

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: North Development Corp. (c/o Zelinka Priamo Ltd.)
1350-1352 Webster Street
File Number: Z-9767, Ward 3
Public Participation Meeting

Date: October 2, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of North Development Corp. (c/o Zelinka Priamo Ltd.) relating to the property located at 1350-1352 Webster Street:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting October 15, 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 Residential R1 (R1-6) Zone, **TO** a Residential R5 Special Provision (R5-6(_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
- i) The removal and restoration of the cul-de-sacs at Croatia Road and Sandra Road to create standard Neighbourhood Street right-of-way.
 - ii) City boulevards and driveways of abutting properties on Croatia Road and Sandra Road to be restored and a connection from the private sidewalk on site to the municipal sidewalks be provided. This work should be at no cost to City and solely on the private developer.

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 can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and
- iv) The recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of housing options.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R1 (R1-6) Zone, to a Residential R5 Special Provision (R5-6(_)) Zone with special provisions to permit a lot frontage of 19.0 metres, a rear yard depth of 3.0 metres, an interior side yard depth of 3.0 metres, and a density of 46 units per hectare.

Purpose and the Effect of Recommended Action

The recommended action will permit five 2-storey townhouse blocks and six 3-storey back-to-back townhouse blocks containing a total of **56 residential units**.

Staff are recommending approval of the requested Zoning By-law amendment and special provisions.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Strategic Plan Area of Focus: Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Strategic Plan Area of Focus: 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 Previous Reports Related to this Matter

Consent Report – B.025/23 – September 28, 2023

Minor Variance Report – A.113/23 – November 2, 2023

1.2 Planning History

On September 28, 2023, the Committee of Adjustment approved Consent application B.025/23 which had the effect of creating two severed lots to be consolidated and two retained lots. The severed lots have a combined area of 12,300m² and frontage of 19.0 metres, while the two retained lots have areas of 408.7m² and 1,826.7 m² and frontages of 13.5 metres and 40.6 metres. As a condition of approval, the severed and retained lands were required to comply with the regulations of Z.-1 Zoning By-law, inclusive of obtaining the necessary Planning Act approvals to permit the proposed use on the severed and retained lands. As a result of the consent, it was determined that four variances on 1352 Webster Street with the existing dwelling were required. On November 2, 2023, Committee of Adjustment approved a minor variance application to permit a lot area of 408.7 m², a rear yard setback of 6.0 metres, a lot coverage of 49%, and an accessory structure rear yard setback of 0.6 metres.

1.3 Property Description and Location

The subject lands, municipally known as 1350 and 1352 Webster Street, are located on the east side of Webster Street in the Huron Heights Planning District. The subject lands have approximately 19.0 metres of frontage on Sandra Road and Croatia Road, and a total area of 1.24 hectares. The subject lands are currently vacant. The surrounding area consists of low-to-medium density residential uses, as well as institutional uses to the west across Webster Street.

Site Statistics:

- Current Land Use: Residential
- Frontage: 19.0 metres (62.3 feet) along Sandra Road, 19.0 metres (62.3 feet) along Croatia Road
- Depth: 161.4 metres (529.5 feet)
- Area: 1.24 hectares (3.06 acres)
- Shape: Regular (rectangle)
- Located within the Built Area Boundary: Yes

- Located within the Primary Transit Area: No

Surrounding Land Uses:

- North: Low-Density Residential
- East: Low-Density Residential
- South: Medium-Density Residential
- West: Low-Density Residential and Montclam Secondary School

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type fronting two Neighbourhood Streets (Sandra Road and Croatia Road)
- Existing Zoning: Residential R1 (R1-6) Zone



Figure 1- Aerial Photo of 1350, 1352 Webster Street and surrounding lands.



Figure 2 - Streetview of the subject lands from Croatia Road.



Figure 3 - Streetview of the subject lands from Sandra Road.

2.0 Discussion and Considerations

2.1 Development Proposal

The subject lands are proposed to be redeveloped with five 2-storey townhouses, and six 3-storey back-to-back townhouses. The five 2-storey townhouses are to contain a total of 26 units, and the six 3-storey back-to-back townhouses are to contain a total of 30 units, for a total of 56 units and a maximum height of 11.0 metres on the subject lands. Each unit has a private driveway and garage providing 2 parking spaces per unit, plus 17 visitor parking spaces. Access to the subject lands is provided by driveways leading south from Sandra Road and Croatia Road.

