

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

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

Subject: Royal Premier Homes
1350 Wharncliffe Road South
File Number: Z-9611/39T-23501, Ward 12
Public Participation Meeting

Date: December 4, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Royal Premier Homes relating to the property located at 1350 Wharncliffe Road South:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting December 19th, 2023, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, *The London Plan*, for the City of London to change the zoning of the subject property **FROM** a Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone **TO** a Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone;
- (b) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the provision of short-term public bicycle parking in the development of each block through the site plan process; and
- (d) The Approval Authority **BE ADVISED** that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Royal Premier Homes (File No. 39T-23501), prepared by Stantec, Project No. 16141212, March 17th 2022, which shows a draft plan of subdivision consisting of three (3) medium density residential blocks, twenty-eight (28) single-detached lots, one (1) reserve block and one (1) road widening blocks servicing by the extension on Southbridge Avenue and a new Neighbourhood Street (Street A).

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone to a Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone.

Staff have proposed holding provisions to form part of the zone to ensure the following:

- h: orderly development and adequate provision of municipal services through an approved Development Agreement;

- h-17: orderly development of the lands and adequate provision of municipal services through the provision of full municipal sanitary sewer and water services;
- h-18: the required archaeological studies have been completed and accepted, and any recommendations implemented;
- h-100: there is adequate water services and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer; and,
- h-149: sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

The Zoning By-law Amendment and Draft Plan of Subdivision based on the development proposal will contribute to approximately **108 residential units**.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is for Municipal Council to approve the recommended Zoning By-law Amendments to permit the development of a residential subdivision comprised of single-detached, cluster townhouse and back-to-back townhouse dwelling units.

Rationale of Recommended Action

Approval of the recommended Zoning By-law Amendment because:

1. The recommended Zoning By-law Amendment is consistent with the *Provincial Policy Statement 2020*.
2. The recommended zoning conforms to the policies of *The London Plan*, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies of *The London Plan*.
3. The zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands.
4. The proposed and recommended amendments are consistent with the *Provincial Policy Statement 2020*, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents.
5. The proposed and recommended zoning amendments will support the proposed Draft Plan of Subdivision and facilitate an appropriate form and mix of low and medium density residential development that conforms to *The London Plan*.

Linkage to the Corporate Strategic Plan

The recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form; and,
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

PEC Report – Application by Weldwood Farms (John Arroyas) 1350 Wharncliffe Road South Z-5716 – August 30, 1999

PEC Report – Application by the City of London 1350 Wharncliffe Road South Z-7498 – April 7, 2008

1.2 Planning History

The subject lands were annexed into the City of London in 1993. Prior to annexation, Council for the Town of Westminster approved a Zoning By-law Amendment to add a Montessori School, an antique shop and a wood working shop as permitted uses. In September 1999, Council approved an Official Plan Amendments to add the following permitted uses:

- An antique shop;
- A restaurant associated with the antique shop;
- Woodwork shop;
- A self-storage building;
- A private school;
- General offices

At the same time, a Zoning By-law Amendment was approved to remove Montessori School from the permitted uses and add the following additional uses:

- General office;
- A private school;
- A restaurant associated with an antique shop;
- A self-storage building; and,
- The sale of seasonal nursery and garden stock

In June of 2005, the Annexed Area Zoning By-law Amendment (Z.-1-051390) was approved by Council. This inadvertently zoned the subject lands as Urban Reserve UR6, which permitted a limited range of recreation uses and any legally existing uses. The property owner brought this matter to the attention of Planning Staff in 2007, and in February of 2008, the City of London initiated a Zoning By-law Amendment to reinstate the uses that were permitted prior the adoption of Annexed Area Zoning By-law Amendment.

1.3 Property Description and Location

The subject property is located directly adjacent to the southeast of the intersection of Wharncliffe Road South and the future Bradley Avenue Extension, described as Part of Lots 34 of Concession 2 in the former Westminster Township. There is a mix of built or proposed low and medium density residential surrounding the subject lands with light industrial uses further west and restricted service commercial uses to the east.

The subject lands are listed on the *City of London Register of Cultural Heritage Resources* as the Weldwood Farm. Council passed a by-law to designate the building under the *Ontario Heritage Act* on October 17th, 2023, and the appeal period ended on December 2, 2023. The rationale for the designation is because of the history of the subject lands. The lands were purchased in 1910 by John Weld, the publisher of the widely circulated *Farmer's Advocate*. Weld built an experimental farm on the property to test new crop varieties and agricultural methods. The main building was constructed

between 1911 and 1918 to support the experimental farm, and is proposed to be maintained as a part of the proposed subdivision.

The site is 4.05 hectares in size, 430 metres deep and has a frontage of 122 metres. The site will have access to municipal services and is within the Urban Growth Boundary.

Site Statistics:

- Current Land Use: Residential and Commercial Uses
- Frontage: 122 metres (400 feet)
- Depth: 430 metres (1410 feet)
- Area: 4.05 hectares (10.01 acres)
- Shape: regular (rectangle)
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

Surrounding Land Uses:

- North: Future Mid-Rise Residential
- East: Future Low-Rise and Mid-Rise Residential
- South: Low-Rise and Mid-Rise Residential
- West: Low-Rise and Mid-Rise Residential

Existing Planning Information:

- Existing *The London Plan* Place Type: Neighbourhoods
- Existing Zoning: Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone

Additional site information and context is provided in Appendix B.

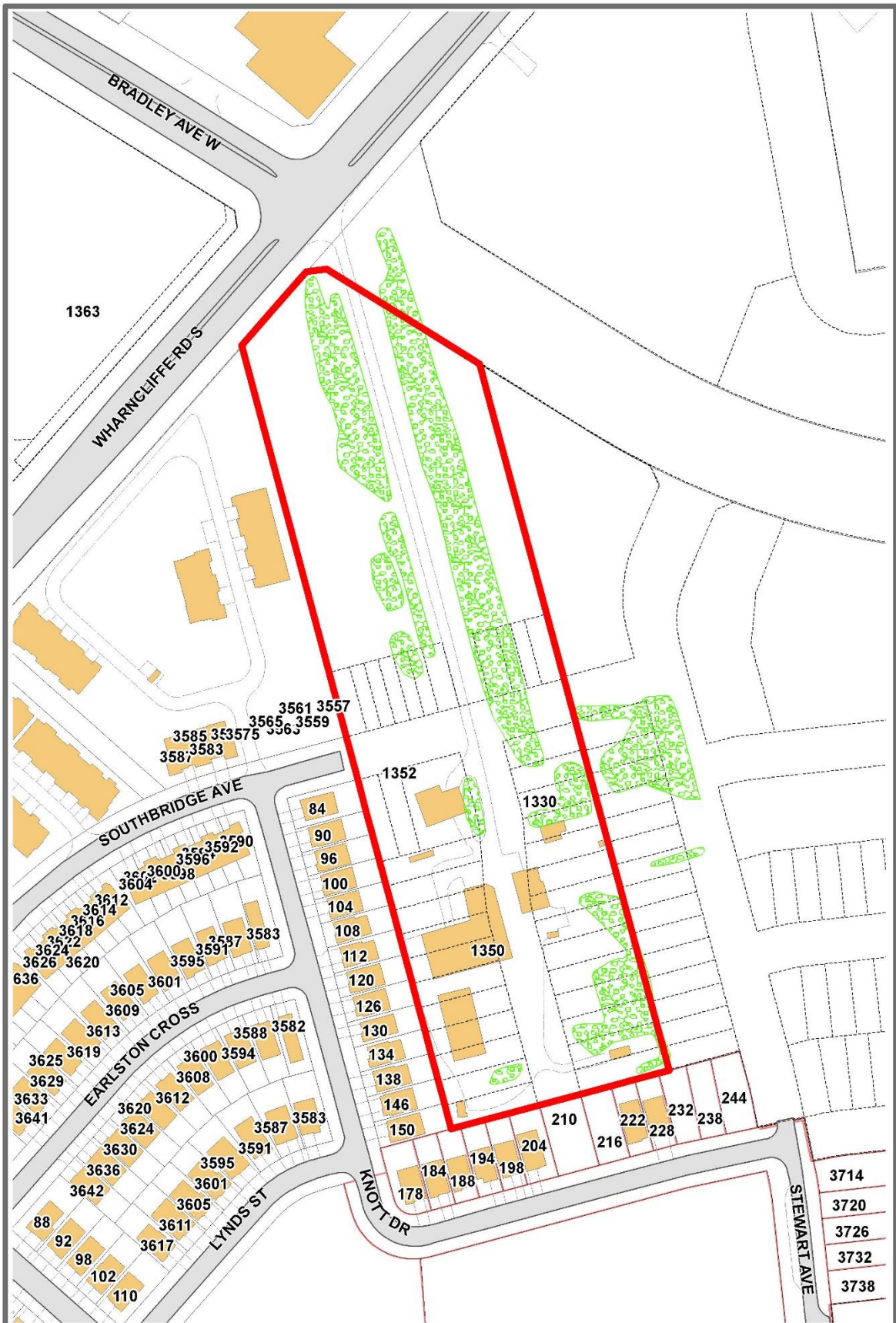


Figure 1- Aerial Photo of 1350 Wharncliffe Road South and surrounding lands



Figure 2 - Streetview of 1350 Wharnclyffe Road South (view looking South)

