

The Beaverbrook Community
FINAL PROPOSAL REPORT
ADDENDUM LETTER

Sam Katz Holding Limited
London, Ontario

File No. 39T-99502

Original - August 2021

Resubmission - March 2023

Updated June 2023



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1.1 Overview

MBTW-WAI has been retained by Sam Katz Holdings and York Developments to prepare a Final Proposal Report (FPR) Addendum Letter to accompany the Beaverbrook Community resubmission package for File No. 39T-99502. The 2023 Beaverbrook Community resubmission comprises a coordinated set of revisions in response to comments received from the City of London and various agencies throughout 2022, as well as multiple working meetings and site walks with City staff and the UTRCA, and some design considerations led by the applicant.

As seen in Figure 1: 2021 to 2023 Draft Plan Comparison (Appendix A), the major changes to the Draft Plan include the road alignment of Street A and Street B, various road dimensions and geometries, revisions to the size and dimensions of the Neighbourhood Park (Block 10), and the separation of the original Block 8 into a developable and environmental block (Block 7 and Block 8, respectively). Revisions to the Draft Plan were also driven by three design considerations. The first design consideration includes combining original Block 1 and 2 into one rapid transit corridor development block. The second includes the separation of the multi-use pathway adjacent to the channel into a dedicated Open Space / Trail Block or within the Park Block. The third includes squaring off of the original Block 3 (now Block 2) in order to add this northern portion to Park Block 9. Additionally, Park Block 9 was re-envisioned, with direction from the City, to provide community garden spaces as part of compensation efforts and community benefits. The revised Draft Plan includes an increase in the unit count to represent higher density targets which are primarily focused on the rapid transit corridor development (Block 1) and blocks covered by the remnant High Density Overlay. The FPR Addendum Letter is part of the 2023 Beaverbrook Community resubmission package and will generally cover policy implications with regard to the 2023 Draft Plan with regards to proposed Zoning By-Law Amendments, as well as provide an overview of the envisioned subdivision redesign and conceptual plans for the Beaverbrook Community.

1.2 File History

As discussed in the 2021 FPR, this application dates back to the early 1990s, when a Draft Plan of Subdivision was approved by the Ministry of Municipal Affairs on September 26, 1990. In March 2020, an Initial Proposal Report was submitted to the City of London. A Final Proposal Report and accompanying studies were submitted to the City in August 2021. City of London and agency comments were received throughout 2022. The 2023 resubmission is a response to City and UTRCA comments on the Draft Plan and accompanying studies.

Many of the August 2021 FPR sections have not been fundamentally impacted by the 2023 Draft Plan revisions. As such many of the FPR sections remain valid. To assist in the review of the FPR addendum, the section headings from the 2021 FPR were maintained and a brief description is provided to inform the reader on whether the section was updated.

1.3 Site Description

The existing information from the August 2021 FPR remains valid.

1.4 Existing Conditions

The existing information from the August 2021 FPR remains valid.

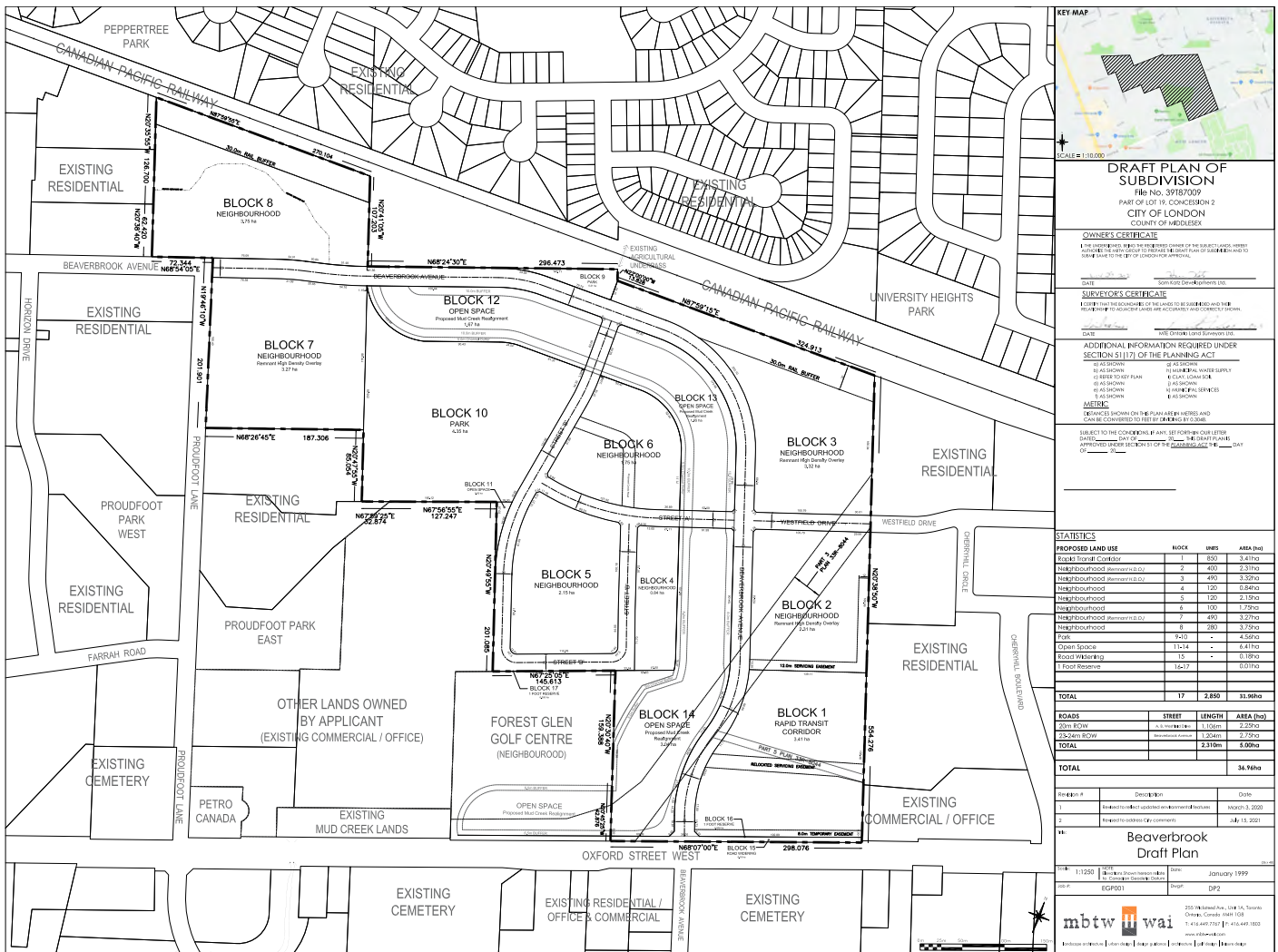
1.5 Environmental Conditions

The existing information from the August 2021 FPR remains valid.

1.6 Site Contamination

The existing information from the August 2021 FPR remains valid.

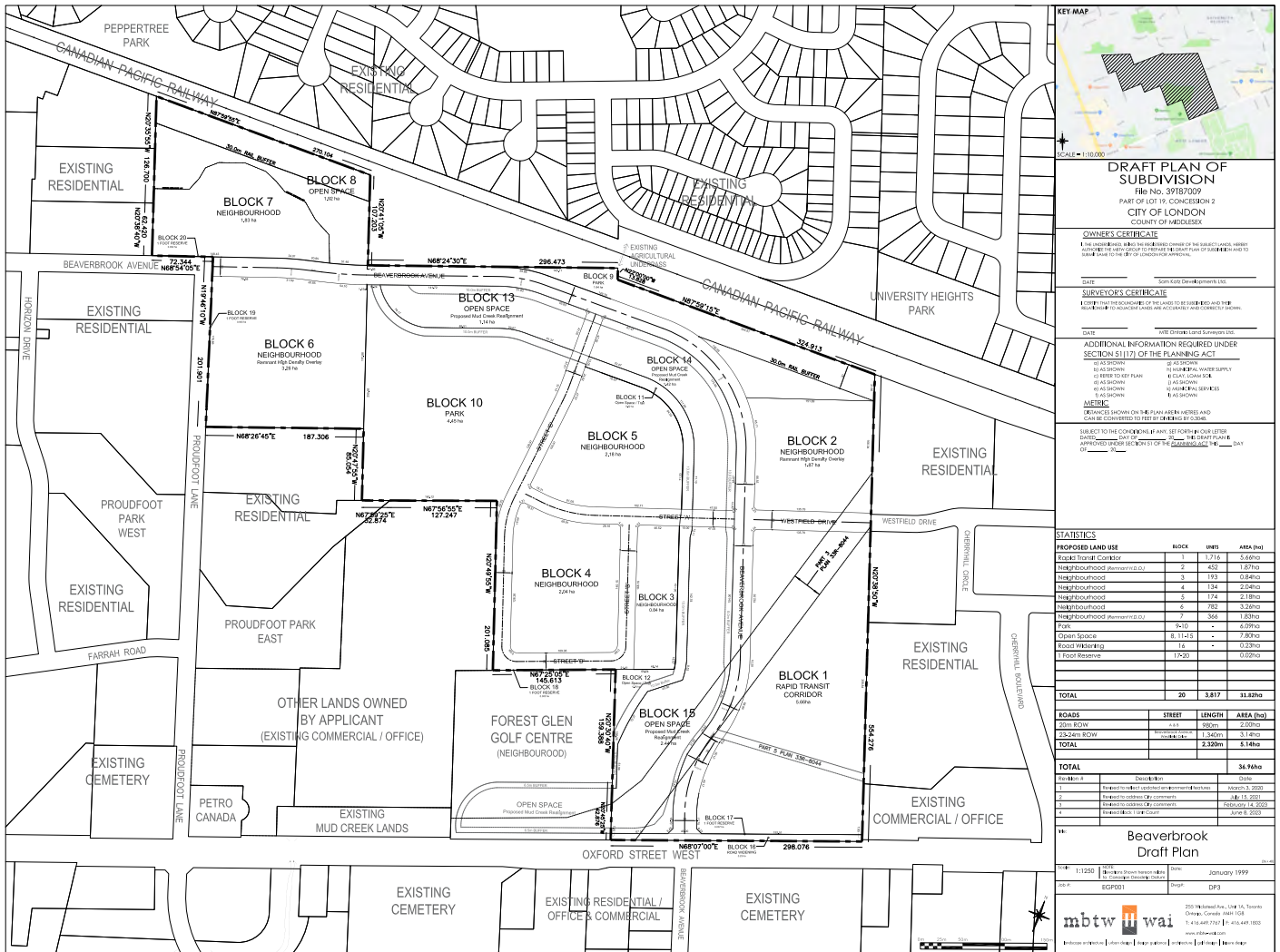
2021 Draft Plan Submission



2021 Draft Plan	2023 Draft Plan	Notes
Block 1	Block 1	Combined into one Rapid Transit Corridor Block
Block 2		
Block 3	Block 2	Shifted block number & revised block shape
Block 4	Block 3	Shifted block number
Block 5	Block 4	Shifted block number
Block 6	Block 5	Shifted block number
Block 7	Block 6	Shifted block number
	Block 7	Developable area of original block
Block 8	Block 8	Environmental Area of original block
	Block 9	Expanded block area
Block 10	Block 10	Combined due to revised block and road layout
Block 11		

Figure 1: 2021 to 2023 Draft Plan Comparison (Prepared by MBTW-WAI)

2023 Draft Plan Submission



2021 Draft Plan

2023 Draft Plan

Notes

Block 12	Block 13	Shifted block number
Block 13	Block 11	Open Space / Trail removed from channel
	Block 14	Channel only
Block 14	Block 12	Open Space / Trail removed from channel
	Block 15	Channel only
Block 15	Block 16	Shifted block number
Block 16	Block 17	Shifted block number
Block 17	Block 18	Shifted block number
N/A	Block 19	Added Reserve Block
N/A	Block 20	Added Reserve Block

1.7 Archaeological / Built Heritage Concerns

The existing information from the August 2021 FPR remains valid.

1.8 Rail Corridor

The existing information from the August 2021 FPR remains valid.

1.9 Development Concept

1.9.1 Primary Components (Structure) of the 1999 Approved Draft Plan

The existing information from the August 2021 FPR remains valid.

1.9.2 New Structuring Elements introduced in the Proposed Redlined Revisions (2020/2021)

A Redlined Revised Draft Plan (2023) (Figure 2 and Appendix B) has been prepared in response to the City of London and agency comments received throughout 2022, as well as multiple working meetings and site walks with City staff and the UTRCA, and some design considerations led by the applicant.

