

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

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

**Subject:** Drewlo Holdings Inc.  
460 Asher Crescent (Block 231, 33M-826)  
City File: Z-9701, Ward 14  
Public Participation Meeting

**Date:** March 19, 2024

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Drewlo Holdings Inc. relating to the property located at 460 Asher Crescent, known legally as Block 231, 33M-826:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 2, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Holding Residential R4/R5/R6 (h\*h-54\*h-71\*h-100\*R4-6/R5-4/R6-5) Zone **TO** a Residential R6 Special Provision (R6-5 (\_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i. Locate and design the apartment and townhouse buildings to provide street-oriented development along Commissioners Road East, Jackson Road, Reardon Boulevard, and Asher Crescent.
  - ii. Locate apartment building 'B' closer to Jackson Road to provide more landscaped open space between the apartment buildings 'A' and 'B'.
  - iii. Realign townhouse Blocks D, E, F, G, H & I to run north-south with townhouse buildings oriented to Jackson Road and an internal grid network of private drives.
  - iv. Provide pedestrian connectivity between the townhouse and apartment portions of the proposed development and to the public streets, including Commissioners Road East.
  - v. Provide adequate landscaped open space and outdoor amenity areas to serve the needs of the residents of the proposed development.
  - vi. Provide enhanced design of side elevations of apartment and townhouse buildings that face municipal streets.
  - vii. Provide enhanced tree planting.

**IT BEING NOTED** that the above noted amendment is being recommended for the following reasons:

- i. The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The *PPS* directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- ii. The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- iii. The recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and

- iv. The recommended amendment contributes to the range and mix of housing options within the area.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Holding Residential R4/R5/R6 (h\*h-54\*h-71\*h-100\*R4-6/R5-4/R6-5) Zone to a Residential R6 Special Provision (R6-5(\_)) Zone.

### Purpose and the Effect of Recommended Action

The recommended action will permit two six-storey apartment buildings containing 62 units each; a five-storey apartment building containing 52 units; eight three-storey back-to-back townhouse buildings containing 60 units; and two three-storey townhouse buildings with 12 units. In total, the development is proposed to have **248 residential dwelling units** and an overall density of 80.7 units per hectare.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

1. **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
2. **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
3. **Housing and Homelessness**, by supporting faster/streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.

## Analysis

### 1.0 Background Information

#### 1.1 Property Description and Location

The subject lands, municipally known as 460 Asher Crescent and 1030 Reardon Boulevard (Block 62, Registered Plan 33M-826), are located in the Jackson Planning District on the south side of Commissioners Road East and east side of Jackson Road.

#### 1.2 Site Statistics

- Current Land Use – vacant
- Frontage – approximately 153 metres (Commissioners Rd. E.), 208 metres (Jackson Rd.), 120 metres (Reardon Blvd.), and 230 metres (Asher Cr.)
- Area – 3.075 hectares (7.6 acres)
- Shape – Irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

#### 1.3 Surrounding Land Uses

- North – Environmentally Significant Area, Meadowlily Woods; Future High Density Residential
- East – Low and Medium Density Residential
- South – Low and Medium Density Residential
- West – Low Density Residential

#### 1.4 Existing Planning Information

- The London Plan Place Type – Neighbourhoods fronting two Civic Boulevards.

- Existing Zoning – Holding Residential R4/R5/R6 (h\*h-54\*h-71\*h-100\*R4-R5-4/R6-5) Zone

Additional site information and context is provided in Appendix B.



Figure 1. Aerial Photo of 460 Asher Crescent (Block 231, Plan 33M-826, Parker Jackson Subdivision) and surrounding lands.



Figure 2. Streetview of 460 Asher Crescent (view from Intersection of Commissioners Road East & Jackson Road).

## 2.0 Discussion and Considerations

### 2.1 Development Proposal

On December 21, 2023, the City received an application for a zoning by-law amendment to permit the development of the lands for medium density residential uses. The application was deemed incomplete by the City and a revised application was received on January 21, 2024. The revised application was accepted as a complete

zoning by-law amendment application and circulated to the commenting departments, agencies and the public on January 24, 2024.

The development proposal is comprised of two six-storey apartment buildings containing 62 units each; a five-storey apartment building containing 52 units; eight three-storey back-to-back townhouse buildings containing a total of 60 units; and two three-storey townhouse buildings with a total of 12 units. In total, the development is proposed to have 248 residential dwelling units and an overall density of 80.7 units per hectare. The two six-storey apartment buildings are proposed to be located along the Commissioner Road East frontage and the five-storey apartment along the northern portion of the Jackson Road frontage. Two of the three-storey back-to-back townhouse buildings are located along the southern portion of the Asher Crescent frontage, and the two three-storey townhouse buildings are located along Reardon Boulevard. Three rows of the three-storey back-to-back townhouses are proposed across the remainder of the southern half of the subject lands.

Vehicular access to the apartment buildings is provided via two driveways from Asher Crescent. The required vehicular parking for the apartment buildings is provided through a large surface parking lot south of the buildings along Commissioners Road East and east of the building along Jackson Road. A total of 222 parking spaces are provided for the apartment buildings, based on the applicant's market rate of approximately 1.26 spaces for each unit. Landscaped open space grass areas are provided between the two buildings adjacent to Commissioners Road East and a narrow strip between the parking lot and Asher Crescent.

An additional vehicular access to the townhouse portion of the site is provided via a right-in-right-out access from Reardon Boulevard and a driveway up the eastern portion of the site which connects with the apartments to the north. Several dead-end driveways are proposed to provide access to the rows of townhouses on the western half of the subject lands. The required vehicular parking for the townhouse dwellings is provided through a combination of integrated/attached garages and driveways, targeting the anticipated market rate of approximately 2 spaces for each unit. 10 visitor parking spaces are also provided including 4 barrier free spaces. Landscaped open space is provided at intersection of Asher Crescent and Reardon Boulevard with grass and a sidewalk providing pedestrian access into the site.

The application included a conceptual site plan, shown below as Figure 3. Building renderings and elevations are shown in Figures 4-6 below.