The proposed development includes the following features:

- Land use: Residential
- Form: Townhouse dwellings
- Height: 2-3 storeys (11.0 metres)
- Residential units: 56
- Density: 46 units per hectare
- Building coverage: 30.62%
- Parking spaces: 129 spaces (includes 1 space in the driveway, 1 space in the garage, 17 visitor parking spaces)
- Landscape open space: 37.46%

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

Conceptual Site Plan (Received July 2024)

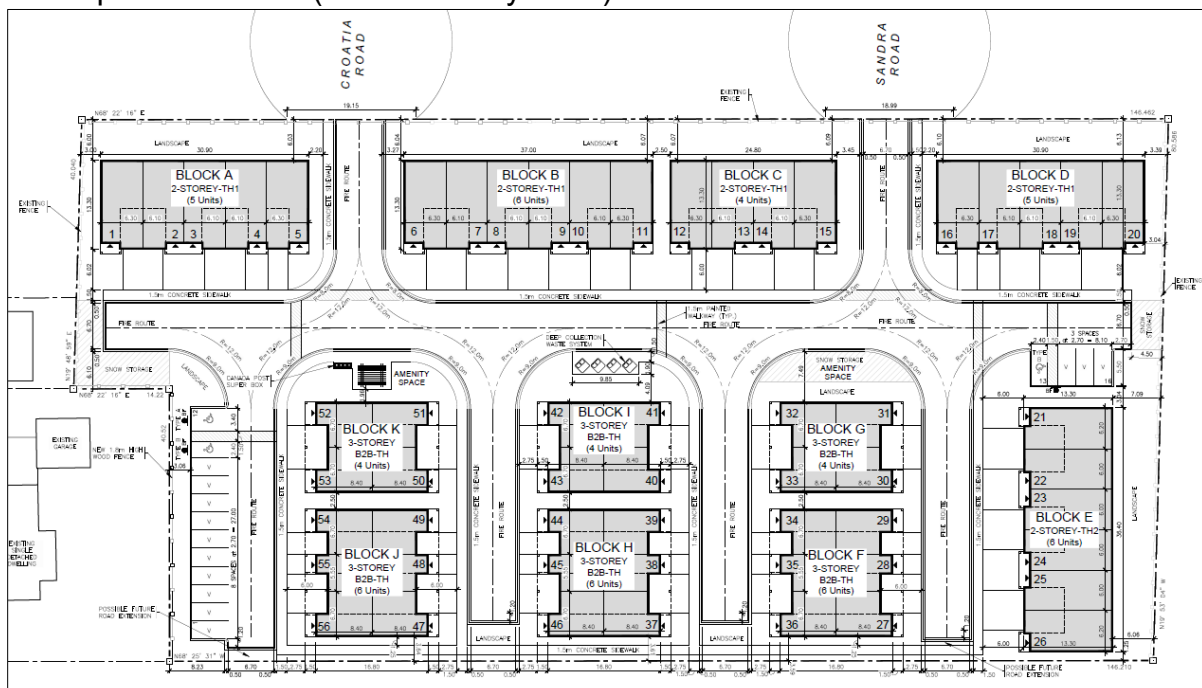


Figure 4 - Conceptual Site Plan (Received July 2024)



Figure 5 - Conceptual Site Plan (Received July 2024)



Figure 6 - Rendering of proposed 2-storey townhouses (received July 2024)



Figure 7 - Rendering of proposed 3-storey townhouses (received July 2024)

Additional plans and drawings of the development proposal are provided in Appendix C.

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the

property from a Residential R1 (R1-6) Zone to a Residential R5 Special Provision (R5-6(_)) Zone.

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

Regulation (R5-6(_))	Required	Proposed
Permitted Uses	- Cluster townhouses - Cluster stacked townhouse	- Cluster townhouses
Lot Frontage (minimum)	30.0 metres	19.0 metres
Rear Yard Depth (minimum)	6.0 metres	1.2 metres
Interior Side Yard Depth (minimum)	6.0 metres	3.0 metres

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:

- The removal and restoration of the culs-de-sac at Croatia Road and Sandra Road to create standard Neighbourhood Street right-of-way.
- City boulevards and driveways of abutting properties on Croatia Road and Sandra Road to be restored and a connection from the private sidewalk on site to the municipal sidewalks be provided. This work should be at no cost to City and solely on the private developer.

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

2.4 Public Engagement

On July 19, 2024, Notice of Application was sent to 172 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 September 12th, 2024. A “Planning Application” sign was also placed on the site.

There were **two** responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Detailed public comments are 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*.

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

None.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed residential use is supported by the policies of the Provincial Policy Statement, 2020 (PPS) and is a contemplated use in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type of The London Plan. The proposed townhouse dwellings align with the vision of the Neighbourhoods Place Type by contributing to a diversity and mix of different housing types, intensities, and forms, which respect the existing and future neighbourhood character (TLP 918_2 and 918_13). The proposed residential use also aligns with Key Direction #5 – building a mixed-use compact city, by planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward (TLP 59_4), and to ensure a mix of housing types within our neighbourhoods so that they are complete and support ageing in place (TLP 59_5).