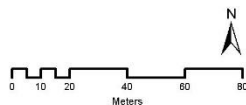
Location Map



LOCATION MAP

Address: 1350 Wharnccliffe Road South
 File Number: Z-9611
 Planner: Alison Curtis
 Date: 2023/5/26

Corporation of the City of London
 Prepared By: Planning and Development



Scale 1:2000

Legend

- Subject Site
- Draft Approved Subdivisions
- Buildings
- Vegetation

2.0 Discussion and Considerations

2.1 Development Proposal

The Zoning By-law amendment will facilitate the development of a Draft Plan of Subdivision that provides for the following:

- three (3) medium density blocks (approx. 80 units)
 - Blocks 29 to 31 are proposed for townhouse units in a mixed form, which includes back-to-back, cluster and freehold street townhouse units.
 - Block 31, which fronts onto both Wharnccliffe Road South and the Bradely Avenue Extension, will transition to the low and medium density residential land uses to the south.
- twenty-eight (28) lots for single-detached dwellings, and
- one (1) block for road widening.

The heritage building is proposed to be retained as one of the twenty-eight (28) single detached lots. The proposed Draft Plan will be served by the extension of Southbridge Avenue (Neighbourhood Street) and Street A (Neighbourhood Street). Please note that the Draft Plan of Subdivision, seen below, may be further refined and reviewed prior to Draft Approval by Civic Administration.

The proposed development includes the following features:

- Residential development that is within the Urban Growth Boundary and adjacent to existing development within the Built Area Boundary;
- Medium density, multiple-attached residential dwellings that will provide a more intensive scale of development that supports a compact urban form, area commercial uses to the northeast, and transit services, as well as serving as a transition between low density residential to the south and northeast;
- Single detached dwelling lots that may be developed with four (4) units through the Additional Residential Unit (ARU) requirements of the Z.-1 Zoning By-law, which allows for an additional 84 units on these lots for a total of 112 units; and,
- Extension of Southbridge Avenue and provision of Street A, improving pedestrian and vehicle connectivity within the subdivision and to the adjacent lands.

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

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone to a Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by Staff.

Lots	Zone String	Special Provisions Requested
Lots 1 to 26	h*h-100*R1-13(7)	<ul style="list-style-type: none"> Existing, see section 5.4 of the R1 Residential Zone
Lot 27	h*h-100*R1-13(_)	<ul style="list-style-type: none"> Minimum front yard setback of 8.75 metres; Minimum rear yard setback of 6 metres; and, Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
Lot 28 (existing dwelling)	h*h-18*h-100*R1-13(_)	<ul style="list-style-type: none"> Minimum front yard setback of 3.5 metres; Minimum rear yard setback of 4.5 metres; and, Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage
Blocks 29 and 30	h*h-17*h-18*h-100*h-149*R4-6(_)	<ul style="list-style-type: none"> Minimum lot frontage of 6.7 meters; Maximum lot coverage of 50%; Maximum height of 12 metres; and, Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
Block 31	h*h-17*h-18*h-100*h-149*R6-5(_)	<ul style="list-style-type: none"> Notwithstanding section 10.2, single-detached dwellings shall not be permitted; Minimum front and exterior side yard depth of 1.5 metres; and, Minimum density of 30 units per hectare and a maximum height of 75 units per hectare.

2.3 Internal and Agency Comments

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

Key issues identified by staff and agencies included:

- Retention and integration of the heritage building;
- Street orientation within medium density blocks; and,
- Inclusion of holding provision in the zoning to ensure orderly development.

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

2.4 Public Engagement

On June 8, 2023, Notice of Application was sent to 167 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 8, 2023. A planning application sign was also placed on the site.

There were no responses received during the public consultation period.

Detailed public notice is included in Appendix E of this report.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

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

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

Important policy objectives to highlight are those within Sections 1.1, 1.4 and 1.6. These policies require land use within settlement areas to effectively use the land and resources through appropriate densities, range of uses and the efficient use of infrastructure. Section 2 *PPS* sets out policies for the protection of significant built heritage resources and significant cultural heritage landscapes to ensure they are conserved, and development or site alteration shall not be permitted adjacent to protected heritage property, except where the proposed development or site alteration has been evaluated and demonstrated that the heritage attributes of the protected property will be conserved (Sections 2.6.1 and 2.6.3). Heritage Assessments have been completed for the property and a separate process to designate the building under the *Ontario Heritage Act* is currently underway. Archaeological Assessments are being conducted on the lands to determine if there are additional cultural resources.

The proposal does not direct development towards any natural human hazards and is of a sufficient distance away from human made hazards, satisfying Section 3 – Protecting Public Health and Safety of the *PPS*. The requested amendment has been reviewed for consistency with the *PPS*. Staff are of the opinion that the zoning amendment and draft plan of subdivision are consistent with the *PPS*.

The London Plan, 2016

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

1. Consistency with the *Provincial Policy Statement 2020* and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree

to which such impacts can be managed and mitigated.

7. The degree to which the proposal fits within its existing and planned context.

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

The subject lands are currently designated within the Neighbourhoods Place Type along a Civic Boulevard (Wharncliffe Road South) and an Urban Thoroughfare (Bradley Avenue). This Place Type at this location, based on Street Classification, permits single-detached, semi-detached, duplex, converted dwellings, townhouses, low-rise apartments and group homes (Table 10). A minimum height of two (2) stories, a standard maximum height of four (4) stories and an upper maximum of six (6) stories is permitted at the intersection of the Civic Boulevard and an Urban Thoroughfare (Table 11). Permitted heights along a Neighbourhood Street are a minimum of one (1), a standard maximum of three (3) and an upper maximum of four (4). The proposed Zoning By-Law Amendment is in keeping with these policies of *The London Plan*.

The vision for the Neighbourhoods Place Type is to ensure that neighbourhoods are vibrant and exciting places that contribute to community well-being and quality of life. This vision is supported by key elements, some of which include strong neighbourhood character; attractive streetscapes; diverse housing choices; well-connected neighbourhoods; alternatives for mobility; employment opportunities close to where people live; and parks and recreational opportunities. The proposal is in keeping with the vision for the Neighbourhoods Place Type and its key elements. It contributes to neighbourhood character, attractive streetscapes, and a diversity of housing choices. The proposed development is near to lands designated within the Shopping Area and Commercial Industrial Place Types, providing for amenities and employment opportunities within a distance appropriate for active transportation.

An excerpt from *The London Plan* Map 1 – Place Types is found in Appendix F.

Southwest Area Secondary Plan (SWAP)

The *Southwest Area Secondary Plan* has been reviewed in its entirety and it is Staff's opinion that the proposed Zoning By-law Amendment is consistent with these policies.

The following are key policies that relate to this proposal.

The site forms part of the 'Central Longwoods Neighbourhood' within the greater *Secondary Plan*. This *Secondary Plan* sets out policy and guidance to create neighbourhoods that have the following features: a mix of uses and diverse mix of residential housing; an emphasis on design parameters with placemaking features; walkability within and between neighbourhoods; an integration of the Natural Heritage System as an opportunity for residents to enjoy; and, Neighbourhood Central Activity Nodes as destination places in the neighbourhood.

The proposal will contribute to a range of dwelling types in the area and could contribute to creating opportunities for affordable housing, as required in section 50.5.3.1 Housing, in a compact form of development, which could contribute to a reduction of land and energy, as set out in section 20.5.3.2 Sustainable/Green Development.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application, fees, development charges and taxes will be collected. There will be increased operating and maintenance costs for works being assumed by the City.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed stacked-townhouse and single detached-dwellings in this development would provide a mix of housing choices in compact form that are street oriented, which contributes to a safe pedestrian environment that promotes connectivity to adjacent lands within the Commercial Industrial and Shopping Area Place Types (TLP 285, 286, 916 and 1578).

There are lands located west and northwest of the subject lands, from the intersection of Wharncliffe Road South and Bradley Avenue, designated within the Shopping Area Place Type that provide for amenities and employment opportunities within a distance appropriate for active transportation (TLP 285, 286, 916 and 1578). The proximity of parks and other open space lands to the southeast provides for recreational opportunities and attractive alternatives for mobility (TLP 916). There are school sites located north of Southdale Road East and West, and east of White Oaks Road. Lands within the Neighbourhoods Place Type are located directly to the north, south, east, and west, and there are additional lands further east within the Neighbourhoods Place Type (TLP 916).

