GC2-*'), 'Open Space' ('OS' and 'OS-*'), and 'Environmental Protection' ('EP'), as shown on Figures 28 and 29, below.

The proposed 'Residential First Density', 'Residential Third Density', and 'General Commercial 2' zones were discussed in detail above, and the tables below provide a summary of the proposed provisions.

The 'Open Space' ('OS') zone will permit conservation, forestry, open space, public park, and wildlife preserve uses, as well as works of a conservation authority, and is proposed to accommodate the multi-use trail and parkland blocks (s.s. 24.2).

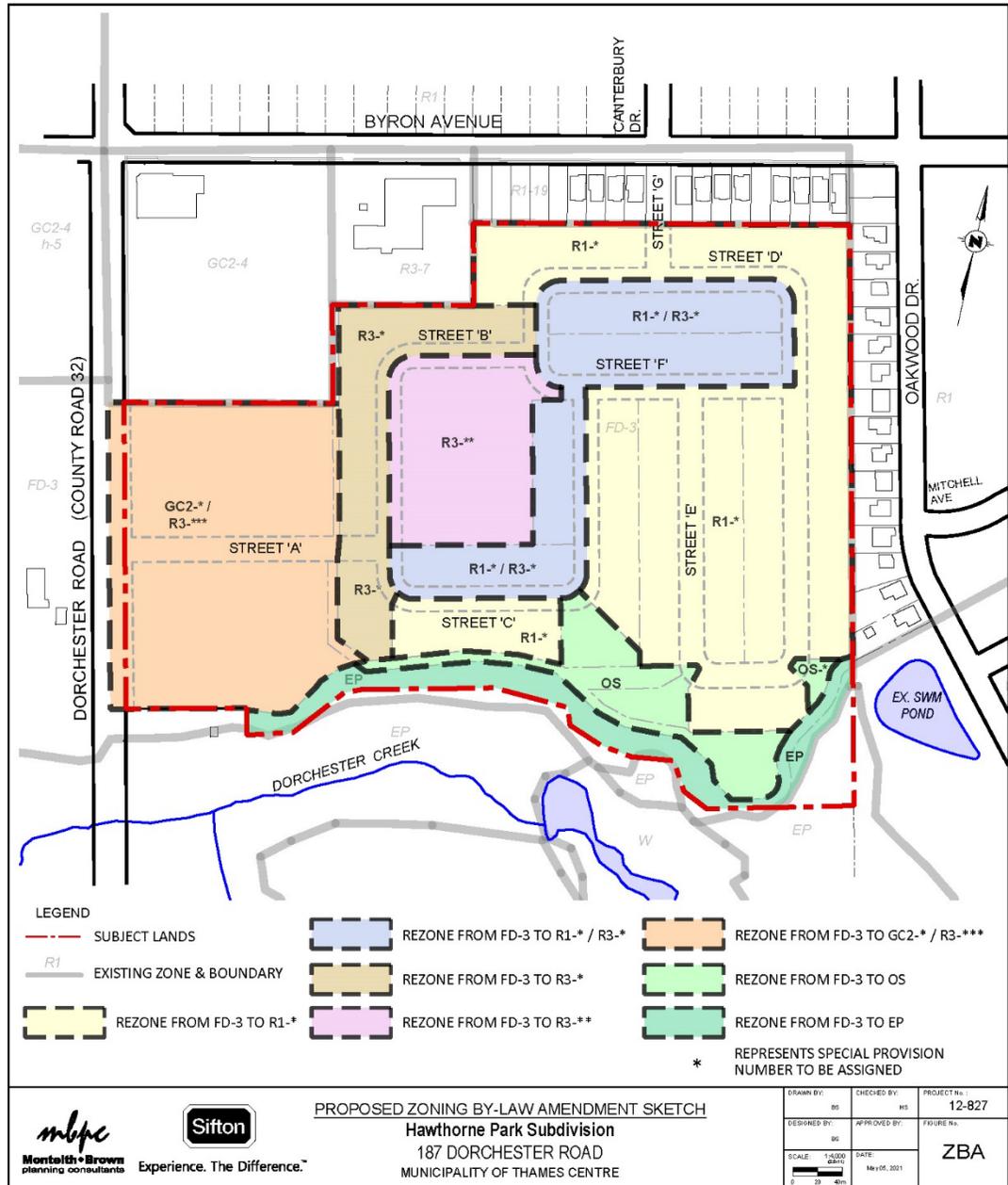
The 'OS-*' zone special provisions are proposed to accommodate public infrastructure (a pumping house, specifically) for the proposed subdivision. The proposed pumping house falls under the definition of "public use" in the Zoning By-law, and is therefore permitted in all listed zones (s.s. 4.29).

The 'EP' zone will be expanded to include the suggested Natural Heritage buffer and Natural Heritage areas on the southern edge of the site, identified by AECOM in the Environmental Impact Study.

PLANNING JUSTIFICATION REPORT

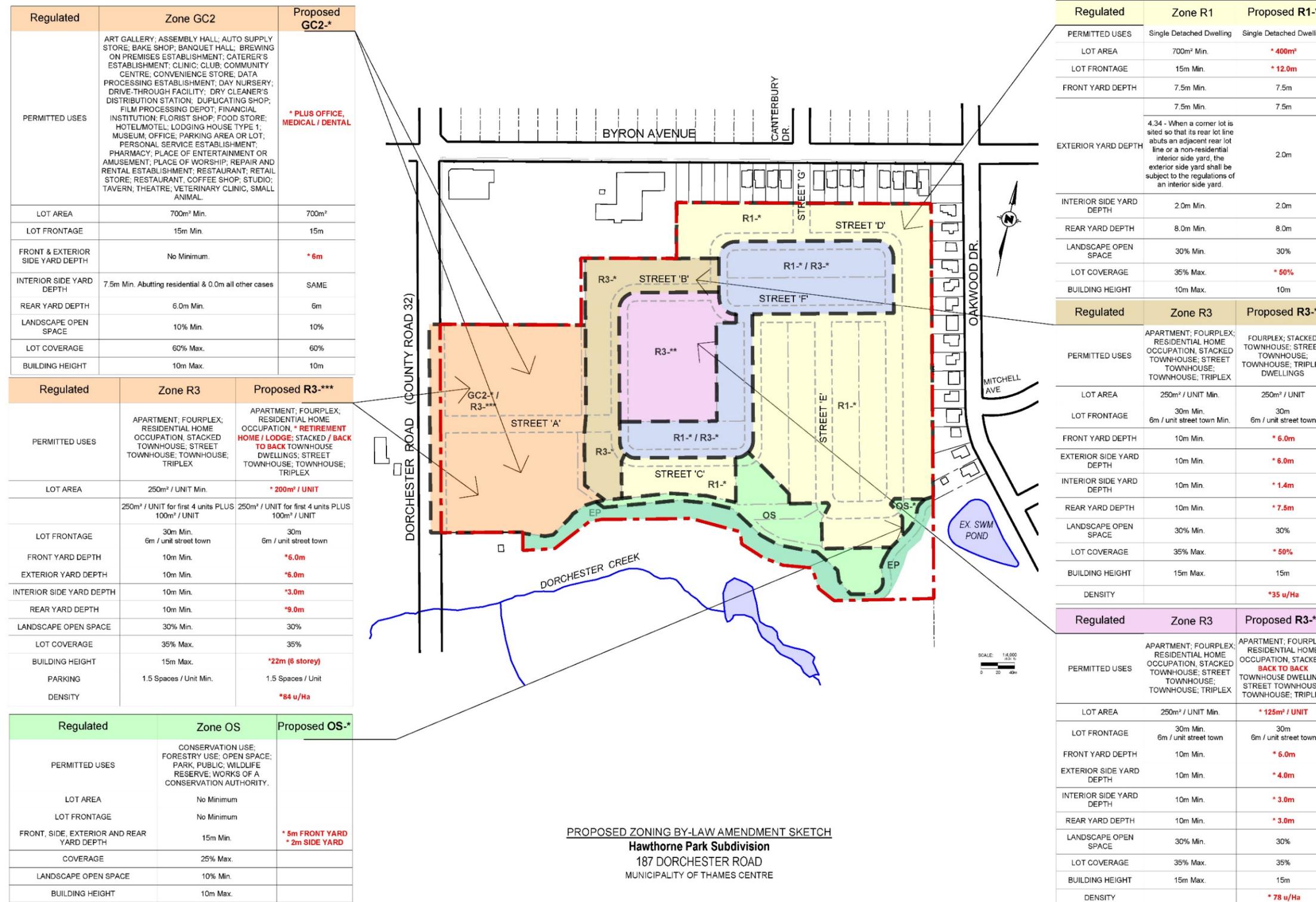
Hawthorne Park
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Figure 28 -- Proposed Zoning By-law Amendment



Source: MBPC, 2021

Figure 29 -- Zoning By-law Amendment Tables



Source: Monteith Brown Planning Consultants, 2021

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Hawthorne Park
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Table 1 – Proposed R1-* Zoning

Black Text – Original R1 Zone Provision

Red Text – Proposed May 2021

<i>Zone Regulation</i>	<i>R1</i>	<i>R1-*</i>
(1) Lot Area (minimum) with municipal water and sanitary sewer service	700 m ²	400 m²
(2) Lot Frontage (minimum) with municipal water and/or sanitary sewer services	15 m	12 m
(3) Front and Exterior Side Yard Depth (minimum)	7.5 m	7.5 m
(4) Interior Side Yard Width (minimum)	2 m	2 m
(5) Rear Yard Depth (minimum)	8 m	8 m
(6) Lot Coverage (maximum)	35% of lot area	50% of lot area
(7) Building Height (maximum)	10 m	10 m
(8) Landscaped Open Space (minimum)	30% of lot area	30% of lot area
(9) Number of Dwellings Per Lot (maximum)	1 only	1 only

Table 2 – Proposed R3-* Zoning

Black Text – Original R3 Zone Provision

Red Text – Proposed May 2021

<i>Zone Regulation</i>	<i>R3</i>	<i>R3-*</i>
Permitted Uses	Apartment dwelling; fourplex dwelling; residential home occupation, subject to Subsection 4.9; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling	Fourplex dwelling; residential home occupation, subject to Subsection 4.9; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling
(1) Lot Area (minimum) (a) Apartment Dwelling	250 m ² for the first four (4) units, plus 100 m ² for each additional unit thereafter	250 m ² for the first four (4) units, plus 100 m ² for each additional unit thereafter
(1) Lot Area (minimum) – (b) Fourplex, stacked townhouse, street townhouse, townhouse, triplex	250 m ² per unit	250 m ² per unit
(2) Lot Frontage (minimum) – (a) apartment, fourplex, stacked townhouse, townhouse, triplex	30 m	30 m
(2) Lot Frontage (minimum) – (b) Street Townhouse Dwelling	6 m per unit	6 m per unit
(3) Front and Exterior Side Yard Depth (minimum)	10 m	Front Yard Depth (minimum) – 6 m Exterior Side Yard Depth (minimum) – 6 m
(4) Interior Side Yard Width (minimum) – (a) apartment, fourplex, stacked townhouse, townhouse, triplex	10 m	1.4 m
(4) Interior Side Yard Width (minimum) – (b) street townhouse dwelling	3 m, provided that no side yard shall be required between the common wall dividing individual dwelling units	3 m
(5) Rear Yard Depth (minimum)	10 m	7.5 m
(6) Lot Coverage (maximum)	35% of lot area	50% of lot area
(7) Building Height (maximum)	15 m	15 m
(8) Landscaped Open Space (minimum)	30% of lot area	30% of lot area

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Table 3 – Proposed 'R3-' Zoning**

Black Text – Original R3 Zone Provision

Red Text – Proposed May 2021

<i>Zone Regulation</i>	<i>R3</i>	<i>R3-**</i>
Permitted Uses	Apartment dwelling; fourplex dwelling; residential home occupation, subject to Subsection 4.9; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling	Fourplex dwelling; residential home occupation, subject to Subsection 4.9; stacked/ back-to-back townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling
(1) Lot Area (minimum) (a) Apartment Dwelling	250 m ² for the first four (4) units, plus 100 m ² for each additional unit thereafter	Not applicable, apartments are not permitted in this zone.
(1) Lot Area (minimum) – (b) Fourplex, stacked townhouse, street townhouse, townhouse, triplex	250 m ² per unit	125 m² per unit
(2) Lot Frontage (minimum) – (a) apartment, fourplex, stacked townhouse, townhouse, triplex	30 m	30 m
(2) Lot Frontage (minimum) – (b) Street Townhouse Dwelling	6 m per unit	6 m per unit
(3) Front and Exterior Side Yard Depth (minimum)	10 m	Front Yard Depth (minimum) – 6 m Exterior Side Yard Depth (minimum) – 4 m
(4) Interior Side Yard Width (minimum) (a) apartment, fourplex, stacked townhouse, townhouse, triplex	10 m	3 m
(4) Interior Side Yard Width (minimum) (b) street townhouse dwelling	3 m, provided that no side yard shall be required between the common wall dividing individual dwelling units	3 m
(5) Rear Yard Depth (minimum)	10 m	3 m
(6) Lot Coverage (maximum)	35% of lot area	35% of lot area
(7) Building Height (maximum)	15 m	15 m
(8) Landscaped Open Space (minimum)	30% of lot area	30% of lot area