Staff are satisfied the proposed use is in conformity with the policies of the Neighbourhoods Place Type of The London Plan. Staff are recommending a special provision restricting permitted uses to cluster townhouse dwellings, as the proposed R5-6 Zone also permits cluster stacked townhouse dwellings which are not contemplated in accordance with Table 10.

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 Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type of The London Plan, which contemplates a maximum height of 3-storeys where a property fronts onto a Neighbourhood Street (Croatia Road and Sandra Road). Furthermore, the site is of a sufficient size to support the proposed use and intensity, with adequate setbacks provided for on-site functions and to provide appropriate buffers to adjacent properties. The redevelopment of the parcel will also facilitate the efficient use of land and existing municipal services (TLP 953_2 and 3).

4.3 Form

The proposed built form is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating an appropriate form and scale of residential intensification that is compatible with the existing neighbourhood character (TLP 953_2). Specifically, the proposed built form supports a positive pedestrian environment, 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_).

As proposed, the built form provides an appropriate transition in height towards the existing low-density residential uses (TLP 953_2). The proposed built form and massing of the townhouse blocks have consideration for the surrounding land uses and is appropriate in scale for the surrounding neighbourhood character (TLP 953_2). The development has also been designed such that the abutting properties to the south could be integrated into the proposed development, ensuring future opportunity for residential intensification of these lands is maintained.

Access to the subject lands will be provided from Croatia Road and Sandra Road, promoting connectivity and safe movement for pedestrians, cyclists, and motorists (TLP 255_). Parking for the proposed townhouses and back-to-back townhouses will be located internally to the site, visually screening the surface parking from the street and encouraging a pedestrian oriented streetscape (TLP 936_4). Additional mitigation measures include a parking setback of 3.0 metres from the proposed visitor parking spaces to the western property line to allow for a landscape buffer and screening.

4.4 Zoning

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Residential R1 (R1-6) Zone to a Residential R5 Special Provision (R5-6(_)) Zone. The following summarizes the special provisions that have been proposed by the applicant and recommend by staff.

To permit a lot frontage of 19.0 metres, whereas 30.0 metres is required.

The intent of regulating minimum lot frontages is to ensure lots are adequately sized and shaped to support the intended use of the lands. In this case, a 19.0 metre wide frontage along Croatia Road and Sandra Road is requested to provide access to the site. Staff are of the opinion that any potential impacts on abutting properties have been mitigated, and sufficient linear frontage for vehicle is provided.

To permit a rear yard depth of 1.2 metres, whereas 6.0 metres is required.

A special provision to permit a minimum interior side yard depth of 1.2 metres is proposed by the applicant and recommended by staff. The reduction is requested for the 2-storey townhouses (Block E) from the south lot line. The intent of interior side yard depths is to ensure sufficient space between the building and lot line to accommodate all on-site functions while mitigating for potential adverse impacts to adjacent properties. In this case, the 2-storey townhouses are oriented toward the rear yard of the adjacent south property, where there are currently no buildings directly abutting the lot line. Further, the requested 1.2 metre setback provides sufficient space for appropriate buffering for site maintenance and landscaping. Staff are satisfied that potential impacts resulting from the requested reduced rear yard setback on adjacent and nearby properties are sufficiently mitigated.

To permit an interior side yard depth of 3.0 metres, whereas 6.0 metres is required.

A special provision to permit a minimum interior side yard depth of 3.0 metres is proposed by the applicant and recommended by staff. In this case, the reduced interior side yard depth refers to the separation distance between the 2-storey townhouses (Blocks A and D) oriented towards the rear yards of the adjacent properties to the east and west, in which the conceptual site plan shows a separation of 3.0 and 3.04 metres.

The reduced setback is considered sufficient for the provision of on-site functions while accommodating an appropriate buffer for landscaping and is not anticipated to adversely impact the abutting properties to the west.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R1 (R1-6) Zone to a Residential R5 Special Provision (R5-6(_)) Zone. Staff are recommending approval of the requested Zoning By-law amendment with special provisions.

The recommended action is consistent with the PPS 2020, conforms to The London Plan and will permit the development of five 2-storey townhouse blocks and six 3-storey back-to-back townhouse blocks for a total of 56 residential units on the subject lands.

Prepared by: **Chloe Cernanec**
Planner, Planning Implementation

Reviewed by: **Catherine Maton, MCIP, RPP**
Manager, Planning Implementation

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:
Britt O'Hagan, Manager, Current Development
Mike Corby, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1350-
1352 Webster Street.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW 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 1350-1352 Webster Street, as shown on the attached map **FROM** a Residential R1 (R1-6) Zone **TO** a Residential R5 Special Provision (R5-6()) Zone.
2. Section Number 9.3 of the Residential R5-6 Zone is amended by adding the following Special Provisions:

R5-6() 1350-1352 Webster Street

a. Permitted Uses

1. Cluster townhouse dwellings

a. Regulations

1. Lot Frontage (minimum) – 19.0 metres
2. Rear Yard Depth (minimum) – 1.2 metres
3. Interior Side Yard Depth (minimum) – 3.0 metres

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.