The proposed development includes the following features:

- Land use: residential
- Form: cluster apartment buildings and townhouses
- Height: five and six-storey apartment buildings, and three-storeys townhouse buildings
- Residential units: 248 units
- Density: 80.7 uph
- Building coverage: 25.71%
- Landscape open space: 26.82%
- Parking spaces:
  - Apartments (176 units): 204 residential stalls; 18 visitor stalls
  - Townhouses (72 units): 142 residential stalls; 10 visitor stalls

Additional proposal information and context is provided in Appendix B and C.



Figure 3. Concept Site Plan – First Submission



Figure 4. Rendering of the Six-Storey Apartment Buildings



Figure 5. Elevation of the three-storey townhouses facing Reardon Boulevard



Figure 6. Elevation of the three-storey back-to-back townhouses facing Asher Crescent

## 2.2 Requested Amendment

The applicant has requested an amendment to Zoning By-law Z-1 to rezone the subject site from a Holding Residential R4/R5/R6 (h\*h-54\*h-71\*h-100\*R4-6/R5-4/R6-5) Zone to a Residential R6 Special Provision (R6-5\_) Zone.

The following table summarizes the regulations in the base R6-5 zone, the special provisions that have been proposed by the applicant and those that are being

recommended by staff. The special provisions recommended by staff have been discussed with the applicant and conform to the site plan proposed by the applicant.

<b>Regulation (R6-5)</b>	<b>Required</b>	<b>Proposed</b>	<b>Recommended</b>
Front Yard Depth (minimum)	6.0 metres	0.0 metres	1.5 metres
Rear Yard Depth (minimum)	0.5 metre (1.6 feet) per 1.0 metre (3.3 feet) of main building height or fraction thereof, but in no case less than [...] 6 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms. (10.3m required for 20.6m tall building)	0.0 metres	1.5 metres
East Exterior Side Yard Depth (minimum)	6.0 metres	0.0 metres	1.5 metres
West Exterior Side Yard Depth (minimum)	6.0 metres	0.0 metres	2.0 metres
Height (maximum)	12.0 metres	22 metres	12.0 metres, or 22.0 metres on lands located more than 140.0 metres from the centreline of Reardon Boulevard.
Density (maximum)	35 units per hectare (uph)	85 uph	83 uph
Landscaped Open Space (minimum)	30%	20%	25%
Yard Encroachment	By-Law No. Z.-1 4.27 Yard Encroachments Permitted Balconies on apartment buildings: 1.5 m provided projection is no closer than 3.0 m to the lot line open or covered but unenclosed decks or porches: 3.0 m provided projection is no closer than 1.2 m to the lot line		Balconies on apartment buildings, and open or covered but unenclosed decks or porches, shall be permitted to project 2 metres into the required yard, provided no projection is closer than 0.4 metres to the lot line.

## **2.3 Public Engagement**

On January 24, 2024, Notice of Planning Application and Notice of Public Meeting was sent to 114 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 Thursday, February 1, 2024. A “Planning Application” sign was also placed on the site. There were two responses received to-date during the consultation period.

Comments from the Public included:

- Concern about loss of privacy and property value for residents on the west side of Jackson Road due to reduced setbacks and increased heights.
- Concern about the lack of transit service and amenities in the area and as a result the number of people that will be required to drive.
- Concern about the lack of traffic lights on Jackson Road at Commissioners Rd E. and Bradley Ave. and the speed of traffic on Commissioners Rd. E.
- Concern about where children will go to school as Summerside Public School is currently full.

Detailed public comments are included in Appendix D of this report.

## **2.4 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 include:

- The front, rear and exterior side yards are required to accommodate balconies, porches, landscaped open space and tree planting. Tree planting is essential to provide privacy to adjacent residential properties and improve the canopy cover in the City.
- Reduction in the minimum amount of landscape open space may suggest that the density on the site is too intense.
- Street oriented development has been proposed along the majority of frontages, however, a layout which improves vehicular and pedestrian flow through the site and allows for street-oriented townhouse development along Jackson Road is recommended.
- The proposed layout for the townhouse portion of the development represents a constraint on vehicular movement and creates a hazard for the access of waste collection and emergency vehicles.

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

## **2.5 Policy Context**

### **2.5.1 *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 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*.

## **2.5.2     The London Plan, 2016**

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

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

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

## **3.0     Financial Impact/ Considerations**

### **3.1     Financial Impact**

There are no direct municipal financial expenditures with this application.

## **4.0     Key Issues and Considerations**

### **4.1     Land Use**

The Zoning-By-Law amendment is not proposing to change the planned land use of the subject lands. The proposed residential use is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)* and contemplated in the Neighbourhoods Place Type where a property has frontage at the intersection of two civic boulevards in The London Plan (Table 10). The proposed residential uses (apartment buildings and cluster townhouses) align with the goals of the Neighbourhoods Place Type by contributing to neighbourhoods that allow for a diversity and mix of housing types that are compatible with the existing and future neighbourhood character (TLP 918\_2 and 13). The residential uses also promote housing for all Londoners and attract a diverse population to the city (TLP 57\_11).

### **4.2     Intensity**

The proposed residential intensity is consistent with the policies of the *PPS* that encourage residential intensification, redevelopment, and compact form (1.1.3.4), an efficient use of land (1.1.1 a), and a diversified mix of housing types and densities (1.4.1). The proposed residential intensity conforms with the Neighbourhoods Place Type in The London Plan which contemplates a standard maximum height of four-storeys and an upper maximum height of six-storeys where a property has frontage onto a Civic Boulevard (Table 11). The London Plan permits increases in building height above the standard maximum where the resulting intensity and form of the proposed development represents good planning within its context (TLP 1641\_). As the applicant has proposed heights of three- to six-storeys, portions of the proposed development would exceed the standard maximum height.

The proposed special provisions requested by the Applicant would permit a maximum density of 85 units per hectare, a maximum height of 22 metres across the entire site, and minimum yards of 0.0 metres adjacent to all streets. Staff are of the opinion that the requested special provisions are more than what is shown on the proposed site concept plan and are not considered to represent good planning.