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Table 4 – Proposed 'R3-*' Zoning**

Black Text – Original R3 Zone Provision

Red Text – Proposed May 2021

<i>Zone Regulation</i>	<i>R3</i>	<i>R3-***</i>
<i>Permitted Uses</i>	Apartment dwelling; fourplex dwelling; residential home occupation, subject to Subsection 4.9; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling	Apartment dwelling; fourplex dwelling; residential home occupation, subject to Subsection 4.9; Retirement home/lodge; stacked/ back-to-back townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling
<i>(1) Lot Area (minimum) (a) Apartment Dwelling</i>	250 m ² for the first four (4) units, plus 100 m ² for each additional unit thereafter	250 m ² for the first four (4) units, plus 100 m ² for each additional unit thereafter
<i>(1) Lot Area (minimum) – (b) Fourplex, stacked townhouse, street townhouse, townhouse, triplex</i>	250 m ² per unit	200 m² per unit
<i>(2) Lot Frontage (minimum) – (a) apartment, fourplex, stacked townhouse, townhouse, triplex</i>	30 m	30 m
<i>(2) Lot Frontage (minimum) – (b) Street Townhouse Dwelling</i>	6 m per unit	6 m per unit
<i>(3) Front and Exterior Side Yard Depth (minimum)</i>	10 m	Front Yard Depth (minimum) – 6 m Exterior Side Yard Depth (minimum) – 6 m
<i>(4) Interior Side Yard Width (minimum) (a) apartment, fourplex, stacked townhouse, townhouse, triplex</i>	10 m	3 m
<i>(4) Interior Side Yard Width (minimum) (b) street townhouse dwelling</i>	3 m, provided that no side yard shall be required between the common wall dividing individual dwelling units	3 m
<i>(5) Rear Yard Depth (minimum)</i>	10 m	9 m
<i>(6) Lot Coverage (maximum)</i>	35% of lot area	35% of lot area
<i>(7) Building Height (maximum)</i>	15 m	22 m
<i>(8) Landscaped Open Space (minimum)</i>	30% of lot area	30% of lot area

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Table 5 – Proposed 'GC2-#' Zoning

Black Text – Original GC2 Zone Provision

Red Text – Proposed May 2021

<i>Zone Regulation</i>	<i>GC2</i>	<i>GC2-#</i>
Permitted Uses	art gallery; assembly hall; auto supply store; bake shop; banquet hall; brewing on premises establishment; caterer's establishment; clinic; club; community centre; convenience store; data processing establishment; day nursery; drive-through facility; dry cleaner's distribution station; duplicating shop; film processing depot; financial institution; florist shop; food store; hotel/motel; lodging house type 1; museum; office; parking area or lot; personal service establishment; pharmacy; place of entertainment or amusement; place of worship; repair and rental establishment; restaurant; retail store; restaurant, coffee shop; studio; tavern; theatre; veterinary clinic, small animal.	art gallery; assembly hall; auto supply store; bake shop; banquet hall; brewing on premises establishment; caterer's establishment; clinic; club; community centre; convenience store; data processing establishment; day nursery; drive-through facility; dry cleaner's distribution station; duplicating shop; film processing depot; financial institution; florist shop; food store; hotel/motel; lodging house type 1; museum; office, medical/dental ; office; parking area or lot; personal service establishment; pharmacy; place of entertainment or amusement; place of worship; repair and rental establishment; restaurant; retail store; restaurant, coffee shop; studio; tavern; theatre; veterinary clinic, small animal.
(1) Lot Area (minimum)	700 m ²	700 m ²
(2) Lot Frontage (minimum)	15 m	15 m
(3) Front and Exterior Side Yard Depth (minimum)	No minimum	6 m
(4) Interior Side Yard Width (minimum)	(a) 7.5 m abutting a residential or future development zone (b) 0 m all other cases	(a) 7.5 m abutting a residential or future development zone (b) 0 m all other cases
(5) Rear Yard Depth (minimum)	6 m	6 m
(6) Lot Coverage (maximum)	60% of lot area	60% of lot area
(7) Building Height (maximum)	10 m	10 m
(8) Landscaped Open Space (minimum)	10% of lot area	10% of lot area
(9) Aggregate Total Floor Area for Commercial Uses		7,000 m² The maximum gross floor area permitted for commercial uses does not include institutions, long-term care homes, or day care centres.

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Table 6 – Proposed ‘OS-*’ Zoning

Black Text – Original OS Zone Provision

Red Text – Proposed May 2021

<i>Zone Regulation</i>	<i>OS</i>	<i>OS-*</i>
Permitted Uses	conservation use; forestry use; open space; park, public; wildlife reserve; works of a conservation authority.	conservation use; forestry use; open space; park, public; wildlife reserve; works of a conservation authority
(1) Lot Area (minimum)	No minimum	No minimum
(2) Lot Frontage (minimum)	No minimum	No minimum
(3) Front and Exterior Side Yard Depth (minimum)	15 m	<i>Front Yard Depth (minimum) – 5 m</i>
(4) Interior Side Yard Width (minimum)	15 m	<i>2 m</i>
(5) Rear Yard Depth (minimum)	15 m	15 m
(6) Lot Coverage (maximum)	25% of lot area	25% of lot area
(7) Building Height (maximum)	10 m	10 m
(8) Landscaped Open Space (minimum)	10% of lot area	10% of lot area

6. CONCLUSION

In conclusion, in response to input obtained from several public consultation events, the proposed subdivision has been re-designed to contain an appropriate range and mix of housing and commercial land uses that will integrate well with the existing Dorchester community. The proposed Official Plan and Zoning By-law Amendments will allow greater development flexibility to respond to increasingly high demands for housing in the London-Middlesex region, while ensuring that the Municipality of Thames Centre Council will continue to have control over the final form of development through the part-lot control process. The proposed zoning on each block also provides assurances about the size of future lots and expected densities in the new subdivision.

Sifton Properties Ltd. has undertaken numerous studies to ensure that the proposed subdivision meets provincial and municipal environmental, traffic, and servicing standards and represents good urban design and land use planning. The recommendations from these studies were incorporated into the final subdivision design.

The proposed development is consistent with the Provincial Policy Statement, the Middlesex County Official Plan, and conforms to the general intent and purpose of the Municipality of Thames Centre Official Plan and Municipality of Thames Centre Zoning By-law No. 75-2006.

For your review and consideration, please find enclosed the following:

- One (1) copy of an Official Plan Amendment application;
- One (1) copy of an Official Plan Amendment sketch;
- One (1) copy of a Zoning By-law Amendment application form;
- One (1) copy of a Zoning By-law Amendment sketch;
- One (1) copy of a Draft Plan of Subdivision application form;
- One (1) copy of a Draft Plan of Subdivision (PDF);
- One (1) copy of the CAD file for the Draft Plan of Subdivision;
- One (1) copy of the three potential Concept Plans for the Draft Plan of Subdivision;
- One (1) copy of a Geotechnical Exploration Study (Golder Associates Inc., 2018);
- One (1) copy of a Hydrogeological Assessment (Golder Associates Inc., 2019);
- One (1) copy of a Stage One and Two Archaeological Assessment (Archaeologix Inc., 2006);
- One (1) copy of an Archaeological Review and Acceptance Letter (Ministry of Culture, 2008);
- One (1) copy of a Transportation Impact Study (Paradigm Transportation Solutions Limited, 2019);
- One (1) copy of a Noise Assessment Report (Stantec Consulting Ltd., 2019);

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- One (1) copy of an Environmental Impact Study (AECOM, 2019);
- One (1) copy of an updated Sanitary Servicing Strategy Memo (AECOM, 2020);
- One (1) copy of an updated Conceptual Water Distribution Analysis (AECOM, 2020);
- One (1) copy of an updated Conceptual Stormwater Management Report and Water Balance study (AECOM, 2020);
- One (1) copy of a Preliminary Phasing Plan (AECOM, 2020);
- One (1) copy of updated Sewer, Storm, Sanitary, and Water Area Plans (AECOM, 2020); and
- One (1) copy of AECOM's response to comments from the UTRCA regarding the Conceptual Stormwater Management report, previously submitted directly to the UTRCA on March 31, 2020.

Digital copies of all application materials will be emailed directly to the approval authorities, and a physical copy of the Draft Plan of Subdivision application with three copies of all reports, plans, and supporting materials will be submitted directly to Middlesex County. All application fees will be submitted directly to the County and Municipality by our client.

We trust that the enclosed information is satisfactory to address the County and Municipal submission requirements and look forward to working with staff toward timely approvals. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS



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PLANNING JUSTIFICATION REPORT

Hawthorne Park
187 Byron Avenue, Municipality of Thames Centre (Dorchester)

7. APPENDICES

PLANNING JUSTIFICATION REPORT

Part Lot 17, Concession B South of the River Thames
Municipality of Thames Centre (Dorchester)

Appendix 1 **References**

Government of Ontario. (2020). Provincial Policy Statement.

Thames-Sydenham and Region Source Protection Committee. (2015). Thames-Sydenham and Region Source Protection Plan, Volume III.

Middlesex County. (2006). Official Plan.

Municipality of Thames Centre. (2016). Official Plan.

Municipality of Thames Centre. (2015). Trails and Cycling Master Plan.

Municipality of Thames Centre. (2006). Zoning By-law Number 75-2006.

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Part Lot 17, Concession B South of the River Thames
Municipality of Thames Centre (Dorchester)

Appendix 2 Pre-Consultation Meeting Minutes

Meeting Notes

Project: Sifton, Dorchester

Sifton, Dorchester
12-827

Client: Sifton

Meeting Date: Monday, May 14, 2018

Attendees: Jim McCoomb, Manager of Planning Services
Spencer McDonald, Land Use Planner, UTRCA
Carlos Reyes, Director of Environmental Services
Mike LeBlanc, Director of Transportation, Municipality of Thames Centre
Travis Pitt, Drainage Superintendent, Municipality of Thames Centre
Marc Bancroft, Senior Planner, Municipality of Thames Centre
Jay McGuffin, Vice President & Principal Planner, MBPC

- Jay and Peter provided a description of the planning, design and servicing strategy for the site.
- Peter identified that the MOECC are saying that the EA was not fully closed in that questions from the MOECC were not fully addressed
- Peter identified that we are proposing a standalone development utilizing LID measures on site and an OGS for quality control, looking at a super pipe approach
- The outlet is proposed to Dorchester Road
- We met with MOECC regarding the proposed SWM strategy, MOECC didn't raise any issues, due to size of development area there is no significant threat to groundwater and the proposed OGS would not be high risk
- The OGS would be municipally owned
- The site is all sand, side yard infiltration would be utilized
- Travis identified the Spriet Byron Drain Report and agreed to provide a copy to AECOM
- Use City of London Standards , see sump pump requirements, potential for lot grading
- UTRCA comments identified SWM issues on Oakwood Drive that neighbours are complaining of constant sump operation and flooding basements
- UTRCA was encouraged to hear LID would be employed and that MOECC commented on the drainage area
- A full EIS was confirmed to be required
- It was identified that there is a trail on the municipal lands to the South, Marc Bancroft provided more detailed information
- **The EIS is to look at turtles and extension of Reiness Drive (Mark this will need to go to Gary Epp)**
- Carlos Reyes identified that he had no issues at this time
- There is NO capacity at the sanitary treatment facility at this time
- Stantec planning to build pump station mid 2019 with the expansion of the WWTP completed by May 2020
- It is a good approach to try to direct as much wastewater to the existing sanitary sewer as possible

- **Mike asked that we consider removing the “eyebrows” on the corners. Mike agreed to review with plough operators. Peter will do a plan to illustrate how they can be effectively ploughed.**
- We were asked to look at the depth of lots 27 to 30
- **It was asked if Paradigm have consulted with Chris Traini at the County who was not present at the meeting re acceleration and deceleration lanes on Dorchester Road. We could not confirm.**
- Parks and Recreation are looking for opportunities for linkages, Marc provided mapping on Trails
- **A Phasing Plan will be required as part of the complete application**
- There is NO requirement for parkland dedication
- The Municipality would more than likely be open to receiving a dedication of the natural Heritage lands
- Planning staff wondered if Sifton would consider doing commercial frontage along Dorchester Road and MDR in behind it to give a commercial presence to the corridor. We indicated we would discuss with Sifton but identified WHPA A as a limiting factor to land use.