The overall vision for the Beaverbrook Community remains the same as the 2021 Draft Plan, however some structural changes have been proposed in the 2023 Draft Plan. The 2023 Draft Plan continues to envision the creation of a complete community by allocating 13.89 hectares of open space, park and channel lands, which comprises 44% of the total site. The remaining lands are allocated for residential, mixed uses and a potential school site. The major design changes to the 2023 Draft Plan include:

Revised Blocks

The 2023 Draft Plan has combined original Block 1 and Block 2 into one rapid transit corridor development block, now labeled as Block 1. This change has been proposed to facilitate a comprehensive transit-oriented development and aligns with the anticipated phasing of the Beaverbrook

Community. Appropriate height transitions within the consolidated block provide a sensitive and logical interface with the balance of the proposed community. Further information regarding the proposed Block 1 heights is provided in Section 5.2 - Table 1.

Additionally, Block 2 (previously Block 3) has been squared off along the northern extent. The previous development lands have been added to Park Block 9 and will contribute to compensation efforts and community benefits, such as space dedicated for future community gardens through discussions with the City.

As per City comments, the 2023 Draft Plan has separated original Block 8 into two separate blocks, a development block (Block 7) and an environmental block (Block 8).

The size and dimension of Neighbourhood Park Block 10 has been revised to address City transportation comments with regard to the alignment of Street 'B' where it met Beaverbrook Avenue at the north. The size and dimension of Block 10 was also altered as the Multi-use Trail, which was previously within the Mud Creek Channel Block is now incorporated into the overall Park Block. Additionally, the size and dimension of Block 10 was revised to allow for a larger programmable portion of the park at the north end where the grading is more accommodating. The overall re-configuration of the programmable park space minimizes the environmental impact and creates a softer interface with the Open Space component within the block. The remaining block is envisioned to facilitate environmental compensation.

The 2023 Draft Plan has also separated the Trail / Open Space area from the channel into a dedicated block between the channel and the proposed development. The Trail / Open Space Block 11 and Block 12 run along the Mud Creek Channel east of Street 'B' to the south-western extent of the subject property.

Revised Road Alignments & Dimensions

The 2023 Draft Plan includes revisions with regards to road alignments, dimensions and geometries as commented on by the City. One major adjustment as per City comments, include the road alignment of Street 'A' and Street 'B' have been revised

to provide appropriate straight tangents and to accommodate improved pedestrian connectivity from the northern limit of Street 'B' at Beaverbrook Avenue to Park Block 9.

The Mud Creek Valley Corridor

The existing information regarding the design of the realignment of Mud Creek from the August 2021 FPR remains valid.

New Public Streets

The general vision and structuring elements of the proposed street network from the August 2021 FPR remains valid.

1.9.3 The 2021 Conceptual Demonstration Plan

The overall vision and general structure envisioned in the August 2021 FPR is consistent with the 2023 Draft Plan. Please refer to Section 6.5 for further information on updates with regard to the Conceptual Demonstration Plan.

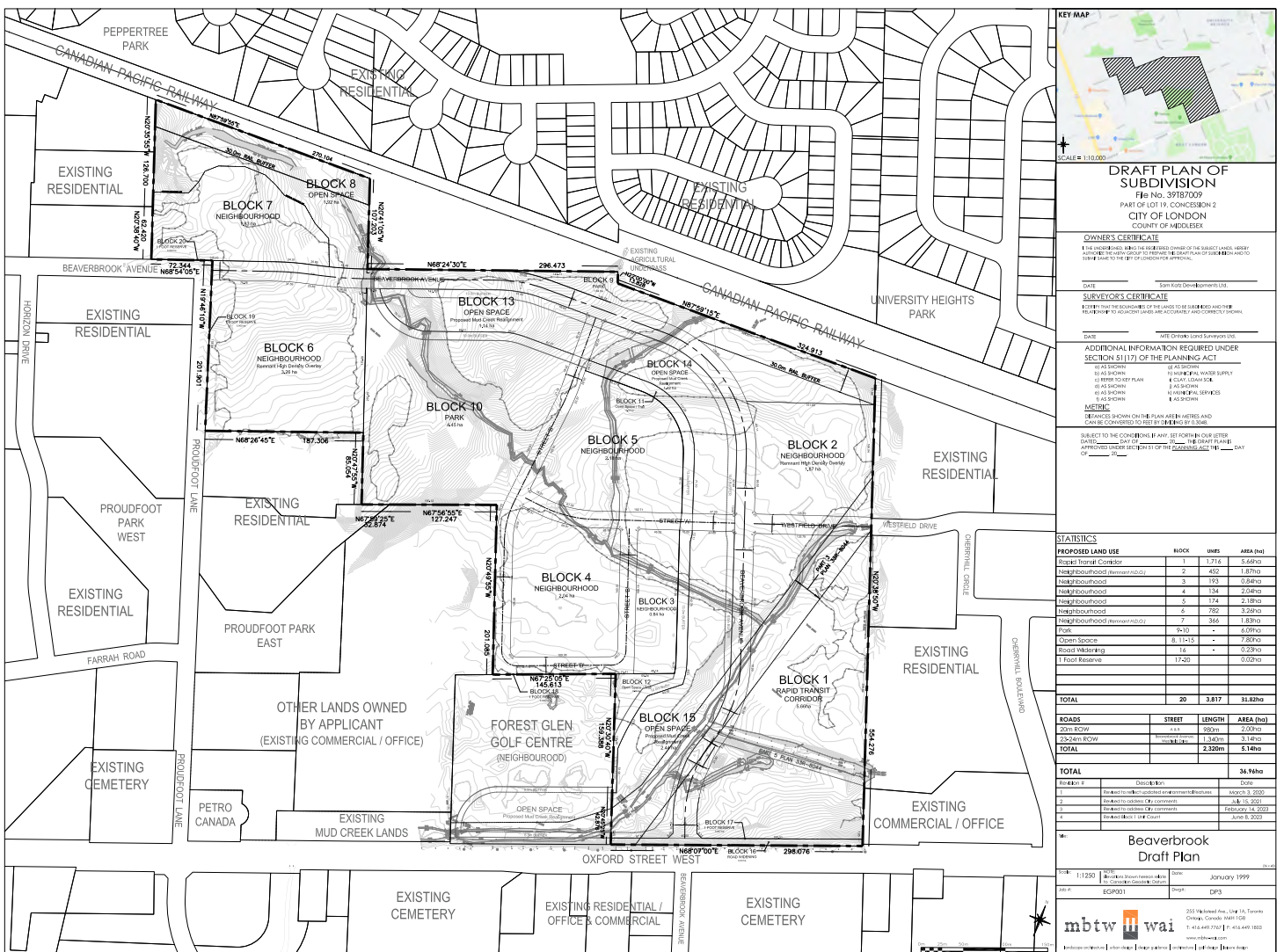


Figure 2: The 2023 Redlined Revised Draft Plan (Prepared by MBTW-WAI)

2.0 Provincial Policy Statement

2.1 Framework

The existing information from the August 2021 FPR remains valid.

2.2 Assessment of Proposal

The existing information from the August 2021 FPR remains valid.

3.0 London Plan

3.1 1989 London Official Plan Designations

The existing information from the August 2021 FPR remains valid.

3.2 London Plan (Minister Approved, December 2016)

The existing information from the August 2021 FPR remains valid.

4.0 Special Policy Area

4.1 Mud Creek Special Policy Area

The existing information from the August 2021 FPR remains valid.

5.0 Zoning By-Law

5.1 Existing Zoning

The existing information from the August 2021 FPR remains valid.

5.2 Proposed Zoning

The 2023 Draft Plan and Zoning By-Law Amendment proposes a rezoning that primarily re-organizes and consolidates existing permissions as a result of the revised development blocks in the Draft Plan. Block 10 is retaining existing approved zoning regulation of OS1.

The 2023 Draft Plan proposes the same zones designations as requested in the August 2021 FPR. However, as per City comments, further regulation amendments have been proposed and can be found in Table 1.

Additionally, the 2023 Draft Plan proposes increased densities, which will be supported by the provision of Type 2 Bonus Zoning, as per London Plan Policy 1652. To facilitate the envisioned development of the 2023 Draft Plan, the applicant shall work with the City to ensure the proposed development incorporates the following Type 2 Bonus Zoning provisions:

- Exceptional site and building design;
- Dedication of public open space;
- Community garden facilities that are available to the broader neighbourhood;
- Public art;
- Sustainable forms of development in pursuit of the Green and Healthy City policies of this Plan;
- Contribution to the development of transit amenities, features, and facilities; and
- Affordable housing.

The proposed zoning and regulation amendments outlined in Table 1, are required to implement the proposed 2023 Draft Plan.

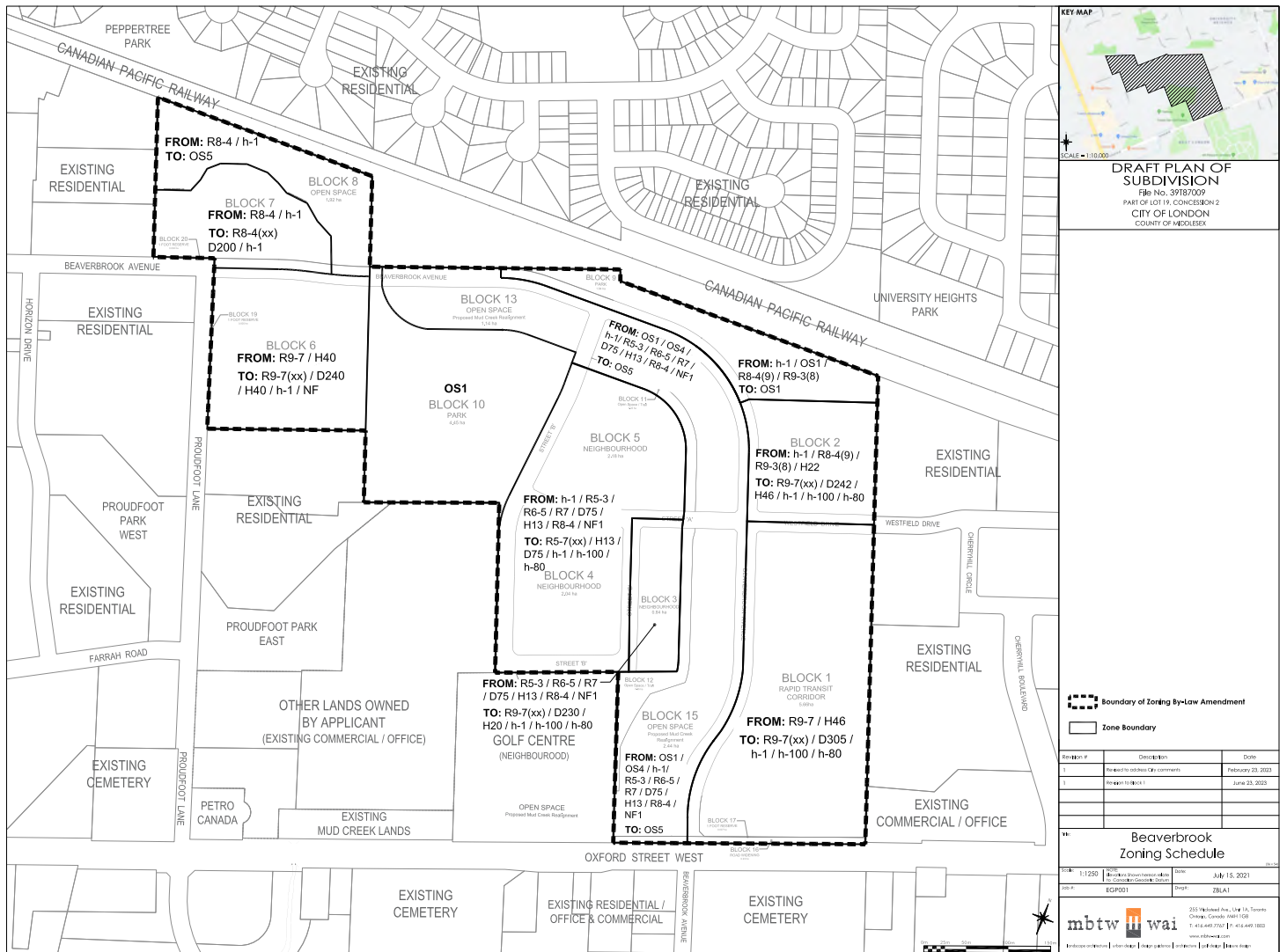


Figure 3: Proposed Zoning Schedule Overlaid on the 2023 Redlined Draft Plan (prepared by MBTW-WAI)