The London Plan provides direction for growth and development that is compact in form and directed to strategic locations, taking into consideration the required infrastructures and services required to support growth. “Inward and upward” growth is emphasized in *The London Plan* to achieve a compact urban form, and residential intensification is identified as playing a large role in achieving this goal (TLP 79 and 80). The proposed Zoning By-law Amendment and Draft Plan of Subdivision is located close to the border of the Built Area Boundary, but represents infill development of a vacant and underutilized lot within the Urban Growth Boundary in a use that is in keeping with the surrounding existing and proposed development.

The Residential R1, R4 and R6 Zone have been requested by the Applicant in order to facilitate their proposed development. The Residential R1 zone permits single-detached dwellings, and the Residential R4 Zone street townhouses dwellings Permitted uses with the R6 Zone include clustered: single detached dwelling; semi-detached dwelling; duplex dwelling; triplex dwelling; townhouse dwelling; stacked townhouse dwelling; apartment building; and, fourplex dwelling. The recommended zoning and holding provisions are considered an appropriate use that is generally consistent with Zoning By-law Z.-1 and *The London Plan* and surrounding residential and commercial development.

4.2 Intensity

The subject lands are sufficient in size and configuration to accommodate the development of street townhouses and single-detached dwellings. The Residential R1-13 Zone Variation requires a minimum lot area of 270 square metres per single detached lot, which is satisfied. The R4-6 requires a minimum of 145 square metres while the Residential R6-5 Zone Variation requires a minimum lot area of 850 square metres for cluster townhouse developments. Blocks 29, 30 and 31 of the Draft Plan of Subdivision satisfy these zoning requirements. Directly west of the subject lands there are townhouse dwellings fronting onto Wharncliffe Road South, and lands to the east are Draft Approved for townhouses of a similar intensity.

The Residential R4-6 Zone Variation does not specify a density maximum as it provides regulations based on one unit per lot, and the Residential R6-5 Zone Variation permits a maximum density of 35 units per hectare. Blocks 29 and 30 of the Draft Plan of Subdivision satisfy these zoning requirements for the R4-6 Zone. A special provision for a minimum density of 30 units per hectare and a maximum of 75 units per hectare has been required for the R6-5 Zone for Block 31. Similar densities have been considered and permitted in the R6-5 Zone Variation, and similar densities are permitted on lands directly to the east and west. The proposed size of Block 31 far

exceeds the minimum lot size and is sufficient to accommodate the increased density requested.

Building heights within the Neighbourhoods Place Type, at this location, shall not exceed four (4) storeys. Heights above this, to a maximum of six (6) storeys, may be permitted in conformity with the Our Tools policies of this Plan relating to Zoning to the Upper Maximum Height (Policies 1638 to 1641). The Residential R4-6 Zone Variation permits a height of twelve (12) metres, which has also been requested as a special provision, and the Residential R6-5 Zone Variation permits twelve (12) metres. Development proposed for Blocks 29, 30 and 31 are compliant with these Official Plan requirements and zone regulations.

The street and cluster townhomes proposed for Blocks 29, 30 and 31 will serve as a transition in densities, buffering the proposed single-detached dwellings to the south and southeast. Lands further to the north and northwest, in the Neighbourhoods and Shopping Area Place Types are currently being developed for, or are planned to accommodate, greater heights and densities appropriate for their location. The height and density proposed for Blocks 29, 30 and 31 will help serve as a transition between the higher density lands to the west and lower density lands to the east.

4.3 Form and Zoning Provisions

As previously noted, the recommended zoning would permit medium density residential development in the form of townhouses and single-detached dwellings, which can be accommodated on the lands. The recommended zoning would facilitate the development of mid-rise development, which aligns with the form identified as appropriate in *The London Plan* and is designed with street and pedestrian orientation in mind to promote connectivity. This connectivity could contribute to walkability to support lands to the northwest and northeast in the Shopping Area and Commercial Industrial Place Types. The Residential R4-6 Zone Variation requires a minimum lot area of 145 square metres per townhouse dwellings unit, while the Residential R6-5 Zone Variation requires a minimum lot area of 850 square metres for cluster townhouse developments. Blocks 29, 30 and 31 of the Draft Plan of Subdivision satisfy these zoning requirements and the subject lands can accommodate the proposed development.

Policies for the street network require the following: the configuration of streets planned for new neighbourhoods will be a grid or modified grid; cul-de-sacs and dead ends will be limited; new neighbourhood streets will be designed to have multiple direct connections to existing and future neighbourhoods; street patterns will be easy and safe to navigate by walking and cycling and will be supportive of transit services; and blocks within a neighbourhood should be of a size and configuration that supports connections to transit and other neighbourhood amenities, typically within a ten minute walk (212, 213, 218 and 228). The proposed subdivision maintains a grid pattern of the surrounding context and will provide connections to adjacent subdivisions. No dead-ends or cul-de-sacs are included in the Draft Plan of Subdivision. The proposed blocks are of a size and configuration that supports connections to transit services in the neighbourhood on Wharncliffe Road South, as well as provide for safe and easy walking and cycling on Wharncliffe Road South. To support walkability, sidewalks shall be located on both sides of all streets (349). The proposed Draft Plan of subdivision includes sidewalks on both sides of Southbridge Avenue and Street A.

The policies relating to buildings promote an active street front at a human scale to support pedestrian activity and safety (285 and 286). The built form, site layout, key entrances and streetscape should be designed to establish a sense of place and character consistent with the planning vision of the place type and the surrounding area (197, 202, 221 and 252). These policies are addressed through the proposed Draft Plan of Subdivision as the requested reduced front yard and exterior side yard setbacks would site the proposed development close to the street to create an active street front at a human scale.

The subject lands are currently zoned Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)). This Zone is applied to areas where industrial development is anticipated over the long term, and permitted uses include: existing dwellings, agricultural uses, with exceptions conservation lands, managed woodlots, wayside pits, passive recreation uses, farm gate sales, kennels, private outdoor recreation clubs, riding stables, and existing defined industrial uses.

The Applicant has requested zone changes to facilitate residential development, which is consistent with Neighbourhoods Place Type in *The London Plan* and surrounding development. Staff are recommending the following zones: Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone.

The Holding Provisions that are proposed to form part of the zone are to ensure the following:

- h: orderly development and adequate provision of municipal services through an approved Development Agreement;
- h-17: orderly development of the lands and adequate provision of municipal services through the provision of full municipal sanitary sewer and water services;
- h-18: the required archaeological studies have been completed and accepted, and any recommendations implemented;
- h-100: there is adequate water services and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer; and,
- h-149: sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

The h-42 holding provision, included in the current zoning, is not applicable to the proposed development, and is not included in Staff's recommended zoning.

A number of Special Provision Zones have been requested; they are as follows:

Reduced Lot Frontage 6.7 metres (Minimum) – Blocks 29 and 31

Lot frontage is defined in the Zoning By-law Z.-1 as the horizontal distance between the side lot lines measured along the front lot line but where the front lot line is not a straight line, or where the side lot lines are not parallel, the frontage is to be measured by a line 6 m (19.7 ft.) back from and parallel to the chord of the frontage and for the purpose of this paragraph, the chord of the frontage is a straight line joining the two points where the side lot lines intersect the front lot line. The requested special provision increases the required minimum lot frontage to meet servicing standards.

Reduced Front Yard Setback and Exterior Side Yard Setbacks– Blocks 31 and Lot 28

Front yard setbacks and exterior side yard setbacks are intended to ensure adequate space between buildings and lot lines to ensure there are adequate sight lines, landscaping, space to accommodate future road-widening, should it be required, and ensure there is sufficient separation between new and existing development. A reduced setback of 1.5 meters has been requested for Block 31, and a reduced front yard setback of 3.5 metres has been requested for Lot 28 to reflect the siting of the heritage structure. The requested reduced front and exterior side yard setback helps to facilitate development that is street and pedestrian oriented by helping to establish a strong street edge and an active street front, while still allowing sufficient space for sight lines and landscaping.

Reduced Rear Side Yard Setback – Lots 1 to 28

Rear Yard Setbacks are intended to ensure there is sufficient separation between new and existing development, to potentially mitigate negative impacts while also providing access to the interior yard space. The requested reduced rear yard setback of six metres for Lots 1-17 helps to facilitate development that is street and pedestrian oriented by helping to establish a strong street edge and an active street front, while still allowing sufficient space for sight lines and landscaping, along the future street. The reduced rear yard setback of 4.5 metres for Lot 28 to reflect the existing heritage structure.