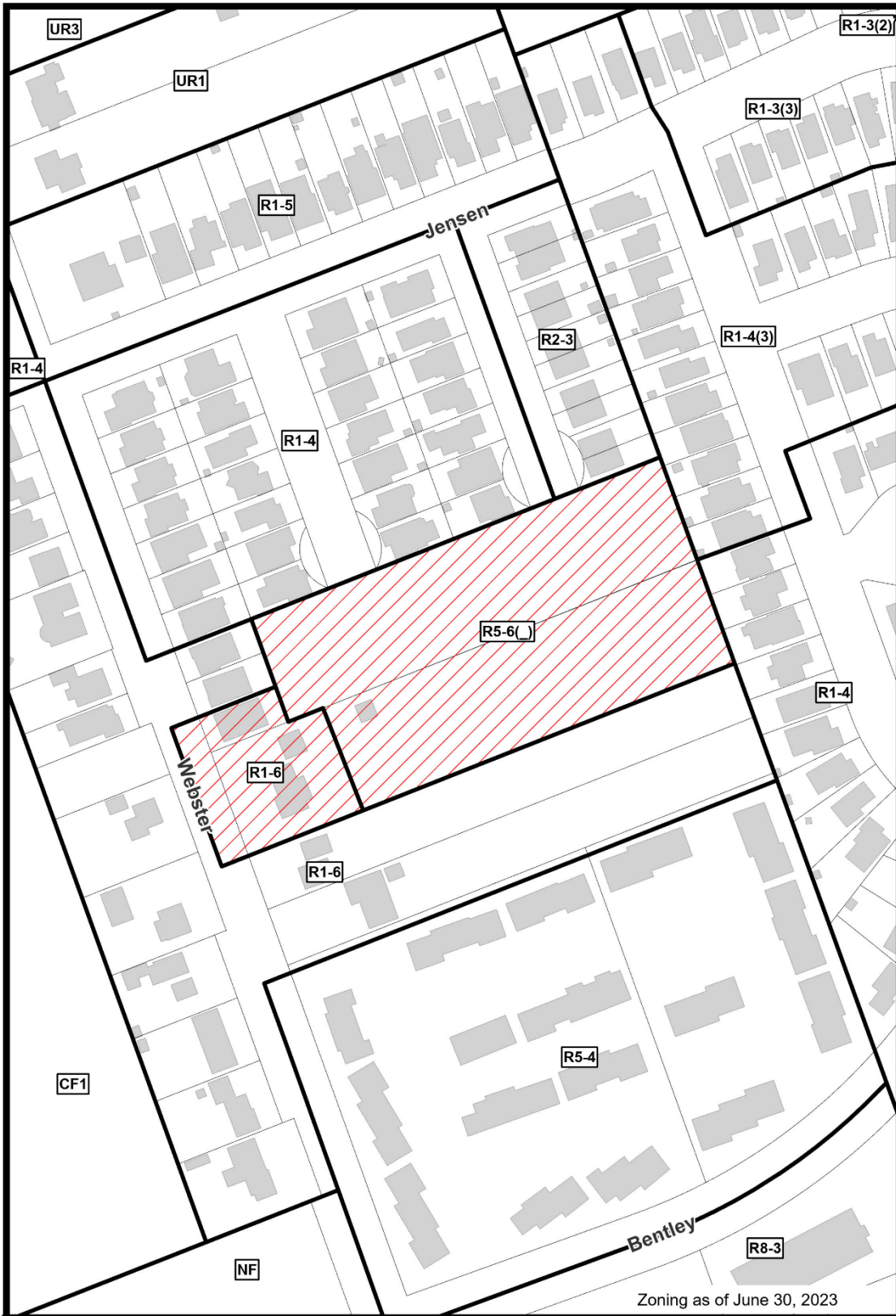
PASSED in Open Council on October 15, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


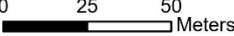

Michael Schulthess
City Clerk

First Reading – October 15, 2024
Second Reading – October 15, 2024
Third Reading – October 15, 2024

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



Zoning as of June 30, 2023

<p>File Number: Z-9767 Planner: CC Date Prepared: 2024/08/19 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,720</p> <p>0 25 50 Meters </p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential
Frontage	19 metres (62.3 feet)
Depth	162 metres (531.5 feet)
Area	1.23 hectares (3.04 acres)
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	No

Surrounding Land Uses

North	Low-density Residential
East	Low-density Residential
South	Medium-density Residential
West	Low-density Residential & Institutional (Montcalm Secondary School)