Table 1: Existing Zones, Proposed Zones and Special Zoning Provisions

Block No. (Fig. 10 Label)	Existing Zone(s)	Proposed Zone(s)	Special Provisions
Block 1	R9-7 H46	R9-7(XX) D305 H75 NSA3 h-1 h-100 h-80	<p>R9-7(XX) 323 Oxford Street West</p> <p>a) Additional Permitted Use:</p> <ul style="list-style-type: none"> i) Cluster Stacked townhouse dwelling; Cluster townhouses; and Uses permitted within the NSA3 Zone variation. <p>b) Regulations:</p> <ul style="list-style-type: none"> i) Setbacks <ul style="list-style-type: none"> • South Property Line (Oxford) – 6.0m max / 0.0m min • West Property Line (Beaverbrook) – 6.0m max / 3.0m min • North Property Line (Westfield) – 6.0m max / 3.0m min • East Property Line – 6.0m ii) Density (units per hectare maximum) 305 units/ha iii) Height (maximum) <ul style="list-style-type: none"> For Towers with Frontage on Oxford Street: <ul style="list-style-type: none"> <i>From established grade along Oxford Street 72.0m (22 storeys)</i> <i>From established grade in development block 78.0m (24 storeys)</i> For Towers with Frontage on Westfield Drive 46.0m (14 storeys) For Towers Internal to the Development Block 59.0m (18 storeys) iv) Building Stepback after 4th Storey 3.0m min v) Maximum Point Tower Floorplate 1,000m² <ul style="list-style-type: none"> For Towers With Frontage on Oxford Street vi) Tower Separation 25.0m min vii) Coverage 45% max viii) Landscape Open Space 30% min

Block No. (Fig. 10 Label)	Existing Zone(s)	Proposed Zone(s)	Special Provisions
Block 2	R8-4(9) R9-3(8) H22 h-1	R9-7(XX) D242 H46 h-1 h-100 h-80	<p>R9-7(XX) 323 Oxford Street West</p> <p>a) Additional Permitted Use:</p> <p style="padding-left: 40px;">i) Cluster Stacked townhouse dwelling; and Cluster townhouses.</p> <p>b) Regulations:</p> <p style="padding-left: 40px;">i) Setbacks</p> <ul style="list-style-type: none"> • Front – 6.0m max / 0.0m min • Exterior – 6.0m max / 3.0m min • North Property Line – 3.0m • East Property Line – 6.0m <p style="padding-left: 40px;">ii) Density (units per hectare maximum) 242 units/ha</p> <p style="padding-left: 40px;">iii) Height (maximum) 46.0 metres (14 storeys)</p> <p style="padding-left: 40px;">iv) Built Form Percentage Along Streetscape 50% min</p> <p style="padding-left: 40px;">v) Building Stepback after 4th Storey 3.0m min</p> <p style="padding-left: 40px;">vi) Tower Separation 25.0m min</p> <p style="padding-left: 40px;">vii) Coverage 45% max</p> <p style="padding-left: 40px;">viii) Landscape Open Space 30% min</p>

Block No. (Fig. 10 Label)	Existing Zone(s)	Proposed Zone(s)	Special Provisions	
Block 6	R9-7 H40	R9-7(XX) D240 H40 h-1 NF	R9-7(XX)	<p>323 Oxford Street West</p> <p>a) Additional Permitted Use:</p> <p style="padding-left: 20px;">i) Cluster Stacked townhouse dwelling; and Cluster townhouses.</p> <p>b) Regulations:</p> <p style="padding-left: 20px;">i) Setbacks for Apartment Buildings</p> <ul style="list-style-type: none"> • Front – 6.0m max / 3.0m min • Exterior – 6.0m max / 3.0m min • East Interior – 6.0m • South Property Line – 6.0m <p style="padding-left: 20px;">Setbacks For Townhouse Dwellings</p> <ul style="list-style-type: none"> • Front – 3.0m • Exterior – 3.0m • Interior – 1.5m • Rear – 3.0m <p style="padding-left: 20px;">ii) Density (units per hectare maximum) 240 units/ha</p> <p style="padding-left: 20px;">iii) Height (maximum) 40.0 metres (13 storeys)</p> <p style="padding-left: 20px;">iv) Building Stepback after 4th Storey 3.0m min</p> <p style="padding-left: 20px;">v) Tower Separation 25.0m min</p> <p style="padding-left: 20px;">vi) Built Form Percentage Along Streetscape 50% min</p> <p style="padding-left: 20px;">vii) Coverage 45% max</p> <p style="padding-left: 20px;">viii) Landscape Open Space 30% min</p>

Block No. (Fig. 10 Label)	Existing Zone(s)	Proposed Zone(s)	Special Provisions
Block 7	R8-4 h-1	R9-7(XX) D200 h-1 h-100 h-80	<p>R9-7(XX) 323 Oxford Street West</p> <p>a) Additional Permitted Use:</p> <p style="padding-left: 40px;">i) Cluster Stacked townhouse dwelling; and Cluster townhouses.</p> <p>b) Regulations:</p> <p style="padding-left: 40px;">i) Setbacks for Apartment Buildings</p> <ul style="list-style-type: none"> • Front – 6.0m max / 3.0m min • North Property Line – 30.0m <p style="padding-left: 40px;">Setbacks For Townhouse Dwellings</p> <ul style="list-style-type: none"> • Front – 3.0m • West Property Line – 5.0m • North Property Line – 3.0m <p style="padding-left: 40px;">ii) Density (units per hectare maximum) 200 units/ha</p> <p style="padding-left: 40px;">iii) Height</p> <ul style="list-style-type: none"> • 13.0m (4 storeys) within 72 metres of the west property boundary; otherwise • 40m (12 storeys) <p style="padding-left: 40px;">iv) Building Stepback after 4th Storey 3.0m min</p> <p style="padding-left: 40px;">v) Tower Separation 25.0m min</p> <p style="padding-left: 40px;">vi) Built Form Percentage Along Streetscape 50% min</p> <p style="padding-left: 40px;">vii) Coverage 45% max</p> <p style="padding-left: 40px;">viii) Landscape Open Space 30% min</p>

Block No. (Fig. 10 Label)	Existing Zone(s)	Proposed Zone(s)	Special Provisions
Block 8	R8-4 h-1	OS5	- Open Space Block
Block 9	R8-4(9) R9-3(8) OS1 h-1	OS1	- Park Block/Open Space Block
Block 11 Block 12 Block 13 Block 14 and Block 15	OS1 OS4 h-1 R5-3 R6-5 R7 D75 H13 R8-4 NF1	OS5	- Mud Creek Channel & Open Space / Trail

6.0 Subdivision Design

6.1 Vision

The existing information from the August 2021 FPR remains valid.

6.2 Design Themes

The existing information from the August 2021 FPR remains valid.

6.3 Design Considerations

The existing information from the August 2021 FPR remains valid.

6.4 Existing Services

The existing information from the August 2021 FPR remains valid.

6.5 2021 Conceptual Demonstration Plan

The 2023 Draft Plan results in some minor changes to the Block areas envisioned in the Conceptual Demonstration Plan that was prepared in 2021. The overall vision, principles and structural elements of the Conceptual Demonstration plan from 2021 remain valid.

As described in the 2021 FPR, development block designs are subject to modification based upon detailed design at the Site Plan level, however, the ultimate design shall meet the design vision and objectives that have been identified for the Beaverbrook Community.

In addition to the Conceptual Demonstration Plan, the applicant has begun preparing conceptual plans for Block 1, Block 3 and Block 4. The proposed developments are described in the following sections.



Figure 4: The 2021 Conceptual Demonstration Plan (prepared by MBTW-WAI)

East Residential Area

The proposed East Residential Area comprises of mid to high-rise residential buildings made up of the following two development blocks located between Beaverbrook Avenue and the eastern property limit:

Block 1 – Rapid Transit Corridor Place Type

Block 2 – Neighbourhood Place Type (H.D.O.)

Block 1

Block 1, which has an area of 5.66 hectares, will respond to policies for the Rapid Transit Corridor Place Type and site-specific policies of the London Plan. The preliminary conceptual plans prepared for the applicant by Matter Architectural Studio Inc. (Matter) demonstrates a plan for Block 1 (Figure 5 and Appendix E). The conceptual plans proposes 10 point towers that sit atop podiums. The greatest density and heights are proposed along the Oxford Street frontage and will frame Oxford Street and Beaverbrook Avenue functioning as a primary gateway to the community. The proposed towers within the block range from 24 storeys to 14 storeys including 2 to 3 storey podiums. Appropriate height transitions have been considered in order to provide a sensitive interface to future planned development and the existing Cherryhill Neighbourhood, while logically decreasing height/density from the future Rapid Transit Corridor along Oxford Street. This can be see in preliminary Block 1 massing model, Figure 5. These height transitions have also been included in the proposed Zoning By-Law Amendment and can be reviewed in more detail in Section 5.6, Table 1 of this addendum. An important site feature in the development of Block 1 is the approximately two storey grade difference at the south property boundary (Oxford Street). As a result, the proposed built form along Oxford Street will appear 2 storeys lower compared to within the internal Block 1 streetscape (22 storeys vs. 24 storeys). These first two storeys are envisioned to form part of the buildings podium and parking structure while acting as a retaining wall to accommodate the grade change.

The overall structure of Block 1 is configured into two segments that are connected through an internal condo roads providing both east-west and north south access. The southern segment is comprised of 6 towers that are situated around a central outdoor amenity area. It is envisioned that some retail and townhouse built form will be provided at-grade. The northern segment comprises 4 towers that are also situated around a central amenity area. The conceptual plans propose three vehicular access points into the site, two of which are located off of Beaverbrook Avenue and the third is from Westfield Drive. Internal condo roads are envisioned and will provide access to an underground parking facility. Some surface parking spaces are envisioned within the block and will be situated adjacent to main entrances and the central amenity areas. A 12 metre servicing easement is required within the centre of the block, which lines up with the central east-west access into the block.

Block 2

The general built form and siting envisioned for Block 2 in the Conceptual Demonstration Plan remains valid with the exception of the northern block limit and an increase in building heights to interface appropriately with Block 1. The northern segment of Block 2 has been squared off and the additional land was added to Park Block 9 to facilitate more public open space and potential community gardens. As such, the area of Block 2 is now 1.87 hectares.

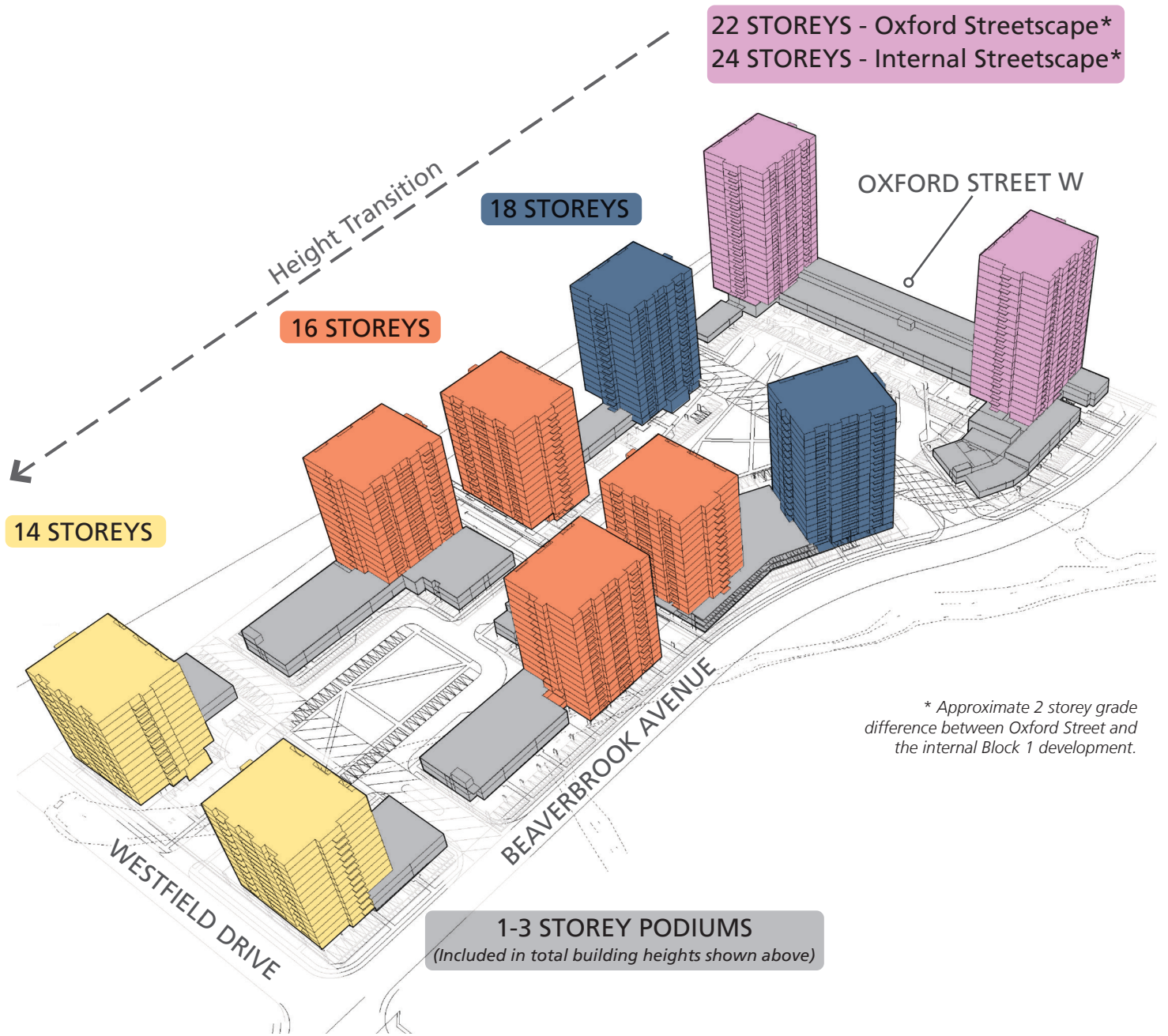


Figure 5: Preliminary Proposed Massing Model for Block 1 (prepared by Matter)