Staff are recommending that the maximum density for the site be limited to the density (83 units per hectare) that is shown on the site concept plan, provided by the applicant,

to ensure that the site remains of sufficient size to accommodate the proposed development. Staff are recommending that the increase in height be limited to the northern portion of the subject lands through the following special provision:

*Height (maximum) 12.0 metres, or 22.0 metres on lands located more than 140.0 metres from the centreline of Reardon Boulevard.*

The recommended special provisions will facilitate an appropriate scale of development that is considered compatible within the existing neighbourhood character, directing the height and intensity toward the higher order street (TLP 918\_13). The proposed five and six storey apartment buildings will be located close to Commissioners Road East and the intersection with Jackson Road, and the three-storey cluster townhouse blocks are proposed to be oriented towards the streets along the southern portion of the subject lands. The layout of the proposed development provides a transition from the planned high density residential lands located on the north side of Commissioners Road East and the existing and future low- and medium density residential uses to the east, south and west (TLP 953\_2).

The residential use is accommodated on a parcel that is of sufficient size to support the proposed use. The redevelopment of the parcel will facilitate the efficient use of land and existing municipal services, as servicing is available for the proposed uses identified (TLP 953\_2 and \_3).

#### 4.3 Form

The proposed built form is consistent with the Neighbourhoods Place Type and the City Design policies in The London Plan by facilitating an appropriate form and scale of residential intensification that is compatible with the existing and future neighbourhood character (TLP 953\_2). Specifically, a mix of housing types to support ageing in place and affordability and is designed to be a good fit and compatible within its context/neighbourhood character (TLP 193\_).

The six-storey apartment buildings are proposed to be situated with minimal setbacks oriented towards Commissioners Road East to define the street edge, and allow for inviting, active, and comfortable pedestrian environment (TLP 259\_). Similarly, the five-storey apartment buildings are situated with minimal setbacks oriented towards Jackson Road. The zoning regulations are recommended to ensure that three-storey townhouses are proposed to be situated with minimal setbacks and oriented towards Asher Crescent, Reardon Boulevard, and Jackson Road.

Vehicle access to the subject lands will be provided from the Reardon Boulevard and Asher Crescent, with proposed sidewalk connections to all adjacent streets to promote connectivity and safe movement for pedestrians, cyclists, and motorists (TLP 255\_). The townhouses and apartments are also sited to minimize the visual exposure of the parking areas to the streets (TLP 269\_).

The proposed elimination of minimum front, rear, and exterior side yard setbacks is not considered to represent good planning as it could lead to conflicts with awnings, outward swinging doors, porches and balconies and other building features projecting over municipal property. The elimination of yards adjacent to public streets also would significantly reduce the space and volume of soil required to support healthy tree growth. Reduced front, rear, and exterior side yards are, however, encouraged to allow for an inviting, active, and comfortable pedestrian environment. Staff have recommended the following reduced minimums (front lot line is deemed to be Reardon Boulevard consistent with Section 2 of the Zoning By-Law.):

<i>Front Yard Depth (minimum)</i>	<i>1.5 metres</i>
<i>Rear Yard Depth (minimum)</i>	<i>1.5 metres</i>
<i>West Exterior Side Yard Depth (minimum)</i>	<i>2.0 metres</i>
<i>East Exterior Side Yard Depth (minimum)</i>	<i>1.25 metres</i>

In addition to the recommended reduced minimum front, rear, and exterior side yard depths, it is recommended that the proposed street-oriented development is recognized in the zoning by-law through a maximum yard depth of 5 metres from the front, rear and west lot lines, and a maximum yard depth of 6 metres from the east lot line.

The proposed concept plan also includes balconies on apartment building and porches on townhouse buildings that project beyond the wall of the buildings into the required minimum yards. These building features are encouraged in the zoning by-law to allow for an inviting and active pedestrian environment. A special provision is recommended to permit the proposed projection of these building features into the reduced yard setbacks and provide relief from section 4.27 of the Zoning By-Law:

*Balconies on apartment buildings, and open or covered but unenclosed decks or porches not exceeding one storey in height, shall be permitted to project 2.0 metres into the required yard, provided no projection is closer than 0.4 metres to the lot line.*

## Conclusion

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Holding Residential R4/R5/R6(h\*h-54\*h-71\*h-100\*R4-6/R5-4/R6-5) Zone to a Residential R6 Special Provision (R6-5(\_)) Zone. Staff are recommending approval of the proposed Zoning By-law Amendment with modifications to the proposed special provisions.

The recommended action is consistent with the *Provincial Policy Statement, 2020 (PPS)*, conforms to The London Plan and will permit two six-storey and one five-storey apartment buildings, eight three-storey back-to-back townhouse buildings, and two three-story townhouse buildings containing a total of 248 residential units at a density of 80.7 units per hectare. The amendment will facilitate the development of the subject site and will contribute to the range and mix of housing options within the area.

**Prepared by:** Michael Clark  
Planner, Subdivision Planning

**Reviewed by:** Bruce Pace  
Manager, Subdivision Planning

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

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

Copy: Peter Kavcic, Manager, Subdivisions and Development Inspections  
Britt O'Hagan, Manager, Current Development  
Michael Pease, Manager, Site Plans  
Brent Lambert, Manager, Development Engineering

## Appendix A

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 460 Asher Crescent.

WHEREAS Drewlo Holdings Inc. has applied to rezone an area of land located at 460 Asher Crescent. (Block 231, Plan 33M-826), as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 460 Asher Crescent, as shown on the attached map comprising part of Key Map No. A113, from a Holding Residential R4/R5/R6 (h\*h-54\*h-71\*h-100\*R4-6/R5-4/R6-5) Zone to a Residential R6 Special Provision (R6 -5 (\_)) Zone.
- 2) Section Number 10.4 of the Residential (R6-5) Zone is amended by adding the following Special Provisions:

R6-5 (\_) 460 Asher Crescent

a) Regulations:

i)	Front Yard Depth (Minimum)	1.5 metres (4.9 feet)
ii)	Rear Yard Depth (Minimum)	1.5 metres (4.9 feet)
iii)	East Exterior Side Yard Depth (Minimum)	1.5 metres (4.9 feet)
iv)	West Exterior Side Yard Depth (Minimum)	2.0 metres (6.6 feet)
v)	Height (Maximum)	12.0 metres, or 22.0 metres on lands located more than 140.0 metres from the centreline of Reardon Boulevard.
vi)	Density (Maximum)	83 units per hectare
vii)	Landscaped Open Space (Minimum)	25%
viii)	Balconies on apartment buildings, and open or covered but unenclosed decks or porches, shall be permitted to project 2.0 metres into the required yard, provided no projection is closer than 0.4 metres to the lot line.	