Proximity to Nearest Amenities

Major Intersection	Highbury Avenue North & Huron Street, 945 metres
Dedicated cycling infrastructure	Highbury Avenue North, 590 metres
London Transit stop	Webster Street and Huron Street intersection, 825 metres
Public open space	Huronview Park, 675 metres
Commercial area/use	Highbury Avenue North & Huron Street Commercial Plaza, 1,250 metres
Food store	Walmart, 1,250 metres
Community/recreation amenity	Stonarch Arena & Community Centre, 1,590 metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type fronting a Neighbourhood Street (Sandra Road and Croatia Road)
Current Special Policies	N/A
Current Zoning	Residential R1 (R1-6) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Residential R5 Special Provision (R5-6()) Zone

Requested Special Provisions

Regulation (R5-6())	Required	Proposed
Lot Frontage (minimum)	30.0 metres	19.0 metres
Rear Yard Depth (minimum)	6.0 metres	1.2 metres
Interior Side Yard Depth (minimum)	6.0 metres	3.0 metres

C. Development Proposal Summary

Development Overview

The subject lands are proposed to be redeveloped with five 2-storey townhouse blocks, and six 3-storey back-to-back townhouse blocks. The five 2-storey townhouses are to contain a total of 26 units, and the six 3-storey back-to-back townhouses are to contain a total of 30 units, for a total of 56 units and a maximum height of 11.0 metres on the subject lands. Each unit is provided with a driveway that has room for one (1) parking space in front of each unit, and a 1-car garage, thereby providing 2 parking spaces per unit, plus 17 total visitor parking spaces. Access to the subject lands is provided by private driveways leading south from Sandra Road and Croatia Road.

Proposal Statistics

Land use	Residential
Form	Townhouses and back-to-back townhouses
Height	2-3 storeys (11.0 metres)
Residential units	56
Density	46 units per hectare
Building coverage	30.6%
Landscape open space	37.4%
New use being added to the local community	No

Mobility

Parking spaces	129 parking spaces (includes 1 space in the driveway, 1 space in the garage per unit, and 17 visitor parking spaces).
Vehicle parking ratio	2.3 per unit
New electric vehicles charging stations	N/A
Secured bike parking spaces	N/A
Secured bike parking ratio	N/A
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environment

Tree removals	54 trees proposed to be removed
Tree plantings	44 replacement trees recommended
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	Unknown