Central Residential Area

The proposed Central Residential Area is made up of the following three development blocks located west of the realigned Mud Creek Channel and east of the proposed Neighbourhood Park:

Block 3 – Neighbourhood Place Type

Block 4 – Neighbourhood Place Type

Block 5 – Neighbourhood Place Type

Block 3

Block 3 is 0.84 hectares and is situated to the south of Street 'A', to the east of Street 'B' and to the west of Mud Creek Channel. The preliminary conceptual plan prepared by Matter proposes one 6 storey mid rise building that fronts onto Street 'B' and addresses Street 'A' (Figure 6 and Appendix F). The proposed building is intended to also address Beaverbrook Avenue through appropriate building elevations and articulations as the building will be visible from across Mud Creek Channel. A driveway is proposed from Street 'B', which will provide access into a future underground parking facility. A surface parking lot is also envisioned at the southern extent of the block.

Block 4

Block 4 has an area of 2.04 hectares and is situated to the west of Block 3. The preliminary conceptual plan prepared by Matter (Figure 6 and Appendix F) proposes 3-4 storey stacked townhouse units and 2-3 storey conventional townhouse units. The conceptual plan proposes surface parking spaces that shall be generally screened from the public streets through the placement of built form and landscaping. The proposed stacked townhouse blocks are fronting Street 'A' and Street 'B'. The conventional townhouse units front onto Street 'B' and an internal condo road.

Block 5

The general built form and siting envisioned for Block 5 in the Conceptual Demonstration Plan remains valid.

Block 6

The general built form and siting envisioned for Block 6 in the Conceptual Demonstration Plan remains valid. However, as per comments received by the Thames Valley District School Board, this block may instead be utilized for future school block.

Block 7

The general built form and siting envisioned for Block 7 in the Conceptual Demonstration Plan remains valid.

Block 8

Block 8 is 1.92 hectares and now comprises the partially wooded area located along the north and eastern portions of Block 7 (previously Block 8). The block is now designated as an Open Space Block intended for environmental conservation and compensation.

Block 9

Block 9 is 1.64 hectares and is situated between the CP Railway, to its north, Block 12 (Mud Creek Channel), Beaverbrook Avenue and the north boundary of Block 2 to its south. As previously mentioned, the block has increased in area in the 2023 Draft Plan. It is designated Open Space and is envisioned to be a park block and will serve a compensation function and may have soft uses such as community garden plots.



Figure 6: Preliminary Massing Model for Block 3 and Block 4 (prepared by Matter)

Block 10

Block 10 has an area of 4.45 hectares. It is situated south of Beaverbrook Avenue and Block 12 (Mud Creek Channel), west of Street 'B' and east of Block 6. The block is currently designated Open Space. As per Figure 7 (Appendix D), a preliminary Landscape Concept Plan has been prepared by RKLA Inc. The block is envisioned to comprise a neighbourhood park playground, community pavilion, gathering space, open spaces and a multi-purpose sports court. The existing vegetation within the western and southern extent of the block is envisioned to be retained and enhanced. The plan also envisions potential walkway paths within this area that provide linkages to the surrounding area.

The park is envisioned to provide a thoughtful and seamless transition between its actively programmed spaces and the environmental areas that include the opportunity for passive trails and connections the wider Beaverbrook community and other city of London open space facilities.

Block 11 and Block 12

Block 11 and 12 comprise the Trail and Open Space Blocks that were previously within the Mud Creek Channel in the 2021 Draft Plan. These are now independent blocks that are specifically envisioned to provide public connectivity through the community active transportation system.

Block 13 to Block 15

Block 13, 14 and 15 comprise the realigned Mud Creek Channel and are designated Open Space. Block 13 (1.14 hectares), Block 14 (1.42 hectares) and Block 15 (2.44 hectares), provide a total of 5.0 hectares of open space area that make up the re-aligned Mud Creek Channel. Two crossings are proposed along Mud Creek Channel and include Street 'A', at the intersect of Block 13 and Block 14 and Street 'A' at the intersect of Block 14 and Block 15.

Block 16

Block 16 is 0.23 hectares and is protected for a future road widening of Oxford Street West.

Block 17 to Block 20

Block 17, Block 18, Block 19 and Block 20 are a 1 foot reserve requested by the City of London. Block 17 is situated at the southern extent of Block 1 at Oxford Street. Block 18 is situated at the southern extent of Block 4 at Street B, adjacent to Forest Glen Golf Centre. Block 19 is situated at western extent of Block 6, adjacent to Proudfoot Lane. Block 20 is situated at the southern extent of Block 7, adjacent to Beaverbrook Avenue.

Alternative Block Designs

The Beaverbrook Conceptual Demonstration Plan shown in Figure 4 illustrates one way in which the community may be designed to address local street layout and built form. Each residential block is subject to further detailed design and review through the site plan application process. Alternative options for private streets, the configuration within development blocks, and built form may be pursued by landowners in their implementing site plans while still preserving the intended design vision, allowable uses and regulations within the London Plan and Zoning By-Law as well as the Urban Design Guidelines prepared for the Beaverbrook Lands. More details with regards to potential alternative block designs are presented in Section 6.2.4 of the Urban Design Guidelines.

The preliminary conceptual plans prepared by Matter illustrate a working alternative design for the blocks that take into consideration the guidelines, vision and principles for the Beaverbrook Community.

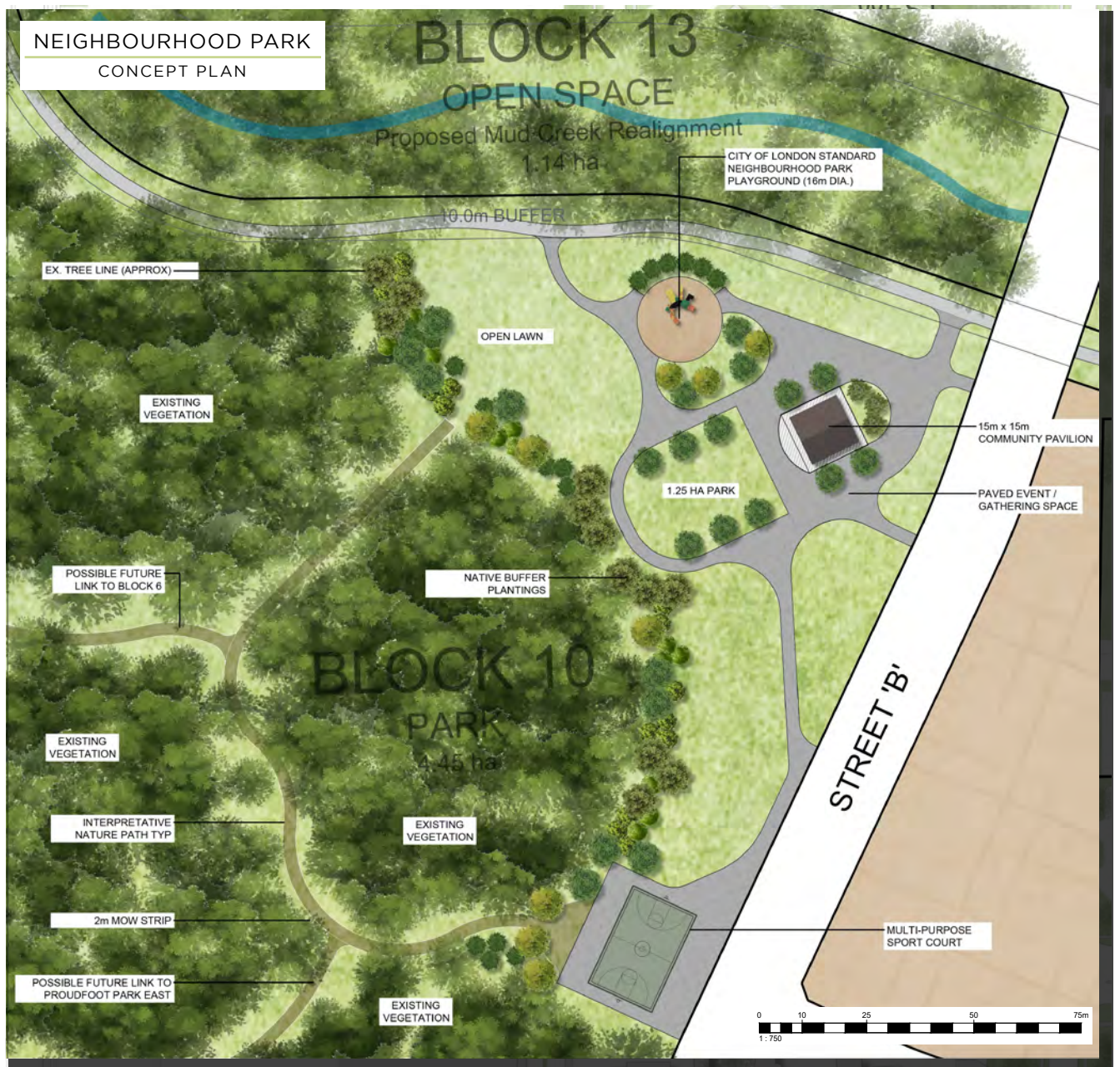


Figure 7: Proposed Neighbourhood Park Block 10 Landscape Concept Plan (prepared by RKLA)

6.6 Subdivision Phasing & Staging

The Beaverbrook Community is contemplated to be developed in three phases, as shown in Figure 8. The preliminary phasing plan has been developed in coordination with TYLin to ensure that key infrastructure is in place and that elements of a complete community are provided for in each phase. These phases are preliminary and are subject to change due to further focused design studies and through discussions with the City of London.

Phase 1

The first phase of development of the Beaverbrook Community will comprise of the major infrastructure required to permit and service residential development. The first phase will include:

- Mud Creek Channel Block 15*
- Mud Creek Channel south of Forest Glen Golf (City-Led)
- Open Space Block 8
- Open Space / Trail Block 12
- Beaverbrook Avenue from Oxford Street to Westfield Drive/Street 'A'**
- Street 'A' and a portion of Street 'B'
- Rapid Transit Corridor Block 1
- Residential Blocks 3, 4 & 7
- Sanitary Connections
 - South-west of Block 5 through other lands owned by applicant connecting to Oxford Street West
 - Realignment within Block 1 as shown connecting to Beaverbrook Avenue
- Tributary Connection
 - Underground Pipe through Block 1 connecting to Mud Creek Channel Block 15

* The Mud Creek Channel may be developed in multiple phases as per discussions with the City and through focused design studies.

** Beaverbrook Avenue may be developed in multiple phases as per discussions with the City and through focused design studies.

Phase 2

The second phase of the Beaverbrook Community development will comprise of park, open space and residential development and will include:

- Mud Creek Channel Block 13 and 14*
- Beaverbrook Avenue from Street 'A' to Proudfoot Lane**
- Public Parkland Block 9 and 10
- Open Space / Trail Block 11
- Residential Block 2 and 5

Phase 3

The third and final phase of development of the Beaverbrook Community is located in the western residential area and will include:

- Residential / School Block 6.