- 3) This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

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.

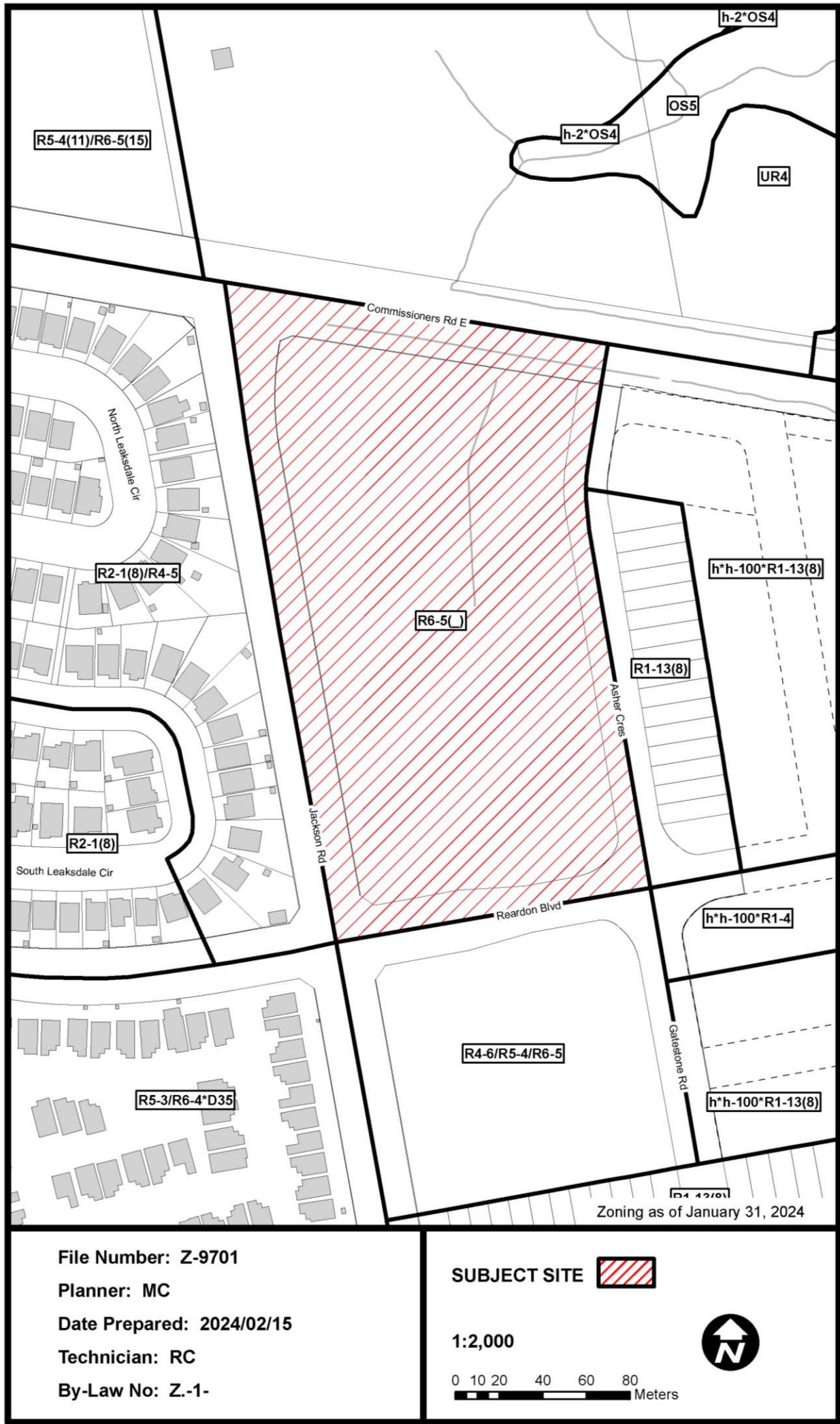
PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 2, 2024  
Second Reading – April 2, 2024, 2024  
Third Reading – April 2, 2024, 2024

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



## Appendix B - Site and Development Summary

### A. Site Information and Context

#### Site Statistics

Current Land Use	vacant
Frontage (approximate)	121.7 metres (Reardon Boulevard) 138.6 metres (Commissioners Road East) 223.1 metres (Asher Crescent) 267.8 metres (Jackson Road)
Depth	Irregular
Area	30,075 metres square (3.07 hectares)
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

#### Surrounding Land Uses

North	Vacant / Open Space, Future Residential, Natural Environment
East	Residential
South	Residential
West	Residential

#### Proximity to Nearest Amenities

Major Intersection	Commissioners Road East and Jackson Road (adjacent to site)
Dedicated cycling infrastructure	Pond Mills Road and Commissioners Road East (2,500 metres)
London Transit stop	Route 24 at Lighthouse Road south of Reardon Boulevard (200 metres)
Public open space	Carroll Park (765m) Future Park Block (400m) (registered, Block 235, 33M-826) Future Park Block (250m) (draft approved, 39T-06507 Block 25)
Commercial area/use	Food Basics / Shoppers Drug (2,500 metres)
Food store	Food Basics (3600 metres)
Community/recreation amenity	City Wide Sports Park (830 metres)

### B. Planning Information and Request

#### Current Planning Information

Current Place Type	Neighbourhoods at the intersection of two Civic Boulevards
Current Special Policies	n/a
Current Zoning	Holding Residential R4/R5/R6 (h*h-54*h-71*h- 100*R4-6/R5-4/R6-5) Zone

#### Requested Designation and Zone

Requested Place Type	No change
Requested Special Policies	n/a
Requested Zoning	Residential R6 Special Provision (R6-5(_)) Zone

## Requested Special Provisions

Regulation (R6-5)	Required	Requested
Front Yard Depth (minimum)	6.0 metres	0.0 metres
West Exterior Side Yard Depth (minimum)	6.0 metres	0.0 metres
East Exterior Side Yard Depth (minimum)	6.0 metres	0.0 metres
Rear Yard Depth (minimum)	0.5 metre (1.6 feet) per 1.0 metre (3.3 feet) of main building height or fraction thereof, but in no case less than [...] 6 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms. (10.3m required for 20.6m tall building)	0.0 metres
Height (maximum)	12.0 metres	22 metres
Density (maximum)	35 units per hectare (uph)	85 uph
Landscaped Open Space (minimum)	30%	20%

## C. Development Proposal Summary

### Development Overview

The development proposal comprises two six-storey apartment buildings containing 62 units each; a five-storey apartment building containing 52 units; eight three-storey back-to-back townhouse buildings containing 60 units; and two three-storey townhouse buildings with 12 units. In total, the development is proposed to have 248 residential dwelling units and an overall density of 80.7 units per hectare.