Subsequent to our meeting Marc provided the County Transportation Engineer’s comments:

- Requirement for 0.3 m reserve dedications s along the right of way of Dorchester Road.
- As a condition, a requirement to construct turning lanes at the proposed access location. I’m certainly hoping that we can coordinate with the development on the other side of Dorchester Road so the costs of the intersection can be shared between developers.
- A noise study should be required for the development.
- It would be great if the commercial parcel could have an internal connection to the Shoppers plaza to the north (or at least a consideration for a future connection).
- Review the grading plans for any properties fronting on the County road.

In summary the following studies were required as part of a complete application:

1. Planning Justification Report
2. EIS
3. Geotechnical Study
4. Hydrogeological Study
5. SWM Report
6. Servicing Report
7. Archaeological Clearance (Complete)
8. TIS
9. Water Balance Study
10. Chris Traini was to provide comment in regard to cross section for Dorchester Road
11. Noise Study (We questioned if this could be pushed off to development of the MDR and Commercial parcels.

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Appendix 3 **MOECC and AECOM Meeting Minutes**

Minutes of Meeting

Date of Meeting	March 27, 2018	Start Time	1:30 pm	Project Number	60568894
Project Name	Dorchester Subdivision (Byron Ave.)				
Location	MOECC Office (733 Exeter Road)				
Regarding	Project Introduction and Preliminary SWM Servicing Strategy Review				
Attendees	Craig Newton, MOECC Scott Abernathy, MOECC Angelune DesLauriers, MOECC Mark Sinden, Sifton Properties Limited Jay McGuffin, MBPC Jack Brand, AECOM Peter McAllister, AECOM				
Distribution	All present				
Minutes Prepared By	Jack Brand				

PLEASE NOTE: If this report does not agree with your records of the meeting, or if there are any omissions, please advise, otherwise we will assume the contents to be correct.

		Action
1	Introductions	
	<ul style="list-style-type: none"> Everyone introduced themselves and noted their role within the project. The purpose of the meeting was to present the upcoming proposed development project and to discuss any potential impacts or restrictions since the development falls within the Well Head Protection Area for wells located south of the development next to Dorchester Road. The intent is to identify any special considerations or restrictions related to Source Water Protection. 	Info.
2	Development Plan Overview	
	<ul style="list-style-type: none"> AECOM/Sifton/MBPC provided an overview of the proposed development, located south of Byron Ave., and east of Dorchester Road, consisting largely of single-family residential lots (approximately 200) and small commercial and medium density blocks fronting Dorchester Road. The overall subdivision plan is still being finalized, subject to MOECC comments, and coordination with the proposed sanitary servicing outlet on the west side of Dorchester Road and associated development. It is proposed to submit the plan for Draft Plan Approval with the Municipality and County as soon as any final revisions are resolved, including submission of all applicable servicing reports. 	Info.

	<p>SWM EA</p> <ul style="list-style-type: none"> • Further to discussions with the Municipality, it was unclear whether the Stormwater EA completed for the surrounding area was completed, and filed. It is Sifton/AECOM understanding that the EA was never fully completed. • Craig Newton indicated that he will review his files to confirm whether the EA was completed and has status. • AECOM noted that it is proposed to develop the site using SWM measures that do not rely on an external SWM facility. The intent is to utilize an OGS and LID measures for quality control, along with potential oversized (“superpipe”) pipe storage for quantity control. <p>Source Water Protection</p> <ul style="list-style-type: none"> • The proposed development is located within the WHPA, both A and B, with a proposed medium density residential block being located in WHPA-A, and the majority of the remainder of the site within WHPA-B. • Angelune DesLauriers confirmed that since the proposed subdivision is less than 100ha it is not considered a significant threat within the Source Water Protection areas, therefore generally no restrictions. • Some restrictions will apply to the commercial and medium density blocks, related to sanitary sewers, which may require enhanced design or construction methods. 	<p>Info.</p> <p>MOECC</p> <p>Info.</p> <p>MOECC</p>
<p>3</p>	<p>Preliminary Servicing Strategy</p>	
	<p>Sanitary</p> <ul style="list-style-type: none"> • Proposed sanitary servicing strategy will rely on an external sanitary pumping station to be constructed on a proposed development to the west of Dorchester Road. Sifton is coordinating with the adjacent developers to confirm alignments and overall construction timing. • A portion of the proposed development is permitted to outlet to the east, connecting to Oakwood Drive, with the final limits and routing to be determined during detailed design. Thames Centre has confirmed that the outlet is available and has encouraged Sifton/AECOM to maximize the area that outlets to Oakwood Drive where possible. • AECOM will be preparing a sanitary servicing memo for submission with the Draft Plan. <p>Water</p> <ul style="list-style-type: none"> • Water servicing will connect to the local watermain system within Dorchester, connecting at Byron Ave. and Dorchester Road. • Thames Centre has indicated that there are no capacity or quality concerns. • AECOM to prepare a watermain distribution analysis report for submission with the Draft Plan. <p>Roads</p> <ul style="list-style-type: none"> • All local streets within the proposed subdivision, consisting of standard road cross section with curbs and sidewalks. • Connections at Byron Ave. and Dorchester Road. 	<p>Info.</p> <p>Info.</p> <p>Info.</p>

PLANNING JUSTIFICATION REPORT

Hawthorne Park
187 Byron Avenue, Municipality of Thames Centre (Dorchester)

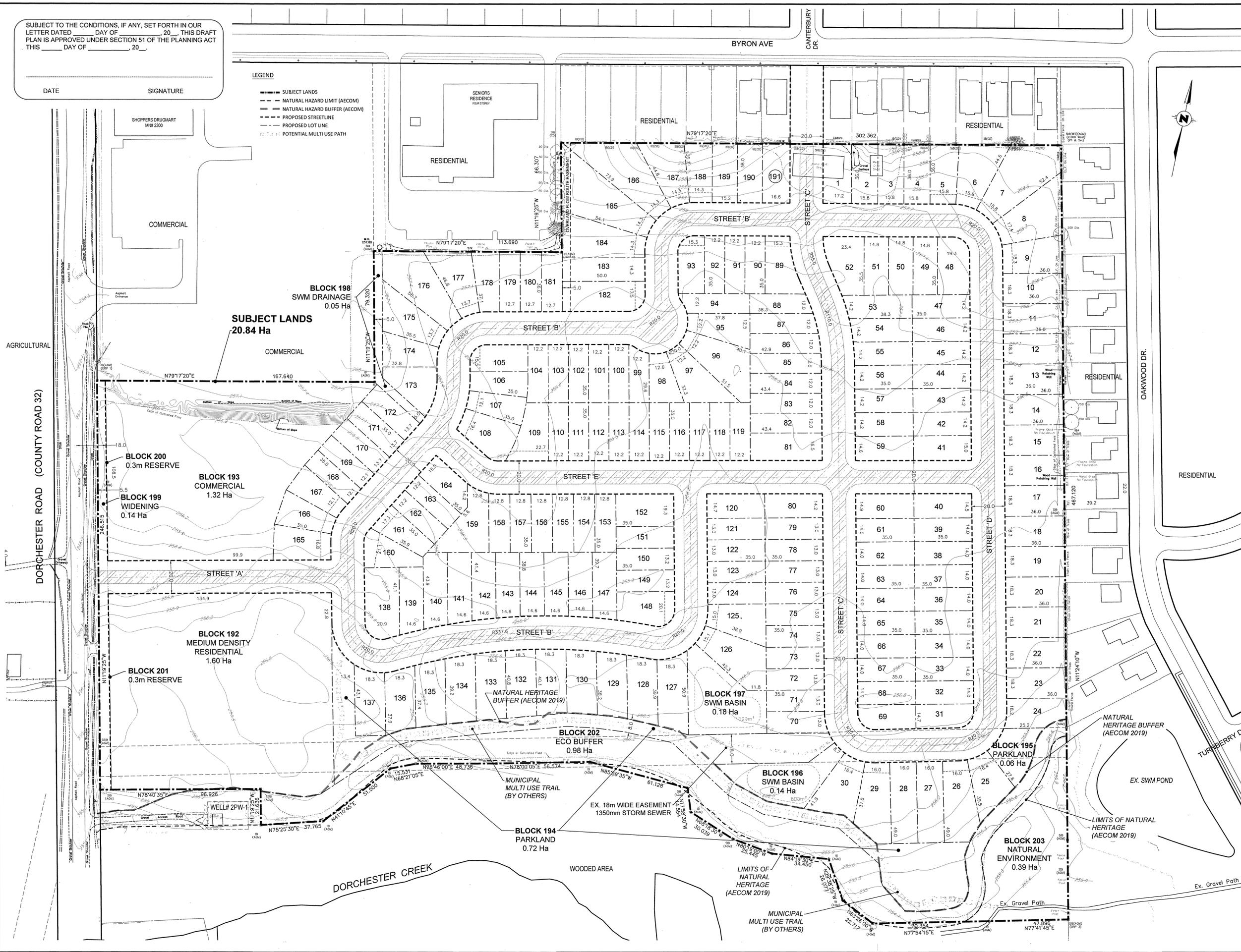
Appendix 4 Draft Plan of Subdivision Submitted September 2019

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____. THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

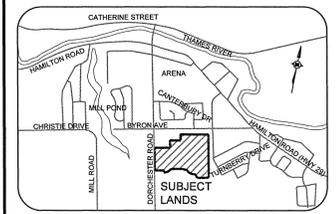
DATE _____ SIGNATURE _____

LEGEND

- SUBJECT LANDS
- - - NATURAL HAZARD LIMIT (AECOM)
- - - NATURAL HAZARD BUFFER (AECOM)
- - - PROPOSED STREETLINE
- - - PROPOSED LOT LINE
- POTENTIAL MULTI USE PATH



DRAFT PLAN OF SUBDIVISION
PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-16963 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.
Date: Sept. 18, 2019
J. McGuffin, P. Eng., RPP
Monteith Brown Planning Consultants

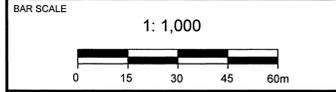
SURVEYOR'S CERTIFICATE
I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.
Date: Sept 18/19
Jason Wilband, O.L.S.
ACM Plan, Survey, Engineer

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990
a) as shown on plan
b) as shown on plan
c) as shown on key plan
d) as shown on land use schedule
e) as shown on plan
f) as shown on plan
g) as shown on plan
h) municipal water
i) sandy soil fill
j) as shown on plan
k) municipal sewers
l) as shown on plan

LAND USE SCHEDULE		
LAND USE	AREA in Ha	PERCENT
SINGLE DETACHED RESIDENTIAL LOTS 1 TO 191	11.00	52.8
MULTI UNIT RESIDENTIAL BLOCK 192	1.60	7.7
COMMERCIAL BLOCKS 193	1.32	6.3
OPEN SPACE - PARKLAND BLOCKS 194 & 195	0.78	3.7
OPEN SPACE - SWM DRAINAGE BLOCKS 196 to 198	0.37	1.8
ROAD WIDENING & RESERVES BLOCKS 199 to 201	0.14	0.7
STREETS A to E	4.26	20.4
OPEN SPACE - ECO BUFFER BLOCK 202	0.98	4.7
OPEN SPACE - NATURAL ENVIRONMENT BLOCK 203	0.39	1.9
TOTAL SITE AREA	20.84	100.00

No.	Revision	Date	Initial

CLIENT **Sifton**
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ADDRESS
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DRAWN BY: BS	CHECKED BY: JMC	PROJECT No.: 12-827
DESIGNED BY: BS	APPROVED BY:	DRAWING No.: 1
SCALE: on 24x36	DATE: Sep 11, 2019	

PLANNING JUSTIFICATION REPORT

Hawthorne Park
187 Byron Avenue, Municipality of Thames Centre (Dorchester)