Appendix C – Additional Plans and Drawings



2-storey townhouse front elevation



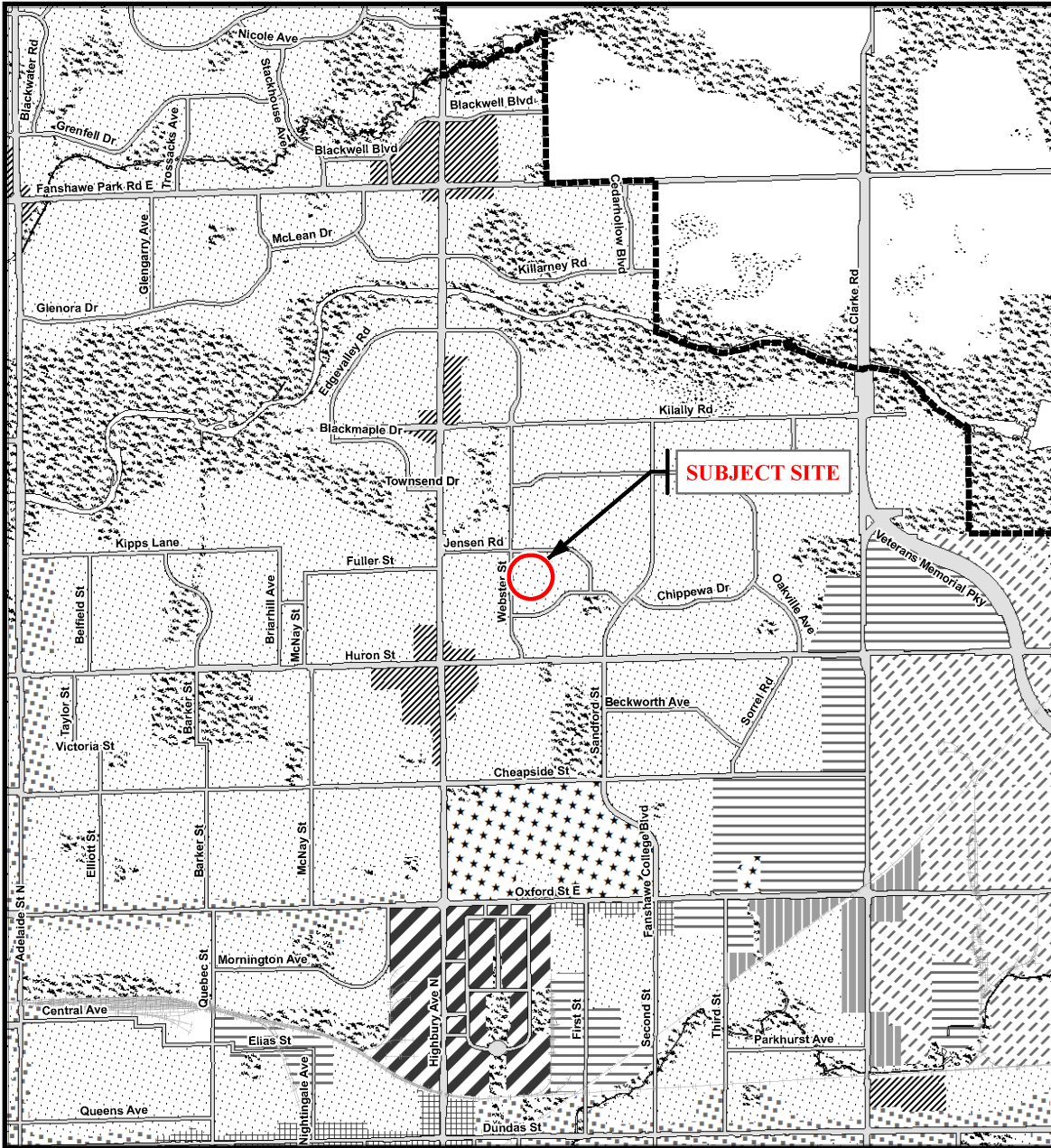
3-storey townhouse front elevation



3-storey back-to-back townhouse building rendering



2-storey townhouse building rendering



Legend

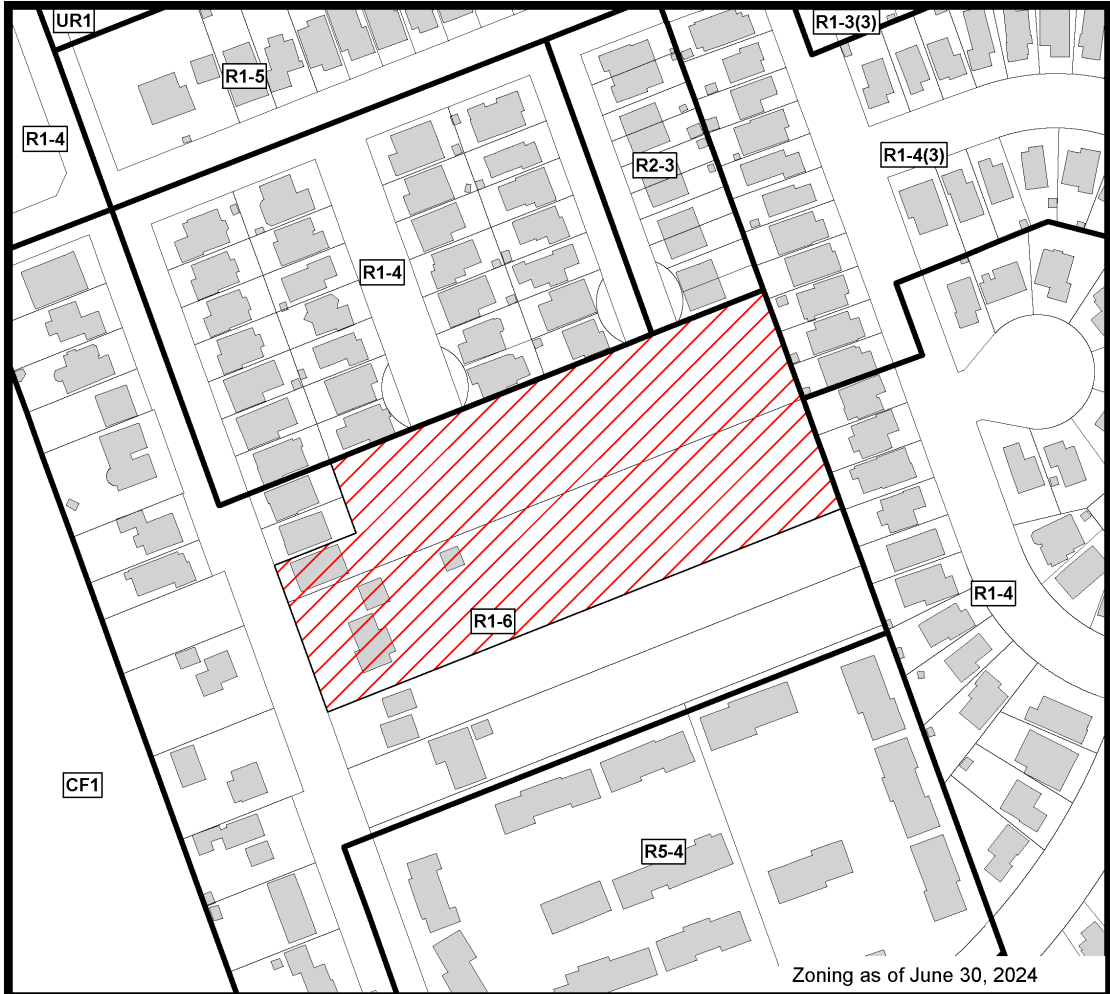
- | | | |
|------------------------|--------------------------|-----------------------------------------|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | 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.