### Proposal Statistics

Land use	Residential
Form	Cluster Townhouses and Apartment Buildings
Height	Three-storeys townhouses, five to six storey apartment buildings
Residential units	248
Density	80.7 uph
Gross floor area	N/A
Building coverage	25.7%
Landscape open space	26.8%
Functional amenity space	Provided onsite
New use being added to the local community	No

### Mobility

Parking spaces	Townhouses: 142 resident spaces, 10 visitor spaces (including 4 barrier free) Apartments: 222 resident spaces (including 13 tandem spaces), 18 visitor spaces (including 6 barrier free)
Vehicle parking ratio	Townhouses: 1.97 spaces / unit Apartments: 1.26 spaces / unit
New electric vehicles charging stations	N/A
Secured bike parking spaces	248 spaces (224 long term & 25 short term)
Secured bike parking ratio	1 space / unit
Completes gaps in the public sidewalk	No
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	No

### Environmental Impact

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

## Appendix C – Additional Plans and Drawings

### Concept Site Plan



**Building Renderings – Rendering of Six-Storey Apartment Buildings**



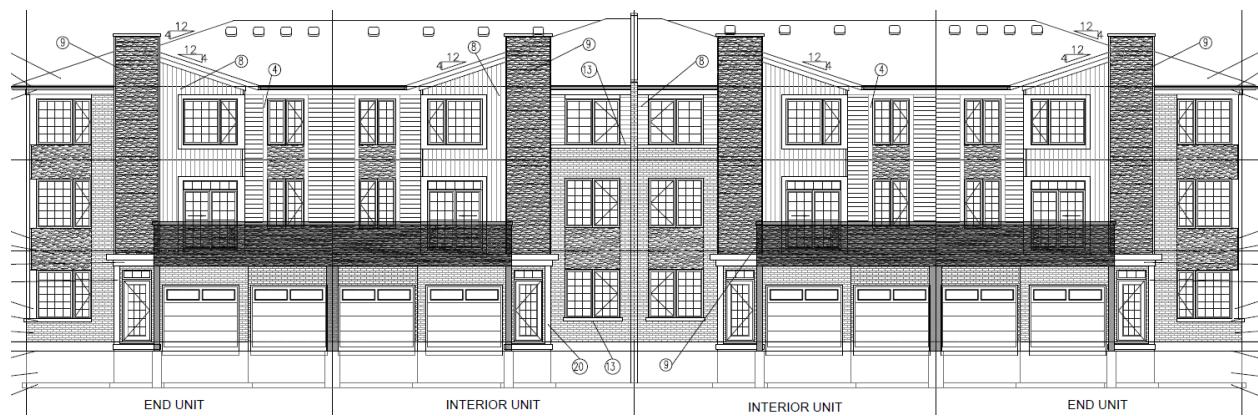
**Building Renderings – Rendering of Five-Storey Apartment Building**



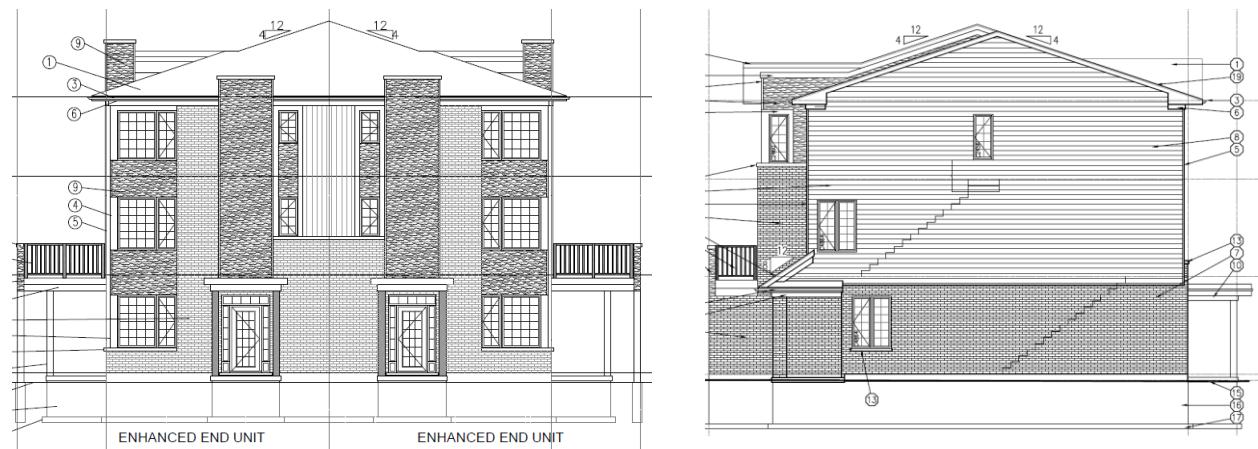
### Townhouse Building Elevations – View from Reardon Boulevard



### Townhouse Building Elevations – View from Asher Crescent



### Townhouse Building Elevations – View from Jackson Road



## Appendix D – Public Engagement

### Community Engagement

**Public liaison:** On January 24, 2024, Notice of Planning Application and Notice of Public Meeting was sent to 114 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 Thursday, February 1, 2024. A “Planning Application” sign was also placed on the site.

**Nature of Liaison:** The purpose and effect of this zoning change is to increase the maximum height and density and reduce the minimum yard depths and landscaped open space within the existing Holding Residential R6 (R6-5) Zone. The Zoning change would permit two 6-storey apartment buildings with 62 residential units each, a 5-storey apartment building with 52 residential units, and 72 townhouse residential units. Possible change to Zoning By-law Z.-1 FROM a Holding (h\*h-54\*h-71\*h-100) Residential R4 (R4-6), Residential R5 (R5-4), and Residential R6 (R6-5) TO a Holding (h\*h-54\*h-71\*h-100) Residential R4 (R4-6), Residential R5 (R5-4), and Residential R6 Special Provision (R6-5(\_)) Zone.