Maximum Lot Coverage of 50 per cent – Blocks 29 and 30

Lot coverage is defined as percentage of a lot covered by the first storey of all buildings and structures on the lot including the principal building or structure, all accessory buildings or structures and all buildings or structures attached to the principal building or structure, excluding balconies, canopies and overhanging eaves which are 2.0 metres (6.6 ft.) or more in height above finished grade. The R4-6 Zone Variation sets a maximum of 45 per cent and a special provision for a maximum of 50 per cent has been requested, which is sufficient to ensure the site functions properly.

Maximum Height – Blocks 29 and 30

As previously noted, building heights within the Shopping Area Place Type shall not exceed the standard maximum four (4) storeys. Heights above this, to an upper maximum of six (6) storeys, may be permitted in conformity with the Our Tools policies of this plan relating to Zoning to the Upper Maximum Height (878). *The London Plan* requires applications to exceed the standard maximum height will be reviewed on a site-specific basis and will not require an amendment to the *Plan* (1638). These requests will be reviewed through a site-specific zoning by-law amendment (1640), and will be permitted where the resulting intensity and form represent good planning within its context (1641).

Residential development south of Wharncliffe Road South and north of Bradley Avenue consists of townhouses and single-detached dwelling units at a maximum height of two (2) storeys. The lands at the southwest corner of Bradley Avenue and Morgan Avenue are currently being developed for a twelve (12) storey apartment building, a fourteen (14) storey apartment building, and two (2) storey townhouse dwellings. The requested height of twelve (12) metres for Blocks 29 and 30 are considered an appropriate form that is generally consistent with the existing and proposed future development.

Minimum Density of 30 units per hectare and Maximum Density of 75 units per hectare

The Residential R4-6 Zone Variation does not specify a density maximum as it provides regulations based on one unit per lot, and the Residential 6-5 Zone Variation permits a maximum density of 35 units per hectare. Blocks 29 and 30 of the Draft Plan of Subdivision satisfy these zoning requirements for the R4-6 Zone. A special provision for a minimum density of 30 units per hectare and a maximum of 75 units per hectare has been required for the R6-5 Zone for Block 31. Similar densities have been considered and permitted in the R6-5 Zone Variation, and similar densities are permitted on lands directly to the east and west. The proposed size of Block 31 far exceeds the minimum lot size and is sufficient to accommodate the increased density requested.

Staff support the requested special provisions, discussed above, and they are included in the recommendation.

4.4 Heritage and Archaeology

As previously noted, the subject lands are listed on the *City of London Register of Cultural Heritage Resources* as the Weldwood Farm. The main building was constructed between 1911 and 1918 to support the experimental farm, and is proposed to be maintained as a part of the proposed subdivision.

A separate process to designate the building under the *Ontario Heritage Act* is currently underway, and additional Archaeological Studies are being conducted to assess the lands for any additional archaeological resources.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone to a Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone.

The development proposal, as recommended by Staff, provides for a mix of housing affordability that will meet the projected requirements of current and future residents, and preserves a historical building in this neighbourhood. The application is consistent with *The London Plan, the Southwest Area Secondary Plan*, and the Zoning By-law Z.-1 to redevelop a vacant and underutilized site with a range of housing options. The recommended zoning and special provisions of the zoning amendment will permit townhouse units and single-detached dwellings that are considered appropriate and compatible with existing and future land uses in the surrounding area. Therefore, staff are satisfied that the proposal represents good planning in the broad public interest and recommend approval of this development application.

Prepared by: Alison Curtis, MA
Planner, Subdivision Planning

Reviewed by: Bruce Page
Manager, Subdivision Planning

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

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

CC: Peter Kavcic, Manager, Subdivisions and Development Inspections
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Subdivision Engineering

HM//BP/AC/ac
Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2023\39T-23501 - 1350 Wharncliffe
Road South (AC)

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1350
Wharnccliffe Road South

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1350 Wharnccliffe Road South as shown on the attached map comprising part of Key Map No. A111, **FROM** a Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone **TO** a Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone.

2. Section Number 5.4 of the R1 Zone is amended by adding the following Special Provisions:

R1-13(*) 1350 Wharnccliffe Road South

a. Regulations

- i) Front Yard Setback (Minimum) 8.75 m
- ii) Rear Yard Setback (Minimum) 6 m
- iii) Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

R1-13(**) 1350 Wharnccliffe Road South

a. Regulations

- i) Front Yard Setback (Minimum) 3.5 m
- ii) Rear Yard Setback (Minimum) 4.5 m
- iii) Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

3. Section Number 8.4 of the R4 Zone is amended by adding the following Special Provisions:

R4-6(_) 1350 Wharnccliffe Road South

a. Regulations

- i) Lot Frontage (Minimum) – 6.7 m
- ii) Lot Coverage (Maximum) (%) – 50 %
- iii) Height (Maximum) – 12 m
- iv) Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

4. Section Number 10.4 of the R6 Zone is amended by adding the following Special Provisions:

R6-5() 1350 Wharnccliffe Road South

a. Regulations

- i) Front and Exterior Side Yard Setback (Minimum) – 1.5 m
- ii) Density (Minimum) – 30 units per hectare
Density (Maximum) – 75 units per hectare
- iii) Notwithstanding section 10.2, single-detached dwellings shall not be permitted

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

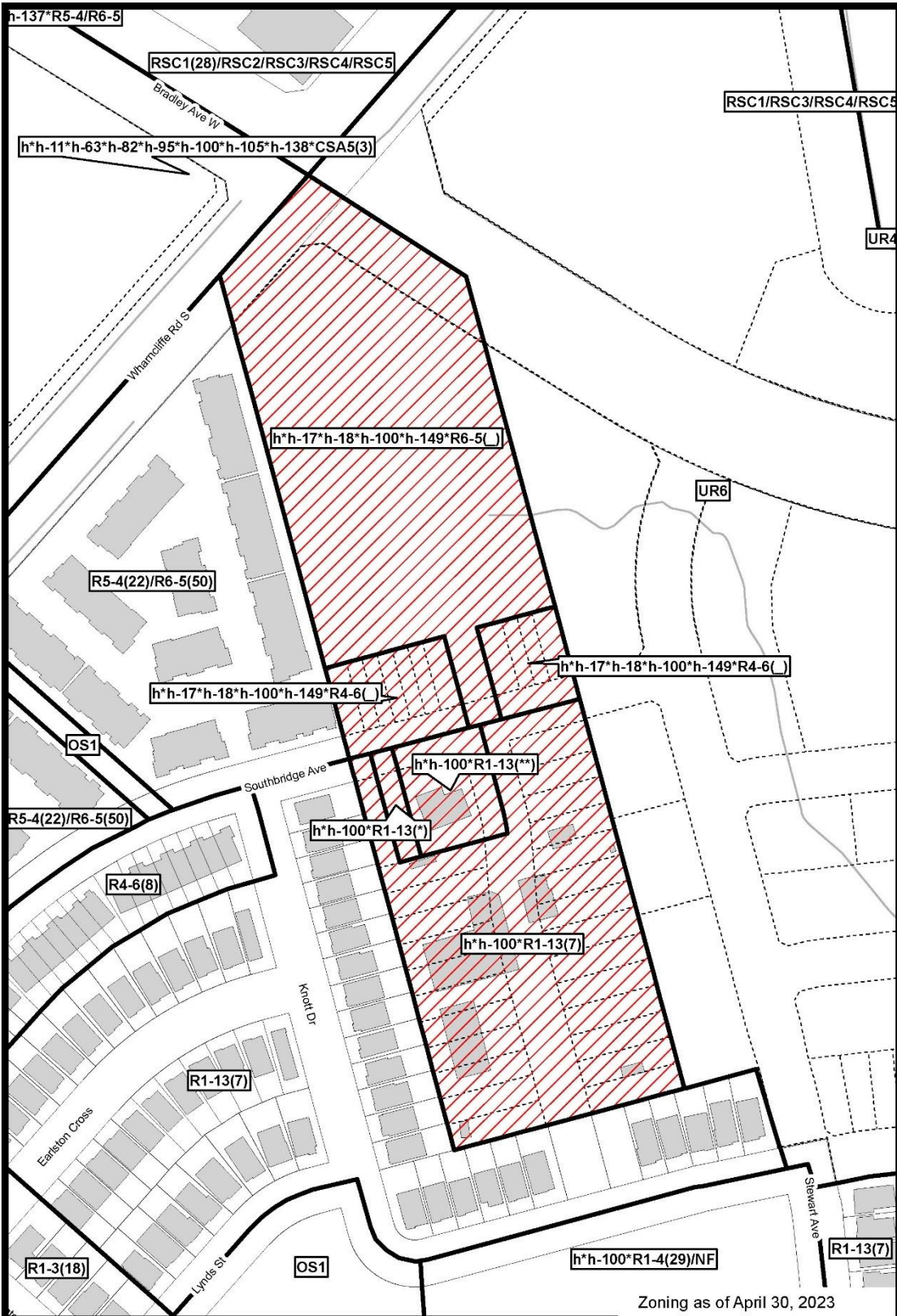
PASSED in Open Council on December 19, 2023