<p>CITY OF LONDON Official Plan</p> <p>LONDON PLAN MAP 1 - PLACE TYPES -</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1,200 1,500</p> <p>Meters</p>	<p>File Number: Z-9767</p> <p>Planner: CC</p> <p>Technician: RC</p> <p>Date: 2024/08/19</p>
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Project Location: E:\Planning\Projects\p_officialplan\workconsol00\excerpts_LondonPlan\mxds\Z-9767-Map1-PlaceTypes.mxd

London Plan Map 1 – Place Types



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-6

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. | OB - OFFICE BUSINESS PARK |
| R10 - HIGH DENSITY APARTMENTS | LI - LIGHT INDUSTRIAL |
| R11 - LODGING HOUSE | GI - GENERAL INDUSTRIAL |
| DA - DOWNTOWN AREA | HI - HEAVY INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| CSA - COMMUNITY SHOPPING AREA | UR - URBAN RESERVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | AG - AGRICULTURAL |
| BDC - BUSINESS DISTRICT COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| AC - ARTERIAL COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| RSC - RESTRICTED SERVICE COMMERCIAL | RT - RAIL TRANSPORTATION |
| CC - CONVENIENCE COMMERCIAL | "h" - HOLDING SYMBOL |
| SS - AUTOMOBILE SERVICE STATION | "D" - DENSITY SYMBOL |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "H" - HEIGHT SYMBOL |
| OR - OFFICE/RESIDENTIAL | "B" - BONUS SYMBOL |
| OC - OFFICE CONVERSION | "T" - TEMPORARY USE SYMBOL |
| RO - RESTRICTED OFFICE | |
| OF - OFFICE | |

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-9767

CC

MAP PREPARED:

2024/08/19

RC

1:2,000

0 10 20 40 60 80

Meters

Appendix D – Internal and Agency Comments

Heritage

- There are no cultural heritage or archaeological concerns associated with this application.

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.

Parks

- Parkland dedication has not been taken for this site. It is to be noted that the applicant, as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-25.

Landscape Architecture

The Development and Planning Landscape Architect has reviewed the Tree Preservation Report for 1350-1352 Webster St and provides the following comments:

Major Issues

- No potential grounds for refusal, or issues that could require significant changes to the proposal.

Matters for Site Plan

- There are multiple boundary trees associated with this site that will need consent from co-owner to remove and injure at time of Site Plan. boundary trees can't be removed without written consent from co-owner. Failure to obtain consents will require a change in the site layout. If consent cannot be obtained from co-owner, then a non-disturbance setback will need to be established at each tree's critical root zone limits as determined by dbh at time of Site Plan Approval.

Boundary Removal			
<i>Tree #</i>	<i>DBH (cm)</i>	<i>Setback (m)</i>	<i>Co-owner</i>
64	100	10	27 Croatia Rd
60	38	3.8	26 Sandra Rd
59	19	1.9	26 Sandra Rd
56	43	4.3	21 Sandra Rd
38	67	6.7	1346 Webster Rd
Boundary Injure			
45	23% of critical root zone		67 Stonehenge
48	24% of critical root zone		67 Stonehenge

- Replacement trees to be recommendation to Site Plan Review based on total dbh removed. 613 cm dbh is proposed for removal, in accordance with LP Policy 399, 61 replacement trees are required. However, the City's Tree Protection Bylaw will be used to calculate replacement trees as the city develops a bylaw to implement Policy 399. To this end 16 replacement trees would be required. Tree planting required as part of the planning and development approvals process may be counted as replacement trees as

required by these policies. Where there is insufficient space on the same site from which the trees are removed to plant all of the number of Replacement Trees, cash-in-lieu will be calculated by multiplying the number of Replacement Trees that could not be planted on site due to insufficient space by \$350 per tree.

- Recommendations for preservation of off-site trees #11-19 will need to be reviewed at the time of SPA due to close proximity to proposed construction. Consent to remove would need to be obtained from the owner of 1404 Commissioners Rd W. if removal is determined to be necessary
- A recommendation for proof of payment for the coordinated removal of city trees will be forwarded for Site Plan review. Proof of payment issued by Forestry Operations requirement of Site Plan approval.