**Public Responses:** Two replies received.

Below are comments and concerns regarding the Zoning By-Law Amendment for 460 Asher Crescent (Block 231, 33M-826). Attached are the signatures of residents in Summerside directly affected by these changes who are supporting these comments and concerns.

#### **Sonya Munn (Email, February 6, 2024) on behalf of 21 other residents of North Leaksdale Circle and South Leaksdale Circle**

Comments and Concerns for Consideration:

Re: Zoning By-Law Amendment: 460 Asher Crescent (Block 231, 33M-826)

We request that Drewlo Holding Inc. and the Corporation of the City of London take into consideration the below concerns and comments related to 460 Asher Crescent (Block 231, 33M-826) posted January 23, 2024.

The current zoning is for Medium Density Development. The proposed zoning would increase the density significantly. This is concerning because:

- 1) Reduced front, rear, and open space options would decrease the set-back of the new apartment development from the existing homes on the other side of Jackson Road.
  - This would decrease privacy for existing residents backing on to Jackson Road.
  - The previous zoning only allowed for townhomes significantly changing the information residents would have been provided when they purchased homes on North and South Leaksdale Circle. This could have a negative impact on home resale.
  - Tenants of the new apartments would have limited green space and be required to utilize parks for outdoor recreational activities.

Considerations:

- Could the height of the 5-story apartment building directly facing Jackson Rd. be decreased to 3 stories to limit privacy concerns and be more in line with the height of a 3-story townhome?
- Could the 5-story apartment on Jackson Rd. be moved back from the road to allow additional space and natural privacy barriers (ex. fast growing trees) that would limit the invasion of privacy?

- Could the 5-story apartment be rotated to face North/South instead of East/West?
  - Could natural privacy barriers (ex. trees, bushes, and fences) be placed along Jackson Rd. and inside the development to limit direct sightlines of the apartment buildings, townhomes, and parking areas?
  - Could the 6-story apartment on Jackson Rd. be moved back from the road to allow additional space and natural privacy barriers (ex. fast growing trees) that would limit the invasion of privacy?
- 2) Parking is limited (222 spaces for 176 units) and LTC transit to the community of Summerside is limited.
- Summerside is not centrally located. Most residents will require a car to complete errands.
  - Parking would be of high priority for the apartment tenants due to limited busing options. This could create parking congestion on City streets in the subdivision if residents have multiple vehicles.
  - Has the LTC committed to increasing bus services to our area?
- 3) Traffic safety concerns for residents of Summerside due to the increase in vehicle traffic to and from our community:
- Will traffic lights be installed at both ends of Jackson Rd. (Commissioners Rd. and Bradley Ave.) to facilitate better traffic flow to and from the Summerside community?
  - Will the speed limit on Commissioners Rd. be decreased because of the close location of the 6-story apartment building?
- 4) Summerside PS is currently full, any new families moving into Summerside would be sent to holding schools. Currently there is no confirmed plan to build another school in our community.
- New residents would have to send their children to holding schools. Summerside PS took approximately 20 years to be built.
  - The current holding school John P. Robarts PS takes 1 hour to reach by city bus and 14 minutes by car.

Thank you for your consideration. We look forward to hearing from you.

**Terence You (Email, February 7, 2024)**

I would like to express my concern of how the proposed changes, especially to the heights of the buildings would increase the density of the neighborhood and a reduction in the openness of the view, and its effect on my property value as a result.

I am in disagreement with the proposal.

Thank you for your attention to this matter.

## **Appendix E – Internal and Agency Comments**

### **Forestry**

- Do not support the reduced front, rear and exterior side yard depths and the reduction in landscaped open space. Sufficient volume of soil must be provided to support tree growth, as required in Site Plan Control Bylaw and to meet canopy goals of the London Plan and the Urban Forest Strategy. London Plan Policy 393\_ it is a target of the LP to achieve a tree canopy cover of 28% within the Urban Growth Boundary by 2035
- Reduced soil volumes leads to trees with shortened lifespans and potential negative impacts on surrounding surfaces and structures.
- There is a direct relationship between the volume of below-ground growing space and the way in which a tree is likely to develop. Greater soil volume promotes faster growth; increased size, resilience to disease and pests and longevity.

### **Urban Design**

#### **Major Issues:**

- This site is located within the Neighbourhoods Place Type, at the intersection of two Civic Boulevards in The London Plan [TLP], which contemplates the proposed use and height. Urban Design staff are generally supportive of the proposed development.
- The applicant is commended for providing a site and building design which incorporates built form along the majority of the street frontages, reduced setbacks for built form along the public streets, and for proposing a mix of housing types. The applicant is encouraged to continue to incorporate these design features as the proposal moves through the development process.

#### **Matters for OPA/ZBA:**

- Urban Design recommends the following Special Provisions be incorporated into the proposed zoning for the site to foster a safe, comfortable and accessible public realm, and to reduce potential impacts on neighbouring properties:
  - Maximum height;
  - Street orientation (principal entrances) facing toward the public streets [TLP Policy 261, 291];
  - Minimum and maximum setbacks along the public streets to ensure the proposed development is located close to the street, while maintaining 1.0-2.0m of space for canopies, door swings, etc. [TLP Policy 259];
- Urban Design recommends the applicant explore reducing the amount of surface parking, closer to the minimum required under the Zoning By-law to allow for a larger and more centralized common outdoor amenity space and landscaping [TLP Policy 271, 295].
- This site includes an h-71 Holding Provision to encourage street orientation. Urban Design recommends the h-71 be retained until Site Plan Approval and an executed Development Agreement are in place.

#### **Matters for Site Plan:**

- Site Plan comments have already been provided for this proposal through the SPA process (SPA23-117).

### **Site Plan**

#### **Major Issues**

- The proposed layout of the cluster townhouses in Block 231 lends itself to difficulties with municipal waste and recycling truck maneuvering. Reconfigure the layout to include hammerhead turnarounds or an alternative layout.

- As per the holding provision to promote street-oriented development, provide a walkway along Commissioners Road East to connect the dead-end sidewalks along Jackson Road and Asher Crescent.

#### Matters for Zoning:

- Given that there are existing constraints with the proposed vehicular maneuvering through the Block, the deficiency of Landscape Open Space further demonstrates a potential overuse of the site.