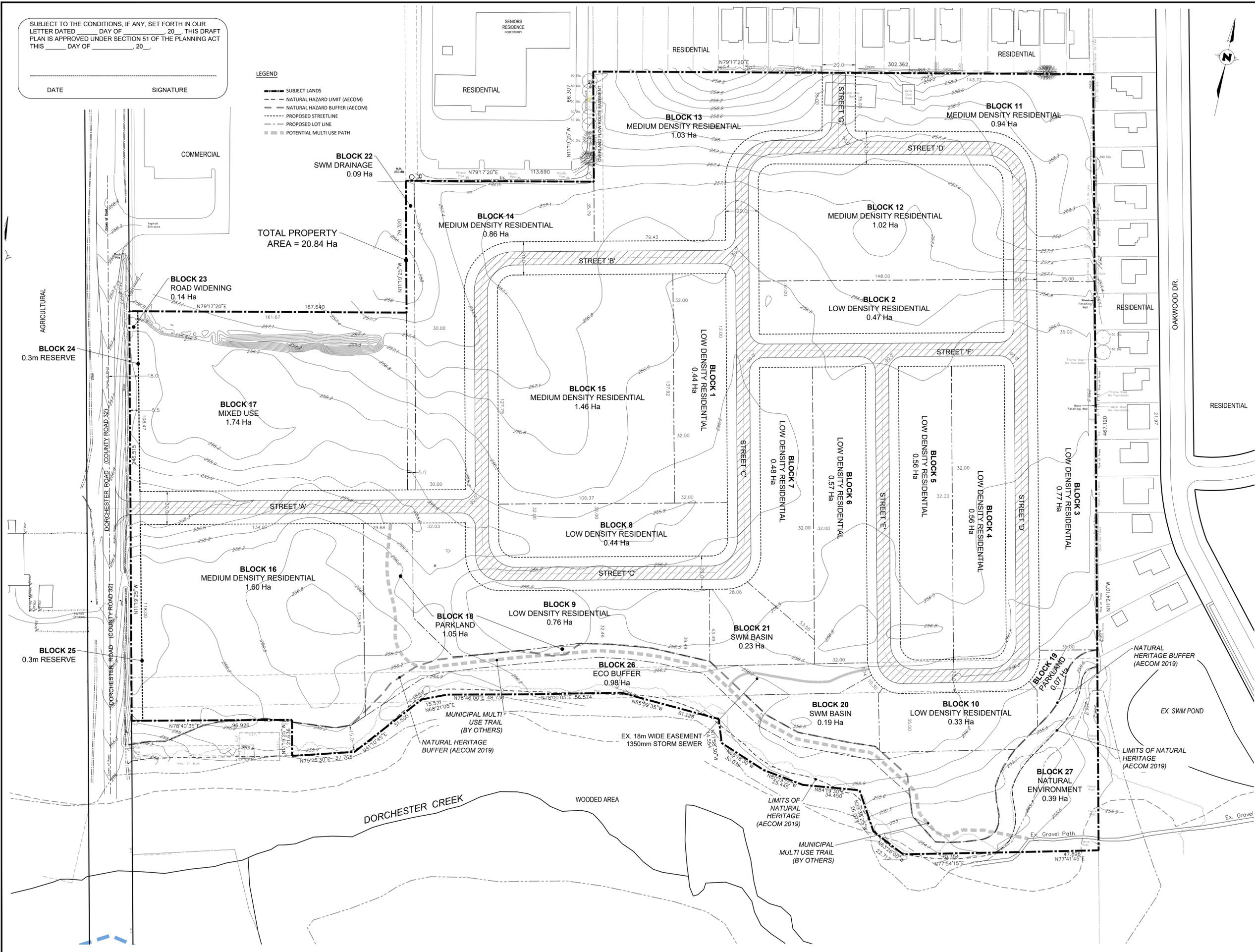
Appendix 5 Draft Plan of Subdivision & Concept Plan Submitted December 9, 2020

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____

LEGEND

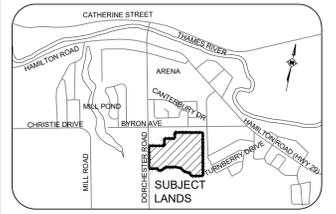
- SUBJECT LANDS
- - - NATURAL HAZARD LIMIT (AECOM)
- - - NATURAL HAZARD BUFFER (AECOM)
- - - PROPOSED STREETLINE
- - - PROPOSED LOT LINE
- POTENTIAL MULTI USE PATH



Monteith + Brown
planning consultants
410 PRINCESS AVENUE, LONDON, ONTARIO N6B 2B9
Tel: (519) 866-1300 E-mail: mbc@mbpc.ca

DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-16963 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.

Jay McGuffin, M.C.I.P., R.P.P.
Monteith Brown Planning Consultants
Date: December 2, 2020

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jess Wilband, O.L.S.
ACM Plan, Survey, Engineer
Date: Nov 9, 2020

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal sewer
- i) sand/silt fill
- j) as shown on plan
- k) municipal sewer
- l) as shown on plan

LAND USE SCHEDULE

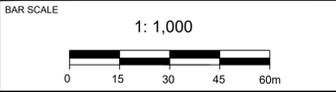
LAND USE	AREA in Ha	PERCENT
SINGLE DETACHED RESIDENTIAL BLOCKS 1 to 10	5.39	25.9
MEDIUM DENSITY RESIDENTIAL BLOCKS 11 to 16	6.84	32.9
MIXED USED BLOCK 17	1.74	8.4
OPEN SPACE - PARKLAND BLOCKS 18 & 19	1.12	5.4
OPEN SPACE - SWM DRAINAGE BLOCKS 20 to 22	0.51	2.5
ROAD WIDENING & RESERVES BLOCKS 23 to 25	0.14	0.7
STREETS A to E	3.69	17.7
OPEN SPACE - ECO BUFFER BLOCK 26	0.98	4.7
OPEN SPACE - NATURAL ENVIRONMENT BLOCK 27	0.39	1.9
TOTAL SITE AREA	20.80	100.00

No.	ADD MEDIUM DENSITY - MUNICIPAL COMMENTS	11/20	BS
Revision		Date	Initial

CLIENT



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ADDRESS
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DRAWN BY: BS
CHECKED BY: JMC
PROJECT No.: 12-827

DESIGNED BY: BS
APPROVED BY: [Signature]
DRAWING No.:

SCALE: on 24x36
DATE: Nov 06, 2020
1

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____

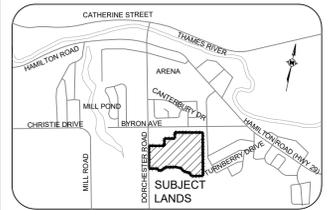
LEGEND

- SUBJECT LANDS
- - - NATURAL HAZARD LIMIT (AECOM)
- - - NATURAL HAZARD BUFFER (AECOM)
- - - PROPOSED STREETLINE
- - - PROPOSED LOT LINE
- POTENTIAL MULTI USE PATH



DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-16963 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Wilband, O.L.S. AGM Plan, Survey - Engineer

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) sewer (all lot)
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) municipal sewers
f) as shown on plan	l) as shown on plan

PROPOSED UNIT COUNT

- 111 single detached lots
- 181 townhomes
- 117 medium density block
- 34 mixed use block
- = 443 UNITS
- AND
- 3900m² Commercial / Office Space

PRELIMINARY

No.	ADD MEDIUM DENSITY - MUNICIPAL COMMENTS	1120	BS
No.	Revision	Date	Initial

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BAR SCALE

1: 1,000



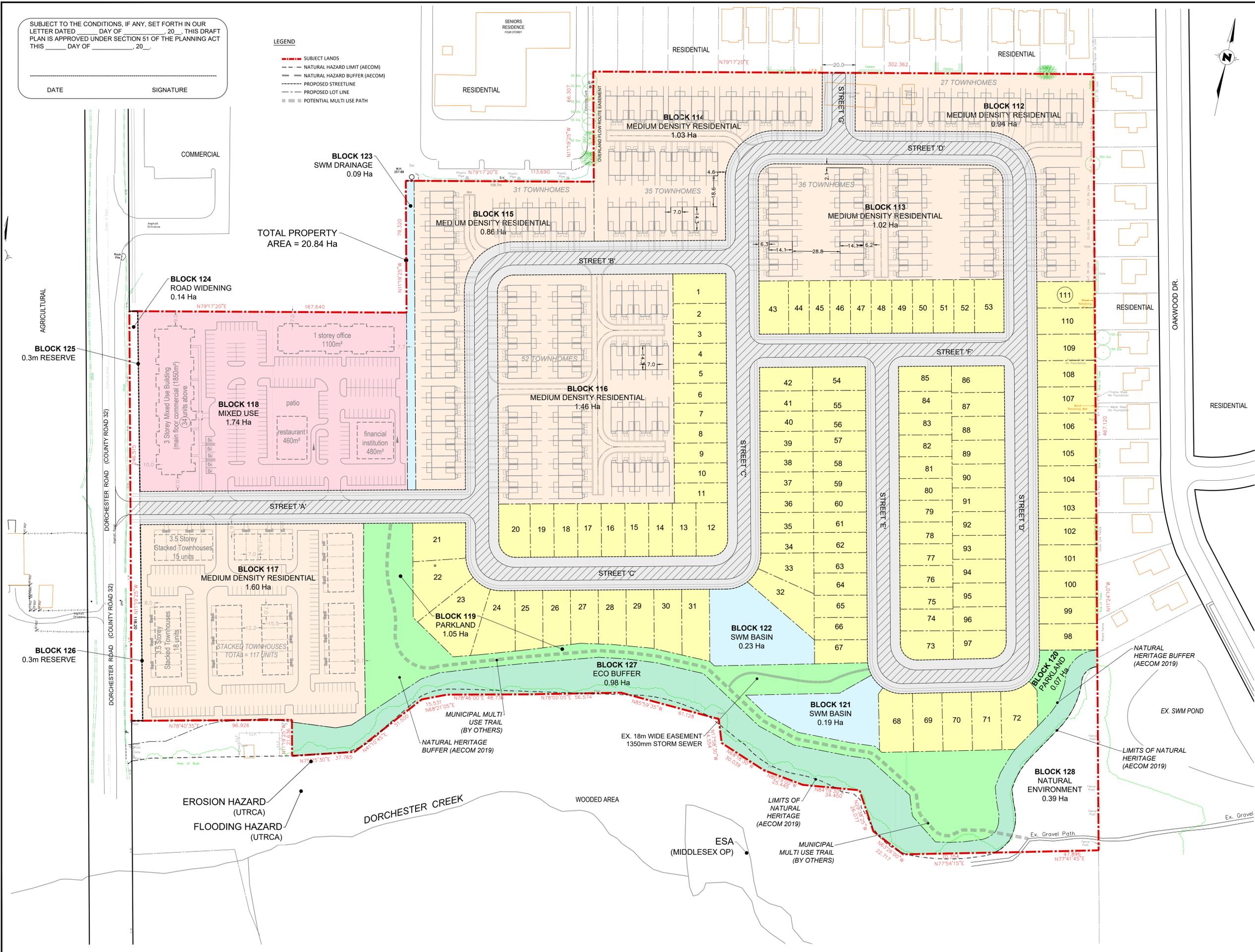
ADDRESS

HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DRAWN BY: BS CHECKED BY: JMC PROJECT No.: 12-827

DESIGNED BY: BS APPROVED BY: DATE: Nov 06, 2020 DRAWING No. 1

SCALE: on 24x36 1:1000



TOTAL PROPERTY AREA = 20.84 Ha

BLOCK 124 ROAD WIDENING 0.14 Ha

BLOCK 123 SWM DRAINAGE 0.09 Ha

BLOCK 125 0.3m RESERVE

BLOCK 126 0.3m RESERVE

BLOCK 117 MEDIUM DENSITY RESIDENTIAL 1.60 Ha

BLOCK 118 MIXED USE 1.74 Ha

BLOCK 116 MEDIUM DENSITY RESIDENTIAL 1.46 Ha

BLOCK 115 MEDIUM DENSITY RESIDENTIAL 0.86 Ha

BLOCK 114 MEDIUM DENSITY RESIDENTIAL 1.03 Ha

BLOCK 112 MEDIUM DENSITY RESIDENTIAL 0.94 Ha

BLOCK 113 MEDIUM DENSITY RESIDENTIAL 1.02 Ha

BLOCK 119 PARKLAND 1.05 Ha

BLOCK 127 ECO BUFFER 0.98 Ha

BLOCK 122 SWM BASIN 0.23 Ha

BLOCK 121 SWM BASIN 0.19 Ha

BLOCK 120 PARKLAND 0.07 Ha

BLOCK 128 NATURAL ENVIRONMENT 0.39 Ha

EROSION HAZARD (UTRCA)
FLOODING HAZARD (UTRCA)

DORCHESTER CREEK

WOODED AREA

ESA (MIDDLESEX OP)

LIMITS OF NATURAL HERITAGE (AECOM 2019)

MUNICIPAL MULTI USE TRAIL (BY OTHERS)

NATURAL HERITAGE BUFFER (AECOM 2019)

LIMITS OF NATURAL HERITAGE (AECOM 2019)

EX. SWM POND

EX. Gravel Path

EX. 18m WIDE EASEMENT 1350mm STORM SEWER

MUNICIPAL MULTI USE TRAIL (BY OTHERS)

NATURAL HERITAGE BUFFER (AECOM 2019)

DORCHESTER ROAD (COUNTY ROAD 32)

OAKWOOD DR.