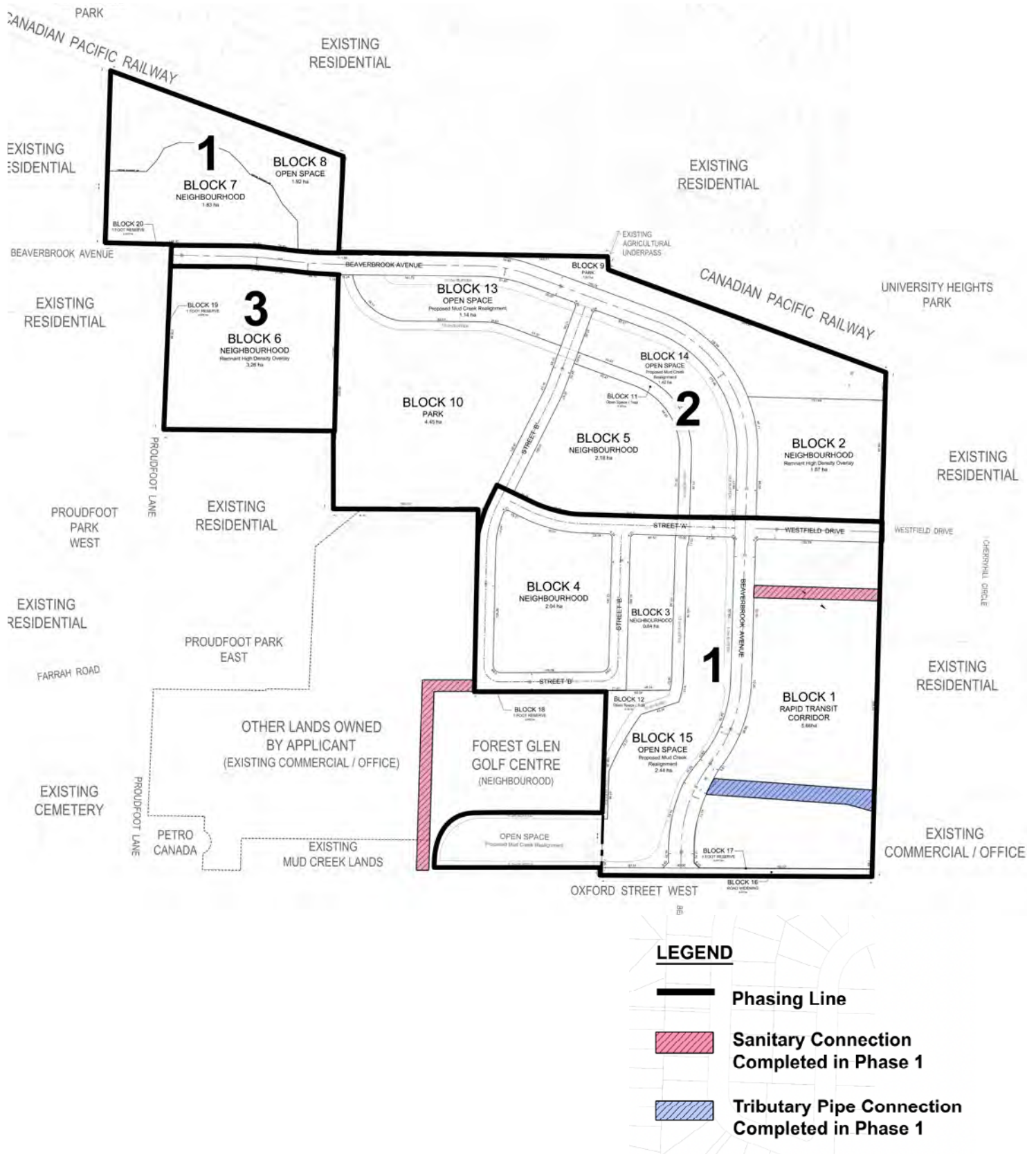


Figure 8: Preliminary Development Phasing Map

7.0 Sanitary Servicing

7.1 Proposed Sanitary Sewershed

The existing information from the August 2021 FPR generally remains valid. Please refer to the Functional Servicing and Stormwater Management Report Addendum (2023) prepared by TYLin for more information.

7.2 Sanitary Servicing Strategy

The existing information from the August 2021 FPR generally remains valid. Please refer to the Functional Servicing and Stormwater Management Report Addendum (2023) prepared by TYLin for more information.

8.0 Water Servicing

8.1 Water Servicing Strategy

The existing information from the August 2021 FPR generally remains valid. Please refer to the Functional Servicing and Stormwater Management Report Addendum (2023) prepared by TYLin for more information.

9.0 Stormwater Management

9.1 Stormwater Assumptions

The existing information from the August 2021 FPR remains valid.

9.2 Proposed Strategy for Stormwater Management

The existing information from the August 2021 FPR generally remains valid. Please refer to the Functional Servicing and Stormwater Management Report Addendum (2023) prepared by TYLin and the updated Environmental Impact Study (2023) prepared by MTE Consultants for more information.

10.0 Environmental Impact Study

10.1 Mud Creek Natural Corridor and Significant Valleyland

The existing information from the August 2021 FPR generally remains valid. Please refer to the updated Environmental Impact Study (2023) prepared by MTE Consultants for more information.

10.2 Protection of Significant Woodlands and Public Land Dedication

The existing information from the August 2021 FPR generally remains valid. Please refer to the updated Environmental Impact Study (2023) prepared by MTE Consultants for more information.

10.3 Additional Ecological Enhancement Opportunities

The existing information from the August 2021 FPR generally remains valid. Please refer to the updated Environmental Impact Study (2023) prepared by MTE Consultants for more information.

11.0 Transportation

11.1 Transportation Study

The existing information from the August 2021 FPR generally remains valid. Please refer to the Transportation Impact Study Addendum (2023) prepared by TYLin for more information.

11.2 Roadworks

The existing information from the August 2021 FPR generally remains valid. Please refer to the Transportation Impact Study Addendum (2023) prepared by TYLin for more information.

11.3 Traffic Infrastructure

The existing information from the August 2021 FPR generally remains valid. Please refer to the Transportation Impact Study Addendum (2023) prepared by TYLin for more information.

11.4 Transportation Demand Management

The existing information from the August 2021 FPR generally remains valid. Please refer to the Transportation Impact Study Addendum (2023) prepared by TYLin for more information.

12.0 Natural Heritage / Parks

12.1 Natural Heritage System

The existing information from the August 2021 FPR generally remains valid. Please refer to the updated Environmental Impact Study (2023) prepared by MTE Consultants for more information.

12.2 Parks & Open Space

The 2023 Draft Plan includes some minor changes to the two public Park Blocks depicted in the Conceptual Demonstration Plan that was prepared in 2021. While the overall vision and principles of the park space remain valid, there were a few structural changes to Park Blocks 9 & 10. Park Block 9 was expanded to include the triangular piece of land that was previously part of the northern area of Block 2. Park Block 10 was revised as a result of the shifting of Street B which increases the size of the programmable portion of this park. Included with this addendum submission is an updated Landscape Plan (2023) prepared by RKL A - Figure 10 and Appendix D. This plan demonstrates the large publicly accessible park and open space system that exist with the community including an indication of where additional open space amenities are envisioned as part of the individual residential block site plans.

A healthy and active community is underpinned by a connected network of parks and recreation, which provides multiple opportunities for active and passive interaction with the natural environment. Figure 11 illustrates the

community's proposed Active Transportation System which highlights the large amount of open spaces and how they are all well interconnected to each other, as well as to the surrounding open space network. Parks proposed within the community are intended to provide a range of recreational opportunities within each residential area. In general, amenities provided in parks include active sports fields and courts, children's play areas, and seating and other passive uses.

The community includes a neighbourhood park and parkette, a large open space trail system, and opportunities for additional condominium parkettes and courtyards. The final design of parks within the Beaverbrook Community will be determined in coordination with City staff. An important point regarding the placement and inclusion of parks (as also summarized in Section 1.2), is that through the original approvals process for the approved 1999 Draft Plan, the Commissioner of Planning and Developments Recommendation Report (Appendix F) stated that a need for a district park had not been identified at this location. Therefore, the primary public park that has been included into the Beaverbrook Community plan has been sized and classified as a Neighbourhood Park.

Neighbourhood Park

The Beaverbrook Community 2021 Conceptual Demonstration plan proposes one neighbourhood park, which is located central to the community. The neighbourhood park includes and is contiguous with an existing woodlot and the proposed Mud Creek Channel. Situated to become a focal point, this neighbourhood park will be developed along and at the terminus of the primary neighbourhood street network with visual and physical links to the surrounding open space system and will include active and passive recreational opportunities. The existing woodlot, within the proposed park (Block 10), will be retained and enhanced while sensitively integrated into the park design. A preliminary Landscape Concept Plan highlighting potential neighbourhood park programming (Figure 7) has been prepared by RKL A Inc. envisioned to include a playground, community pavilion, gathering

space, open spaces and a multi-purpose sports court. The plan also envisions potential walkway paths within this area that provide linkages to the surrounding area.

Public Parkettes

One public parkette was considered within the 2021 Conceptual Demonstration Plan along the north boundary of the community. As described previously, the updated 2023 Draft Plan has expanded this block significantly to the east to include the triangular area of land that was previously at the northern portion of Block 2. This parkette may facilitate access to a proposed future pedestrian connection through an existing agricultural underpass under the rail line. It is also envisioned to serve a compensation function and may have soft uses such as community garden plots.

Open Space / Trails

The 2023 Revised Draft Plan includes two Open Space / Trail blocks (11 & 12) along the west side of the realigned Mud Creek Channel. These areas were previously within the channel blocks in the 2021 Draft Plan, but are now independent blocks that are specifically envisioned to provide public connectivity through the community active transportation system (Figure 11). This trail system continues within and along the north portion of the expanded Park Block 10. The Conceptual Landscape Plan (2023) prepared by RKL depicts how this additional open space forms an important pedestrian link for the community as an extension of the community's park system.

Condominium Outdoor Amenity Areas

The 2021 Conceptual Demonstration plan identifies opportunities for various at grade condominium parkettes and / or courtyards. These areas provide opportunities for passive recreation and social interaction for residents and visitors. The Conceptual Landscape Plan (2023) prepared by RKL (Figure 10) identifies these additional open space amenity opportunities. Additionally, a preliminary concept plan demonstrating the potential condominium outdoor amenity areas in Block 1 has been prepared (Figure 9) to provide a visual

example of how the condominium blocks outdoor amenity space can be connected and contribute to the overall parks and open space system. All condominium parkettes and / or courtyards are subject to further study in regards to their design, location, feasibility, and need during the site plan stage of each development block.

13.0 Noise and Vibration Report

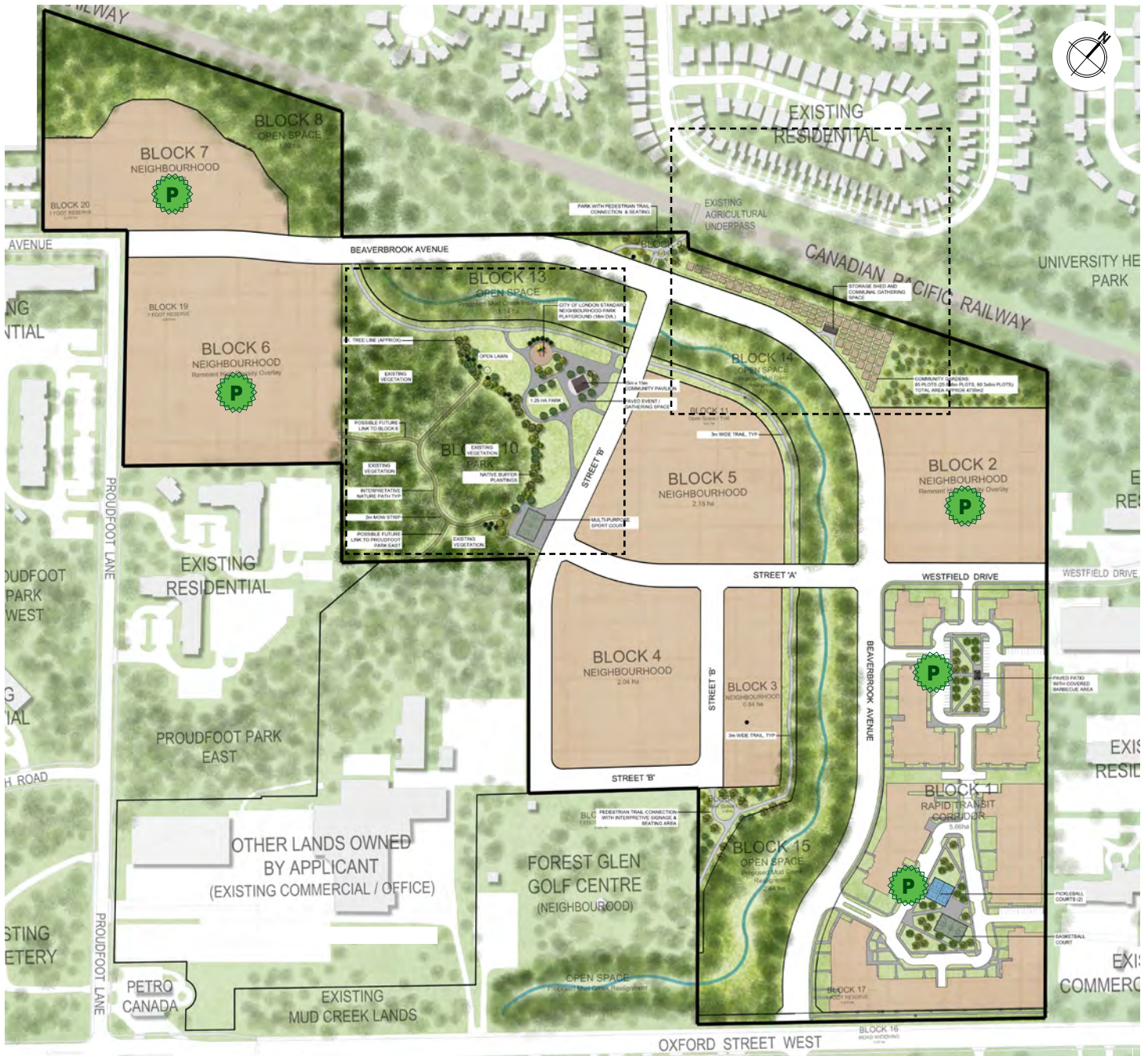
The existing information from the August 2021 FPR remains valid.

