

February 11, 2025

Chair and Members
Planning and Environment Committee

Re: Project Overview - 1378 to 1398 Commissioners Road West

I am writing to you on behalf of Tricar Properties Ltd. In anticipation of the Planning and Environment Committee meeting on February 19, 2025, we are providing a brief project overview for the Committee's convenience.

We would like to thank City of London Planning Staff for their recommendation to approve our application. We believe this is an excellent intensification project that will contribute to overall housing supply, expand housing mix and broaden the opportunity for Byron residents to live in different forms of housing. Furthermore, this site is in easy walking distance to a broad range of goods and services that residents will use on a daily basis.

As noted in the project overview, this proposal conforms with the height allowed by the City of London's Official Plan for properties that are located on Civic Boulevards, within the Neighbourhood Place Type. We note that the coverage of this building is also very low (~21%) and the landscaped open space is very high (~37%).

The site has been carefully designed, locating the building close to Commissioners Road West to maximize the separation distance between the building and the properties to the south. And, a tree preservation plan has been prepared to protect the critical root zone of existing trees to be retained and to add substantial tree planting and landscaping for tree canopy, privacy and aesthetics.

We note that the project includes the relocation of the existing sidewalk on Commissioners Road West, away from the travelled portion of the road, to introduce a widened landscape strip between the roadway and the sidewalk for this complete blockface - with the goal of enhancing pedestrian safety on Commissioners Road West.

The Tricar team will be in attendance, together with our planning consulting team, Zelinka Priamo, to answer any questions the Committee may have.

Sincerely,



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1378-1398 COMMISSIONERS ROAD W PROJECT OVERVIEW

TRICAR

67
units

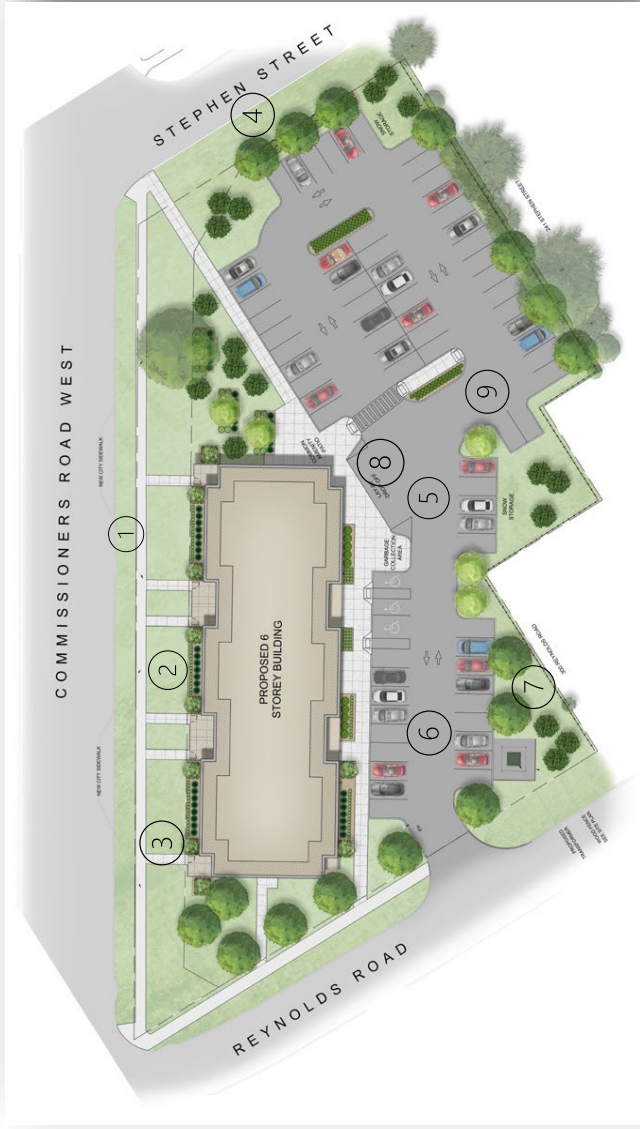
6
storeys

100
uph

37%
Landscaped
open space

21%
Coverage

75
Parking spaces



1. Re-located sidewalk with grass buffer from street to enhance safety
2. Building creates positive pedestrian frame for street
3. Pedestrian connections to individual units
4. No access to Stephen Street to avoid conflict with school traffic
5. Parking located at rear, behind building and landscaping to screen from street
6. Adequate parking to avoid on-street parking demand
7. Substantial tree planting
8. Garbage and loading addressed on site
9. Maximized separation between proposed building and rear lot line



1. Quality building design and materials
2. Large amounts of glazing through use of oversized windows and glass balcony railings.
3. Variable building materials and colours break up massing
4. Recesses and articulation create visual interest and further address massing
5. Quality pedestrian streetscape with ground floor units and amenity areas meeting the street
6. Brick material used at base creates pedestrian scale
7. Substantial tree planting and landscape to enhance streetscape.
8. Shared entrances at rear and corner of Reynolds and Commissioners West

Conformity With Official Plan

- ✓ Official Plan allows for 6 storeys at this location
- ✓ No amendment required
- ✓ Located on Civic Boulevard
- ✓ Located within Neighbourhood Place Type

Additional Considerations

- ✓ Will add substantial new housing supply
- ✓ Excellent intensification site within easy walking distance to shopping, medical, recreation & other daily needs
- ✓ Will broaden housing mix & housing alternatives for Byron
- ✓ Height is similar to recent nearby developments across Commissioners Rd W
- ✓ Traffic study reveals project will generate negligible traffic
- ✓ Tree preservation and planting plan maximizes tree planting, screening & privacy
- ✓ Very low coverage and high landscaped open space