AGRICULTURAL

COMMERCIAL

RESIDENTIAL

SENIORS RESIDENCE FOUR STOREY

31 TOWNHOMES

35 TOWNHOMES

52 TOWNHOMES

3.5 Storey Stacked Townhouses 15 units

3.5 Storey Stacked Townhouses 18 units

3.5 Storey Stacked Townhouses 18 units

27 TOWNHOMES

36 TOWNHOMES

37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53

32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53

68 69 70 71 72

20 19 18 17 16 15 14 13 12

1 2 3 4 5 6 7 8 9 10 11

21 22 23 24 25 26 27 28 29 30 31

60 61 62 63 64 65 66 67

73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111

112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128

129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

113.690

113.690

113.690

113.690

113.690

113.690

N79°17'20"E

N79°17'20"E

N79°17'20"E

N79°17'20"E

N79°17'20"E

N79°17'20"E

302.362

302.362

302.362

302.362

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302.362

N79°17'20"E

N79°17

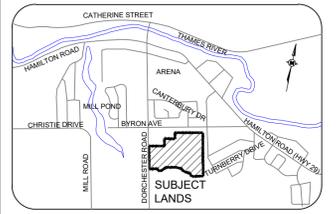
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____

- LEGEND**
- SUBJECT LANDS
 - - - NATURAL HAZARD LIMIT (AECOM)
 - - - NATURAL HAZARD BUFFER (AECOM)
 - - - PROPOSED STREETLINE
 - - - PROPOSED LOT LINE
 - POTENTIAL MULTI USE PATH

Monteith + Brown
planning consultants
510 PRINCESS AVENUE, LONDON, ONTARIO N6B 2B9
Tel: (519) 866-1350 E-mail: mbc@mbpc.ca

DRAFT PLAN OF SUBDIVISION
PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-16963 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.

J McGuffin, MCIP, RPP
Monteith Brown Planning Consultants Date _____

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Wilband, O.L.S.
ACM Plan, Survey, Engineer Date _____

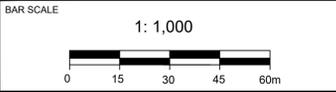
- REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990
- | | |
|----------------------------------|---------------------|
| a) as shown on plan | g) as shown on plan |
| b) as shown on plan | h) municipal water |
| c) as shown on key plan | i) sanitary sewer |
| d) as shown on land use schedule | j) as shown on plan |
| e) as shown on plan | k) municipal sewers |
| f) as shown on plan | l) as shown on plan |

LAND USE SCHEDULE		
LAND USE	AREA in Ha	PERCENT
SINGLE DETACHED RESIDENTIAL LOTS 1 to 166	9.42	45.2
MULTI UNIT RESIDENTIAL BLOCKS 167 to 170	3.05	14.6
MIXED USED COMMERCIAL / RESIDENTIAL BLOCK 171	1.34	6.4
OPEN SPACE - PARKLAND BLOCKS 172 & 173	0.88	4.2
OPEN SPACE - SWM DRAINAGE BLOCKS 174 to 176	0.41	2.0
ROAD WIDENING & RESERVES BLOCKS 177 to 179	0.14	0.7
STREETS A to E	4.23	20.3
OPEN SPACE - ECO BUFFER BLOCK 180	0.98	4.7
OPEN SPACE - NATURAL ENVIRONMENT BLOCK 181	0.39	1.9
TOTAL SITE AREA	20.84	100.00

No.	MUNICIPAL & PUBLIC COMMENTS	03/20	BS
1	Revision	Date	Initial

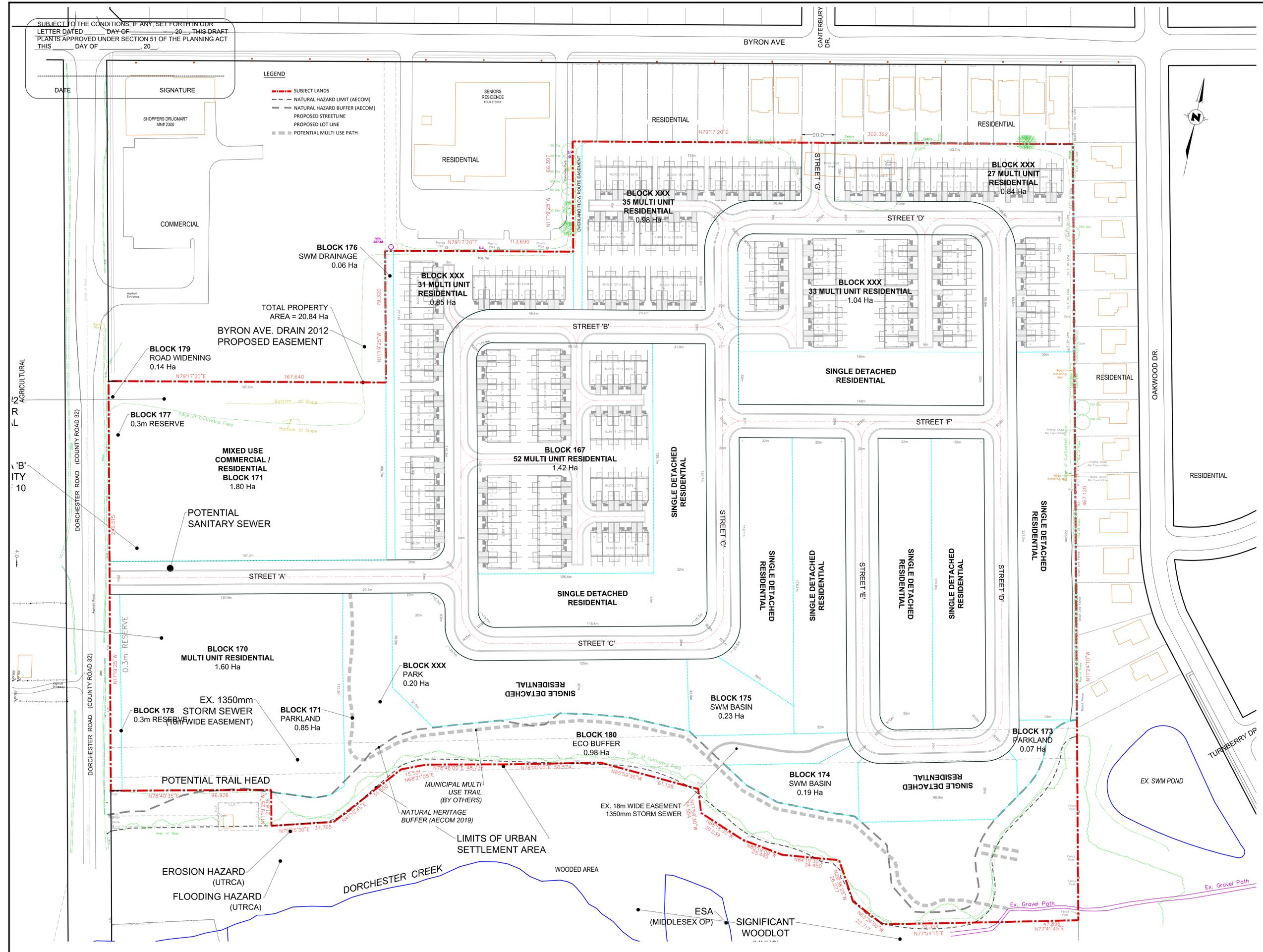
CLIENT

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ADDRESS
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DRAWN BY:	CHECKED BY:	PROJECT No.:
DESIGNED BY:	APPROVED BY:	DRAWING No.
SCALE: on 24x36	DATE:	1
1:1000	Oct 27, 2020	



PLANNING JUSTIFICATION REPORT

Hawthorne Park
187 Byron Avenue, Municipality of Thames Centre (Dorchester)

Appendix 6 **Municipality of Thames Centre Council Meeting Minutes, February 22, 2021**



MINUTES
MUNICIPALITY OF THAMES CENTRE
REGULAR MEETING

February 22, 2021, 5:00 P.M.
Electronic Meeting

Members Present: Mayor Warwick
Deputy Mayor Elliott
Councilor Patterson
Councilor Heeman
Councilor Hunter

Staff Present: M. Henry, Chief Administrative Officer
M. Bancroft, Director of Planning & Development Services
K. Grogan, Director of Financial Services/Treasurer
J. Craven, Director of Public Works
T. Pitt, Drainage Superintendent
A. Heddle, Planner
T. Michiels, Clerk
S. Henshaw, Deputy Clerk
A. Bushell, Legislative/Communications/Procurement Officer

1. CALL TO ORDER

Mayor Warwick to call the meeting to order at 5:02 p.m.

2. ADDITIONS TO AGENDA

The Clerk advised that Item 4.2 "Meeting To Consider - Fairview Subdivision Drain" on the Agenda was updated to include two more drawings.

3. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

4. PUBLIC MEETING - DRAINAGE

4.1 Meeting to Consider - Peterson Drain Reassessment 2020

Mayor Warwick welcomed those in attendance and called upon the Drainage Superintendent to present the Engineering Report for the Peterson Drain Reassessment 2020, dated December 31, 2020.

The Drainage Superintendent outlined the Engineering Report by Spriet Associates and advised that it was prepared pursuant to Sections 4 & 8 of

the Drainage Act. The Peterson Drain serves Lot 16, Concession 3, in the Municipality of Thames Centre (formerly the Township of West Nissouri), County of Middlesex.

Mayor Warwick inquired if any persons in attendance wished to comment or ask questions concerning this Drainage Report (ie. design/details).

There were no members of the public in attendance.

Mayor Warwick inquired if any persons, including Members of Council, would like to withdraw or add their names to the petition and there were none. Mayor Warwick further noted that additions or withdrawals must be done in writing, signed and filed with the Clerk.

There were no questions or comments from Members of Council.

The Drainage Superintendent explained the next steps in the process, including the appeal process.

Resolution: 41-2021

Moved by: K. Elliott

Seconded by: C. Patterson

THAT Report No. PW-DR-003-21 prepared by the Drainage Superintendent, dated February 22, 2021, concerning a meeting to consider the Peterson Drain Reassessment 2020, be received for information;

AND THAT the Drainage Report for the Peterson Drain Reassessment 2020, as prepared by Spriet Associates, dated December 31, 2020, be received and adopted;

AND THAT the first sitting of the Court of Revision on behalf of the Peterson Drain Reassessment 2020, be scheduled to be held on March 29, 2021, at 5:00 pm.

Carried.

4.2 Meeting to Consider - Fairview Subdivision Drain

Mayor Warwick welcomed those in attendance and called upon the Drainage Superintendent to present the Engineering Report for the Fairview Subdivision Drain 2021, dated January 7, 2021.

The Drainage Superintendent outlined the Engineering Report by Spriet Associates and advised that it was prepared pursuant to Sections 4 & 8 of the Drainage Act. The Fairview Subdivision Drain serves Part of Lot 16, Concession 3, in the Municipality of Thames Centre (formerly the Township of West Nissouri), County of Middlesex.

Mayor Warwick inquired if any persons in attendance wished to comment or ask questions concerning this Drainage Report (ie. design/details).

There were no members of the public in attendance.

Mayor Warwick inquired if any persons, including Members of Council, would like to withdraw or add their names to the petition and there were none. Mayor Warwick further noted that additions or withdrawals must be done in writing, signed and filed with the Clerk.

There were no questions or comments from Members of Council.

The Drainage Superintendent explained the next steps in the process, including the appeal process.