Josh Morgan
Mayor


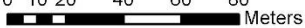

Michael Schulthess
City Clerk

First Reading – December 19, 2023
Second Reading – December 19, 2023
Third Reading – December 19, 2023

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



Zoning as of April 30, 2023

<p>File Number: Z-9611 Planner: AC Date Prepared: 2023/11/1 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
---	---

Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential and Commercial Uses
Frontage	122 metres (400 feet)
Depth	430 metres (1410 feet)
Area	4.05 hectares (10 637 acres)
Shape	Regular (rectangle)
Within Built Area Boundary	No
Within Primary Transit Area	No

Surrounding Land Uses

North	Future Mid-Rise Residential
East	Future Low- and Mid-Rise Residential
South	Low- and Mid-Rise Residential
West	Low- and Mid-Rise Residential

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods, Urban Thoroughfare (Bradley Avenue) and Civic Boulevard (Wharnccliffe Road South)
Current Special Policies	N/A
Current Zoning	Holding Urban Reserve UR6 Special Provision (h-17*h-42*UR6(1)) Zone

Requested Designation and Zone

Requested Place Type	Neighbourhoods Place Type
Requested Special Policies	N/A
Requested Zoning	Holding Residential R1 Special Provision (h*h-100*R1-13(7)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R1 Special Provision (h*h-100*R1-13(_)) Zone; Holding Residential R4 Special Provision (h*h-17*h-18*h-100*h-149*R4-6(_)) Zone; and, a Holding Residential R6 Special Provision (h*h-17*h-18*h-100*h-149*R6-5(_)) Zone

Requested Special Provisions

Lots	Zone String	Special Provisions Requested
Lots 1 to 26	h*h-100*R1-13(7)	<ul style="list-style-type: none"> Existing, see section 5.4 of the R1 Residential Zone
Lot 27	h*h-100*R1-13(_)	<ul style="list-style-type: none"> Minimum front yard setback of 8.75 metres; and, Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
Lot 28	h*h-18*h-100*R1-13(_)	<ul style="list-style-type: none"> Minimum front yard setback of 3.5 metres; Minimum rear yard setback of 4.5 metres; and, Garages shall not project beyond the façade of the dwellings or façade (front

Lots	Zone String	Special Provisions Requested
		face) of any porch, and shall not occupy more than 50% of lot frontage
Blocks 29 and 30	h*h-17*h-18*h-100*h-149*R4-6()	<ul style="list-style-type: none"> • Minimum lot frontage of 6.7 meters; • Maximum lot coverage of 50%; • Maximum height of 12 metres; and, • Garages shall not project beyond the façade of the dwellings or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
Block 40	h*h-17*h-18*h-100*h-149*R6-5()	<ul style="list-style-type: none"> • Notwithstanding section 10.2, single-detached dwellings shall not be permitted; • Minimum front and exterior side yard depth of 1.5 metres; and, • Minimum density of 30 units per hectare and a maximum height of 75 units per hectare.

C. Development Proposal Summary

Development Overview

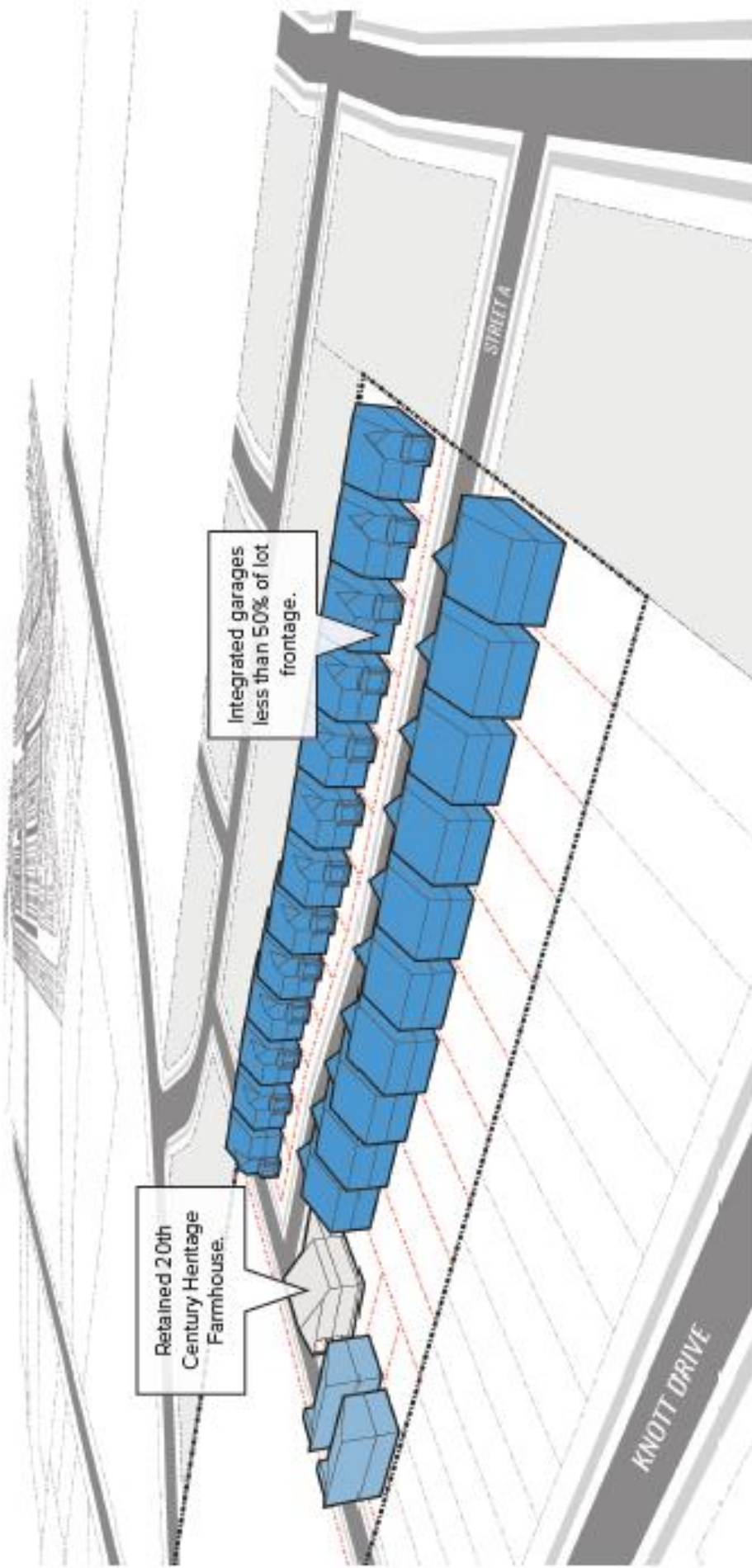
The Draft Plan of Subdivision provides for three (3) medium density blocks, twenty-eight (28) lots for single-detached dwellings, and one (1) block for road widening. Blocks 29 to 31 are proposed for approximately eighty (80) townhouse units in a mixed form, included back-to-back, cluster and freehold street townhouse units. Block 31, which fronts onto both Wharnccliffe Road South and the Bradely Avenue Extension, will transition to the low and medium density residential land uses to the south. The heritage building is proposed to be retained as one of the twenty-eight (28) single detached lots. The proposed Draft Plan will be served by the extension of Southbridge Avenue (Neighbourhood Street) and Street A (Neighbourhood Street). Please note that the Draft Plan of Subdivision may be further refined and reviewed prior to Draft Approval.