City of London Tree Removals - #1, 2

- Replacement trees to be recommendation to Site Plan Review based on total dbh removed. The summation of tree diameter to be destroyed shall correspond to the number of Replacement Trees required in accordance with London Plan Policy 399; 71 individual trees and 2 vegetation units were inventoried; 54 to be removed. A total of 2178 cm dbh to be removed. In accordance with LP Policy 399 **218** replacement trees would be required to be planted within the site. However, the City's Tree Protection Bylaw will be used to calculate replacement trees as the city develops a bylaw to implement Policy 399, to this end **51** replacement trees would be required on proposed Landscape Plan at Site Plan. Where there is insufficient space on the same site from which the trees are removed to plant all of the number of Replacement Trees, cash-in-lieu will be calculated by multiplying the number of Replacement Trees that could not be planted on site due to insufficient space by \$350 per tree.

Site Plan

- *Major Issues*
 - None.
- *Matters for ZBA*
 - Special provisions required for reduced frontage, rear yard depth, interior side yard and 0 short-term bicycle parking spaces (see attached referral form).
- *Matters for Site Plan*
 - Separation distance between townhouse blocks is shown as 2.5m. For windows to habitable rooms, the required separation distance is 8m, for windows to non-habitable rooms is 1.5m and for blank walls is 0m. Floorplans will be required at the time of site plan review to determine if the windows shown are to habitable or non-habitable rooms.
 - A minimum landscape space of 1.5m for perimeter planting will be required for tree planting along the east, west and south boundaries. The landscape space will be required in addition to pedestrian connections shown along the south boundary.

Engineering

Engineering has no further comments related to the zoning application. As part of the PEC report, we would like the Site Plan Approval Authority to consider the following design matters through the site plan process:

- The cul-de-sac at Croatia Rd and Sandra Rd must be removed to create a normal Neighborhood Street ROW. Applicant is also required to restore boulevard and driveways of abutting houses and connect the private sidewalk to municipal sidewalk. This work should be at no cost to City and solely on the private developer. Further, the restoration work needs to be shown on all drawings.

Please note that a municipal easement is required for City Service and Operations vehicles to utilize subject development for maneuvering and maintenance between Croatia Road and Sandra Road.

Urban Design

Major Issues:

- This site is located within the Neighbourhoods Place Type, along a Neighbourhood Street in The London Plan [TLP] which generally contemplates the proposed use. Urban Design is supportive of the proposed townhouse development and commends the applicant for changes made to the site layout since Pre-Application Consultation, which address the majority of the previous urban design-related concerns.

Matters for ZBA:

- Urban Design has no further comments regarding the Zoning By-law Amendment.

Matters to be Addressed at Site Plan:

- Units 5, 6, 15, and 16 are currently proposed to rear lot toward the end of Croatia Road and Sandra Road. As this interface will act as a view terminus for both of these public streets, Urban Design staff recommend the applicant mitigate potential blank walls/fencing in these locations [TLP Policy 229, 285]:
 - Provide an enhanced rear elevation with the same level of architectural detail (size and number of windows, unit entrances, architectural massing and detailing, etc.) as is found on the front elevation.
 - If any proposed fencing is anticipated to be visible from Croatia Road or Sandra Road, ensure the fencing is decorative transparent fencing (e.g., wrought iron).
- The applicant is encouraged to explore a building design for the two-storey townhouses that includes garages that are recessed behind the front entrance of the unit to promote walkability and a pedestrian-oriented site design [TLP Policy 222A, 260].
- Consider incorporating a mix of complementary architectural styles, materials and colours in the design of individual townhouse units to assist with wayfinding, break-up the massing and to add interest to the overall building design [TLP Policy 301].
- Include facilities for temporary bicycle storage on site to promote active transportation [TLP Policy 280].
- The design and layout of the site should have regard for and incorporate significant mature trees [TLP Policy 210, 258].
- Provide a full set of dimensioned elevations for all sides of the proposed buildings as well as a fully dimensioned and labelled site plan. Further comments may follow upon receipt of the drawings.

Ecology

- There are currently no ecological planning issues related to this property and/or associated study requirements.

UTRCA

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

Appendix E – Public Engagement

K. Larocque – Received August 25, 2024

We have way to many people shoved in this area, this needs to be canceled NOW and many are planning to fight this. We want to enjoy our overcrowded neighborhood and Z-9767 will NOT be happening.

D. Nakoneczny & S. James – Received August 29, 2024

To Whom It May Concern

If the above project is approved as requested on the plan, my property and my neighbour's property [REDACTED] will become land locked.

We are asking for equal rights to public streets and services that will be blocked to our land if the proposed development proceeds as shown on the plan.

My family has waited for the city road extensions to our property for over 40 years, to permit development of our property.

I would also request that whatever zoning and density is approved for this project be applied to our properties at the same time.

Should you require further information please contact the parties listed below.

Thank You