Resolution: 42-2021

Moved by: K. Elliott

Seconded by: P. Hunter

THAT Report No. PW-DR-004-21 prepared by the Drainage Superintendent, dated February 22, 2021, concerning a meeting to consider the Fairview Subdivision Drain 2021, be received for information;

AND THAT the Drainage Report for the Fairview Subdivision Drain 2021, as prepared by Spriet Associates, dated January 7, 2021, be received and adopted;

AND THAT the first sitting of the Court of Revision on behalf of the Fairview Subdivision Drain 2021, be scheduled to be held on March 29, 2021, at 5:00 pm.

Carried.

5. COMMITTEE OF ADJUSTMENT

Resolution: 43-2021

Moved by: K. Elliott

Seconded by: C. Patterson

THAT Council adjourn its regular meeting in order to sit as a Committee of Adjustment under the Planning Act.

Carried.

5.1 Minor Variance A1/21 (ABW Solar General Partnership, Agent: Jim Rimmelzwaan) - 705 Scotland Drive

Chair Warwick advised of the purpose of this Committee of Adjustment hearing.

The Director of Planning presented Report No. PDS-009-21 and provided a summary of the proposed minor variance application to seek relief from the Thames Centre Zoning By-law, as it relates to the minimum lot frontage requirement of the Agricultural (A) Zone and to satisfy a condition related to Application for Consent B3/20.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report.

The Director of Planning informed Council that there were no comments received from the public at the time of the writing of the report.

The Director of Planning recommended that Minor Variance Application A1/21, as submitted by Jim Rimmelzwaan on behalf of ABW Solar Partnership be approved.

The Applicant/Agent was not in attendance.

There were no members of the public in attendance.

There were no questions or comments from the Committee Members.

Information regarding the appeal process was provided.

Resolution: 44-2021

Moved by: K. Elliott

Seconded by: P. Hunter

THAT Application for Minor Variance A1/21, as amended, and submitted by Jim Rimmelzwaan on behalf of ABW Solar Partnership, be granted for relief from the minimum lot frontage requirement of 150 metres and the minimum lot area requirement of 40 hectares in regards to the Agricultural (A) Zone pursuant to the Thames Centre Comprehensive Zoning By-law whereas the lands to be conveyed of Application for Consent B3/20 would have a lot frontage of 0 metres and a lot area of 5.2 hectares, for a property described as Part of Lots 3 and 4, Concession 6 (geographic Township of Westminister), Municipality of Thames Centre and designated as Parts 1,16, 17 and 22 on Reference Plan 33R-18118 and Part 2 of Reference Plan 33R-17875;

AND THAT no further notice be required considering the amendment to the application.

REASONS:

The general intent and purpose of the Official Plan would be maintained;

The general intent and purpose of the Zoning By-law would be maintained;

The effects of the variance are considered minor in nature; and

The variance is desirable for the appropriate use and development of the land.

Carried.

Resolution: 45-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT Committee of Adjustment adjourn at 5:13 p.m. and convene as a Public Meeting under the Planning Act.

Carried.

6. PUBLIC MEETING - PLANNING

6.1 Consent Application B1/21 (ABW Solar General Partnership, Agent: Jim Rimmelzwaan) - 705 Scotland Drive

Mayor Warwick advised of the purpose of this Public Meeting.

The Director of Planning advised that proper notification of this public meeting to all agencies and property owners has been given in accordance with the requirements of the Planning Act.

The Director of Planning presented Report No. PS-009-21 and provided a summary of the proposed application to establish a right-of-way easement

to facilitate access for maintenance purposes in favour of the lands to be retained of Consent B3/20.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report.

The Director of Planning informed Council that there were no comments received from the public at the time of the writing of the report.

The Director of Planning recommended that Consent Application B1/21, as submitted by Jim Rimmelzwaan on behalf of ABW Solar Partnership be approved.

The Applicant/Agent was not in attendance.

There were no members of the public in attendance.

There were no comments or questions from Members of Council.

Information regarding the appeal process was provided.

Resolution: 46-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT Consent Application B1/21 by Jim Rimmelzwaan on behalf of ABW Solar Partnership to convey a parcel of land for easement purposes having an area of approximately 266.84 square metres from a property described as Part of Lots 3 and 4, Concession 6 (geographic Township of Westminister), Municipality of Thames Centre and designated as Parts 1,16, 17 and 22 on Reference Plan 33R-18118 and Part 2 of Reference Plan 33R-17875; be approved, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be given within one year of the date of the notice of the decision for each consent.
2. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted in triplicate prior to certification, all of which are to be fully executed.

REASONS:

The application is consistent with the Provincial Policy Statement.

Conformity with the County Official Plan and Municipal Official Plan would be maintained.

The requirements of the Zoning By-Law are capable of being satisfied.

The matters set out in Section 51(24) of the Planning Act would be satisfied.

Carried.

6.2 Consent Application B25/20 (Morgan Hendriks) - 5042 Hamilton Road

Mayor Warwick advised of the purpose of this Public Meeting.

The Director of Planning advised that proper notification of this public meeting to all agencies and property owners has been given in accordance with the requirements of the Planning Act.

The Director of Planning presented Report No. PS-008-21 and provided a summary of the proposed application to create an easement to permit a shared driveway access in favour of the lands to be severed related to Applications for Consent B29/19 and B30/19.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report.

The Director of Planning informed Council that there were no comments received from the public at the time of the writing of the report.

The Director of Planning recommended that Consent Application B25/20, as submitted by Morgan Hendriks on behalf of Adrienne Hendriks, be approved.

Morgan Hendriks, Agent, was in attendance remotely and indicated that they were in agreement with the planning report.

There were no members of the public in attendance.

There were no comments or questions from Members of Council.

Information regarding the appeal process was provided.

Resolution: 47-2021

Moved by: C. Patterson

Seconded by: T. Heeman

THAT Consent Application B25/20 to establish a right-of-way easement having a width of approximately 26.82 metres along Hamilton Road and an area of approximately 249.4 square metres, requested by Morgan Hendriks on behalf of Adrienne Hendriks for a property legally described as Part of Lot 14, Concession B, SRT (geographic Township of North Dorchester), designated as Parts 1 and 2 on Reference Plan 33R-1528 and known municipally as 5042 Hamilton Road; be approved, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be given within one year of the date of the notice of the decision, concurrently with the issuance of the same Certificate for consent applications B29/19 and B30/19.
2. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted in triplicate prior to certification, all of which are to be fully executed.

REASONS:

The application is consistent with the Provincial Policy Statement.

Conformity with the County Official Plan and Municipal Official Plan would be maintained.

The requirements of the Zoning By-Law have been satisfied.

Carried.

6.3 Zoning By-law Amendment Z16-2020 (5031898 Ontario Ltd.) - 4211 Breen Road

Mayor Warwick advised of the purpose of this Public Meeting.

The Director of Planning advised that proper notification of this public meeting to all agencies and property owners has been given in accordance with the requirements of the Planning Act.

The Director of Planning presented Report No. PS-011-21 and provided a summary of the proposed application. The purpose of the rezoning application is to rezone the subject lands from the Rural Industrial (M2) Zone to a site-specific Rural Industrial (M2-#) Zone to permit a waste transfer station as an additional permitted use, which is otherwise prohibited.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report.

The Director of Planning informed Council that there were no comments received from the public at the time of the writing of the report.

The Director of Planning advised that the municipality and Council received a petition from citizens of Putnam, expressing concern with respect to transporting and processing hazardous materials. The petition was submitted in order to remove the word "hazardous" from the definition of "Waste Transfer Station" (as per the Municipality of Thames Centre's Zoning By-law 75-2006) in this specific zoning amendment application, and to limit this use to only allow non-hazardous waste.

The Director of Planning further noted the petition is consistent with his recommendation, which would limit the waste transfer station use to only permit the transfer and temporary storage of non-hazardous liquid waste related to the maintenance of parking lots.

The Director of Planning recommended that Zoning Amendment Application Z16-2020, as submitted by Zachari Giacomazzo on behalf of 5031898 Ontario Ltd., be approved in principle, limited to the transfer and temporary storage of non-hazardous liquid waste related to the maintenance of parking lots and subject to an Environmental Compliance Approval.

Kevin DeCarli, Claudio DeCarli and Brian DeCarli, Applicants, and Zachari Giacomazzo, Agent, were in attendance remotely.

Presentation material was included on the agenda summarizing the following:

- Current zoning classification and existing uses
- Proposed use to include a Waste Transfer Station
- Visual examples of a vacuum truck and sludge bin
- Aerial map identifying the proposed location for two sludge bins

The Agent advised that the property owners' business does not involve the transfer or storage of hazardous waste, and they have no concerns with amending their proposal to apply a more specific definition that limits usage to the transfer and storage of non-hazardous waste.

No members of the public were in attendance.

Members of Council had the following questions:

- What is the non-hazardous waste being created from the maintenance of parking lots?
- Is it possible for this non-hazardous waste to include oils/hydrocarbons runoff from vehicles?
- Will this property only be used for the storage and transfer of non-hazardous waste, or will these products also be processed on-site?

The Agent and Applicants provided the following answers:

- Vacuum trucks pull liquid waste from catch basins located in parking lots. This liquid waste is a combination of water, sand, sediment, salt, and plant debris. It is considered "non-hazardous" by province's definition and does not contain noxious chemicals.
- Their business promotes regular maintenance of catch basins. Buildings use preventative measures such as cameras to prevent hazards from going in. It's usually caused by negligence. If they suspect or see hazardous waste, it is transferred to a specialized location instead of their own yard. In most cases, the waste being transferred is under the legal threshold of what is defined as hazardous.
- This property will only be used for the storage and transfer of non-hazardous waste. The proposed transfer station will reduce carbon footprint by minimizing travel distance for trucks to be emptied. It will also free up more time and trucks to service more properties.

The Agent inquired about the clause "related to the maintenance of parking lots" in the recommended motion, as the business also includes other types of work not limited to just parking lots, despite that being the most common usage.

The Director of Planning stated no concerns and advised that the clause "related to the maintenance of parking lots" be removed from the recommended motion.

Information regarding the appeal process was provided.

Resolution: 48-2021

Moved by: C. Patterson

Seconded by: K. Elliott

THAT the Zoning By-law Amendment, in respect of application Z16-2020 filed by Zachari Giacomazzo on behalf of 5031898 Ontario Limited known municipally as 4211 Breen Road and legally described as Part of Lot 3, Concession 1, SRT (geographic Township of North Dorchester), Municipality of Thames Centre and designated as Parts 2 & 4 of Reference Plan 33R-13508, be approved in principle limited to the transfer and temporary storage of non-hazardous liquid waste and subject to an Environmental Compliance Approval and that the Director of Planning and Development Services be directed to prepare the necessary Zoning By-law Amendment for Council's consideration at the next regular meeting.

Carried.

6.4 Zoning By-law Amendment Z19-2020 (Hussam Elzeini) - 3810 Elgin Road

Mayor Warwick advised of the purpose of this Public Meeting.

The Director of Planning advised that proper notification of this public meeting to all agencies and property owners has been given in accordance with the requirements of the Planning Act.

The Director of Planning presented Report No. PS-010-21 and provided a summary of the proposed application. The purpose of the rezoning application is to rezone the subject lands from the Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone to allow the establishment of a mushroom farm with reduced setbacks which is otherwise not permitted.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report.

The Director of Planning informed Council there were 25 written submissions received from the public at the time of the writing of the report, including concerns regarding potential adverse impacts on neighbouring land uses including odour, potential groundwater contamination and runoff.

The Director of Planning informed Council that the following comments were received after the writing of the report:

Crispin Colvin, on behalf of Ontario Federation of Agriculture (OFA)

- Ontario and Middlesex County have long espoused the need to encourage people to farm
- young people face many challenges trying to get started in agriculture
- pleased to see young man working towards successful career in agriculture
- mushroom farming is one of many agricultural activities, supported by the OFA, that give Ontario a vibrant and varied agricultural mosaic
- during this pandemic, some agricultural activities have been particularly hard hit economically
- to have someone willing to take on these challenges should be encouraged
- urge Council to support this farming business - it meets all the requirements of an agricultural operation

Kate Dayman

- lives downhill from farm
- concerns regarding what is allowed to be developed on this land, now and in the future if rezoned
- concern regarding the impact this development or any future developments may have on personal water supply, as well as any sort of odour this type of facility may emit

The Director of Planning recommended that Zoning Amendment Application Z19-2020, as submitted by Stewart Findlater on behalf of

Hussam Elzeini, be approved subject to an amendment to his recommendation including a provision prohibiting the use of manure for the cultivation of mushrooms.