Proposal Statistics

Land use	Residential
Form	Single-detached, Townhouses, Cluster Townhouses, and Back-to-Back Townhouses
Height	Varies
Residential units	~97
Density	Varies
Parkland	Cash-in lieu

Appendix C – Additional Plans and Drawings

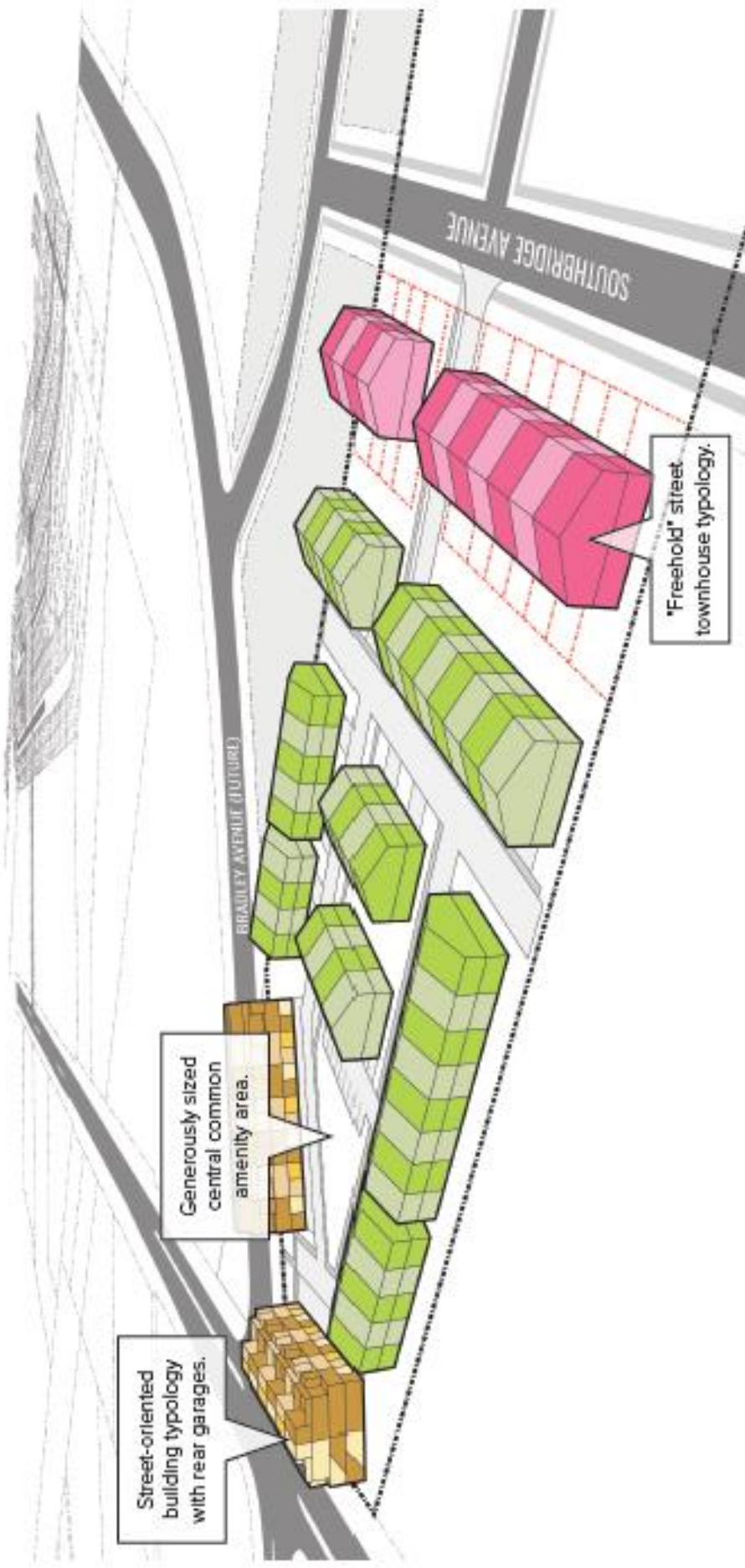
/ Low Density (South of Southbridge Avenue)



- LEGEND**
- Project Site Boundary
 - - - New Lot Boundaries
 - - - Future Street 'A'

NOTE: The missing diagrams and illustrations contained within this brief for the are representative of developer's future intention for the built form and site design. They are an illustration of the permissions sought through the proposed Zoning By-law Amendment outlined in Section 6.2 below.

/ Medium Density (North of Southbridge)



NOTE: The massing diagrams and illustrations contained within this brief for the are representative of developer's future intention for the built form and site design. They are an illustration of the permissions sought through the proposed Zoning By-law Amendment outlined in Section 6.2 below.

Appendix D – Internal and Agency Comments

Internal Department Comments

Parks Planning and Design

Parks Planning and Design staff have reviewed the submitted Notice of Application for draft plan of subdivision and zoning by-law amendments for the above noted development and offer the following comments:

- Parkland dedication for this development is required. The City has no need for parkland within this development. Cash in lieu as per By-law CP-25 will be required for the proposed residential, lots and blocks.

Urban Design

Please find below the Urban Design comments for the Draft Plan of Subdivision at **1350 Wharncliffe Road South (39T-23501)**:

Comments for the Subdivision Design

The following features of the Draft Plan of Subdivision are supported and should be carried forward:

1. The continuation of the existing street pattern in the form of proposed Street 'A' and extension of Southbridge Avenue
2. Sidewalks along both sides of the proposed 'Street A' and 'Southbridge Avenue'
 - Include wide grass boulevards to support tree planting along the streets.
3. The pedestrian connection through Block 40 to the Future Bradley Avenue Extension.
 - Ensure the connection includes a minimum 50% built edge and active uses are oriented towards it, such as windows and wrap around building features such as porches, as opposed to privacy fencing and blank side facades.
4. The orientation of the single-detached lots (1-27) and the townhouse lots (29-39)
5. The transition in height from north along the arterial roads towards the south
 - Consider designing an alternative built form (e.g., mid-rise apartment) adjacent to and oriented towards arterial roads and having a similar level of active façade to the internal side facing the amenity space and the community as opposed to a non-active façade with continuous garages at grade.

Matters for Zoning

Zoning provision for all lots:

1. Corner lots (1, 35 & 36) should be of appropriate size for providing enhanced facades on street-flanking elevations and emphasizing the intersection.
2. Noise walls and non-transparent fencing (i.e., board on board) shall not be permitted around common outdoor amenity spaces and along the street frontages. Refer to the London Plan, Policy 241, Refer to SWASP 20.5.3.9. ii). f)
 - Fencing will be limited to only decorative transparent fencing with a maximum height of 4ft (1.2m) or landscaping with provision for pedestrian access along public streets, amenity spaces and the open space block.
3. Zoning should specify the front yard setback for lot 27 to provide a transition in the form of increasing front yard setbacks from lot 26 to lot 28 and have regard for the listed heritage property. Refer to London Plan, Policy 257

Zoning provision for all blocks:

1. Zoning should address a minimum and maximum setback from the proposed Street A, Southbridge Avenue and the ultimate Right-of-Way of Wharncliffe Road South and Future Bradley Avenue Extension
2. The front façade and primary entrance of dwelling units shall be oriented to adjacent public streets and/or open spaces with direct pedestrian connections to the public sidewalk.
3. Ensure any garages are not the dominant feature in the streetscape by not occupying more than 50% of the unit width and not projecting beyond the façade of the dwelling or the façade of any porch. Refer to The London Plan, Policy 222_A, SWASP 20.5.3.9.iii.e.
4. All medium density blocks shall not permit single detached dwellings.

Matters for Site Plan

General Comments

1. All buildings and dwelling units shall front the highest order street and/or open space with primary entrances and active building elements with enhanced articulation (i.e., windows or openings, porches, canopies, architectural details and materials) along the street and/or open space and direct pedestrian connections to the public sidewalk.
2. The development should maintain and incorporate the existing topography and natural features into the design of the site and the buildings
3. Design of the side elevation of the corner units that is facing a public street, drive aisle or a shared pedestrian access with enhanced detail, such as wrap-around porches and a similar number of windows as is found on the front elevation to establish the same relationship with the street or public realm and offer passive surveillance

Comments for Block 40

1. The following site layout and built form features have been acknowledged and should be carried forward:
 - The gridded internal street pattern with pedestrian connectivity throughout the block and shared connection to the public sidewalk along the arterial roads
 - The principal entrances and direct pedestrian access from Wharncliffe Road South and Bradley Avenue Future extension
 - The transition in height from 4 to 2 storeys from the arterial roads towards the lower intensity residential uses on the south
 - Provision of a centralised amenity space well-connected by pedestrian walkways
 - For providing minimum surface parking on the site
2. Stacked townhouses with below grade units should be avoided along the arterial roads
3. Ensure an enhanced view terminus is created while approaching from Southbridge Avenue into Block 40. Refer to the London Plan, Policy 257, SWASP 20.5.3.3.iv)d)

Condition for the Subdivision Agreement:

1. The owner agrees to register on title and include in all Purchase and Sale Agreements for Lot 1 a requirement that the purchaser/home builder shall provide concept plans and elevations prior to the application for a building permit which demonstrate that both elevations facing the streets (the front and exterior side elevations) are designed as front elevations with entrances facing Street 'A' and with connections to the future public sidewalk. Both elevations should be constructed to have a similar level of architectural details (materials, windows (size and amount) and design features, such as but not limited to porches, wrap-around materials and features, or other architectural elements that provide for street-oriented design) and limited chain link or decorative fencing along no more

than 50% of the exterior side-yard abutting the exterior side-yard frontage, to the satisfaction of the City.