14.1 Summary of Revenues

The existing information from the August 2021 FPR remains valid.

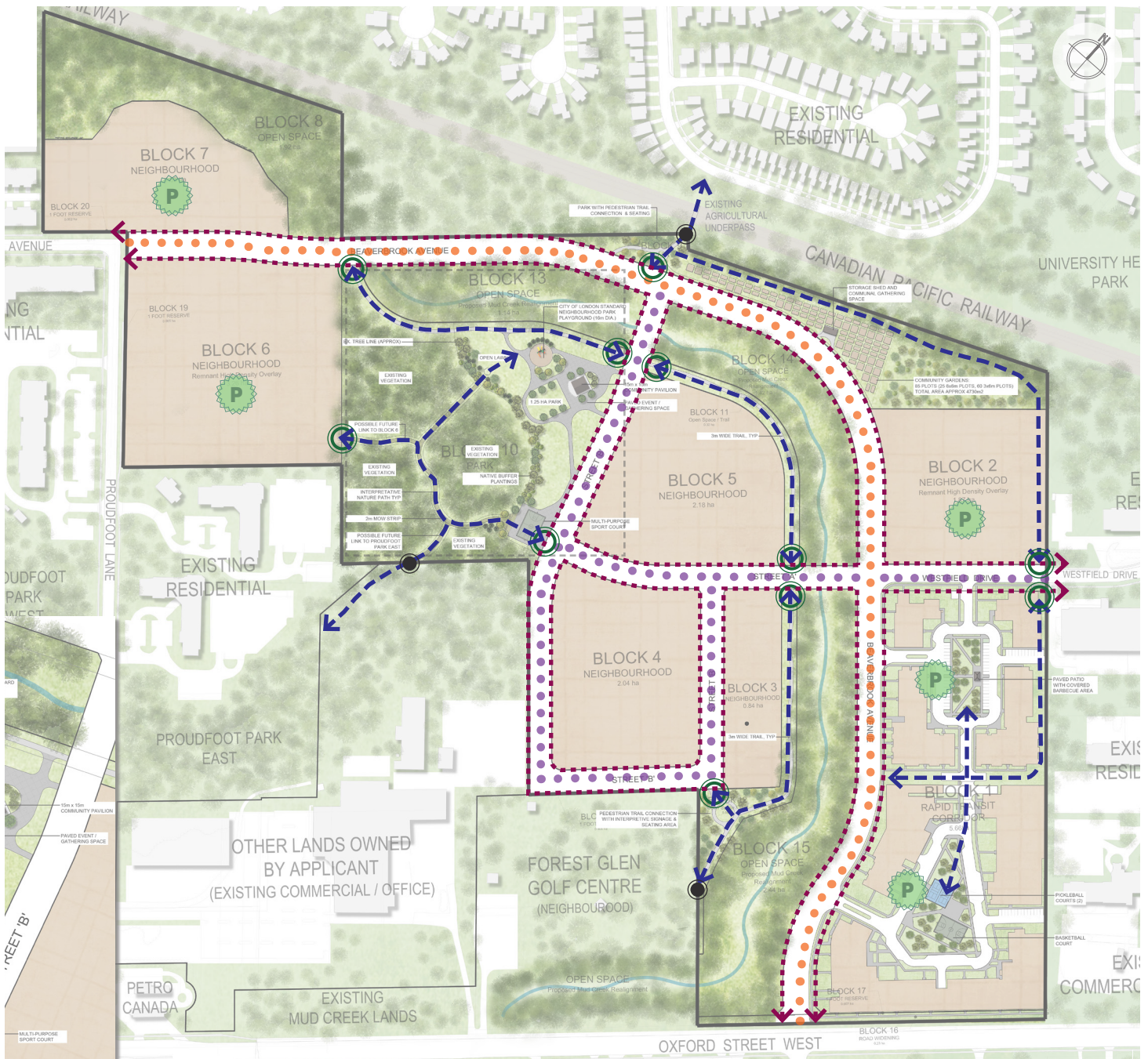


Figure 9: Block 1 Conceptual Outdoor Amenity Area Design



P Potential Condominium Outdoor Amenity Areas

Figure 10: Community Landscape Concept Plan (Prepared by RKLA)



- Proposed Public Sidewalks
- Proposed Trails / Pathways / Connections
- Proposed Dedicated Bike Lane
- Proposed Shared Bike Route
- Proposed Trail Heads
- Proposed Future Pedestrian Connection

Figure 11: Proposed Active Transportation Plan



APPENDICES

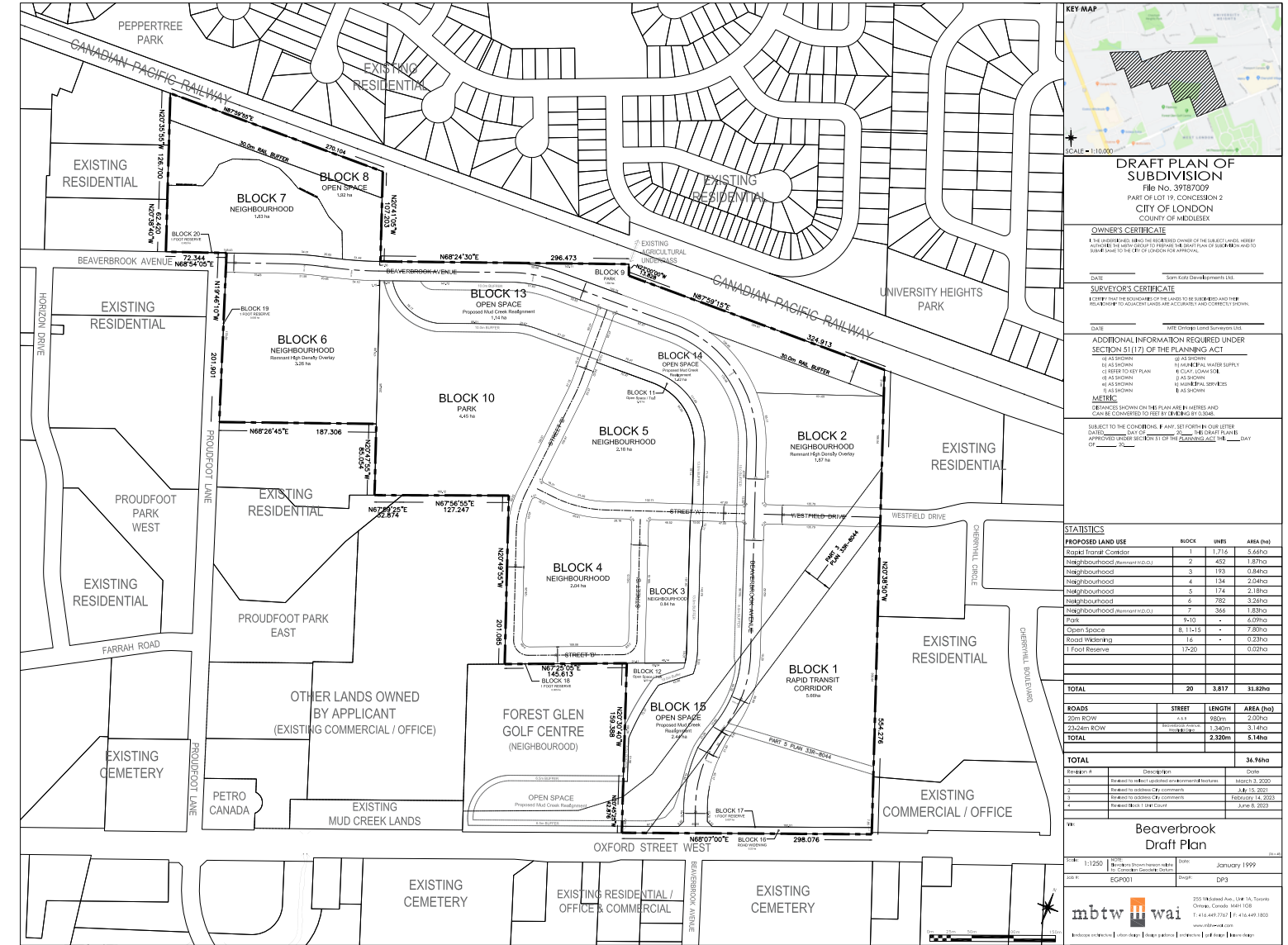
APPENDIX A

2021 to 2023 Draft Plan Comparison

2021 Draft Plan Submission



2023 Draft Plan Submission



2021 Draft Plan

2023 Draft Plan

Notes

Block 1	Block 1	Combined into one Rapid Transit Corridor Block
Block 2	Block 2	Shifted block number & revised block shape
Block 3	Block 3	Shifted block number
Block 4	Block 4	Shifted block number
Block 5	Block 5	Shifted block number
Block 6	Block 6	Shifted block number
Block 7	Block 7	Developable area of original block
Block 8	Block 8	Environmental Area of original block
Block 9	Block 9	Expanded block area
Block 10	Block 10	Combined due to revised block and road layout
Block 11		