#### Matters for Site Plan

- There is an active Site Plan Application SPA23-117, which is under review. The Site Plan Application will consider bicycle parking, paratransit laybys, loading spaces, waste and recycling storage and pickup, pedestrian walkway connections, reducing impermeable surfaces, all-season landscaping, and lighting impacts in accordance with the Site Plan Control By-law.

#### Stormwater

- The Stormwater Engineering Division staff have reviewed the above revised application and have no comments to this Zoning By-law Amendment. The necessary SWM servicing and drainage requirements/controls to service this site will be implemented as part of a SPA23-117 and forthcoming development agreement.

#### Water

- Water Engineering has reviewed the zoning bylaw amendment for 460 Asher Crescent (Z-9701) and have no comments. Site servicing shall be in accordance with the approved site plan drawings.
- The h-100 holding provision can be removed from the site, as water looping has been completed for Phase 1 of Parker-Jackson.

#### Engineering

- Engineering has no further comments regarding this application.
- Please note that the planning and development is currently reviewing the site plan SPA23-117 Asher Crescent to address the site servicing and engineering comments.

#### Parks

##### Matters for OPA/ZBA

- None.

##### Matters for Site Plan

- Parkland dedication has been satisfied through plan of subdivision 33M-826.

#### Heritage

- This is to confirm that there are no cultural heritage or archaeological concerns associated with this application.
- Archaeological matters on this property were previously addressed.

#### Ecology

- This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

## Major issues identified

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.

## UTRCA

- The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

## Conservation Authorities Act

- The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act.

## Recommendation

- The UTRCA has no objections to the application and we have no Section 28 approval requirements.

## London Hydro

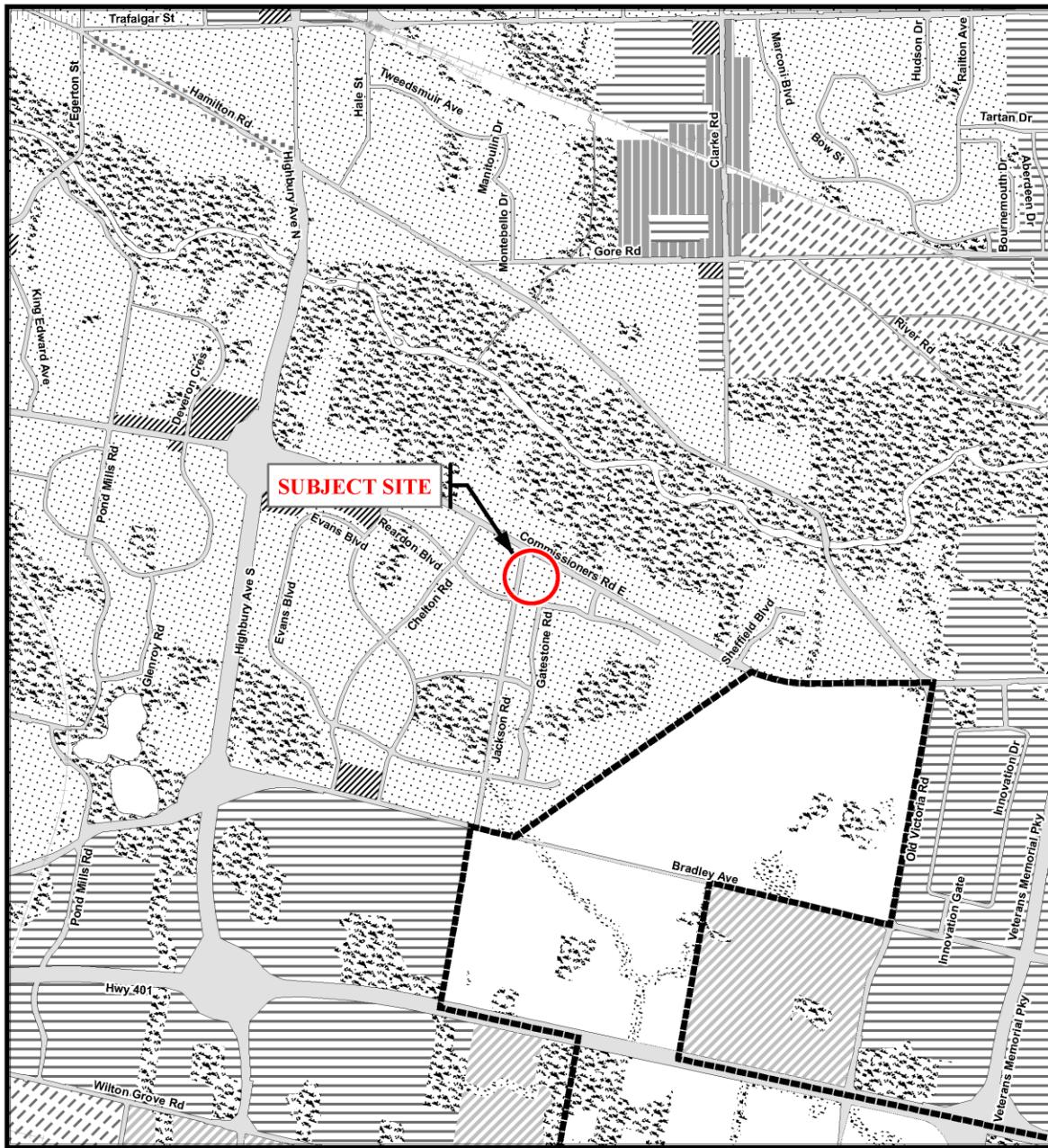
- Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