Ecology

SAR Memo and FPR - Ecology Comments

39T-23501 Notice of Application & ZBA (File #Z-9611) – 1350 Wharncliffe Road South

This email is to confirm that a Species At Risk (SAR) and Significant Wildlife Habitat (SWH) Screening Memo dated March 13, 2023, has been reviewed, and accepted as complete. Ecology has no further concerns related to the application.

The following recommendations are to be followed and included in future construction plans as an outcome of the study.

- Avoid tree removal within the active bat roosting period (April 30 – September 1) to reduce potential interactions with Endangered bat species, to avoid contravention of the Endangered Species Act.
- Avoid vegetation removal within the active breeding bird period (April 1 – August 30) to avoid disturbing nesting birds and contravening the Migratory Bird Convention Act.

Landscape Architecture

Landscape Architecture has requested the following conditions be included in the Draft Plan Approval Conditions:

- XX. As part of the Focused Design Studies, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision as required by the Tree Inventory. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the Director, Planning and Economic Development. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
- XX. In conjunction with Focused Design Studies, the Owner's qualified consultant shall undertake a Hazard Tree Assessment Study. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of lot lines and provide recommendations to abate the hazard, to the satisfaction of the City.

Heritage and Archaeology Comments

Heritage

The property at 1350 Wharncliffe Road South is listed on the Register of Cultural Heritage Resources. Due to changes to the *Ontario Heritage Act* as a result of Bill 108, if a "Prescribed Event" takes place on a heritage-listed property, Council has 90-days to issue a Notice of Intention to Designate a property under the *Ontario Heritage Act*. A "Prescribed Event" is defined as a Notice of Application for a Official Plan Amendment, Zoning By-Law Amendment, or Draft Plan of Subdivision. As the Notice of Application for this Draft Plan of Subdivision and ZBA (39T-21501 & Z-9611) was issued on June 1, 2023, the 90-day timeline for the Prescribed Event expires on August 30, 2023. Further, due to changes to the *Ontario Heritage Act* as a result of Bill 23 heritage listed properties may only remain on the Register for a maximum of 2 years after which they must be removed. As the cultural heritage resources of the property are being retained as a part of the proposed development staff will be recommending that Council issue a Notice of Intention to Designate (NOID) the property pursuant to Part IV of the *Ontario Heritage Act*.

Heritage staff have reviewed the following and find the report's evaluation, assessment, and recommendations sufficient to fulfill the heritage impact assessment requirements for this application:

Stantec, *Heritage Impact Assessment: 1350 Wharncliffe Road South, London, Ontario*, March 16, 2023.

Please be advised that heritage planning staff recognize the following recommendations included within the Heritage Impact Assessment.

- Design Guidelines – Incorporate materials to clad new residential that harmonize with the existing main residence which will be conserved in situ. Sympathetic materials include brick. These recommended materials include elements of the existing residence and therefore will be compatible with its overall character and heritage attributes.
 - Staff suggest that the setbacks used for Lot 26 and 27 should ensure a proper transition to the retained heritage dwelling.
- Site Plan Controls – A qualified person(s) should be retained to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used and building characteristics). Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects.
- Commemoration Plan – Preparation of a Commemoration Plan is recommended to recognize the identified CHVI within the Study Area. The Commemoration Plan should include site-specific history, a landscaping component through plantings, and possible commemoration through the naming of roadways and amenity spaces. Any planting program or commemorative activity should be developed in conjunction with the City of London and follow adherence to crime prevention through environmental design approaches.
 - Staff note that at present “Street A” does not have a proposed street name. Given the history of the property, it may be appropriate to contemplate a named connected to the history of the property such as “Weldwood Avenue”.

Heritage staff agree with the recommendations provided within the HIA.

In addition, heritage staff also recommend that front yard setbacks adjacent to the heritage property be increased in order to provide an appropriate transition from Lots 26-28. Typical infill applications adjacent to heritage properties often utilize an approach that uses setbacks at half of the distance between the existing heritage properties in order to provide a transition to a heritage property. Using this approach, a front yard setback of 4.5m for Lot 26, and a front yard setback of 8.75m for Lot 27 could help to transition to Lot 28 which will have a front yard setback of approximately 13m (see attached example).



The Community Advisory Committee on Planning (CACCP) will be consulted on a staff recommendation designation of this property pursuant to the *Ontario Heritage Act* at their meeting to be held on August 9, 2023.

Archaeology

Please be advised that the City is in receipt of the Stage 1-2 Archaeological Assessment submitted as a part of this application as well as a Stage 1-2 Archaeological Assessment submitted for the Bradley Avenue Extension Detailed Design. Archaeological requirements for this property are currently under review. Under the review is complete, archaeological conditions associated with this property should not be cleared.

Engineering Comments

These conditions represent the consolidated comments of the Planning and Development (engineering) division, the Transportation Planning and Design division, the Sewer Engineering division, the Water Engineering division, and the Stormwater Engineering division.

Zoning By-law Amendment

Planning and Development (engineering) and the above-noted engineering divisions have no objection to the proposed Zoning By-law Amendment for the proposed draft plan of subdivision subject to the following:

1. 'h' holding provision is implemented with respect to servicing, including sanitary, stormwater and water, to the satisfaction of the Deputy City Manager, Environment and Infrastructure and the entering of a subdivision agreement.
2. 'h-100' holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
3. Holding provision is implemented until the regional stormwater management pond is constructed and operational for the north portion on lands to the east.
6. A holding provision shall be implemented on the R4-6 zone (street townhouse) until the Deputy City Manager, Environment and Infrastructure is satisfied with the servicing arrangements to provide adequate separation between services and avoid conflicts with City services. A minimum lot frontage of 6.7 metres as per SW-

- 7.1 will be required to accommodate street townhouses within this draft plan of subdivision.
7. A holding provision on lands north of Southbridge Avenue (Block 40) and including Southbridge Avenue until lands to the east develop for servicing and White Oak SWMF P3 is available.

Required Revisions to the Draft Plan

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

- i) Identify road widening on Wharncliffe Road, if necessary, as per the draft plan conditions.
- ii) Remove sidewalk locations from the draft plan; these are identified in the conditions.
- iii) Remove pavement widths from the draft plan; these are identified in the conditions.
- iv) Identify the road centreline radii on Street 'A'.
- v) Revise Street 'A' right-of-way width to taper over 30 metres from 19.0 metres at the southern limit of this plan to a width of 20.0 metres.
- vi) Provide 3m x 3m daylighting triangle at the intersection of Street A and Southbridge Avenue
- vii) Identify frontage of Lot 15.
- viii) Revise all lots that are zoned as street townhouses (Lots 29 to 39) to be medium density Blocks.
- vii) The Owner shall align the right-of-way of Southbridge Avenue in this plan with future Southbridge Avenue to the east and west of this plan, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
- viii) Revise right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots, if necessary.

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

External Agency Comments

Bell Canada

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

Bell Canada Condition(s) of Approval

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

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

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

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

Concluding Remarks:

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

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

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

UTRCA

London Hydro

Servicing the above proposal should present no foreseeable problems, any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. **Note:** Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements and availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Hydro One

We are in receipt of your Plan of Subdivision application, 39T-23501 dated July 18th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

Enbridge Gas (Union Gas)

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Appendix E – Public Engagement