Hussam Elzeini, Applicant and Stewart Findlater, Agent, were in attendance remotely.

The Agent discussed the following points:

- in agreement with Director of Planning's recommendation and compliance of provincial regulations, if applicable
- shiitake and oyster mushrooms grow differently than white mushrooms. They are grown in straw and sawdust. Each building is climate controlled and has a small broiler unit to keep moisture in for the mushrooms to grow
- there is no odour, no manure is used in process
- there is no runoff, not a lot of water is used in process
- the water on property is area where water from hamlet naturally flows over the ground, not a "watercourse"

Mayor Warwick asked if any person in attendance remotely wished to make any comments regarding the application and the following made oral submissions:

Mark Dalton

- residents of Mossley are greatly concerned about proposed land use change and impact on immediate quality of life
- applicant is asking for every setback to be changed - they exist for a reason
- cannot set precedent that zoning and by-laws are minor obstacles for development
- is there a Nutrient Management Plan for this application?

The Director of Planning advised it is qualified through his amended recommendation for Council's consideration that the applicant demonstrate conformity with the Nutrient Management Act, if applicable.

The Director of Planning further advised that through the subject proposal, there is not a reduced setback being sought from the hamlet of Mossley and the applicant must meet the minimum setback requirement of 300 m.

Renata Miazga

- no comment, questions were answered

Jeff Brady

- concerned about emissions coming off of the farm. The Agent's letter states a "small ventilation system emits CO2"
- is the building going to go on the east or north side of the hay shelter?

The Agent stated he did not have indication of how much CO2 would be released. The Applicant said it would be a small amount.

The Agent further advised the building would be in the general vicinity of existing buildings.

Jose Medina

- a food scientist by trade for 25 years and is in favour of this farm

Council Members discussed the following:

- appreciate concerns for any new development
- significant difference in production methods from past mushroom farms. No smell associated
- as per the American Mushroom Association, 1 lb. of mushrooms is equal to 1 lb. of CO2 emitted, which is sustainable and dramatically less than other proteins being produced
- creative and entrepreneurial way to make a living on a small parcel of land
- this is the type of investment we need in rural community
- can benefit hamlet through additional employment and livelihoods generated
- similar operation running in Norfolk County, with impact being very minimal
- supportive of Crispin Colvin's comments
- zoning Amendments are not an uncommon practice
- Middlesex County Economic Strategic Plan and discussions for the Strategic Plan for Thames Centre both include the promotion of agriculture
- citizen concerns related to runoff, CO2 emissions, etc., can be addressed through OMAFRA

The Director of Planning advised that upon his review of the subject property mapping including drainage, he determined there was no record of a watercourse. There are a few regulated areas on the property.

Information regarding the appeal process was provided.

Resolution: 49-2021

Moved by: K. Elliott

Seconded by: T. Heeman

THAT the Zoning By-law Amendment, in respect of application Z19-20 filed by Stewart Findlater on behalf of Hussam Elzeini, for a property known municipally as 3810 Elgin Road and legally described as Part of Lot 12, Concession 2, SRT, (geographic Township of North Dorchester), Municipality of Thames Centre; be approved subject to a provision prohibiting the use of manure for the cultivation of mushrooms and provided conformity with the Nutrient Management Act, if applicable, has been demonstrated to the satisfaction of the Municipality; AND THAT staff be directed to prepare the necessary Zoning By-law Amendment for Council's consideration at the next regular meeting.

Carried.

6.5 REVISED Applications for Proposed Plan of Subdivision (39T-TC1903) and Zoning By-law Amendment (Z19-2019)

Mayor Warwick advised that the County of Middlesex is the approval authority for plans of subdivisions.

Mayor Warwick further advised the purpose of this Public Meeting is to obtain feedback from public before making a decision at a future Council meeting date, and any written feedback received will be considered by Council when making a decision.

Mayor Warwick explained the process for public participation during this meeting.

The Director of Planning advised that notice of this proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act, as well as the posting of signage on the property. Beyond those requirements, the notice has also been posted on the municipal website.

The Director of Planning advised that the purpose of this public meeting is to facilitate community feedback. Following the public meeting, staff will consider all public and agency comments received and provide an evaluation report including a recommendation for Council's consideration to be heard at a future meeting.

The Director of Planning presented Report No. PDS-012-21 to provide background information regarding the revised subject proposal.

The Director of Planning presented visual maps comparing the previous and current proposal submitted and further explained each currently proposed zone and the potential types of housing in each area.

Comments received from the circulated agencies were summarized in planning report.

The Director of Planning informed Council there were approximately 30 written submissions received from the public at the time of the writing of the report, including the following key areas of concern:

- density of development - significant number of housing units
- inadequate housing to support seniors
- traffic impacts
- natural heritage impacts
- servicing capacity
- impact on schools
- compatibility with surrounding neighbourhood
- parking
- lack of park, light and open space
- general fit within the community
- effect on Dorchester wellfields - site is located within a Wellhead Protection Area

The Director of Planning also informed Council of written submissions including the following key areas of support:

- Variety of housing types and tenure options provided
- It will retain young adults and empty nesters who wish to stay in Dorchester

There was one comment received from the public after the writing of the report:

Tim Fedoruk

- commends Sifton for inclusion of medium density units - reputation for support of environmental and community initiatives have been terrific
- concern regarding proper construction of Storm Water Management basins
- Fine project for Dorchester to grow population and tax base ensuring youth of Dorchester have an opportunity to afford to stay in community

The Director of Planning recommended that Report No. PDS-012-21, in regards to revised applications for Draft Plan of Subdivision (39T-TC1903) and Zoning By-law Amendment (Z19/19) for lands owned by Sifton Properties Ltd., be received; and that staff provide a subsequent report evaluating the said Applications with a recommendation for Council's consideration at a future meeting.

Phil Masschelein and Maureen Zunti, Applicants, as well as Jay McGuffin and Hannah Shirliff, Agents, were in attendance remotely and provided a presentation on the following topics included on the agenda:

- Discussion
- Middlesex Housing Market - Recent Trends
- We're Listening
- Range & Mix
- Proposed Medium-Density Residential Development Forms
- Attainable Housing
- Complete Communities
- Flexibility & The Planning Process
- Planning Process for Medium-Density Residential Development
- Municipality of Thames Centre Official Plan
- Proposed Zoning
- Unit Counts
- Draft Plan of Subdivision

Mayor Warwick advised there was a question was received regarding the estimated price of attainable housing.

Jay McGuffin, Agent, stated they are not in a position to be able to respond to the question as it is industry-related and not planning-related,

and further stated the denser the development, the more efficiently the development can be produced, which leads to lower prices.

Mayor Warwick again summarized the process for public participation during this meeting.

Christopher Morello was in attendance remotely, and presented the following material included on the agenda:

- Request 1 - Walkability Enhancement
- Walking Score of Dorchester
- RCA & Walk Score Commercial Property Price Indices
- Maps of the proposed trail extensions
- Request 2 - Planting of Native Trees

Members of the public in attendance remotely made the following oral submissions:

Frank Michielse

- what areas will be rentals and what will be for purchase?
- concern over proposal not detailing what is to actually be built
- do not understand why so many medium density blocks in one area

Jay McGuffin, Agent, stated that it is not typical at Draft Plan of Subdivision stage to know finite details of the blocks, as they will be sold to developers who develop that specific type of housing. After purchasing, developers will then go through either the Site Plan Application or Draft Plan of Condominium process with the Municipality. The Part Lot Control Process has not been undertaken.

Delia Reiche

- concerns about parking - no room for two vehicles in driveway, overnight parking, lack of overfill parking
- concerns regarding increased traffic on Byron Avenue
- Traffic Impact Study to be released in March - would appreciate if this proposal did not go forward until results of study can be reviewed
- opportunity for an in-person information session

Danielle Gendron

- no comment, Frank Michielse addressed all concerns

Lindsay McMillan & Gary McMillan

- in agreement with original proposal, this revised proposal is nothing like original
- property is located on Wellhead Protection Area. According to the Ministry Vulnerability Score (between 1-10), this property is a 10 (most vulnerable). This is where we get our drinking water
- Thames Centre Official Plan states that, "Council shall ensure that the proposed development is compatible with existing surrounding development in terms of site coverage, housing size, and character, lot

size and building setback." - this proposal does not meet any of this criteria

- Quoted Thames Centre Official Plan - Section 4.3.3 "Residential" Policies (1)(c)(ii)
- Planning Impact Analysis - this would bring up incompatibility with surrounding neighbourhood

Resolution 50-2021

Moved by: T. Heeman

Seconded by: K. Elliott

THAT the 8.00 p.m. curfew be waived.

Carried.

Sharon Powers

- represents a large group of residents who have been petitioning for senior housing
- there are 50 couples in community who are waiting for a seniors' apartment building with amenities
- there is an urgent need for housing options for seniors
- propose apartment building is built first

Jeff & Chris McKay

- concerns regarding recreation due to with increased population and questioned if there would be more recreation facilities and land availability

Katie Ward

- represents the younger generation of Dorchester
- housing needs to be attainable for single mothers and young adults
- local organizations such as Optimist Club and Agricultural Society need support of younger generation
- a clause for Dorchester residents to have first opportunity to buy these units?

Darren DeVries

- Dorchester needs a nursing home
- would like to see more owned properties, instead of rentals

Sharon McMillan

- would like to see lot sizes increase and coverage reduced

Michelle Blackburn

- today's market has Covid-19 and mass exodus of Toronto - changes availability of property
- London Economic Development Corporation (LEDC) is using a campaign called "Don't Tell Toronto" to try to lure Torontonians to live here

- more attainable housing will create a competitive market
- attainable housing does not all have to be in this one development
- higher density blocks should be near Dorchester Road, and single-detached homes should be near Byron Avenue and Oakwood Avenue

Colin Rankin

- empathize with those having a difficult time moving to Dorchester
- there's no guarantee these lots can be purchased by the citizens of Dorchester

Council members inquired and commented on the following:

- what is attainable and affordable housing?
- development fees per unit?
- facing historic pressure on housing and financial market, and fundamental uncertainty in economy
- in favour of attainable and affordable housing, as identified through Strategic Planning exercise
- unprecedented request to grant approval for such large density without specifications
- municipalities are encouraged to provide range of housing options
- need to examine how plans of subdivision impact existing traffic in community
- urban migration is increasing population which impacts all services
- important to work in unison with community and developer to find plan that works for everyone, that meets the broad range of needs in a growing community

The Director of Planning advised that development fees and charges are based on a per unit basis, and based on the average household size on a per capita basis.

The Director of Planning further advised that a single-detached house has the most expensive form of development charge, whereas an apartment unit would have the least.

Mayor Warwick advised that the public meeting portion for this application had been completed.

Mayor Warwick thanked those in attendance for their input and advised that when Council makes at a future meeting, that the prescribed information will be submitted to the approval authority, County of Middlesex.

Mayor Warwick further advised that any person or public body may make written submissions to the approval authority before it makes its decision under the Planning Act.

The Chief Administrative Officer advised the public that should they choose, they are able to subscribe to the Municipality of Thames Centre's YouTube channel, in order to view Council meetings easier and stay well informed.

Resolution: 51-2021

Moved by: K. Elliott

Seconded by: T. Heeman

THAT Report No. PDS-012-21, in regards to Revised - Applications for Draft Plan of Subdivision (39T-TC1903) and Zoning By-law Amendment (Z19/19) for lands owned by Sifton Properties Ltd., be received;

AND THAT staff provide a subsequent report evaluating the said Applications with a recommendation for Council's consideration at a future meeting.

Carried.

Resolution: 52-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT the Public Meeting adjourn at 8:48 p.m. and Council reconvene its regular meeting in order to continue with its deliberations.

Carried.

7. ANNOUNCEMENTS

Deputy Mayor Elliott advised that she will be representing Thames Centre for another two-year term with the Ontario Good Roads Association, and thanked Council for their support.

8. CONSENT AGENDA

Resolution: 53-2021

Moved by: C. Patterson

Seconded by: P. Hunter

THAT the minutes of the regular meeting of Council, held on February 8, 2021, be approved as circulated;

AND THAT Consent Agenda Item 8.2 be received as information.

Carried.

8.1 Regular Council Minutes - February 8, 2021

8.2 Middlesex-London Board of Health Update - January 2021

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

11. NEW BUSINESS

11.1 Top Aggregate Producing Municipalities of Ontario (TAPMO)

Deputy Mayor Elliott presented a letter received from the Top Aggregate Producing Municipalities in Ontario (TAPMO) and provided a brief summary of the financial request.