2021 Draft Plan

2023 Draft Plan

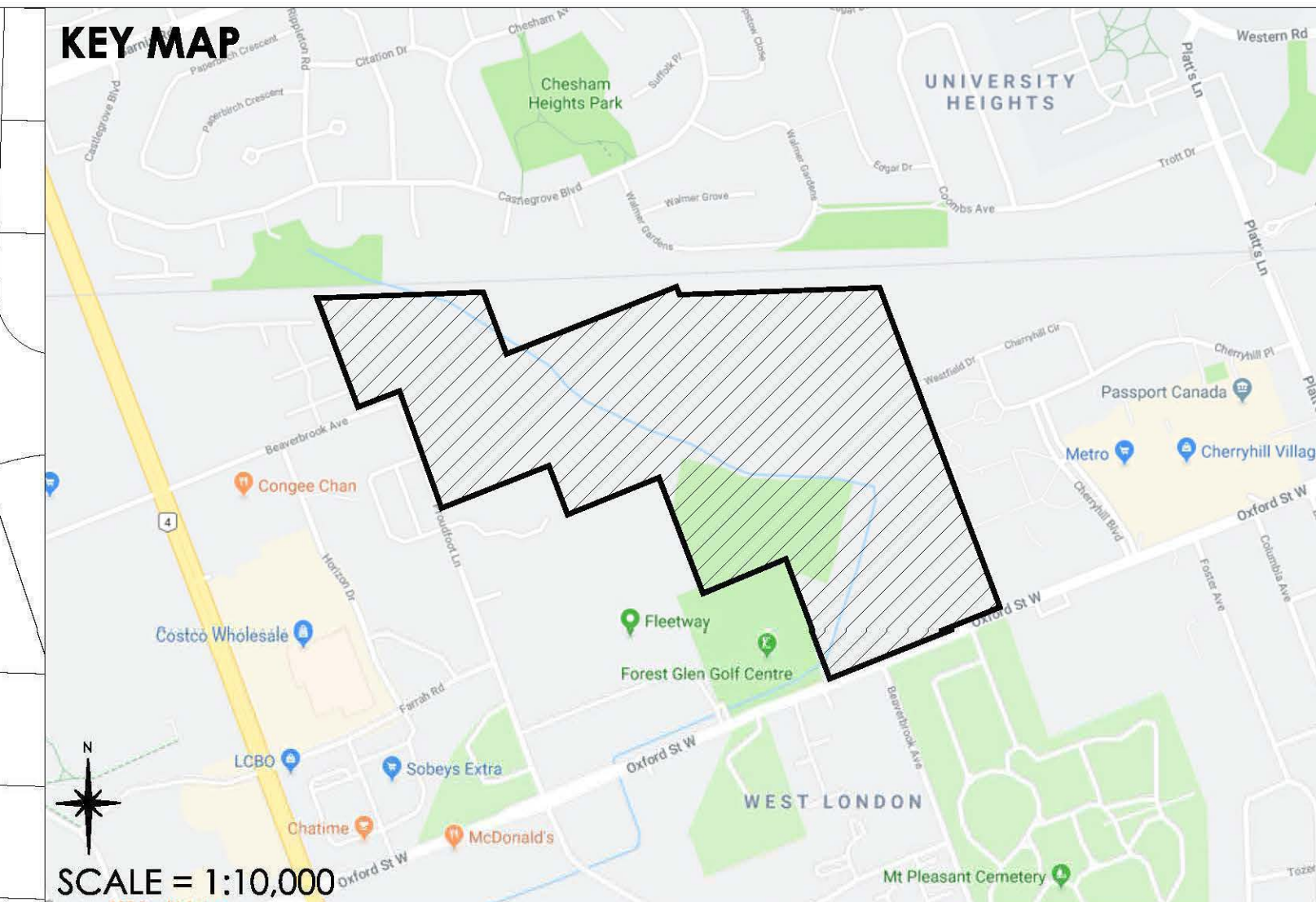
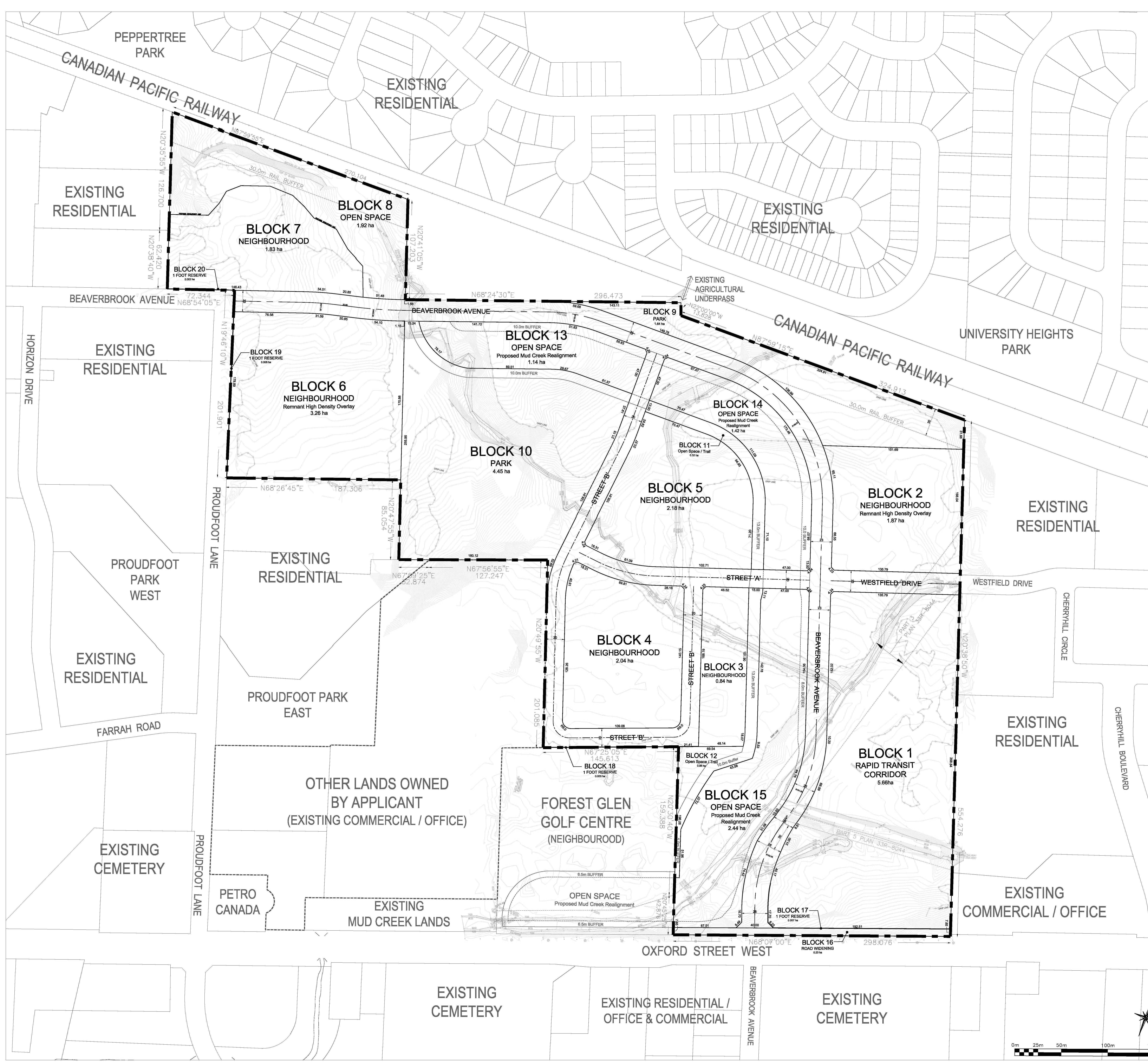
Notes

Block 12	Block 13	Shifted block number
Block 13	Block 11	Open Space / Trail removed from channel
	Block 14	Channel only
Block 14	Block 12	Open Space / Trail removed from channel
	Block 15	Channel only
Block 15	Block 16	Shifted block number
Block 16	Block 17	Shifted block number
Block 17	Block 18	Shifted block number
N/A	Block 19	Added Reserve Block
N/A	Block 20	Added Reserve Block

2021 to 2023 Draft Plan Comparison

APPENDIX B

Redlined Revised Draft Plan (2023)



DRAFT PLAN OF SUBDIVISION
 File No. 39T87009
 PART OF LOT 19, CONCESSION 2
 CITY OF LONDON
 COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE MBTW GROUP TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF LONDON FOR APPROVAL.

DATE: _____
 Sam Katz Developments Ltd.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____
 MTE Ontario Land Surveyors Ltd.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- a) AS SHOWN
- b) AS SHOWN
- c) REFER TO KEY PLAN
- e) AS SHOWN
- f) AS SHOWN
- g) AS SHOWN
- h) MUNICIPAL WATER SUPPLY
- i) CLAY, LOAM SOIL
- j) AS SHOWN
- k) MUNICIPAL SERVICES
- l) AS SHOWN

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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____.

STATISTICS

PROPOSED LAND USE	BLOCK	UNITS	AREA (ha)
Rapid Transit Corridor	1	1,716	5.66ha
Neighbourhood (Remnant H.D.O.)	2	452	1.87ha
Neighbourhood	3	193	0.84ha
Neighbourhood	4	134	2.04ha
Neighbourhood	5	174	2.18ha
Neighbourhood	6	782	3.26ha
Neighbourhood (Remnant H.D.O.)	7	366	1.83ha
Park	9-10	-	6.09ha
Open Space	8, 11-15	-	7.80ha
Road Widening	16	-	0.23ha
1 Foot Reserve	17-20	-	0.02ha
TOTAL	20	3,817	31.82ha

ROADS	STREET	LENGTH	AREA (ha)
20m ROW	A & B	980m	2.00ha
23-24m ROW	Beaverbrook Avenue, Westfield Drive	1,340m	3.14ha
TOTAL		2,320m	5.14ha

TOTAL			36.96ha
Revision #	Description	Date	
1	Revised to reflect updated environmental features	March 3, 2020	
2	Revised to address City comments	July 15, 2021	
3	Revised to address City comments	February 14, 2023	
4	Revised Block 1 Unit Count	June 8, 2023	

Title: **Beaverbrook Draft Plan**

Scale: 1:1250
 Date: January 1999

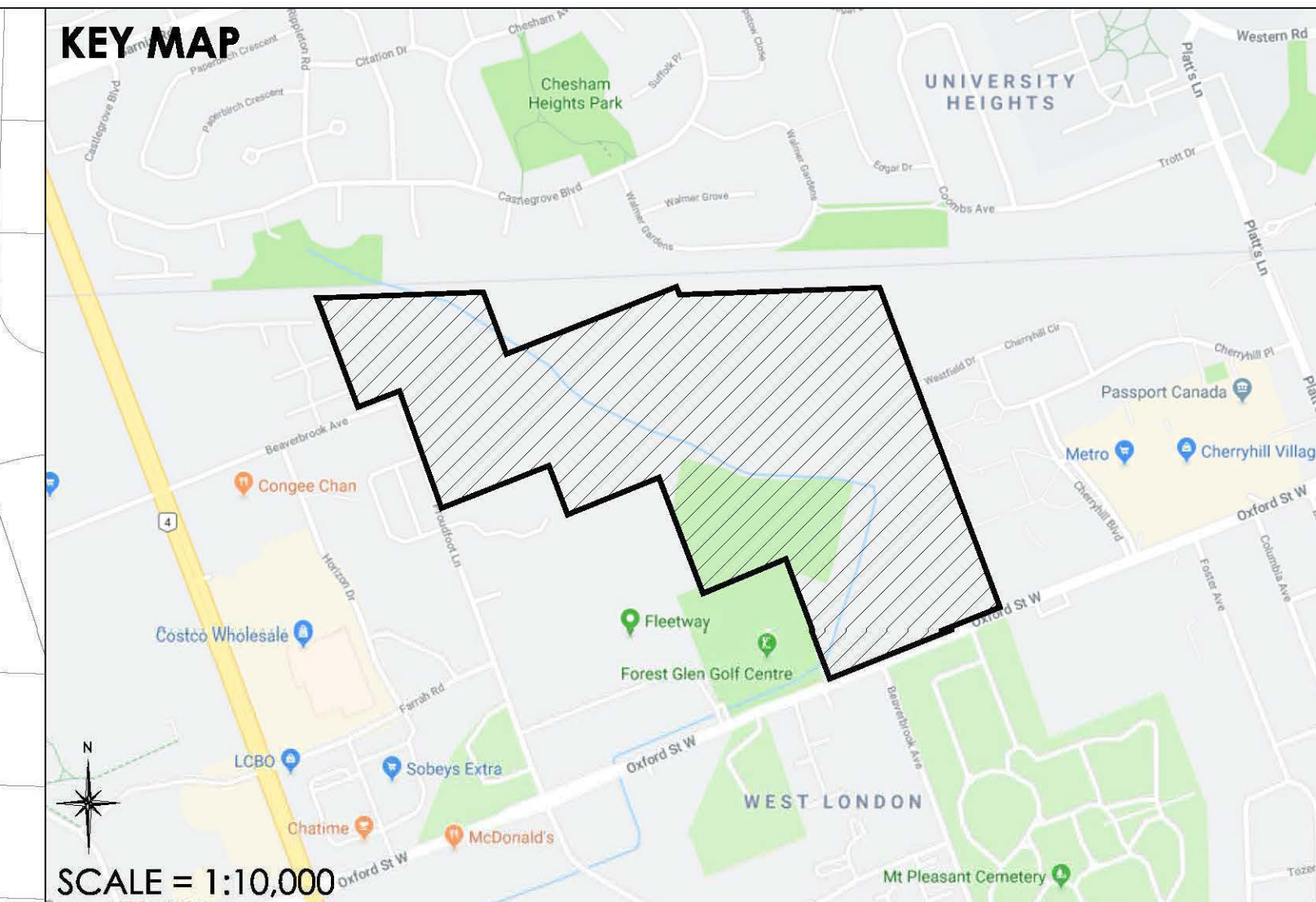
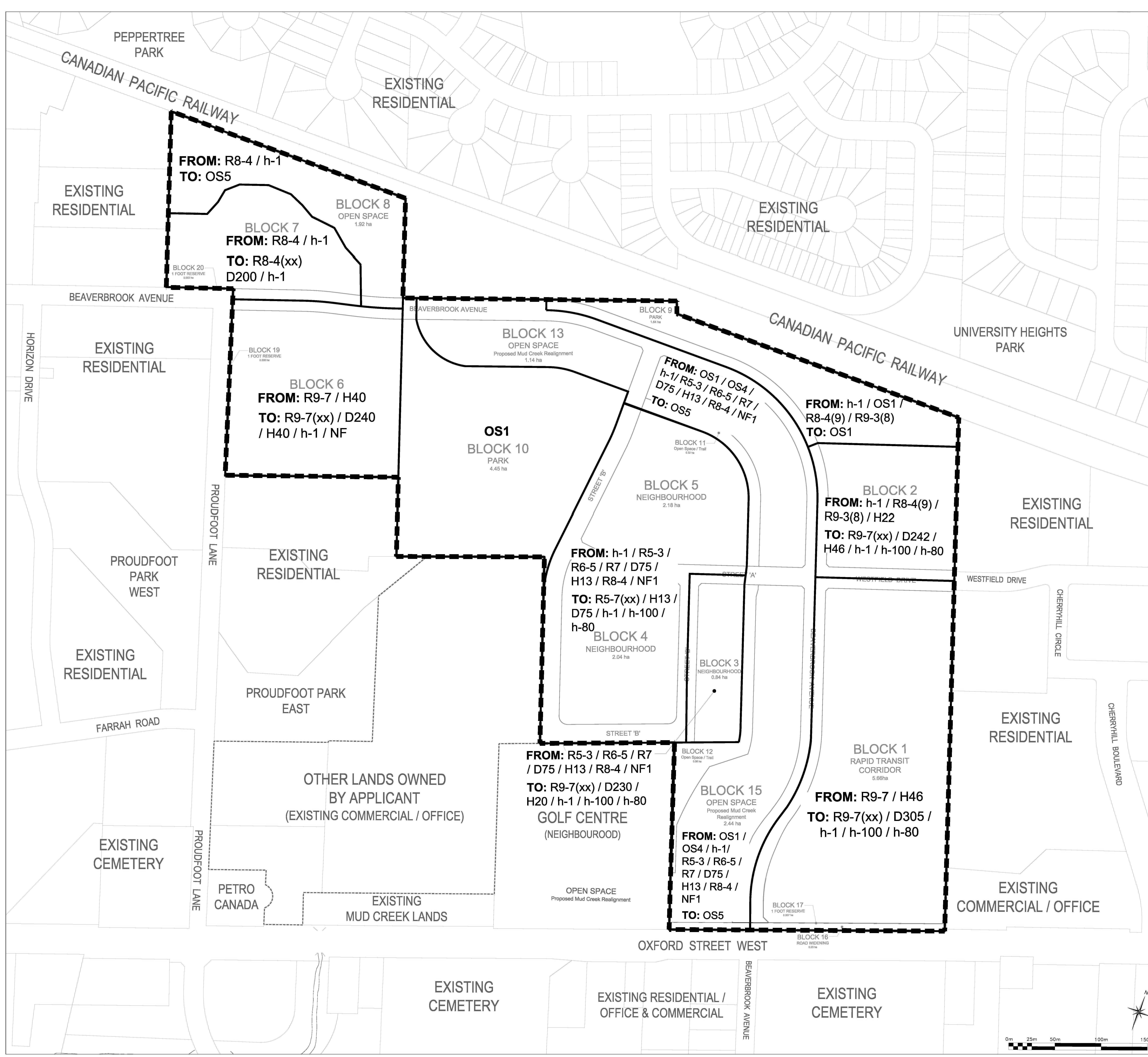
Job #: EGP001
 Dwg #: DP3