## Imperial Oil

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

## Appendix F – Relevant Background

### The London Plan – Map 1 – Place Types



#### Legend

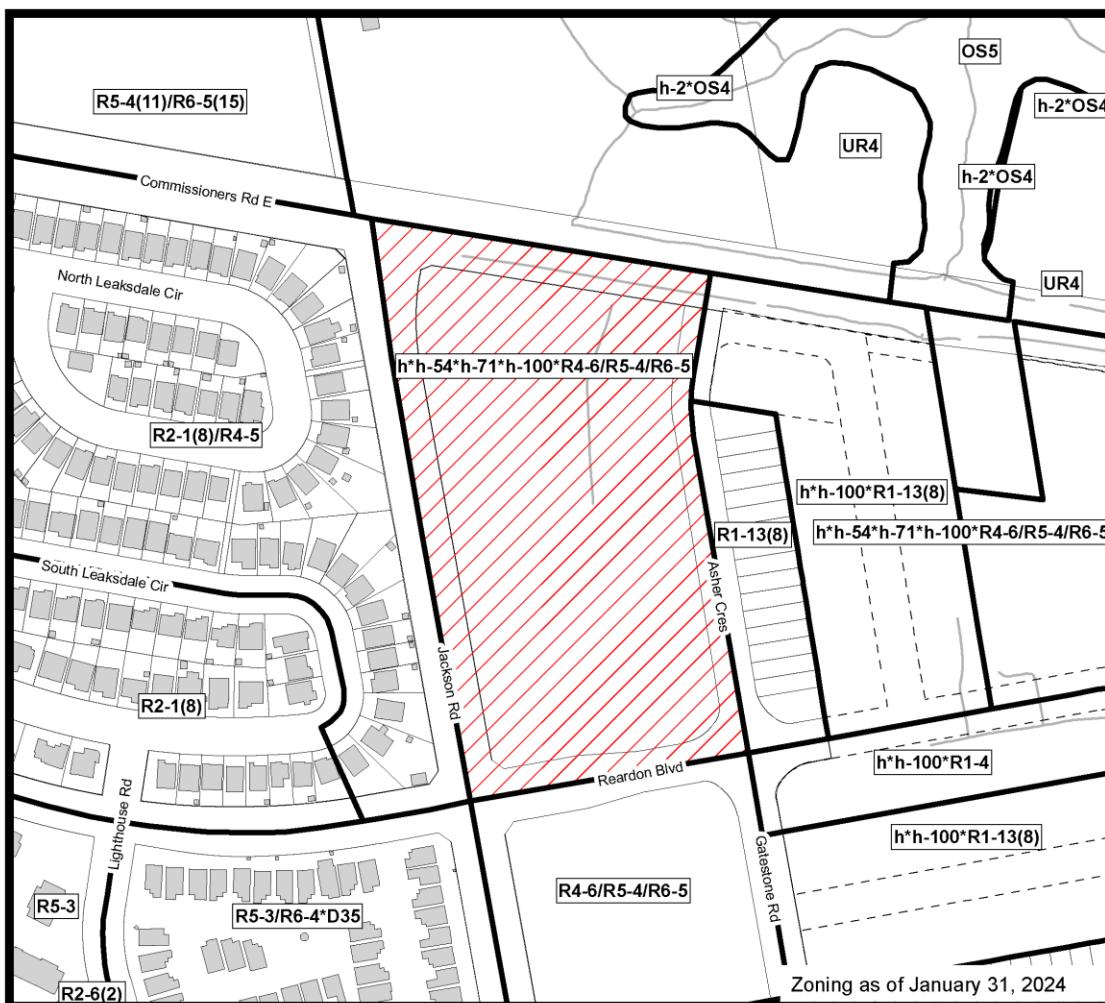
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street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

<b>CITY OF LONDON</b> Official Plan  LONDON PLAN MAP 1 - PLACE TYPES -  PREPARED BY: Planning & Development	 Scale 1:30,000	File Number: Z-9701 Planner: MC Technician: RC Date: 2024/02/15
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Project Location: E:\Planning\Projects\p\_officialplan\workconsol00\excerpts\_LondonPlan\mxds\Z-9701-Map1-PlaceTypes.mxd

## Zoning By-law Z.-1 – Zoning Excerpt



### COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

R1 - SINGLE DETACHED DWELLINGS  
 R2 - SINGLE AND TWO UNIT DWELLINGS  
 R3 - SINGLE TO FOUR UNIT DWELLINGS  
 R4 - STREET TOWNHOUSE  
 R5 - CLUSTER TOWNHOUSE  
 R6 - CLUSTER HOUSING ALL FORMS  
 R7 - SENIOR'S HOUSING  
 R8 - MEDIUM DENSITY/LOW RISE APTS.  
 R9 - MEDIUM TO HIGH DENSITY APTS.  
 R10 - HIGH DENSITY APARTMENTS  
 R11 - LODGING HOUSE  
 DA - DOWNTOWN AREA  
 RSA - REGIONAL SHOPPING AREA  
 CSA - COMMUNITY SHOPPING AREA  
 NSA - NEIGHBOURHOOD SHOPPING AREA  
 BDC - BUSINESS DISTRICT COMMERCIAL  
 AC - ARTERIAL COMMERCIAL  
 HS - HIGHWAY SERVICE COMMERCIAL  
 RSC - RESTRICTED SERVICE COMMERCIAL  
 CC - CONVENIENCE COMMERCIAL  
 SS - AUTOMOBILE SERVICE STATION  
 ASA - ASSOCIATED SHOPPING AREA COMMERCIAL  
 OR - OFFICE/RESIDENTIAL  
 OC - OFFICE CONVERSION  
 RO - RESTRICTED OFFICE  
 OF - OFFICE

RF - REGIONAL FACILITY  
 CF - COMMUNITY FACILITY  
 NF - NEIGHBOURHOOD FACILITY  
 HER - HERITAGE  
 DC - DAY CARE  
 OS - OPEN SPACE  
 CR - COMMERCIAL RECREATION  
 ER - ENVIRONMENTAL REVIEW  
 OB - OFFICE BUSINESS PARK  
 LI - LIGHT INDUSTRIAL  
 GI - GENERAL INDUSTRIAL  
 HI - HEAVY INDUSTRIAL  
 EX - RESOURCE EXTRACTIVE  
 UR - URBAN RESERVE  
 AG - AGRICULTURAL  
 AGC - AGRICULTURAL COMMERCIAL  
 RRC - RURAL SETTLEMENT COMMERCIAL  
 TGS - TEMPORARY GARDEN SUITE  
 RT - RAIL TRANSPORTATION  
 "h" - HOLDING SYMBOL  
 "D" - DENSITY SYMBOL  
 "H" - HEIGHT SYMBOL  
 "B" - BONUS SYMBOL  
 "T" - TEMPORARY USE SYMBOL

### CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-9701

MC

MAP PREPARED:

2024/02/15

RC

1:3,000

0 15 30 60 90 120 Meters

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