After some discussion, it was:

Resolution: 54-2021

Moved by: K. Elliott

Seconded by: P. Hunter

THAT the Top Aggregate Producing Municipalities of Ontario (TAPMO) correspondence received February 8, 2021, be received for information; AND THAT Council approve the financial request of \$2,100 in support of the retention of Upstream Strategy Group; AND THAT the financial request be funded from the 2021 Aggregate Resource Royalty Revenues.

Carried.

12. CLOSED SESSION

13. BY-LAWS

Resolution: 55-2021

Moved by: K. Elliott

Seconded by: P. Hunter

THAT By-laws 12-2021 and 13-2021 be given first and second reading; AND THAT By-laws 14-2021 and 15-2021 be adopted as presented.

Carried.

13.1 12-2021, being a by-law to provide for drainage works in the Municipality of Thames Centre - Peterson Drain Reassessment 2020

FIRST AND SECOND READING ONLY

13.2 13-2021, being a by-law to provide for drainage works in the Municipality of Thames Centre - Fairview Subdivision Drain 2021

FIRST AND SECOND READING ONLY

13.3 14-2021 - being a by-law to authorize the borrowing upon amortizing debentures in the principal amount of \$7,500,000.00

13.4 15-2021, being a Confirmatory By-law

14. MEETING SCHEDULE

Monday, March 8, 2021 at 1:00 p.m.

Monday, March 29, 2021 at 5:00 p.m.

15. ADJOURNMENT

Resolution: 56-2021

Moved by: P. Hunter

Seconded by: K. Elliott

THAT the meeting adjourn at 8:58 p.m.

Carried.

A. Warwick, Mayor

T. Michiels, Clerk

S. Henshaw, Deputy Clerk

PLANNING JUSTIFICATION REPORT

Hawthorne Park
187 Byron Avenue, Municipality of Thames Centre (Dorchester)

Appendix 7 **Monteith Brown Planning Consultants Notes from the Municipality of Thames Centre Council Meeting, February 22, 2021**

Public Meeting Notes

Client: Sifton
File #: 12-827
Date: February 22, 2021
Place / Time: Zoom (Virtual Meeting)
Attendees: Thames Centre Council & Staff
Members of the Public
Phil Masschelein (Sifton)
Maureen Zunit (Sifton)
Jay McGuffin (MBPC)
Hannah Shirtliff (MBPC)

Reference: Public Meeting re: Hawthorne Park Draft Plan of Subdivision and ZBA Application

The purpose of the public meeting was to facilitate feedback from the community on the Hawthorne Park Draft Plan of Subdivision.

Planning Overview

- Marc Bancroft provided an overview of the proposed development and planning context, as well as comments from members of the public
- Key areas of concern: density; inadequate housing to support seniors; traffic impacts; natural heritage impacts; impact on schools; compatibility with surrounding neighbourhood; parking; lack of parkland and open space; general fit within community; wellhead protection area impacts
- Key areas of support: variety of housing and tenure types, retaining young adults and empty-nesters
- One letter was submitted this afternoon that was not included with the Council Agenda
- Recommend that report be received, recommendation brought forward at another Council Meeting

Council Discussion:

- The Mayor thanked Mr. Bancroft for providing a Q&A sheet with responses to frequently-asked questions about the development, and reminded everyone that the purpose of the meeting was to obtain feedback, this will all be considered when it's time for us to make a decision

MBPC Presentation:

- Jay McGuffin introduced Maureen Zunti, Phil Masschelein, and Hannah Shirtliff
- Mr. McGuffin gave a presentation on the development

Council Questions

- The Mayor relayed a question from a member of the public – could you give us an estimate of the potential cost of attainable housing?
 - Mr. McGuffin: from a planning perspective, a denser development makes more efficient use of the land, leads to lower prices
 - Mr. McGuffin: proposed Draft Plan is providing housing consistent with the community and neighbouring areas in terms of fit and finish; utilizing less land, maximizing services

Public Meeting Notes

February 22, 2021

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Public Questions:

- Christopher Morello – slideshow
 - Two requests for proposal: walkability and green space
 - The area has a Walk Score of 20, Bike Score of 29 → higher walkability is associated with higher land value
 - Connect homes to the Shoppers commercial area and beyond – proposing to extend the walking trail along the swm drainage block
 - Green Space Request: offset developing on top of the water well
 - Increase the parkland area
 - Planting native trees and species only – minimizing the need for fertilizer and pesticides
 - Have a member of the Mill Pond Committee as an advisor
 - Mayor Warwick: Mr. Bancroft has addressed comments on water in the FAQ
- Frank Michielse – questions on which medium-density blocks are going to be for rental and which ones are going to be for purchase?
 - Mr. Bancroft: the developer hasn't determined those details yet
 - Mr. McGuffin confirmed that the proponent hasn't made any determinations on ownership vs. condo vs. rental distribution
 - Frank: it looks like you're looking for subdivision approvals and don't know what you want
 - Mr. McGuffin: it's not typical at the Draft Plan of Subdivision stage to know all the details of a proposal/future construction – pieces of land will be sold to developers and builders – Sifton won't be developing all of it.
 - Frank: don't understand why there are so many townhomes in one area
 - Mr. McGuffin: density prepared is a high scenario, the exact density is unknown because we haven't gone through part-lot control
- Delia – gave a shout-out to Allan for providing us with technical assistance
 - “This is a dog's breakfast of a planning submission”
 - Issues with parking, concentration of townhouses (stacked or back-to-back), no room for more than one vehicle in a driveway, lack of overnight/overflow/guest parking
 - Traffic on Byron Avenue – people are passionate about amount of traffic
 - Is there an opportunity to host an information session to ask questions about how this development will impact the community?
 - I will reach out to Council separately on some issues
- Danielle Gendron – I will pass, Frank has addressed my concerns
- Gary McMillan – I was in agreement with the original proposal, this should be a new proposal, not an amended proposal
 - This new proposal doesn't address seniors' needs
 - Wellhead Vulnerability Score of 10 – this is where we get our drinking water – the property can be developed, but it's important to remember this
 - Don't think the housing composition split is 50/50
 - The Official Plan states that Council shall ensure that proposed dev't is compatible with surrounding area – this proposal doesn't meet any of that criteria; referred to residential policy 4.3.3
 - Can put in apartment buildings in all zones besides R1
 - Lives on the south side of Byron, backing onto the property – I had to obey the Zoning By-law when I built my house
 - This proposal from Sifton proposes smaller lots with 50% coverage
 - Thought Sifton was a good corporate citizen with last plan, can't say the same for this one
- Fred and Lorna Dawson – technical difficulties, were unable to participate
- Sharon Powers – representing a large group of residents who want to develop a current seniors' living situation
 - Apartment building with retail on the ground floor has missed the mark, hope that we can realize a lifestyle for the Dorchester aging population
 - At least 50 couples waiting for an apartment with a secure entrance, covered parking area, green space – Block 117 would be better because it's closer to the green space

Public Meeting Notes

February 22, 2021

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- Think about all the people who need a place to move into when you're zoning the property
 - We want the apartment building built first
 - Want to work with Sifton and Council on what gets built
 - The Mayor thanked Sharon for her involvement in the process
 - Sharon also thanked Mr. Masschelein for getting back to her with information, hope we can come to a situation that supports us all
- Jeff and Christian McCade – a lot of questions have been answered tonight
 - My concern going forward is recreation
 - We thought there would be ~200 single-family homes behind our house on Oakwood
 - We just built an arena – do we need more recreation facilities? Is there land available?
- Katie Ward – want to speak on behalf of the younger generation in Dorchester – want to see more variety in housing, want it to be more attainable, single-detached houses are impossible to retain for single parents, young adults
 - Important to have younger people in Dorchester – Optimists, Ag Society volunteers
 - Even with a good job (CAMI) you make \$50,000/year, can't afford a single-detached house
 - Responding to a comment on schools not having capability – 6-7 years ago, Lord Dorchester was on the verge of shutting down – the schools can handle it
 - Question: will Dorchester/Thames Centre residents get first priority for units?
- Doug Crockett – technical difficulties
- Charlene Ross – technical difficulties
- Darren & Jennifer De Vries – live on Byron, just built their home
 - We agree with the need for affordable housing, seniors' housing
 - We have the Terrace Lodge (pricing is out of range for seniors), but we need a nursing home for seniors
 - Stacked townhouses are not feasible for seniors who can't do stairs – seems like a lot of space for townhouses on the plan, don't want to see stacked townhouses
 - Everyone we've spoken to on Byron and Oakwood wants to see nice single-family homes in behind us
 - You're adding a lot of people to the neighbourhood, want to see the community grow, but the concept is far beyond what we need currently
 - Want to see more ownership than rentals
 - It would be nice to know what's going in to the subdivision
 - Love the community, don't want to leave "if things aren't the same"
- Sharron McMillan – I want to address the same things that Darren & Jennifer and some other people mentioned
 - Not anti-development, but want to think about how we develop
 - Residents of Byron Ave and Oakwood Drive don't want condos and apartment buildings in their backyard
 - Hope that you are listening to the citizens of Dorchester
 - I'm a former realtor, understand the need for housing for families
 - Want to see lot sizes increased and coverage reduced so there's a section for residential homes, and a section to meet other needs
 - Agree with Sharon Powers' comments on seniors' apartment
 - I don't want to have to leave Dorchester
- Resident on Byron Ave (didn't catch name) - support McMillans and the De Vries families' comments, want single-family homes behind her house
 - Don't think all attainable housing needs to be in this one development
 - Think a sizable apartment building, condos, or duplexes would be helpful for seniors, with single-detached homes for the rest
 - COVID-19 and Toronto exodus has changed availability of property, have to expect competitive market
 - Want density to be modified, density located towards Dorchester Road

Public Meeting Notes

February 22, 2021

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- Colin Rankin – went through letters from the town, most are vehemently against the new development plans, they agreed with the original plan
 - The new plan doesn't help any of the new stakeholders, think rise in medium-density housing is a massive over-correction
 - Empathize with people that can't get into housing market, but there's no guarantee they'll be able to afford these homes
 - Lives on Byron Avenue
- Amy Askin – left the queue
- Fred & Lorna (second connection attempt) – left the queue

Council Questions

- Councillor Patterson: want a discussion about what affordable and attainable housing is → are development fees calculated per unit? Not sure how that works
- Mayor referred the question to Marc Bancroft
- Mr. Bancroft: development charges are calculated on a per-unit basis, really broken down to a per-capita basis
 - Singles are the most expensive; cheapest development charge is an apartment, because it would yield more households (that are smaller)
 - Marc: the DC is what the DC is
- Councillor Heeman: general comment to sum up concern of community – seems like we've kicked the hive on this one
 - Dorchester is a tight-knit community, very protective of what they have built
 - Facing historic pressure in the housing market, pressure in economy, uncertainty
 - Council balancing growth to serve new and existing residents
 - Council is in favour of affordable and attainable housing
 - Singles to quads is a large range
 - This is an unprecedented request for this much density with so few details
 - We deserve more communication than a few concept renderings
 - Sifton has a long history in SW Ontario
 - First apartment he looked at was a Sifton property – couldn't afford it, but it was nice
 - Hope Hawthorne Park isn't a thorn in the side of community
- Deputy Mayor Elliot: housing has been in the forefront of the conversation in municipalities over the past few years
 - How we develop is important – need to meet needs of community
 - FCM Building Back Better plan includes housing
 - Need to encourage municipalities to develop a range of housing for people at different stages of life
 - Vision Zero – Byron Ave has been a concern long before Hawthorne Park
 - Elliot is attending the Ontario Good Roads Conference this week – Mike Moffat spoke today, impacts of urban migration on smaller communities – smaller communities seeing population increases
 - Had a conversation with staff about the pendulum metaphor – hope that we can work with Sifton and come to a compromise that will work for the community
- Councillor Hunter: we need to work in unison with the community and the developer
 - Have a broad range of needs in the community, this is our only opportunity to develop this property in a way that suits everybody
 - Hope we can come up with a plan that works for everyone
- Councillor Patterson: I support majority of residents who spoke today who think this proposal is too intense for Dorchester – want a happy medium
 - Focus on seniors' complex in Block 117
- It was recommended that staff provide a report evaluating application at a future meeting
- Public Meeting concluded at 8:48 PM
- Mike Henry noted that upwards of 140 people tuned in to the meeting on YouTube tonight