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 landscape architecture | urban design | design guidance | architecture | golf design | leisure design



APPENDIX C

Proposed Zoning Schedule Overlaid on the 2023
Redlined Draft Plan



DRAFT PLAN OF SUBDIVISION
 File No. 39T87009
 PART OF LOT 19, CONCESSION 2
 CITY OF LONDON
 COUNTY OF MIDDLESEX

Boundary of Zoning By-Law Amendment (indicated by a dashed line)

Zone Boundary (indicated by a solid line)

Revision #	Description	Date
1	Revised to address City comments	February 23, 2023
1	Revision to Block 1	June 23, 2023

Title: **Beaverbrook Zoning Schedule**

Scale: 1:1250
 Date: July 15, 2021
 Job #: EGP001
 Dwg#: ZBLA1

Revision #	Description	Date
1	Revised to address City comments	February 23, 2023
1	Revision to Block 1	June 23, 2023



APPENDIX D

Conceptual Landscape Plan (2023)

THE BEAVERBROOK COMMUNITY

JUNE 2023

CONCEPTUAL PARKS & OPEN SPACE

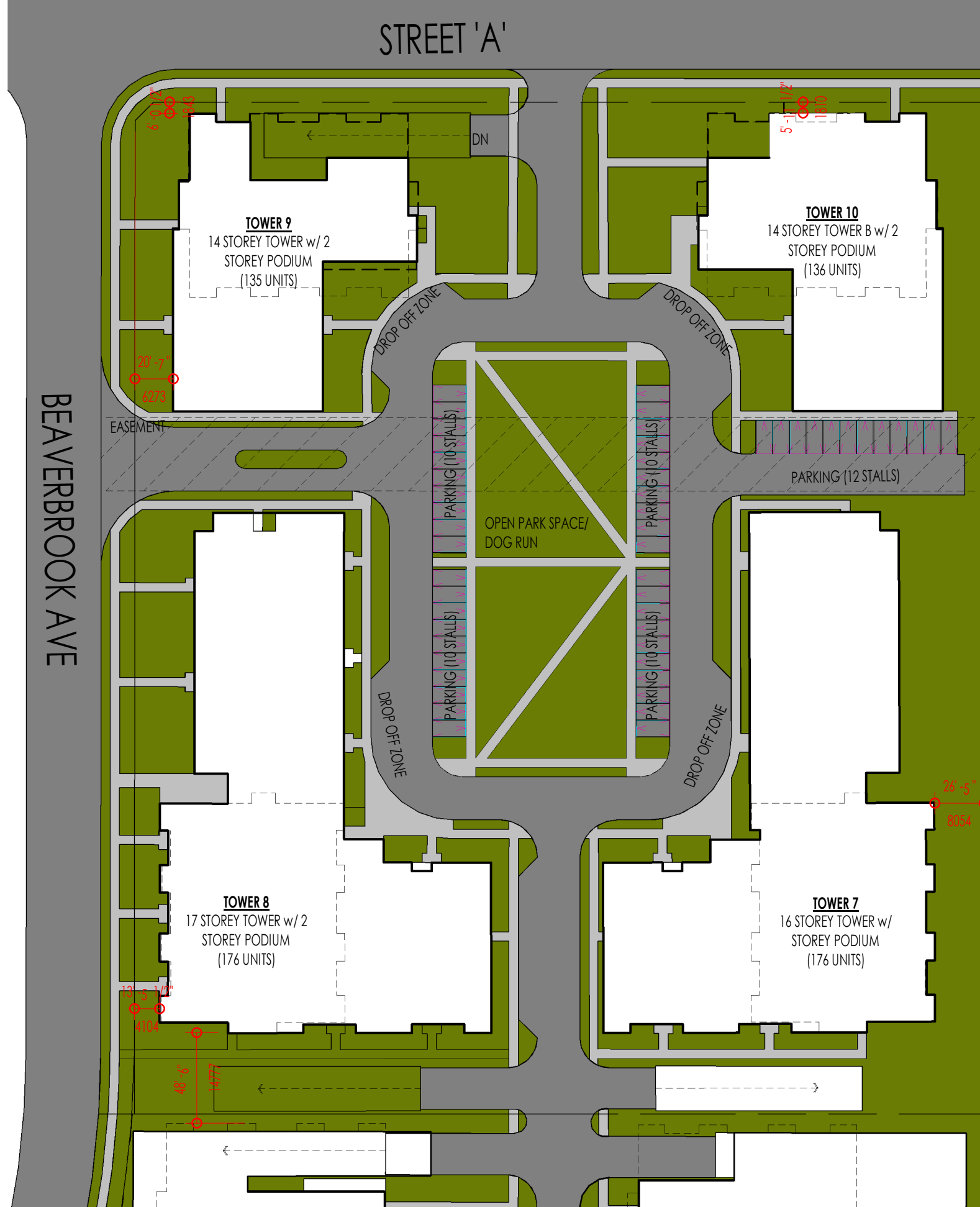


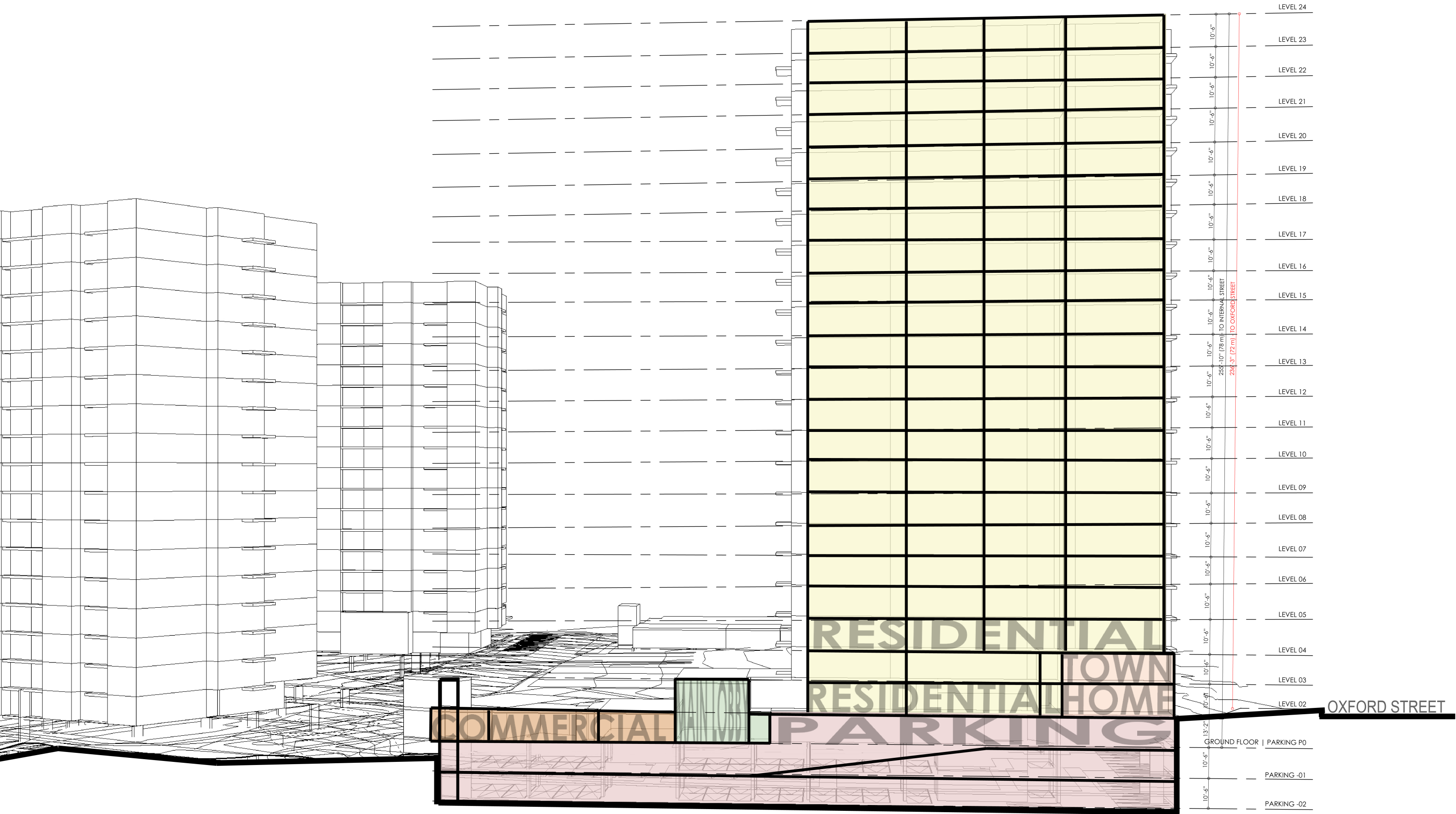
APPENDIX E

Conceptual Plans - Block 1 (Matter, 2023)



OVERALL SITE PLAN - BLOCK 01 SOUTH
JUNE 2023





APPENDIX F

Conceptual Plans - Block 3 & Block 4 (Matter, 2023)



NOT FOR CONSTRUCTION

FOR DISCUSSION PURPOSES ONLY

BEAVERBROOK DEVELOPMENT
CONCEPTUAL PLAN - BLOCK 03 + 04



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