Community Engagement

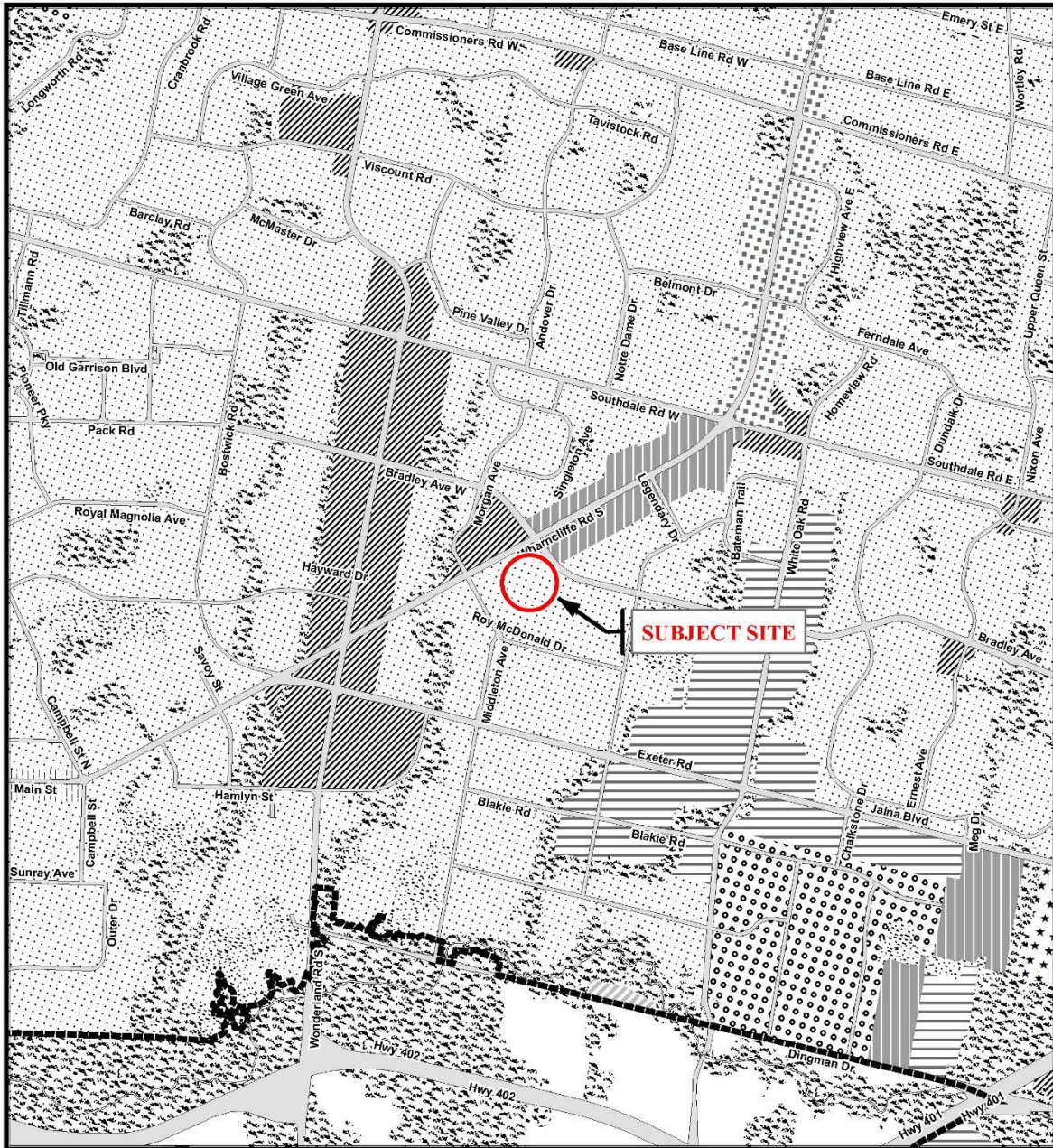
Public Liaison: Information regarding the requested Zoning By-law Amendment application and opportunities to provide comments were provided to the public as follows:

- Notice of Public Participation Meeting was sent to property owners within 120 metres of the subject property and on published in the Public Notices and Bidding Opportunities section of The Londoner November 14, 2023.
- Notice of Application was sent to property owners within 120 metres of the subject property on July 9, 2023, 2022.
- Information about the Application were posted on the website on July 8, 2023.

Londoner Notice: 1350 Wharncliffe Road South; located northeast of Middleton Avenue and south of Bradley Avenue – The purpose and effect of this application is to consider a proposed Draft Plan of Subdivision and Zoning By-law Amendment to allow for a residential subdivision. **Draft Plan of Subdivision** - Consideration of a proposed Draft Plan of Subdivision to allow for: twenty-eight (28) single detached lots, eleven (11) lots for townhouse units and one (1) medium density block, one (1) reserve block, and two (2) streets (Southbridge Avenue and Street A). **Zoning By-law Amendment** – Consideration of an amendment to the Zoning By-law Z.-1 to change the zoning from Holding Urban Reserve (h-17*h-42*UR6(1)), to: Residential R1 Special Provision (R1-13(7)) Zone for Lots 1 through 28 to permit single-detached lots with a minimum lot area of 270 square metres and a minimum lot frontage of 9 metres; Residential R4 Special Provision (R4-6(_)) Zone for lots 29 through 39 to permit street townhouses with special provisions for minimum lot frontage of 6.7 meters, a maximum lot coverage of 50 per cent, and a height of 12 metres; and, Residential R6 Special Provision (R6-5(_)) Zone to permit cluster housing with special provisions for a minimum front and exterior side yard of 1.5 meters, and a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. The City may also consider applying Holding Provisions in the zoning.

File: 39T-22501 & OZ-9502 Planner: A. Curtis x. 4497

Appendix F – The London Plan and Zoning By-law Excerpts



Legend

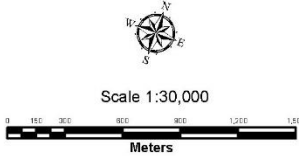
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management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

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

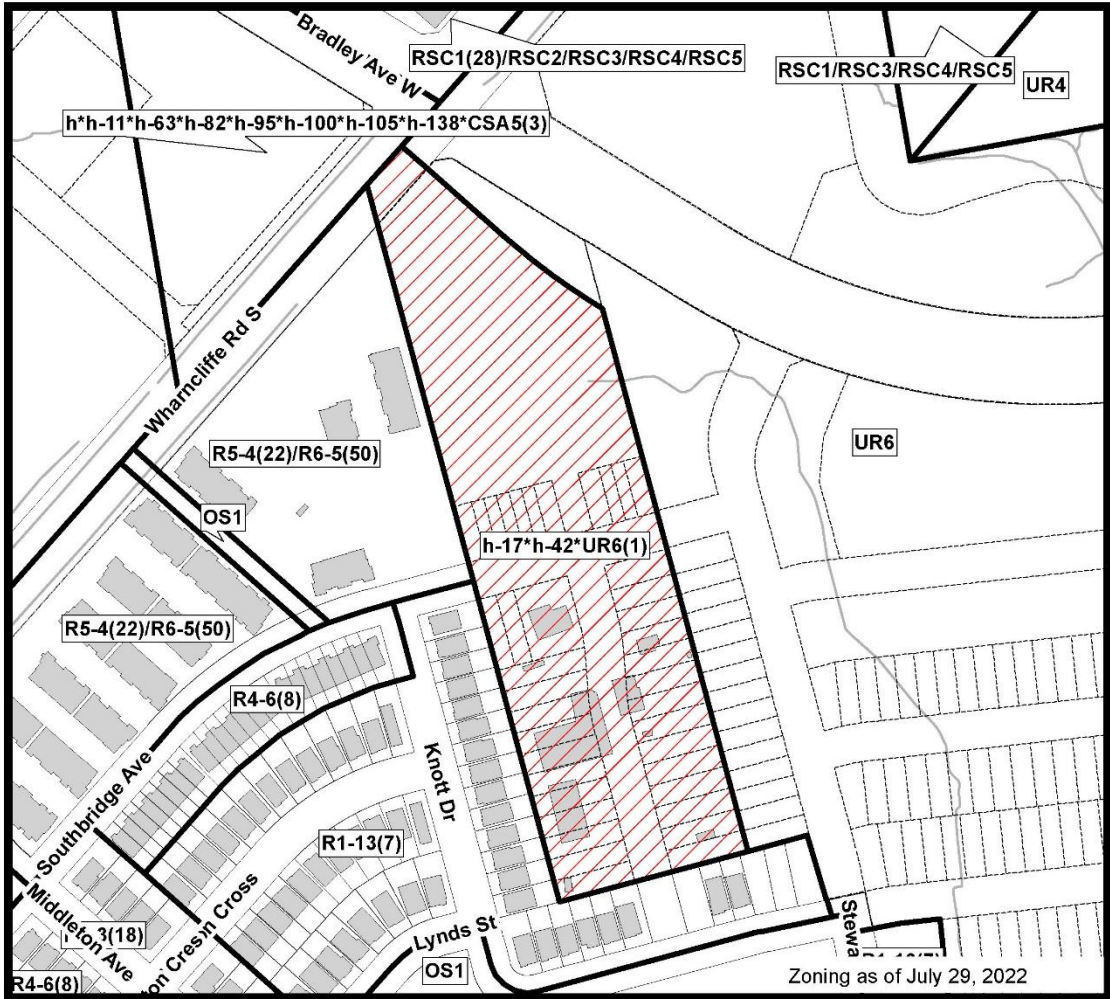
CITY OF LONDON Official Plan

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9611
Planner: AC
Technician: RC
Date: 2023/5/29



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-11/AG1/OS4

1) *LEGEND FOR ZONING BY-LAW Z-1*

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



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

FILE NO:

Z-9611

AC

MAP PREPARED:

2023/05/26

RC

1:3,000

0 15 30 60 90 120

Meters